

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 28 February 2007 at 11.00am.

Present: Councillors Hunter, Barrett, Crabbie, Flynn, E Grant, Hayton, Lennie, Miller, Mulheron, Robertson, Scott, Mrs Miller and Mrs Muir.

In Attendance: D Roberts (Executive Director (Housing and Community Care)), D Burke (Depute Director (Housing and Community Care)), J Dean, I Gerono, M Morrison (all Housing and Community Care); A Wilson and V Goldthorp (both Chief Executive's); M Henry (Tenants and Residents Federation).

Apology for Absence: Councillor MacLellan.

Councillor Hunter, Convener, Presiding.

115. DECLARATIONS OF INTEREST

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

116. MINUTE OF PREVIOUS MEETING

The Minute of Meeting of the Housing and Health Committee of 24 January 2007 (Arts. 59-67) was submitted, approved as a correct record, and authorised for signature.

117. CARE COMMISSION INSPECTION OF DART DAY SERVICES FOR ADULTS WITH SEVERE AND ENDURING MENTAL ILLNESS

There was submitted a report by the Executive Director (Housing and Community Care) (07/145) (1) advising the Committee of the key findings of the Care Commission Inspection of DART, providers of day services in rural areas for people with severe and enduring mental illness; and (2) highlighting the main points for action.

Resolved:

- (i) The contents of Report 07/145 be noted, in particular (a) the areas of strength; (b) the recommendations made by the Care Commission; and (c) the action undertaken by the Service following the inspection.
- (ii) Note that this report would be submitted to Standards and Scrutiny Committee on 14 March 2007 for consideration.

118. CARE COMMISSION INSPECTION OF DALWEEM CARE HOME FOR OLDER PEOPLE

There was submitted a report by the Executive Director (Housing and Community Care) (07/146), (1) advising the Committee of the key findings of the Care Commission Inspection of Dalweem, a care home for older people in Aberfeldy; and (2) highlighting the main points for action.

Resolved:

- (i) The contents of Report 07/146 be noted, in particular (a) the areas of strength; (b) the recommendations made by the Care Commission; and (c) the action undertaken by the Service following the inspection.
- (ii) Note that this report would be submitted to Standards and Scrutiny Committee on 14 March 2007 for consideration.

119. CARE COMMISSION INSPECTION OF THE HOMECARE SERVICE

There was submitted a report by the Executive Director (Housing and Community Care) (07/147), (1) advising the Committee of the key findings of the Care Commission Inspection of Home Care Services; and (2) highlighting the main points for action.

Resolved:

- (i) The contents of Report 07/147 be noted, in particular (a) the areas of strength; (b) the recommendations made by the Care Commission; and (c) the action undertaken by the Service following the inspection.
- (ii) Note that this report would be submitted to Standards and Scrutiny Committee on 14 March 2007 for consideration.
- (iii) The considerable efforts of staff in the achievements of the Homecare Service in recent years be commended.

120. PROPOSED EXTENSION OF BLOCK CONTRACT ARRANGEMENTS AT PERTH FOR ADULTS WITH MENTAL HEALTH PROBLEMS

There was submitted a report by the Executive Director (Housing and Community Care) (07/148) recommending that the current contract between Perth and Kinross Council and Community Integrated Care, for the provision of specialised social care and housing support for seven adults with mental health problems, be extended for a period of two years.

Resolved:

To take up the option of a two year extension period from 31 March 2007 and continue the contract with the existing provider, Community Integrated Care.

121. REVISED HRA INVESTMENT PLAN 2007/08 TO 2009/10 (Art. 745/06)

There was submitted a report by the Executive Director (Housing and Community Care) (07/149) seeking approval of the revised HRA Investment Plan.

Resolved:

- (i) The revised Housing Investment Programme for 2007/08 to 2009/10, as detailed in Appendix A to Report 07/149, be approved.
- (ii) The Executive Director (Housing and Community Care) be authorised to adjust the 2007/08 Capital Budget, as detailed in Report 07/149.
- (iii) The phased reduction within HRA reserves to be applied to support the investment programme, be approved.

