

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 22 August 2007 at 2.00pm.

Present: Councillors, B Band, P Barrett, I Campbell, C Gillies (substituting for Councillor Flynn), G Hayton (substituting for Councillor Barnacle), I Miller (substituting for Councillor Lumsden), A Gaunt, E Maclachlan, M Roberts, W Robertson, C Shiers, H Stewart and A Wylie, and Mrs M Miller and Mr K Boyd (substituting for Mrs E Muir).

In Attendance: D Roberts (Executive Director (Housing and Community Care)), D Burke (Depute Director Housing and Community Care), L Cameron, J Dean, J Mayglothing, M Morrison and H Turley (all Housing and Community Care) and Councillors A Stewart and B Vaughan (Public Gallery); A Wilson and V Jones (both Chief Executive's).

Apologies for Absence: Councillors M Barnacle, J Flynn, W Lumsden and Mrs E Muir.

Councillor P Barrett, Convener, Presiding.

469. DECLARATIONS OF INTEREST

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

470. MINUTE OF PREVIOUS MEETING

The Minute of Meeting of the Housing and Health Committee of 6 June 2007 (Arts. 299-313) was submitted, approved as a correct record, and authorised for signature.

471. APPOINTMENTS OF MEMBERS

(i) Supporting People Core Co-ordinating Group (3 Members)

The Convener reported on the need to appoint three members of the Council (Convener and Vice-Convener of this Committee and one Member from the Opposition) to the Supporting People Core Co-ordinating Group.

Resolved:

Councillors P Barrett, A Wylie and M Roberts, be appointed to the Supporting People Core Co-ordinating Group as Convener and Vice-Convener of this Committee respectively.

(ii) Acute Balance of Care (ABC) Member/Officer Working Group (5 Members)

The Convener reported on the need to appoint five members of the Council (three members of the Administration and two members of the Opposition) to the Acute Balance of Care (ABC) Member/Officer Working Group.

Resolved:

Councillors P Barrett, A Wylie, J Kellas, A Stewart and J Flynn be appointed to the Acute Balance of Care (ABC) Member/Officer Working Group.

(iii) Garden Maintenance Member/Officer Working Group (5 Members)

The Convener reported on the need to appoint five members of the Council (three members of the Administration and two members of the Opposition) and a member of the Tenants and Residents' Federation to the Garden Maintenance Member/Officer Working Group.

Resolved:

Councillors P Barrett, A Wylie, B Band, I Campbell and J Flynn plus a representative of the Tenants' and Residents' Federation be appointed to the Garden Maintenance Member/Officer Working Group.

472. LOCAL HOUSING STRATEGY UPDATE (Art. 616/06)

There was submitted a report by the Executive Director (Housing and Community Care) (07/522) : (1) providing a further update with progress on the objectives in the Local Housing Strategy; (2) highlighting areas where there had been a change in policy either nationally or locally; and (3) advising on a new requirement to provide Strategic Housing Investment Plans.

The Convener welcomed both Lorna Cameron newly appointed Head of Strategy and Helen Turley, Head of Housing to the Committee.

Resolved:

- (i) The update of the Local Housing Strategy as detailed in Appendix 1 to Report 07/522 be noted and that further progress on actions within the Strategy would be reported in due course.
- (ii) Following guidance from Communities Scotland it be noted that Local Authorities would be required to develop Strategic Housing Investment Plans, and that this plan would be presented to this Committee prior to submission to Communities Scotland by the end of November 2007.

473. HOMELESSNESS STRATEGY ANNUAL PROGRESS REPORT 2006-07 (Art. 617/06)

There was submitted a report by the Executive Director (Housing and Community Care) (07/537) seeking approval for the fourth Annual Progress Report on the homelessness strategy covering the year 2006-07.

Resolved:

- (i) The Homelessness Strategy Annual Progress Report for 2006-07 be approved.
- (ii) It be noted that the Council was not currently in a position to develop a plan for moving towards a reduction in non-priority assessments by 50% for 2008-09 and that the situation would be reviewed at a later date.

474. COMMUNITIES SCOTLAND INSPECTION OF LANDLORD AND HOMELESSNESS SERVICES (Art. 308)

There was submitted a report by the Executive Director (Housing and Community Care) (07/523) (AMENDED): (1) providing details on the outcome of the inspection in November / December 2006 of Landlord and Homelessness functions by Communities Scotland; and (2) seeking approval of an improvement plan developed in response to the key areas requiring targeted improvement.

