

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 6 June 2007 at 10.00am.

Present: Councillors P Barrett, B Band, M Barnacle, I Campbell, J Flynn, A Gaunt, W Lumsden, E Maclachlan, M Roberts, W Robertson, C Shiers, H Stewart and A Wylie, and Mrs Miller and Mrs Fyffe substituting for Mrs Muir.

In Attendance: Councillors D Melloy, A Stewart and B Vaughan; D Roberts (Executive Director (Housing and Community Care)), D Burke (Depute Director Housing and Community Care), J Dean, I Gerono, M Morrison, P Green, C Crawford (all Housing and Community Care); J Quinn (Lowland Market Research), A Wilson and V Goldthorp (both Chief Executive's).

Apology for Absence: Mrs Muir.

Councillor Barrett, Convener, Presiding.

Prior to commencement of business the Convener paid tribute to the previous Convener, Gordon Hunter, and former Opposition spokesperson, Colin Crabbie, who he said were both conviction politicians who were dedicated to improving local housing services.

The Committee agreed, in terms of Standing Order 19 to vary the order of business from that shown on the agenda.

299. DECLARATIONS OF INTEREST

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

300. MINUTE OF PREVIOUS MEETING

The Minute of Meeting of the Housing and Health Committee of 28 February 2007 (Arts. 115-130) was submitted, approved as a correct record, and authorised for signature.

301. MINUTE OF EXECUTIVE SUB-COMMITTEE

The Minute of Meeting of the Executive Sub-Committee of Housing and Health Committee of 21 March 2007 was submitted and noted. (*Appendix I*)

302. APPOINTMENT OF MEMBERS TO EXECUTIVE SUB-COMMITTEE

The Convener reported on the need to appoint five members of the Committee to the Executive Sub-Committee.

Resolved:

Councillors P Barrett, A Wylie, B Band, J Flynn and M Roberts be appointed to the Executive Sub-Committee.

303. PEOPLE WITH A LEARNING DISABILITY AND/OR AUTISTIC SPECTRUM DISORDER SERVICES BEST VALUE REVIEW

Pam Green, Local Area Co-ordinator, Highland Perthshire, made a presentation to the Committee outlining aspects of the Best Value Review of services for people with a learning disability and/or autistic spectrum disorder which followed the 'Same as You' report from the Scottish Executive (2000). There was tabled for members' information a copy of the presentation.

Thereafter there was submitted a report by the Executive Director (Housing and Community Care) (07/382), summarising the Best Value Review and the transformation required to deliver a personalised model of service for service users and carers within Perth and Kinross, in line with national trends.

Resolved:

- (i) The Service Redesign proposals as outlined in paragraph 4 of report 07/382 be approved.
- (ii) The Executive Director (Housing and Community Care) be remitted to produce a detailed implementation plan for consideration at a future meeting of the Committee.

304. TENANT SATISFACTION SURVEY 2006 (Art. 366/06)

Jeremy Quinn, Lowland Market Research, made a presentation to the Committee on the outcome of the Tenant Satisfaction Survey 2006.

Thereafter there was submitted a report by Executive Director (Housing and Community Care) (07/374), (1) outlining findings and conclusions of the Tenant Satisfaction Survey 2006; and (2) identifying areas for further investigation and service improvement.

Resolved:

- (i) The findings and conclusions as detailed in report 07/374 be noted.
- (ii) The Executive Director (Housing and Community Care) be remitted to disseminate findings of the report and follow up Focus Groups to the relevant managers and arrange for improvement actions to be included in the BMIP and Team Plans.

305. ANNUAL PERFORMANCE REPORT 2006-2007: HOUSING AND BUILDING SERVICES

There was submitted a report by the Executive Director (Housing and Community Care) (07/377), providing details of performance against Housing and Building Services Business Management and Improvement Plan targets for the year ending 31 March 2007.

