

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 16 August 2006 at 10.00am.

Present: Councillors Hunter, Barrett, Flynn, E Grant, Hayton, Lennie, MacLellan, Miller, Mulheron, Robertson, D Scott, Stewart (substitute for Crabbie), Mrs Miller and Mrs Fyffe (substitute for Mrs Muir).

In Attendance: D Roberts (Executive Director (Housing and Community Care)); D Burke (Depute Director (Housing and Community Care)); I Gerono, J Dean, L Cameron, L Cooper, N Robson, M Morrison, S Nisbet (all Housing and Community Care); A Nairn (Corporate Services); I Innes (Legal Services); S Watson (Chief Executives); T Hart (Property Services), A Wilson and V Goldthorp (both Corporate Services).

Apologies for Absence: Councillor Crabbie and Mrs Muir.

Councillor Hunter, Convener, Presiding.

500. DECLARATIONS OF INTEREST

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

501. MINUTES

(i) Minute of Previous Meeting

The Minute of Meeting of the Housing and Health Committee of 31 May 2006 (Arts. 361-369) was submitted, approved as a correct record, and authorised for signature.

(ii) Minute of Joint Meeting of Executive Sub-Committees of Housing and Health and Life Long Learning Committees

The Minute of Joint Meeting of Executive Sub-Committees of Housing and Health and Lifelong Learning Committees of 28 June 2006 was submitted and noted (**Appendix I**).

(iii) Minute of Meeting of Executive Sub-Committee of Housing and Health Committee of 20 July 2006

The Minute of Meeting of Joint Executive Sub-Committee of Housing and Health Committee of 20 July 2006 was submitted and noted (**Appendix II**).

502. DEVELOPING THE PARTNERSHIP APPROACH TO BETTER OUTCOMES

There was submitted a report by the Executive Director (Housing and Community Care) (06/561) (1) informing the Committee of the future proposals to develop joint working arrangements between the local authority and Perth and Kinross Community Health Partnership to deliver better care outcomes for people in Perth and Kinross; and (2) seeking Committee support for these proposals.

Resolved:

The proposals detailed in section 4, 5, 6, 7 and 9 of Report 06/561 promoting joint working by Housing and Community Care in partnership with the Community Health Partnership and other partner agencies to deliver better care outcomes for people with needs in Perth and Kinross and improved support for carers, be approved.

503. LEARNING DISABILITY SERVICES LONG STAY RESETTLEMENT PLAN (Art. 562/01)

There was submitted a report by the Executive Director (Housing and Community Care) (06/560) (1) providing an update on the progress of the final phase of the resettlement process from Tayside Learning Disability Services, which was part of an agreed plan with the Council's Health partners to offer support to people moving from hospital to homes of their own within Perth and Kinross; (2) detailing the planning and financial arrangements being undertaken to ensure provision of appropriate support and services for service users; and (3) outlining the risk assessment and management procedures in preparation for their return to community living.

Resolved:

The Executive Director (Housing and Community Care) be instructed to bring forward a further report on the completion of the tendering process.

504. PERTH AND KINROSS TENANTS' AND RESIDENTS' FEDERATION ANNUAL REPORT FOR 2005/06 and BUSINESS PLAN FOR 2006/07

There was submitted a report by the Executive Director (Housing and Community Care) (06/555) (1) seeking approval of the Federation's Annual Report for 2005/06 and Business Review for 2006/07; (2) proposing financial assistance for the Tenants' and Residents' Federation for the year 2006/2007; and (3) detailing the new arrangements for staffing support to the Federation.

Resolved:

- (i) The Federation's Annual Report for 2005/06, and Business Plan for 2006/07, be noted and approved.
- (ii) A grant to the Perth and Kinross Tenants' and Residents' Federation of up to £52,150 for financial year 2006/07, to be paid quarterly in advance, be approved.
- (iii) That a specialist agency be appointed to provide a support service to the Perth and Kinross Tenants' and Residents' Federation.
- (iv) The Executive Director (Housing and Community Care) be remitted to enter into a service level agreement with the specialist agency.
- (v) The Executive Director (Housing and Community Care) be instructed to provide a further report to the Housing and Health Committee in February 2007, detailing the progress of the new arrangements for staffing support to the Federation.
- (vi) The estimated expenditure of £24,900 in 2006/07 for staffing support to the Federation being met directly from the Housing Revenue Account, be approved.

***505. ANNUAL PERFORMANCE REPORTS 2005/2006**

(i) Housing and Building Services 2005-2006 (Art. 434/06(v)(a))

There was submitted a report by the Executive Director (Housing and Community Care) (06/459) reviewing the performance of Housing and Building Services for the period 1 April 2005 to 31 March 2006.