Resolved:

- (i) The Improvement Plan as detailed in Appendix A to Report 07/523 (AMENDED) be approved.
- (ii) The Executive Director (Housing and Community Care) be remitted to agree a finalised Improvement Plan with Communities Scotland by 7 September 2007.

475. INTER AGENCY PROTOCOL FOR THE MANAGEMENT OF SERIOUS OFFENDERS IN PERTH AND KINROSS

There was submitted a report by the Executive Director (Housing and Community Care) (07/524) providing information on the measures designed to improve Risk Assessment and Management Arrangements in relation to persons assessed as presenting a significant threat to community safety as approved by the Community Safety Committee on 13 June 2007 (Article 330/07)

Resolved:

- (i) The Draft Protocol for Managing Serious Offenders for Perth and Kinross, which details the roles and responsibilities of key agencies and structures employed in managing the risk presented by persons known to present a significant threat to community safety, be approved.
- (ii) To seek formal endorsement of the other Responsible Authorities named in the Management of Offenders (Scotland) Act 2005.
- (iii) The proposals otherwise detailed in paragraphs 3.2 – 3.4 of Report 07/524 be approved.

***476. COMMUNITY CARE COMPLAINTS (Art. 73/06)**

There was submitted a report by the Executive Director (Housing and Community Care) (07/525): (1) detailing the complaints received from April 2006 to March 2007 in Community Care; (2)

noting the number of informal complaints as well as details of some compliments received; and (3) outlining the actions that had been undertaken or were required to improve the service provided to service users.

Resolved:

- (i) The contents of Report 07/525 be noted.
- (ii) The submission of this report to Standards and Scrutiny Committee on 5 September 2007, be noted.

477. MANAGING DELAYS OF PATIENTS IN HOSPITAL

There was submitted a report by the Executive Director (Housing and Community Care) (07/526) informing members of the current position regarding patients who were delayed in their discharge from hospital, which process was managed by Partnership Services for Older People on behalf of NHS Tayside, Perth and Kinross Council and Perth and Kinross Community Health Partnership.

Resolved:

- (i) The contents as detailed in Report 07/526 and the Partnership's success in achieving the targets agreed with the Scottish Executive for 2006-2007, be noted.
- (ii) The proposals for action which would enable the Partnership to achieve agreed targets for 2007-2008 and the service developments to support this, be noted.

***478. SURPLUS PROPERTY DISPOSALS – PROPOSED POLICY TO FACILITATE DEVELOPMENT OF AFFORDABLE HOUSING (Art. 513/06)**

There was submitted a joint report by the Executive Director (Housing and Community Care) and Head of Property (07/527) recommending that in future, the disposal price for properties to be developed for affordable housing should be determined using a special assumption that the land was to be developed for that purpose, rather than using market value.

Resolved:

- (i) It be approved in principle, that where properties held on the Housing Revenue Account were declared surplus and the property was to be disposed of for the purpose of development of affordable housing by Registered Social Landlords, subject to Scottish Ministers' approval being obtained, the disposal price would be determined using a special assumption that the land was to be developed for that purpose.
- (ii) This decision be commended to the Strategic Policy and Resources Committee at its meeting on 12 September 2007.

THE COMMITTEE AGREED TO CONSIDER THE FOLLOWING REPORT IN PUBLIC

479. 0.445 HECTARE OF GROUND AT MARSHALL CRESCENT, LUNCARTY – PROPOSED DISPOSAL

There was submitted a report by the Head of Property (07/528) seeking approval for ground at Marshall Crescent, Luncarty, being declared surplus to requirements and authority to dispose of the property.

Resolved:

- (i) The ground extending to 0.445 hectares or thereby at Marshall Crescent, Luncarty, be declared surplus to requirements.
- (ii) This report be submitted to the Property Sub-Committee on 30 August 2007 for authorisation to dispose of the ground to the named housing association on terms and conditions set out in Report 07/528 to the satisfaction of the Head of Property and Head of Legal Services, subject to approval by the Strategic Policy and Resource Committee on 12 September 2007 of Report 07/527 and approval of Scottish Ministers.