

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 22 February 2006 at 10.00am.

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

In Attendance: D Roberts, Executive Director (Housing and Community Care); D Burke, Depute Director (Community Care); I Gerono, G Fraser, J Dean, E Campbell, C Crawford and M Morrison (all Housing and Community Care); A Wilson and V Goldthorp (both Corporate Services).

Apology for Absence: Councillor M Lennie.

Councillor Hunter, Presiding.

115. DECLARATIONS OF INTEREST

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

116. MINUTE OF PREVIOUS MEETING

The Minute of Meeting of the Housing and Health Committee of 25 January 2006 (Arts. 67-74) was submitted, approved as a correct record, and authorised for signature.

117. CAPITAL BUDGET 2006/2009 OPTION APPRAISAL REPORT - SERVICE REDESIGN OF ADULT RESOURCE CENTRES (Art. 117/04)

There was submitted a report by the Executive Director (Housing and Community Care) (06/121) recommending that resources from the Capital Budget be allocated to allow the necessary redesign of Learning Disability Adult Resource Centres to meet the changing needs of the community and to meet the requirements of national strategies.

Resolved:

- (i) To note the approved Capital Budget to allow the redesign of Learning Disability Adult Resource Centres as detailed in Report 06/121.
- (ii) The Executive Director (Housing and Community Care) be instructed to submit further reports to the Committee on (1) possible services for people with autistic spectrum disorder; (2) the Redesign of Services; and (3) specific proposals relating to the redesign of Almondbank House.

118. AREA WIDE DOUBLE GLAZED WINDOW AND DOOR REPLACEMENT PROJECT – 2006/2007 (1280 HOUSES) (Art. 134/05)

There was submitted a report by the Executive Director (Housing and Community Care) (06/122), (1) detailing the tendering process that had been used to obtain competitive bids for the Area Wide Double Glazed Window and Door Replacement Project; (2) outlining proposals for delivering the project over a 12 month period; and (3) seeking approval to appoint Sidey Glaziers Limited of Perth as Principal Construction Partner.

Resolved:

- (i) The formal appointment of Sidey Glaziers Limited, Perth, as Principal Construction Partner for the project be approved.
- (ii) The outlining programme and estimated costs for the project as detailed in Report 06/122 be approved.
- (iii) To accept the Agreed Maximum Price of £3,697,040, representing a cost of £2,888 per unit as detailed in paragraph 5 of Report 06/122 be approved.

119. HOUSING REVENUE ACCOUNT (HRA) REVISED CAPITAL INVESTMENT PROGRAMME 2006/07 TO 2008/09 (Art. 497/04)

There was submitted a report by the Executive Director (Housing and Community Care) (06/123), (1) seeking approval of the revised HRA Capital Investment Programme; and (2) authorisation of adjustments to the projected outturns for the current year.

Resolved:

- (i) The revised Housing Capital Investment Programme for 2006/07 and 2008/09 as detailed in Appendices to report 06/123, be approved.
- (ii) The Executive Director (Housing and Community Care) be authorised to adjust the 2005/06 Capital Budget as detailed in Report 06/123.

120. IRRECOVERABLE AND VOID RENTS FOR FINANCIAL YEARS 2003/04 AND 2004/05

There was submitted a report by the Executive Director (Housing and Community Care) (06/124), seeking approval to write off sums in accounting terms, in respect of void and irrecoverable rents during financial years 2003/04 and 2004/05 charged to the cumulative provision for bad and doubtful debts for the Housing Revenue Account and General Fund respectively.

Resolved:

- (i) The contents of Report 06/124 be noted.
- (ii) The Executive Director (Housing and Community Care) be authorised to write off the sums as detailed in the Appendix to Report 06/124 and to incorporate these sums within the final accounts for 2005/06.
- (iii) It be noted that a report would be presented to the Committee later in 2006 on the future of garage sites.

121. FAIRER ACCESS TO SERVICES (Art. 251/04)

There was submitted a report by the Executive Director (Housing and Community Care) (06/144), (1) providing information relating to the key issues in meeting the needs of older people; and (2) outlining proposals for managing and balancing needs of services within available resources.

Resolved:

- (i) The pressures on resources available to meet the needs of the older population in Perth and Kinross as detailed in Report 06/144 be noted.
- (ii) To agree the principle of ensuring that there is equitable distribution of all available resources and funding for the provision of care, both in the community and in residential establishments.
- (iii) The policy, process and measures outlined in Report 06/144 for the future management of available resources to meet assessed needs, be approved.

IT WAS RECOMMENDED THAT THE PUBLIC AND PRESS SHOULD 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

122. PLANNED MAINTENANCE PROGRAMME 2006/07 – 1519 HOUSES – PROBABLE COST REPORT (Art. 76/05)

There was submitted a report by the Executive Director (Housing and Community Care) (06/125) outlining the probable cost of carrying out the Annual Planned Maintenance Programme to 1216 Council Houses and 303 Private House Units with mutual liabilities.

Resolved:

- (i) The Probable Cost of the Annual Planned Maintenance Programme be approved.
- (ii) The Executive Director (Housing and 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 and Community Care) be authorised to negotiate the balance of the works with Perth and Kinross Council Building Services (Direct Labour Organisation) based on the current open market rates achieved through recent competitive tendering exercises.
- (iv) The Executive Director (Housing and Community Care) to provide detailed information to the Committee regarding similar works being undertaken within specific areas in future.