122. DEVELOPMENTAL AND ADMINISTRATIVE SUPPORT TO PERTH AND KINROSS TENANTS' AND RESIDENTS' FEDERATION (Art. 504/06)

The Convener welcomed Mark Henry, recently appointed Development Officer, for Perth and Kinross Tenants' and Residents' Federation to his first meeting of the Housing and Health Committee.

There was submitted a report by the Executive Director (Housing and Community Care) (07/150), (1) providing information on the procurement of development and administrative support to Perth and Kinross Tenants' and Residents' Federation; and (2) advising on the Federation's progress in implementing the Business Plan 2006-2007.

Resolved:

- (i) It be noted that an external agency had been selected to provide development and administrative support to Perth and Kinross Tenants' and Residents' Federation.
- (ii) It be noted that Perth and Kinross Tenants' and Residents' Federation had made satisfactory progress in delivering the aims and objectives of its business plan.

COUNCILLOR SCOTT LEFT THE MEETING AT THIS POINT.

123. PRESSURED AREA STATUS DESIGNATION (Art. 368/06)

There was submitted a report by the Executive Director (Housing and Community Care) (07/151), (1) detailing the outcome of the application submitted to the Scottish Executive in September 2006 for Highland Perthshire and the Greater Perth area to be designated pressured areas; and (2) outlining procedures to consult and inform tenants and applicants.

Resolved:

- (i) It be noted that all settlements within the Housing Market Areas of Highland Perthshire and the Greater Perth area (with the exceptions of Stanley, Glenfarg and Errol) had been awarded pressured area status designation for a period of five years, as detailed in report 07/151.

- (ii) The procedures to inform all tenants and prospective tenants of the areas designated as pressured areas, detailing how the designation may affect their rights, as outlined in Report 07/151, be noted.
- (iii) The situation with respect to other settlements and Housing Market Areas to be closely monitored, and a further report be presented to Committee if additional applications are to be made.

COUNCILLOR D SCOTT RETURNED TO THE MEETING AT THIS POINT.

124. TEMPORARY ACCOMMODATION FOR HOMELESS APPLICANTS (Art. 617/06)

There was submitted a report by the Executive Director (Housing and Community Care) (07/152), (1) outlining three specific proposals for increasing the supply of temporary accommodation and (2) seeking approval to a proposal for a Private Sector Leasing Scheme within Perth and Kinross.

Resolved:

- (i) It be approved in principle, to the development of a private sector leasing scheme for two hundred properties to be used for temporary accommodation within Perth and Kinross.
- (ii) The Executive Director (Housing and Community Care) be remitted to instigate procurement of a contractor by open competition.
- (iii) The Executive Director (Housing and Community Care) be remitted to bring 105-111 Dunkeld Road, Perth, up to a suitable, lettable standard for temporary accommodation, at a cost not exceeding £110,000.
- (iv) Utilise £1.2m from HRA balances for the acquisition of up to ten properties, including two properties declared surplus by Education and Children's Services, and further properties be acquired on the open market.
- (v) It be noted that the Scottish Executive was in the process of consulting on guidance with regard to temporary accommodation, and the Executive Director (Housing and Community Care) be remitted to develop a comprehensive strategy in accordance with the final guidance.

125. GARDEN MAINTENANCE SERVICE (Art. 71/06)

There was submitted a report by the Executive Director (Housing and Community Care) (07/153), (1) reviewing the Council's Garden Maintenance Service as carried out from April 2006 to March 2007; (2) considering proposals for the delivery of the service from April 2007 to March 2008; and (3) proposals to expand the Garden Maintenance Service to vulnerable tenants, other tenures and local Registered Social Landlords.

