

HOUSING AND HEALTH COMMITTEE

Minutes of Meeting of the Housing and Health Committee held in the Council Chambers, Fourth Floor, Council Building, 2 High Street, Perth on Wednesday 23 February 2005 at 10.00am.

Present: Councillors Barrett, Culliven, Flynn, E Grant, Hayton, Hunter, Jack (substituting for Councillor Dow), MacLellan, Mulheron, Robertson and D Scott and Mr D Harding and Mrs M Miller.

In Attendance: L Ross, C Mailer, G Fraser, I Gerono, C Crawford , K Heller (all Housing and Community Care) and A Wilson and V Goldthorp (both Corporate Services).

Councillor Hunter, Presiding

131. DECLARATIONS OF INTEREST

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

132. MINUTES

The Minutes of Meeting of the Housing and Health Committee of 26 January 2005 (Arts. 70-76) were submitted, approved as a correct record, and authorised for signature.

133. REVIEW OF HOUSING ALLOCATIONS POLICY

There was submitted a report by the Executive Director (Housing and Community Care) (05/110) seeking approval of the amended Allocations Policy which had been reviewed by a Member/Officer Working Group with Tenant Federation representation.

Resolved:

- (i) The amended Allocations Policy document as appended to Report 05/110 be approved.
- (ii) The setting, through the service planning process, of lettings targets across all allocations group lists be approved.
- (iii) The introduction of a Transfer Incentive Scheme for tenants who are under-occupying large, high demand properties, be approved.

134. HOUSING REVENUE ACCOUNT (HRA) REVISED CAPITAL INVESTMENT PROGRAMME 2005/06 TO 2007/08

There was submitted a report by the Executive Director (Housing and Community Care) (05/107) seeking approval of the revised HRA Capital Investment Programme, and authorisation of adjustments to the project outturns for the current year.

Resolved:

- (i) The revised Housing Capital Investment Programme for 2005/06 to 2007/08 be approved.
- (ii) Adjustments to the 2004/05 Capital Budget, as detailed in Report 05/107, be approved.

*135. THE COUNCIL TAX (DISCOUNT FOR UNOCCUPIED DWELLINGS) (SCOTLAND) REGULATIONS 2004

There was submitted a joint report by the Executive Director (Corporate Services) and the Executive Director (Housing and Community Care) (05/108) giving detailed proposals for the use and distribution of the additional funds generated.

Resolved:

- (i) The policy outlined in Paragraph 3.6 of Report 05/108 be used to direct investment of the additional funds collected through higher Council Tax collection from second homes and long term empty properties, be agreed.
- (ii) The use of additional funds collected be reported to Committee in the context of the update to the Local Housing Strategy.

136. GARDEN MAINTENANCE SERVICE

There was submitted a report by the Executive Director (Housing and Community Care) (05/111) reviewing the Council's Garden Maintenance Service as carried out from April to September 2004 and making proposals for the delivery of the service from 1 April 2005 to 31 March 2008, in that the Garden Maintenance Service be managed by Environment Services on behalf of Housing and Community Care using the Sub-Contractor JRP for the greater Perth area.

Resolved:

- (i) The proposals for the 2005 to 2008 Garden Maintenance Service, as detailed in Section 6 of Report 05/111, be agreed.
- (ii) The service charge of £1.00 per week for all recipients of the garden maintenance service be continued.
- (iii) The tender report for a three year contract as attached to Report 05/111 be approved, the total cost of the service over the three year period being £388,761.52.

137. REVIEW OF STANDARD FEE RATES OF PAYMENTS FOR PLACES IN RESIDENTIAL AND NURSING CARE HOMES

There was submitted a report by the Executive Director (Housing & Community Care) (05/109) recommending the revised standard fee payments for placements in Independent and Voluntary Residential and Nursing Care Homes from 11 April 2005.

Resolved:

- (i) The weekly standard fee rates from 11 April 2005 for placements in Independent and Voluntary Residential and Nursing Care Homes as detailed in Appendix 1 of Report 05/109 be approved.
- (ii) The weekly standard net fee rate for placements in Perth and Kinross Council Residential Care Homes for Older People of £301 per bed per week, be approved.
- (iii) The continuation of payments for enhancements for small group living homes and en-suites as detailed in Appendix 1 to Report 05/109 be approved.
- (iv) The authority to agree fee rates in excess of the approved rate continue to be delegated to the Executive Director (Housing and Community Care) in circumstances where:
 - (a) The placement is in an establishment whose fee levels are set by the host local authority; or
 - (b) The placement is in an establishment whose fee levels are set by the host local authority in terms of the CoSLA agreement; or
 - (c) The levels of disability of the individual concerned are so severe that a specialist establishment is the only appropriate placement possible.