Resolved:

- (i) It be noted that Report 06/459 had been approved by the Standards and Scrutiny Committee on 14 June 2006.
- (ii) The contents of Report 06/459 be noted.
- (iii) The intention to publish the Annual Performance Report on the Council's internet site and to make publicly available a summary report to stakeholders, be noted.

(ii) Community Care 2005-2006 (Art. 434/06(v)(b))

There was submitted a report by the Executive Director (Housing and Community Care) (06/451) reviewing the performance of Community Care for the period 1 April 2005 to 31 March 2006.

Resolved:

- (i) It be noted that Report 06/451 had been approved by the Standards and Scrutiny Committee on 14 June 2006.

- (ii) The contents of Report 06/451 be noted.
- (iii) The Executive Director (Housing and Community Care) provide members of the Committee with additional information on the review of workforce issues across the care home sector.

(iii) Building Services Performance Report 2004/05 (Art. 434/06(v)(ii))

There was submitted a joint report by the Executive Director (Housing and Community Care) and the Executive Director (Corporate Services) (06/455) detailing the results of the Building Services monitoring against targets in the Business Plan for the financial year 2004-2005.

Resolved:

- (i) It be noted that Report 06/455 had been approved by the Standards and Scrutiny Committee on 14 June 2006.
- (ii) The contents of Report 06/455 be noted.

506. PROPOSED CLOSURE OF HILLYLAND HOUSING OFFICE, PERTH

There was submitted a report by the Executive Director (Housing and Community Care) (06/563) advising on the proposed closure of the Hillyland Housing sub-office with effect from Friday 1 September 2006.

Resolved:

- (i) The closure of the Hillyland Housing sub-office with effect from Friday 1 September 2006, be approved.
- (ii) That the housing service for the Letham and Hillyland areas be based at the Letham Centre, Tweedsmuir Road with effect from Monday 4 September 2006, be approved.

507. DOUBLE DYKES GYPSY TRAVELLERS SITE (Art. 710/05)

There was submitted a report by the Executive Director (Housing and Community Care) (06/565) (1) providing information on the outcome of the bid submitted to the Scottish Executive for the Gypsy Travellers' site at Double Dykes; and (2) seeking approval for the proposed site redevelopment.

Resolved:

- (i) The site redevelopment and the provision of 16 new double width chalet style mobile homes at Double Dykes on the basis of the Council's submission to the Scottish Executive detailed in Report 06/565, be approved.
- (ii) The balance of project costs being funded through prudential borrowing, to be financed by rent increases for the new chalet style mobile homes, be agreed.
- (iii) The setting of indicative rents of the new chalet style mobile homes at Double Dykes at £70.33 per week in 2006/07, be approved.
- (iv) The setting of indicative rents of the pitches with refurbished amenity units at Double Dykes at £49.95 per week in 2006/07, be approved.
- (v) It be noted that further consultation would be undertaken with the tenants on the detailed revised bid to the Scottish Executive and the indicative rent levels.
- (vi) The considerable efforts of staff in delivering this project, be commended.

IT WAS AGREED THAT THE PUBLIC AND PRESS BE EXCLUDED DURING CONSIDERATION OF THE FOLLOWING ITEM IN ORDER TO AVOID THE DISCLOSURE OF INFORMATION WHICH IS EXEMPT IN TERMS OF SCHEDULE 7A TO THE LOCAL GOVERNMENT (SCOTLAND) ACT 1973

508. BOBBIN MILL GYPSY TRAVELLERS SITE

There was submitted a report by the Executive Director (Housing and Community Care) (06/564) (1) providing information on the outcomes of the bid submitted to the Scottish Executive for the Gypsy Traveller site at Bobbin Mill, Pitlochry; and (2) seeking approval for the proposed site redevelopment.

Resolved:

- (i) The proposed site redevelopment and provision of one new chalet style mobile home and one amenity block at Bobbin Mill and the offer of the grant of £97,500 from the Scottish Executive as detailed in Report 06/564, be approved.
- (ii) The local contribution of 25% of the project costs being met by compensatory savings within the Housing and Community Care element of the Composite Capital Budget for 2006/07, be approved.
- (iii) The Executive Director of Corporate Services be remitted to finalise negotiations and formalise lease arrangements with Pitlochry Estates for a 40 year lease to be met from the commuted sum fund for affordable housing.
- (iv) The setting of the indicative rent for the chalet style mobile home at Bobbin Mill at £67.90 per week in 2006/07, be approved.
- (v) The setting of indicative rent for a pitch and use of the amenity block at £34.73 per week in 2006/07, be approved.
- (vi) It be noted that further consultation would be undertaken with the residents on the detailed revised submission to the Scottish Executive and the indicative rent levels.