Resolved:

- (i) The proposals in paragraph 7 of Report 07/153 for the continuation of the Garden Maintenance Service, including the service charge of £1.00 per week as previously agreed at the Housing and Health Committee on 24 January 2006 (Art. 71/06), be approved.
- (ii) Further research and consultation be conducted as detailed in Paragraph 5.4 of Report 07/153 in relation to expanding the Garden Maintenance Service to include vulnerable people currently not eligible to receive the Garden Maintenance Service.
- (iii) Further discussions between the Housing Service, The Environment Service, Perthshire Housing Association and Fairfield Housing Cooperative take place, in consideration of their interest in receiving the Garden Maintenance Service.
- (iv) Establish a Member/Officer Working Group, with the remit of considering proposals to extend the Garden Maintenance Service to vulnerable tenants, other tenures and local Registered Social Landlords with three members from the Administration and two from the Opposition and appropriate officers.

126. SUPPORTING PEOPLE PROGRAMME: CHARGES AND GRANTS FOR 2007-08 (Art. 256/06)

There was submitted a report by the Executive Director (Housing and Community Care) (07/154), (1) seeking approval for Supporting People payments to housing support providers for 2007-08; and (2) confirming the level of housing support charges in sheltered housing throughout Perth and Kinross.

Resolved:

- (i) The payments to housing support providers for 2007-08, as detailed in Report 07/154, be approved.

- (ii) The charges fixed for sheltered housing in 2007-08 within Perth and Kinross, as detailed in Report 07/154, be approved.

127. CONSULTATION DOCUMENT: A FUTURE WITHOUT TOBACCO

There was submitted a report by the Head of Strategic Management and Improvement (07/155) seeking approval to a proposed response from Perth and Kinross Council to the Scottish Executive Consultation Document.

Motion – (Councillors Barrett and Hunter) – Delete reference to the Specific Points in Appendix 1 to Report 07/155 and replace with: “Perth and Kinross Council does not support the proposed change to increasing the minimum legal age for the purchase of tobacco which should remain at 16. Perth and Kinross Council believes the most effective measures are contained in recommendations 5 and 6. The focus should be on enforcing the prevailing legal age of purchase, increased checking of proof of age, active test purchasing, enforcement of the ban of point of sale promotional and advertising material. Perth and Kinross Council also support the negative licensing proposals to enable retailers who repeatedly flout the minimum age law to have their licence to sell tobacco removed and to support the rest of the consultation response in so far as it is not inconsistent with the Amendment.”

Amendment – (Councillors Hayton and Miller) – The submission of the consultation response, as detailed in Appendix 1 to Report 07/155, be approved.

Amendment – 8 votes

Motion – 2 votes

Resolved:

In accordance with the Amendment.

128. TERM MAINTENANCE CONTRACT FOR THE SERVICE AND REPAIR OF DOMESTIC GAS FIRED APPLIANCES

There was submitted a report by the Executive Director (Housing and Community Care) (07/156) seeking approval to extend the term of the Maintenance Contract for servicing and repair of domestic gas fired appliances for one year.

Resolved:

A one year extension to 31 March 2008, to the existing Term Maintenance Contract for the service and repair of domestic gas fired appliances be approved.

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

129. RENEWAL AND UPGRADING OF CENTRAL HEATING SYSTEMS TO 228 HOUSES AT VARIOUS LOCATIONS IN PERTH AND SCONE

There was submitted a report by the Executive Director (Housing and Community Care) (07/157) detailing the tender submissions for the installation of replacement central heating systems to 228 Houses at various locations in Perth and Scone.

Resolved:

The acceptance of the lowest tender on cost but with best value in terms of quality submitted by Messrs. Easy Heat Systems Limited, Perth, be approved.

130. VALEDICTORY

This being the last meeting of the Committee before the Local Government Elections on 3 May 2007, the Convener thanked all Members of the Committee for their contribution over the last four years and also expressed his appreciation to Housing and Community Care and Committee Services staff.