

## 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 4 February 2009 at 2.00pm.

Present: Councillors P Barrett, A Wylie, B Band, I Campbell, J Flynn, A Gaunt, J Law (substituting for Councillor E Maclachlan), M Roberts, W Robertson, D Scott, C Shiers and H Stewart; Mr A Boyd and Mrs P Fyfe; and Mrs E Muir (from Art. 57 onwards) (all Tenants' and Residents' Federation).

In Attendance: Councillor G Hayton (up to and including Art. 60); D Roberts, Executive Director (Housing and Community Care); D Burke, Depute Director (Housing and Community Care); J Dean, H Turley; L Cameron, J Alder, C Crawford, N Sutherland and C Flynn (all Housing and Community Care); A Wilson and S Hendry (both Chief Executive's Service); Mr T Gorman and Mr A Cowie (both MacMillan Cancer Support) (for Art. 57 only); Mrs M Smith (Tenants' and Residents' Federation).

Apologies for Absence: Councillors K Howie and E Maclachlan.

Councillor P Barrett, Convener, Presiding.

### 55. DECLARATIONS OF INTEREST

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

### 56. MINUTES OF PREVIOUS MEETINGS

#### (i) Housing and Health Committee

The Minute of Meeting of the Housing and Health Committee of 29 October 2008 (Art. 587-595) was submitted, approved as a correct record, and authorised for signature.

#### (ii) Executive Sub-Committee

The Minute of Meeting of the Executive Sub-Committee of the Housing and Health Committee of 9 January 2009 was submitted and noted. (*Appendix I*)

#### (iii) Executive Sub-Committee

The Minute of Meeting of the Executive Sub-Committee of the Housing and Health Committee of 21 January 2009 was submitted and noted, with the following amendment: Mrs E Muir be replaced with Mrs P Fyffe under the list of those present at the meeting. (*Appendix II*)

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**57. MACMILLAN TAYSIDE BENEFITS PARTNERSHIP**

There was submitted a report by the Executive Director (Housing and Community Care) (09/60) recommending a Partnership Project between Macmillan Cancer Support, Perth and Kinross Welfare Rights Service and the Welfare Rights Services of Angus and Dundee City Councils.

Prior to Members' discussion of the report, a presentation was given by Mr Tommy Gorman from MacMillan Cancer Support on the background to the support and advice which would be offered through the proposed partnership agreement, as well as the success of existing partnership agreements with other local authorities.

**Resolved:**

- (i) It be agreed that Perth and Kinross Council Welfare Rights Service work together with Angus and Dundee City Councils' Welfare Rights Services, in partnership with Macmillan Cancer Support, to deliver specialist welfare benefits and money advice to people affected by cancer within the three Council areas.
- (ii) The Partnership be managed by a Management Group consisting of the current Welfare Rights Managers within the three local authority areas.
- (iii) An Advisory Group be set up involving Macmillan Cancer Support, and partners from Health and Voluntary Organisations across the three local authority areas.
- (iv) It be noted that a similar report was being submitted to the relevant Committees of both Dundee City and Angus Councils for approval.

**58. STRATEGIC HOUSING INVESTMENT PLAN**

There was submitted a report by the Executive Director (Housing and Community Care) (09/61), detailing the Perth and Kinross Strategic Housing Investment Plan, submitted annually to the Scottish Government to assist with the targeting of the national Affordable Housing Investment Programme.

**Resolved:**

- (i) The Strategic Housing Investment Plan, as appended to Report 09/61, be approved.
- (ii) The approval by the Convener of the Housing and Health Committee, in consultation with the Executive Director (Housing and Community Care), of the draft Strategic Housing Investment Plans submission to the Scottish Government in November 2008, be homologated.

**59. HOUSING REVENUE ACCOUNT ESTIMATES AND CAPITAL INVESTMENT PLAN FOR 2009/10 INCORPORATING RENTS AND CHARGES**

There was submitted a joint report by the Executive Director (Housing and Community Care) and Head of Finance (09/59), (1) proposing the Housing Revenue Account Budget for 2009/10; (2) recommending increases in rents for houses and

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other Housing Revenue Account property and garages; and (3) recommending the balance of reserves to be retained by the Housing Revenue Account.