***509. THE COUNCIL TAX (DISCOUNT FOR UNOCCUPIED DWELLINGS) (SCOTLAND) REGULATIONS 2004 - PROPOSED USE OF THE FUND COLLECTED 2005/06 (Arts. 904/04 and 217/05)**

There was submitted a joint report by the Executive Director (Corporate Services) and the Executive Director (Housing and Community Care) (06/562), (1) providing details on the fund collected as a result of the reduction in discount on these properties; and (2) outlining proposals for the use of the fund to assist in providing affordable housing.

Resolved:

- (i) The fund collected for Affordable Housing through the reduction in Council Tax discount on long term empty and second homes, be noted.
- (ii) The additional funds collected be used for the proposals outlined in Report 06/562.
- (iii) The Executive Director (Housing and Community Care) be delegated authority to arrange for the purchase of alternative sites if those cited as detailed in Report 06/562 fail to be suitable for purchase through the use of the Council Tax Fund for Affordable Housing.
- (iv) This report be submitted to the Strategic Policy and Resources Committee on 6 September 2006 to approve delegation of future plans for the use of the Council Tax Fund for Affordable Housing to the Housing and Health Committee.

***510. 1.62 HECTARES OF GROUND AT LYNDOKH ROAD/RORRIE TERRACE, METHVEN - PROPOSED DISPOSAL**

There was submitted a report by the Head of Property (06/556) seeking (1) approval for the ground at Lyndoch Road/Rorrie Terrace, Methven being declared surplus to requirements; and (2) seeking disposal of the site.

Resolved:

- (i) The ground extending to 1.62 hectares at Lyndoch Road/Rorrie Terrace, Methven be declared surplus to requirements.
- (ii) This report be submitted to the Property Sub-Committee on 24 August 2006 to seek authority for the Head of Property to negotiate and agree terms for the sale of the site to the named construction firm on terms and conditions to be agreed by the Head of Property and Head of Legal Services, in consultation with the Convener, but, in the event of failure to reach agreement, that the ground be put on the open market for sale.

***511. 1.48 HECTARES AT CLASHBURN AND 0.4 HECTARE AT STATION ROAD, KINROSS - EXCAMBION (Art. 844(16)/05)**

There was submitted a report by the Head of Property (06/557) seeking (1) approval for the Clashburn, Kinross, site being declared surplus to requirements; and (2) approval of its sale.

Resolved:

- (i) It be approved that the 1.48 hectare site at Clashburn, Kinross be declared surplus to requirements.

- (ii) This report be submitted to the Property Sub-Committee on 24 August 2006 for approval of the transaction comprising the exchange of the Clashburn site and the proposed new Park and Ride facility on the basis of the terms and conditions contained within Report 06/557 and otherwise on terms and conditions to the satisfaction of the Head of Property and the Head of Legal Services in consultation with the Executive Director (Environment) and Executive Director (Housing and Community Care).

***512. 0.769 HECTARE OF GROUND AT PARK TERRACE, ABERUTHVEN - PROPOSED DISPOSAL**

There was submitted a report by the Head of Property (06/558) seeking (1) approval for the ground at Park Terrace, Aberuthven being declared surplus to requirements; and (2) disposal of the site.

Resolved:

- (i) The ground extending to 0.769 hectares at Park Terrace, Aberuthven be declared surplus to requirements.
- (ii) This report be submitted to the Property Sub-Committee on 24 August 2006 for authorisation for the sale of the site to the named housing association and to delegate to the Head of Property and Head of Legal Services, in consultation with the Convener, authority to agree the terms and conditions, including the disposal price and entering into an agreement with the named construction firm in connection with the use of their proposed private sewage treatment works.

***513. 0.49 HECTARE OF GROUND AT TULLOCH HILL, PERTH - PROPOSED DISPOSAL**

There was submitted a report by the Head of Property (06/559) seeking (1) approval for the ground at Tulloch Hill, Perth being declared surplus to requirements; and (2) disposal of the property.

Resolved:

- (i) It be approved that the three areas of ground extending to 0.49 hectare or thereby in total at Tulloch Hill, Perth, be declared surplus to requirements.
- (ii) This report be submitted to the Property Sub-Committee on 24 August 2006 for authorisation to disposal of the ground to the named housing association on terms and conditions to the satisfaction of the Head of Property and Head of Legal Services, in consultation with the Convener.

Note - Councillor D Scott sought to move an amendment agreeing the need for affordable housing as detailed in report 06/559 but that the sites identified be retained as open space but failed to find a seconder.

In terms of Standing Order 46, Councillor D Scott requested his dissent from the decision be recorded.