

## **HOUSING AND HEALTH COMMITTEE**

Minute of Meeting of the Housing and Health Committee held in the Council Chambers, Fourth Floor, Council Building, 2 High Street, Perth on Wednesday 2 February 2011 at 10.00am.

Present: Councillors P Barrett, A Wylie, B Band, I Campbell, J Flynn, W Wilson (substituting for A Gaunt), K Howie, E Maclachlan, M Roberts, W Robertson, C Shiers, H Stewart; and Mr A Boyd (Tenants' and Residents' Federation).

In attendance: Councillor B Vaughan, D Burke, Executive Director (Housing and Community Care); L Cameron, L Cooper, C Crawford, N Robson, S Rankin (all Housing and Community Care); S MacKenzie, C Flynn and P Frazer (all Chief Executive's Service).

Apologies for Absence: Councillor D Scott and Mrs E Muir.

Councillor P Barrett, Convener, Presiding.

The Convener led discussion for Articles 54, 58 and 59, the Vice-Convener for Articles 55, 56 and 57.

### **52. DECLARATIONS OF INTEREST**

There were no Declarations of Interest made under the Councillors' Code of Conduct.

### **53. MINUTE OF PREVIOUS MEETING**

The Minute of Meeting of the Housing and Health Committee of 3 November 2010 (Arts. 590-598) was submitted, approved as a correct record, and authorised for signature.

### **54. RE-INSPECTION OF THE HOMELESS SERVICE BY THE SCOTTISH HOUSING REGULATOR**

There was submitted a report by the Executive Director (Housing and Community Care) (11/35) advising of: (1) the key findings of the Scottish Housing Regulator's re-inspection of the Homeless Service in June 2010; and (2) highlighting the key strengths and main points for action.

#### **Resolved:**

- (i) The content of the report and the grade B awarded by the Scottish Housing Regulator be noted.
- (ii) Significant improvements in the delivery of Homeless services be recognised.
- (iii) Perth and Kinross Council's position among the top Scottish Local Authorities for the delivery of homeless services be acknowledged.
- (iv) The Executive Director (Housing and Community Care) is requested to submit a progress report to Committee in six months time.

PERTH AND KINROSS COUNCIL  
HOUSING AND HEALTH COMMITTEE  
2 February 2011

- (v) It be noted that Report 11/35 would be submitted to the next meeting of the Scrutiny Committee on 9 February 2011 to scrutinise and comment as appropriate.

**55. IMPROVING LOCAL NEIGHBOURHOODS – A STRATEGY FOR NEIGHBOURHOOD MANAGEMENT**

There was submitted a report by the Executive Director (Housing and Community Care) (11/36) outlining: (1) Housing and Community Care's vision for Neighbourhood Management within Perth and Kinross through active engagement with customers, other Council services and external agencies; (2) proposals to develop Housing and Community Care's vision; and (3) progress on the work undertaken by the Improving Local Neighbourhoods Member Officer and Tenant Federation Working Group (MOTWG).

**Resolved:**

- (i) The content of the report be noted.  
(ii) The conclusion of the work of the Improving Local Neighbourhoods Member Officer and Tenant Federation Working Group be noted.  
(iii) A conference in summer 2011 to develop a Neighbourhood Management Strategy be agreed.  
(iv) The Executive Director (Housing and Community Care) is requested to submit a report outlining recommendations on the Garden Maintenance Service to a future Committee.

**56. HOUSING AND COMMUNITY CARE COMPLAINTS REPORT**

There was submitted a report by the Executive Director (Housing and Community Care) (11/37) outlining: (1) complaints received between April 2009 and March 2010 across Housing and Community Care; (2) information on the number of informal complaints received; (3) examples of feedback from customer satisfaction surveys; and (4) actions required to improve services based on feedback from customers of the service.

**Resolved:**

- (i) The content of the report and the impact of feedback from complaints on improving services be noted.  
(ii) It be noted that Report 11/37 would be submitted to the next meeting of the Scrutiny Committee on 9 February 2011 to scrutinise and comment as appropriate.

