

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 26 January 2005 at 2.00pm.

Present: Councillors Barrett, Crabbie, Culliven, Dow, Flynn, E Grant, Hayton, Hunter, Lennie, MacLellan, Mulheron, Robertson and D Scott and Mr D Harding and Mrs M Miller.

Officers Present: G Fraser, I Gerono, A M Gough and K Heller (all Housing and Community Care Services); J Berry and A Warrington (both Planning and Transportation), G Henderson (Revenues Division), L Sanchez (Corporate Services), A Wilson and Val Goldthorp (both Council Secretary Division, Corporate Services).

In Attendance (Public Gallery): M Underwood (Performance Planning and Management), S Grant (Council Officer), C Crawford (Housing and Community Care), Councillors Coburn, Ellis, Livingstone and Mair.

Councillor Hunter, Presiding

70. DECLARATIONS OF INTEREST

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

71. MINUTES

The Minutes of Meeting of the Housing and Health Committee of 24 November 2004 (Arts. 836-843) were submitted, approved as a correct record, and authorised for signature.

72. SIX MONTHLY PERFORMANCE REPORT

(i) Housing Services

There was submitted a report by the Executive Director (Housing & Community Care) (05/56) reviewing the performance of the Housing Service for the period 1 April 2004 to 31 September 2004. The report had been approved previously by the Standards and Scrutiny Committee on 8 December 2004 (Art. 882(a)).

Resolved:

- (i) The contents of Report 05/56 be noted.
- (ii) The Executive Director (Housing and Community Care) report back to the Committee on actions to be taken to address voids.

(ii) Community Care

There submitted a report by the Executive Director (Housing and Community Care) (05/61) reviewing the performance of the Community Care Service for the period 1 April 2004 to 31 September 2004. The report had been approved previously by the Standards and Scrutiny Committee on 8 December 2004 (Art. 882(b)).

Resolved:

The contents of Report 05/61 be noted.

73. HOUSING REVENUE ACCOUNT BUDGET & RENT LEVELS FOR 2005/2006

There was submitted a joint report by the Executive Director (Housing and Community Care) and the Executive Director (Corporate Services) (05/53) setting out the proposed Housing Revenue Account Budget for 2005/06 and recommending increases in the rents for houses and other HRA property and non-HRA property.

Resolved:

- (i) The proposed Housing Revenue Account Budget for 2005/06, as set out in Appendices 1 and 2 to Report 05/53 be approved.
- (ii) An average weekly rent increase of £2.07 per week (5.5%) for Council houses be approved.

- (iii) Rent increases of 5.5% for garages and garage sites be approved.
- (iv) No rent increase for stances at the Double Dykes travelling people site be approved.
- (v) Rent increases of 5.5% for accommodation at Greyfriars Hostel and Wellbank House (the latter in conjunction with Perthshire Housing Association) be approved.

74. TENDERS RECEIVED FOR COMMUNITY CARE TRANSPORT CONTRACTS

There was submitted a joint report by the Executive Director (Planning and Transportation) and the Executive Director (Housing and Community Care) (05/54) describing the background to the recent Community Care Transport Tendering Exercise, providing an overview of the results and recommending contracts for award.

Resolved:

The award of Community Care Transport Contracts as outlined in Appendix 1 to Report 05/54 be approved.

75. VULNERABLE ADULT PROTECTION – STRATEGIC DIRECTION

There was submitted a report by the Executive Director (Housing and Community Care) (05/55) recommending the formation of a Strategic Inter-agency Forum for the Protection of Vulnerable Adults and instructing the Executive Director (Housing and Community Care) to bring forward further reports in due course.

Resolved:

- (i) The formation of a Strategic Inter-agency Vulnerable Adult Protection Team be approved.
- (ii) The Chief Executive and Executive Director (Housing and Community Care) be instructed to agree the structure, membership and scope of the Vulnerable Adults Protection Team, in consultation with other agencies.
- (iii) The Chief Executive and Executive Director (Housing and Community Care) be instructed to bring forward a report detailing the action taken to comply with the recommendations of the Scottish Social Work Inspectorate and the Mental Welfare Commission Reports (Investigations into Scottish Borders Council and NHS Borders Services for People with Learning Disabilities).
- (iv) The Executive Director (Housing & Community Care) be instructed to implement the procedures and processes for the Protection of Vulnerable Adults in terms of a continuous improvement agenda for all parties.
- (v) Report 05/55 be referred in terms of Community Planning, to the Community Safety Committee, the Community Planning Partnership and the Community Safety Theme Group for information.
- (vi) Guidelines be implemented to all key staff working in Local Authority, Health, the Police and the Independent Sector to ensure that an effective Communication & Training Strategy is in place.

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

76. PLANNED MAINTENANCE PROGRAMME 2005-2006 – 1968 HOUSES – PROBABLE COST REPORT

There was submitted a report by the Executive Director (Housing & Community Care) outlining the Probable Cost of carrying out the annual Planned Maintenance Programme to 1631 Council House and 337 Private House Units with mutual liabilities.

Resolved:

- (i) The Probable Cost of the annual Planned Maintenance Programme be approved
- (ii) The Executive Director (Housing & Community Care) be authorised to prepare Bills of Quantities and, in line with obtaining Best Value, invite tenders for any Contract in excess of £50,000 and approximately 30% of the value of the remainder.
- (iii) The Executive Director (Housing & Community Care) be authorised to negotiate the balance of the works with Perth and Kinross Council (Direct Labour Organisation) Building Services

based on the current open market rates achieved through recent competitive tendering exercises.