

HOUSING AND HEALTH COMMITTEE

Minute of Meeting of the Housing and Health Committee held in the Council Chambers, Fourth Floor, Council Buildings, 2 High Street, Perth on Wednesday 23 November 2005 at 2.00pm.

Present: Councillors Hunter, Barrett, Crabbie, Dow, Flynn, E Grant, Hayton, Lennie, MacLellan, Miller, Mulheron, Robertson and D Scott and Mrs M Miller and Mr A Boyd (substituting for Mrs E Muir).

In Attendance: D Roberts, Executive Director (Housing and Community Care); D Burke, Depute Director (Community Care); I Gerono, G Fraser, C Crawford, M Morrison, J Dean and G Peters (all Housing and Community Care); A Wilson and V Goldthorp (both Corporate Services).

Apology for Absence: Mrs E Muir.

Councillor Hunter, Presiding.

845. DECLARATIONS OF INTEREST

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

846. MINUTE OF PREVIOUS MEETING

The Minute of Meeting of the Housing and Health Committee of 28 September 2005 (Arts. 706-717) was submitted, approved as a correct record, and authorised for signature.

847. VULNERABLE ADULT PROTECTION – STRATEGIC DIRECTION (Arts. 75/05)

There was submitted a report by the Executive Director (Housing and Community Care) (05/775) providing an update on the progress with the Vulnerable Adults Procedures and the proposed launch of these and the Tayside-wide protocol. These procedures were designed to ensure that a framework existed to allow the identification, investigation and protection of adults within the Community, in line with proposals likely to be legislated upon by the Scottish Executive in the near future.

Resolved:

- (i) The progress of the implementation of the Vulnerable Adult Procedures, and the proposed launch of both the Council's own procedures and the Tayside-wide protocol, be noted.
- (ii) The Executive Director (Housing and Community Care) be instructed to submit a report to the Standards and Scrutiny Committee on a six monthly basis via the Business Management Improvement process informing on the ongoing implementation.

848. SCOTTISH SOCIAL SERVICES COUNCIL – UPDATE ON REGISTRATION OF THE WORKFORCE

There was submitted a report by the Executive Director (Housing and Community Care) (05/776) providing an update on the position in relation to the Scottish Social Services Council Registration of Social Workers within Community Care, confirming that the Council's staff had met the required registration deadline in Phase One of the process, and highlighting the future work necessary to ensure continued compliance with registration requirements and deadlines.

Resolved:

- (i) The contents of report 05/776 be noted.
- (ii) The Executive Director (Housing and Community Care) submit a further report to this Committee detailing progress in future phases of the registration process and cost implications for the service.

849. HOMELESSNESS AND THE ABOLITION OF PRIORITY NEED BY 2012 – RESPONSE TO THE CONSULTATION ON THE MINISTERIAL STATEMENT – OCTOBER 2005 (Arts. 568/05)

There was submitted a report by the Executive Director (Housing and Community Care) (05/777) seeking approval for the Council's response to the Scottish Executive's recent consultation concerning the removal of priority need by 2012 and requesting that the Minister delay setting out a timetable until 2008/09 in order to take into consideration any progress being made to increase capacity.

Resolved:

- (i) The contents of the response to the Consultation of Ministerial Statement as detailed in report 05/777 be approved and noted.
- (ii) The Executive Director (Housing and Community Care) be remitted to consider the position following the forthcoming issue of the Ministerial Statement.

850. A REVIEW OF THE POSSIBLE IMPACT OF DESIGNATION OF PRESSURED AREA STATUS (Art. 604/04)

There was submitted a report by the Executive Director (Housing and Community Care) (05/778) (1) following up a report (04/485) previously approved by the Housing and Health Committee on the 31 August 2004 (Art 604/04) which examined the possible impact of Designated Pressured Area Status; (2) reviewing experiences of other authorities in making applications for Designated Pressured Area Status and (3) assessing the impact Pressured Area Status would have in stemming the flow of houses sold under the Right to Buy.

Resolved:

- (i) The Executive Director (Housing and Community Care) be instructed to proceed in developing information to make an application for pressured area status, including a preliminary discussion with the Scottish Executive.
- (ii) The application for pressured area status be reported to a future meeting of the Housing and Health Committee prior to public consultation and submission to the Scottish Executive.

851. PROPOSED CREATION OF A NEW REPAIRS ORGANISATION (Arts. 608/04)

There was submitted a report by the Executive Director (Housing and Community Care) (05/788) providing an update on the progress of the work with consultants on delivering an excellent repairs and maintenance service for tenants of council housing.

Resolved:

- (i) The progress of the Repairs Organisation Group working with HQN, consultants, on proposals for improving the repairs and maintenance service for Council Tenants, be noted.
- (ii) The Executive Director (Housing and Community Care) be instructed to submit a further report with a detailed business case, including an option appraisal, for a new repairs organisation.
- (iii) The Executive Director (Housing and Community Care) be instructed to submit a further report to this Committee providing a detailed timetable for the creation of a single primary repairs organisation within Housing and Community Care, the organisation to be capable of taking responsibility for all aspects of the delivery of the repairs services and of enhanced performance standards outlined in report 05/788.
- (iv) The Executive Director (Housing and Community Care) be instructed to submit a further report with a detailed appraisal of the position regarding the tendering or extension of repairs contracts beyond 31 March 2006.

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

852. CONTRACT FOR SERVICING AND REPAIR OF LIFTS – 2006-2008 (Art. 113/04)

There was submitted a report by the Executive Director (Housing and Community Care) (05/779) outlining the probable costs involved in the regular inspection and general maintenance work to lifts as well as providing a 24hour emergency breakdown repair service.

Resolved:

- (i) The probable costs identified in report 05/779 be approved.

- (ii) The Executive Director (Housing and Community Care) be remitted to prepare contract documents and tendering for the necessary works as detailed in report 05/779.

853. CONVERSION OF OFFICES INTO TWO ONE BED ROOMED FLATS AT 25 SCOTT STREET PERTH (Arts. 711/05)

There was submitted a report by the Executive Director (Housing and Community Care) (05/780) providing probable costs of converting office accommodation to two one bedroomed flats at 25 Scott Street, Perth.

Resolved:

- (i) The probable costs identified in report 05/780 be approved.
- (ii) The Executive Director (Planning and Transportation) be remitted to prepare Bills of Quantities and invite tenders for the necessary work as detailed in report 05/780.