**Resolved:**

- (i) The progress made to date in the delivery of the Housing Standard Delivery Plan, with the rent strategy agreed by tenants, be noted.
- (ii) An average weekly rent increase of £3.80 per week (8.2%) for Council houses in accordance with the Business Plan, be approved.
- (iii) It be noted that the weekly average rent proposed for 2009/10 would be £50.16 per week, on a 52 week basis.
- (iv) It be noted, in light of the revised HRA Business Plan, as updated by the findings of the stock condition survey, that a review of the rents strategy for council housing during 2009/10 would be required.
- (v) Rent increases of 5.2% for commercial properties, be approved.
- (vi) Rent increases of 8.2% for garages and garage sites, be approved.
- (vii) Rent increases of 8.2% for sites for travelling people, be approved.
- (viii) The requirement to commission a stock condition survey as a priority, in order to determine future capital investment costs required to achieve the Housing Quality Standard, be noted.
- (ix) The funding strategy for the proposed construction of 26 new council houses, as previously approved by the Housing and Health Executive Sub-Committee on 9 January 2009 (Report 09/18 refers), and detailed in Appendix 2 of Report 09/59, subject to the approval by Council of the General Fund Reserves Strategy on 12 February 2009, be noted.
- (x) The proposed Housing Revenue Account Budget for 2009/10, as set out in Appendix 1 to Report 09/59, be approved.
- (xi) The proposed Housing Revenue Account Capital Investment Plan for 2009/10 as set out in Appendix 2 to Report 09/59, be approved.
- (xii) The Housing Revenue Account Reserves Strategy, as set out in Appendix 3 to Report 09/59, be approved.

**60. IMPROVING LOCAL NEIGHBOURHOODS AND AMENDMENT TO MEMBER OFFICER WORKING GROUP REMIT**

There was submitted a report by the Executive Director (Housing and Community Care) (09/62) seeking retrospective approval for the extension of the remit of the Member Officer Working Group for Garden Maintenance to include other aspects for improving local neighbourhoods.

**Resolved:**

The widening of the remit for the Member Officer Working Group for Garden Maintenance, as detailed in Report 09/62, to be referred to as the Improving Local Neighbourhoods Member/Officer and Tenants' and Residents' Federation Working Group, be approved.

**61. SUICIDE PREVENTION/CHOOSE LIFE BUDGET 2008/09**

There was submitted a report by the Executive Director (Housing and Community Care) (09/63) confirming the outcome of the process to agree funding for Choose Life and suicide prevention in 2008/09.

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**Resolved:**

The funding proposals agreed by the Community Planning Partnership's Strategic Health Partnership to allocate Choose Life funding in 2008/09, and the actions taken to implement these proposals, be noted.

**62. VALEDICTORY**

Councillor P Barrett referred to Dave Roberts' retiral from the position of Executive Director (Housing and Community Care) and the Council at the end of February 2009, and paid tribute to his hard work and dedication over a number of years. The Committee endorsed this tribute, and wished him well in his retirement.

**IT WAS AGREED 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**

**63. PLANNED MAINTENANCE PROGRAMME 2009-2010 – 1263 HOUSES IN CONTRACTS HP/09/01, HP/09/02, HP/09/03 AND HP/09/04 – PROBABLE COST REPORT**

There was submitted a report by the Executive Director (Housing and Community Care) (09/64) outlining the Probable Cost of carrying out the Annual Planned Maintenance Programme to 1147 Council Houses and 116 Private House Units with mutual liabilities.

**Resolved:**

- (i) The Probable Cost of the Annual Planned Maintenance Programme be approved.
- (ii) The invitation of tenders for the two largest contracts be agreed.
- (iii) The Housing Repairs Service be given authority to undertake the two smallest contracts.

**\*64. 0.245 HECTARE OF GROUND AT MAXTON ROAD, CRIEFF - PROPOSED DISPOSAL**

There was submitted a report by the Head of Property (09/65) seeking approval to have the ground at Maxton Road, Crieff declared surplus to requirements.

**Resolved:**

- (i) The ground extending to 0.245 hectares or thereby at Maxton Road, Crieff, be declared surplus to requirements.
- (ii) It be noted that, subject to the above, the Property Sub-Committee had agreed the terms of disposal of the property.

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