

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 24 January 2007 at 11.00am.

Present: Councillors Hunter, Barrett, Cowie (substituting for Councillor Dow), Crabbie, Flynn, E Grant, Hayton, Hulbert (substituting for Councillor Mulheron), Lennie, MacLellan, Miller, Robertson, Scott; Mrs Miller and Mrs Muir.

In Attendance: D Roberts (Executive Director (Housing and Community Care)), G Fraser, I Gerono, M Chapman, M Morrison, J Dean and S MacGregor (all Housing and Community Care); A Wilson and V Goldthorp (both Chief Executive's).

Apologies for Absence: Councillors Dow and Mulheron.

Councillor Hunter, Convener, Presiding.

Prior to commencement of business the Convener confirmed that both Gordon Fraser and Stuart MacGregor were retiring and he thanked them for their efforts and contributions to the Housing Service in Perth and Kinross over their years of service.

59. DECLARATIONS OF INTEREST

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

60. MINUTE

The Minute of Meeting of the Housing and Health Committee of 22 November 2006 (Arts. 739-747/06) was submitted, approved as a correct record, and authorised for signature.

61. SERVICE SIX MONTHLY PERFORMANCE REPORT (Art. 780/06(ii)(b))

There was submitted a report by the Executive Director (Housing and Community Care) (06/853) reviewing the performance of Community Care and Criminal Justice Services for the period 1 April 2006 to 30 September 2006.

Resolved:

- (i) The contents of Report 06/853 be noted.
- (ii) It be noted that Report 06/853 had been approved by the Standards and Scrutiny Committee on 6 December 2006.

62. CARE COMMISSION INSPECTION OF LEWIS PLACE DAY CENTRE FOR OLDER PEOPLE, PERTH (Art. 781/06)

There was submitted a report by the Executive Director (Housing and Community Care) (06/854) advising of the key findings of a Care Commission Inspection of Lewis Place Day Centre for Older People, and highlighting the main points for action.

Resolved:

- (i) The contents of Report 06/854 be noted, in particular (1) the areas of strength; (2) the recommendations made by the Care Commission; and (3) the action being undertaken by the Service following the inspection.
- (ii) It be noted that Report 06/854 had been approved by the Standards and Scrutiny Committee on 6 December 2006.
- (iii) The considerable efforts of staff in achieving the improvements at Lewis Place Day Centre since its last inspection in December 2005 be commended.

63. PERTH AND KINROSS COMMUNITY MEDIATION SERVICE

There was submitted a report by the Executive Director (Housing and Community Care) (07/77) (1) informing on the progress of the Perth and Kinross Community Mediation Service to the end of September 2006; and (2) seeking approval for funding arrangements for 2007-2008.

Resolved:

- (i) The progress made in the development of the service, as detailed in Report 07/77, be noted.
- (ii) The funding plan detailed in section 5 of Report 07/77, including the proposal for dealing with the funding shortfall for 2007/08, be approved.
- (iii) The issues concerning funding beyond March 2008, as detailed in Report 07/77, be noted.

64. SUPPORTING PEOPLE PROGRAMME: CHARGING POLICY (Art. 259/06)

There was submitted a report by the Executive Director (Housing and Community Care) (07/78), (1) outlining the implications of adopting the CoSLA Charging Policy for Supporting People clients in receipt of long term services; and (2) concluding that the CoSLA Policy was a more equitable system for individuals than the existing system because the level of charge applied was linked to individual financial assessment.

Resolved:

- (i) The adoption of the CoSLA Charging Guidance for clients in receipt of Supporting People services with effect from 1 April 2007 be approved.
- (ii) The Executive Director (Housing and Community Care) be remitted to implement alterations to procedures within Housing and Community Care for the changeover to the new system and ongoing administration.
- (iii) It be noted that existing tenants not currently paying Supporting People charges, but liable to pay a nominal amount under the CoSLA guidance, would be protected for the full duration of their stay.

65. HOUSING REVENUE ACCOUNT (HRA) BUDGET AND RENT LEVELS FOR HRA AND NON-HRA PROPERTIES FOR 2007/2008 (Art. 69/06)

There was submitted a joint report by the Executive Director (Housing and Community Care) and Executive Director (Corporate Services) (07/79), (1) setting out the proposed Housing Revenue Account Budget for 2007/08 and (2) recommending increases in the rents for houses and other HRA property and non-HRA property.

Resolved:

- (i) The proposed Housing Revenue Account Budget for 2007/08 as set out in Appendices 1 and 2 of Report 07/79 be approved.
- (ii) An average weekly rent increase of £2.32 per week (5.5%) for Council houses in accordance with the Business Plan and as agreed at the Annual Tenants Conference in November 2006 be approved.
- (iii) Rent increases of 5.5% for garages and garage sites be approved.
- (iv) The previously approved rent increase for stances and chalets at the Double Dykes travelling people site, following the site refurbishment programme as agreed by the Scottish Executive, be noted.
- (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 as outlined in paragraph 3.8.5. of Report 07/79, be approved.
- (vii) The strategy regarding the use of HRA balances as detailed in paragraph 3.7 of Report 07/79, and as being consistent with the Council's Standard Delivery Plan submission to the Scottish Executive and the HRA Business Plan, be noted.

IT WAS AGREED THAT THE PUBLIC AND PRESS BE EXCLUDED DURING CONSIDERATION OF THE FOLLOWING ITEMS IN ORDER TO AVOID THE DISCLOSURE OF INFORMATION WHICH IS EXEMPT IN TERMS OF SCHEDULE 7A TO THE LOCAL GOVERNMENT (SCOTLAND) ACT 1973

66. RENEWAL OF EXTERNAL LIME RENDER, INSTALLATION OF TIMBER DOUBLE GLAZED WINDOWS AND DAMP PROOFING TO STONE WALLS OF 6 FLATS AT CUMBERLAND BARRACKS, COUPAR ANGUS: PROBABLE COST REPORT

There was submitted a report by the Executive Director (Housing and Community Care) (07/80) outlining the probable costs of replacement external lime render, installation of double glazed windows and damp proofing to stone walls etc. to six flats at Cumberland Barracks, Coupar Angus.

Resolved:

- (i) The probable costs, as detailed in Report 07/80, be approved.
- (ii) The Executive Director (Corporate Services) be remitted to prepare Bills of Quantities and invite tenders for the necessary work.

67. PLANNED MAINTENANCE PROGRAMME 2007 – 2008 - 1493 HOUSES

There was submitted a report by the Executive Director (Housing and Community Care) (07/81) outlining the probable cost of carrying out the Annual Planned Maintenance Programme to 1308 Council Houses and 185 Private House Units with mutual liabilities.

Resolved:

- (i) The probable cost of the 2007/08 Planned Maintenance Programme be approved.
- (ii) The Executive Director (Housing and Community Care) be remitted to prepare Bills of Quantities and invite tenders for two contracts, and negotiate a price with the Housing Repairs Service for a third package of work.