Resolved:

- (i) The annual performance report for Housing and Building Services division of Housing and Community Care as detailed in the appendix to report 07/377 be approved.
- (ii) The publication of the Annual Performance report on the Council's website, along with the availability of a summary report to all stakeholders, be noted.
- (iii) The submission of this report to the Standards and Scrutiny Committee on 5 September 2007, be noted.

306. HOUSING AND COMMUNITY CARE ANNUAL PERFORMANCE REPORT (Art. 505/06)

There was submitted a report by Executive Director (Housing and Community Care) (07/379) reviewing the performance of Community Care and Criminal Justice Services for the period 1 April 2006 to 31 March 2007.

Resolved:

- (i) The contents of report 07/379 be noted.
- (ii) The submission of this report to the Standards and Scrutiny Committee on 5 September 2007, be noted.

307. HOUSING AND COMMUNITY CARE BUSINESS MANAGEMENT AND IMPROVEMENT PLAN 2007-2010

There was submitted a report by Executive Director (Housing and Community Care) (07/376) seeking approval of the Housing and Community Care Business Management and Improvement Plan (BMIP) for years 2007-2010.

Resolved:

- (i) The Housing and Community Care Business Management and Improvement Plan for years 2007-2010 as appended to report 07/376 be approved, other than elements of the BMIP relating to Community Safety and Criminal Justice (service objective 4).
- (ii) It be noted that this report would be submitted to the Community Safety Committee on 13 June 2007 in order to seek approval for the appropriate elements of the BMIP for years 2007-2010 as appended to report 07/376.

308. COMMUNITIES SCOTLAND INSPECTION REPORT OF HOMELESSNESS SERVICES (Art. 652/06)

There was submitted a report by the Executive Director (Housing and Community Care) (07/384), (1) providing details on the outcome of the inspection undertaken during November and December 2006 of the Landlord and Homelessness functions by Communities Scotland; and (2) detailing an improvement plan developed in response to key areas which required targeted improvement.

Resolved:

- (i) The Communities Scotland Inspection Report be accepted.
- (ii) The production of an Improvement Plan as detailed in Appendix A of report 07/384 be approved.
- (iii) The Executive Director (Housing and Community Care) be remitted to agree a finalised Improvement Plan with Communities Scotland by 31 July 2007.
- (iv) The submission of this report to Standards and Scrutiny Committee on 5 September 2007, be noted.

309. ALLOCATION OF HOUSING TO HOMELESS APPLICANTS

There was submitted a report by the Executive Director (Housing and Community Care) (07/375), (1) reviewing the outcomes for homeless applicants under the Allocations Policy and the management directive; and (2) recommending that a review of the Allocations Policy be undertaken and explaining the interim measures in order to comply with legislation and good practice.

Resolved:

- (i) The Executive Director (Housing and Community Care) be remitted to establish a Review Group consisting of Members, officers and tenants' representatives to review the Allocations Policy, elected members being Councillors P Barrett, A Wylie, B Band, J Flynn and M Roberts.
- (ii) The interim measures which would be undertaken in order to comply with legislation and good practice as detailed in Report 07/375 be noted.

310. MULTI-AGENCY INSPECTION OF SERVICES FOR OLDER PEOPLE IN TAYSIDE

There was submitted a report by the Executive Director (Housing and Community Care) (07/380) advising on the Report of the Multi-Agency Inspection of Services for Older People within Tayside, undertaken by the Social Work Inspection Agency, Quality Improvement Scotland and the Care Commission, and published on 29 May 2007.

Resolved:

- (i) The contents of report 07/380 be noted.
- (ii) The Executive Director (Housing and Community Care) be instructed to submit a further report to this Committee along with an action and improvement plan in respect of the recommendations made in the inspection report.

311. PRIVATE SECTOR HOUSING GRANT (PSHG) BUDGET 2007/08 AND PRIVATE SECTOR HOUSING REPAIRS AND IMPROVEMENTS

There was submitted a report by the Executive Director (Housing and Community Care) (07/373), (1) summarising the Council's expenditure and outcomes for Private Sector Housing Grants in 2006/07; (2) setting out the budget available and targets for 2007/08; (3) updating on progress with establishing and piloting a voluntary private landlord's accreditation scheme within Perth and Kinross; and (4) summarising the latest information on implementation of the Housing (Scotland) Act 2006.

