

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 25 January 2006 at 2.00pm.

Present: Councillors Hunter, Barrett, Flynn, E Grant, Hayton, Lennie, MacLellan, Miller, Robertson Young (substituting for Councillor Crabbie) and D Scott and Mrs M Miller and Mrs E Muir.

In Attendance: D Burke, Depute Director (Community Care); I Gerono, G Fraser, C Crawford, M Morrison, J Dean, L Cameron and K Heller (all Housing and Community Care); I Innes and P Mair (both Legal Services); A Wilson and V Goldthorp (both Corporate Services).

Apologies for Absence: Councillor Crabbie; Dow and Mulheron.

Councillor Hunter, Presiding.

67. DECLARATIONS OF INTEREST

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

68. MINUTE OF PREVIOUS MEETING

The Minute of Meeting of the Housing and Health Committee of 23 November 2005 (Art. 845-853) was submitted, approved as a correct record, and authorised for signature.

69. HOUSING REVENUE ACCOUNT BUDGET AND RENT LEVELS FOR 2006/07

There was submitted a joint report by the Executive Director (Housing and Community Care) and Executive Director (Corporate Services) (06/38) setting out the proposed Housing Revenue Account Budget (HRA) for 2006/2007 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 2006/2007, as set out in Appendices 1 and 2 to Report 06/38 be approved.
- (ii) An average weekly rent increase of £2.18 per week (5.5%) for Council houses in accordance with the Business Plan, as agreed at the Annual Tenants Conference in September 2005, be approved.
- (iii) Rent increases of 5.5% for garages and garage sites be approved.
- (iv) There be no rent increase for stances at the Double Dykes travelling people site.
- (v) Rent increases of 5.5% for accommodation at Greyfriars Hostel and Wellbank House (the latter in conjunction with Perthshire Housing Association) be approved.
- (vi) The increase of service and amenity charges for temporary homeless accommodation be approved.

70. PROPOSED REORGANISATION AND PROCUREMENT OF REPAIRS AND MAINTENANCE SERVICE (Art. 851/05)

There was submitted a report by the Executive Director (Housing and Community Care) (06/39) seeking approval for the preferred option of establishing a single repairs organisation to deliver an excellent repairs and maintenance service for the tenants of Council housing.

Resolved:

- (i) The preferred option in the Business Case appended to Report 06/39, creating a Single Repairs Organisation capable of taking responsibility for all aspects of the delivery of the repairs service be approved.
- (ii) That the new Repairs Organisation enter into a long term partnership arrangement with a number of contractors in order to undertake the complete range of repairs and maintenance services efficiently and effectively.
- (iii) Recruit a dedicated Project Manager with the establishment of appropriate project governance arrangements to oversee the change programme, as detailed in the Business Case appended to report 06/39.

- (iv) The Executive Director (Housing and Community Care) be authorised to extend beyond 31 March 2006 for up to two years, the term maintenance contracts presently being carried out by all contractors.
- (v) Introduction of a rapid response pilot for some non-emergency and urgent repairs and that this be implemented and evaluated as part of the change programme.

71. GARDEN MAINTENANCE SERVICE (Art. 136/05)

There was submitted a report by the Executive Director (Housing and Community Care) (06/40) (1) reviewing the Council's Garden Maintenance Service carried out from April to September 2005; (2) considering proposals for the delivery of the service from April 2006 to March 2008; and (3) recommending that the service continued to be managed by Environment Services on behalf of Housing and Community Care using sub contractor JRP for the greater Perth area.

Resolved:

- (i) The proposals detailed in paragraph 7 of Report 06/40 for the continuation of the Garden Maintenance Service, including the service charge of £1.00 per week, be approved.
- (ii) That the Garden Maintenance Service continue to be managed by Environment Services using sub-contractor JRP.
- (iii) The Executive Director (Housing and Community Care) be instructed to report back to Committee in October 2006, following further research in relation to a possible expansion of the Garden Maintenance Service to include vulnerable people within Perth and Kinross not eligible at present to receive the service.

72. DELAYED DISCHARGES (Art. 404/03)

There was submitted a report by the Executive Director (Housing and Community Care) (06/41) (1) providing an update on progress in relation to the Delayed Discharge situation within Perth and Kinross as part of the wider Tayside Partnership; and (2) confirming the targets for people in delayed discharge, and the measures being taken by Perth and Kinross Health and Social Care Partnership to achieve those targets.

Resolved:

- (i) The progress being made in dealing with delayed discharges, as outlined in Report 06/41, be noted.
- (ii) The Executive Director (Housing and Community Care) be instructed to report back to Committee in May 2006, providing an update on progress and achievement of targets.

73. COMMUNITY CARE COMPLAINTS PROCEDURE ANNUAL REPORT (Art. 927/05)

There was submitted a report by the Executive Director (Housing and Community Care) (05/847) advising of the operation of the complaints procedure and the individual complaints investigated during 2004/2005 in terms of Section 5B of the Social Work (Scotland) Act 1968, and recommending that a copy of the report be made available on the Council's website for public performance reporting purposes.

It was noted that this report had also been submitted to, and approved by, the Standards and Scrutiny Committee of 7 December 2005 (Art. 927/05 refers).

Resolved:

- (i) The contents of Report 05/847 be noted.
- (ii) It be noted that the report would be made available to the general public for their information through the Council's website and by displaying a copy at the main Housing and Community Care offices, as detailed in Appendix 2 to the Report 05/847.
- (iii) To note that the next annual complaints report would be from April 2005 to March 2006 and annually thereafter.
- (iv) The Depute Director (Community Care) be instructed to send a copy of Report 05/847 to the Scottish Executive for information.

74. HOUSING AND COMMUNITY CARE SIX MONTHLY PERFORMANCE REPORT (Art. 926/05)

(a) Housing Service

There was submitted a report by the Executive Director (Housing and Community Care) (05/843) reviewing the performance of the Housing Service for the period 1 April 2005 to 30 September 2005. This report had also been submitted to, and approved by, the Standards and Scrutiny Committee of 7 December 2005 (Art. 926(vi)(a)).

Resolved:

The contents of Report 05/843 be noted.

(b) Community Care

There was submitted a report by the Executive Director (Housing and Community Care) (05/844) reviewing the performance of Community Care for the period of 1 April 2005 to 31 September 2005. This report had also been submitted to, and approved by, the Standards and Scrutiny Committee of 7 December 2005 (Art. 926(vi)(b)).

Resolved:

The contents of Report 05/844 be noted.