**57. REABLEMENT APPROACH TO ADULT CARE SOCIAL WORK CASES**

There was submitted a report by the Executive Director (Housing and Community Care) (11/38): (1) outlining progress on development of the Reablement Service; and (2) seeking approval for the continued development of the Service across both the North and South locality areas.

PERTH AND KINROSS COUNCIL  
HOUSING AND HEALTH COMMITTEE  
2 February 2011

**Resolved:**

- (i) Progress made to date in the delivery of a Reablement Service within the Perth City locality be noted.
- (ii) The roll out of the Reablement approach to North and South localities based on the milestones identified within Appendix 1 to report 11/38 be approved.
- (iii) The Executive Director (Housing and Community Care) is requested to submit a further report on progress towards full implementation of Reablement across the remainder of Perth and Kinross, within a broader context of Homecare provision, to Committee in six months time.

**58. STRATEGIC HOUSING INVESTMENT PLAN 2011-2016**

There was submitted a report by the Executive Director (Housing and Community Care) (11/39): (1) seeking approval for the Perth and Kinross Council Strategic Housing Investment Plan (SHIP) 2011-16; (2) setting out affordable housing investment priorities over a five year period; and (3) outlining proposed investment and working arrangements that would help enable the delivery of over 100 affordable houses annually.

**Resolved:**

The Perth and Kinross Council Strategic Housing Investment Plan, attached as Appendix 1 to report 11/39 be approved.

**59. HOUSING REVENUE ACCOUNT (HRA) STRATEGIC FINANCIAL PLAN INCORPORATING THE 5 YEAR CAPITAL INVESTMENT PROGRAMME AND RENT STRATEGY TO 2015/16, RESERVE STRATEGY AND OTHER HOUSING CHANGES FOR 2011/12**

There was submitted a joint report by the Executive Director (Housing and Community Care) and the Head of Finance (11/40) setting out: (1) the proposed Housing Revenue Account Budget for 2011-12 to 2015-16; (2) the Capital Investment Programme from 2011-12 to 2015-16; (3) recommended increases to rents for houses and other HRA property; and (4) a recommendation that the balance of reserves be retained by the HRA.

**Resolved:**

- (i) The proposed Housing Revenue Account Budget for 2011/12 and a provisional budget for financial years 2012/13 to 2015/16 as set out in Appendices 1 and 2 to Report 11/40 be approved.
- (ii) The proposed Housing Revenue Account Capital Investment Programme for 2011/12 to 2015/16 as set out in Appendix 3 to Report 11/40 be approved.
- (iii) The Housing Revenue Account Reserves Strategy proposed in section 7 of Report 11/40 be approved.
- (iv) Savings proposed in the Housing Revenue Account Executive Summaries as set out in Appendix 2 to Report 11/40 be approved.
- (v) A Rent Strategy for the next 5 years of Consumer Price Index plus 2% be approved.

PERTH AND KINROSS COUNCIL  
HOUSING AND HEALTH COMMITTEE  
2 February 2011

- (vi) Rent increase of 5.1% for the year commencing 4 April 2011, be approved as follows:
- All Council houses. This would mean an average weekly rent increase of £2.65 per week, giving an average weekly rent of £54.52 per week based on 52 weeks;
  - All garages, lock-ups and garage sites;
  - Chalets and stances for travelling people at Double Dykes and Bobbin Mill;
  - Temporary accommodation units at Greyfriars Hostel, Rio House and dispersed tenancies owned by the HRA.
- (vii) The proposal to increase all housing service charges by 5.1% from 4 April 2011 as stated in section 10.7 to Report 11/40 be approved.
- (viii) The progress made to date in the delivering the “Retention Plus” strategy for improving and managing the housing stock be noted.

Councillor J Flynn moved a Motion that the increase in rents should be to CPI only for the next three years.

Upon failing to find a Secunder, the Motion fell.

~~~~~