Resolved:

- (i) The expenditure and outcomes for Private Sector Housing Grants (PSHG) in 2006/07 as detailed in Section 3 to report 07/373 be noted.
- (ii) The allocation of PSHG awarded to the Council for 2007/08 be noted.
- (iii) The allocation of expenditure and targets for PSHG as set out in Section 4 to report 07/373 be approved.
- (iv) The Executive Director (Housing and Community Care) be instructed to develop and pilot a local voluntary private sector landlords accreditation scheme as detailed in Section 5 of report 07/373 and to submit a report to a future meeting of the Committee.

- (v) The current timescales for implementing parts of the Housing (Scotland) Act 2006 be noted.
- (vi) The Executive Director (Housing and Community Care) be remitted with the Executive Director (Environment), Executive Director (Corporate Services) and Head of Legal Services, to consider the implications for Perth and Kinross Council and to bring forward proposals to a future meeting of the appropriate Council committee(s).
- (vii) It be noted that Communities Scotland had advised that at the present time there was an embargo on carrying forward expenditure from 2006/07 into 2007/08, and no new grants would be approved by that agency which involved expenditure in 2007/08 until Communities Scotland had clarified the future funding arrangements.

312. AMENDMENTS TO THE COMPREHENSIVE CHARGING POLICY FOR NON-RESIDENTIAL CARE PACKAGES IN PERTH AND KINROSS (Art. 76)

There was submitted a report by the Executive Director (Housing and Community Care) (07/378) outlining the recommended additions and amendments to the Non-Residential Care Policy together with revised chargeable rates for 2007/08.

Resolved:

- (i) The inflationary increases to Home Care and Meals on Wheels charges which were approved at the Special Meeting of the Council on 8 February 2007 (Art. 76/07, Report 07/91) as outlined in paragraphs 2.1 and 2.2 to Report 07/378, be noted.
- (ii) The inclusion of Community Alarm charges within the Non-Residential Care Charging Policy and the charge and implementation date as detailed in Report 07/378 be noted.
- (iii) The CoSLA recommendations with regard to alignment of charging for Supporting People with the Non-Residential Charging policy be noted.
- (iv) The change to the capital threshold from £20,000 to £20,750 be approved and noted.
- (v) The backdating of non-residential care charges as detailed in report 07/378 be approved.
- (vi) The adoption of the recommendations outlined within the revised CoSLA guidance be approved.

Councillor A Stewart requested that there be recorded the dissent of the Conservative Group from the implementation of the £3.00 per week charge for community alarms.

313. REVIEW OF STANDARD FEE RATES OF PAYMENT FOR PLACEMENTS IN CARE HOMES FROM 9 APRIL 2007

There was submitted a report by the Executive Director (Housing and Community Care) (07/381), (1) recommending the implementation of the standard fee payments for placements in Independent Care Homes from 9 April 2007 agreed between CoSLA and Scottish Care; and (2) advising that from this date a National Care Home Contract would be in place directly linking Care Home fees to pre-determined quality standards with an initial review date of 30 September 2007.

Resolved:

- (i) The Standard Fees being Option 1 for the setting of care home fees from 9 April 2007 as detailed in Appendix 1 to report 07/381 be approved, which is in line with the national agreement between CoSLA and Scottish Care, Crossreach and BUPA.
- (ii) The Executive Director (Housing and Community Care) be granted delegated authority to agree fee rates in excess of the approved rate in circumstances where:
 - (a) the placement was in an establishment whose fee levels were set by the host local authority; or
 - (b) the placement was in an establishment whose fee levels were set by the host local authority in terms of the CoSLA agreement; or
 - (c) The levels of disability of the individual concerned were so severe that a specialist establishment was the only appropriate placement possible.
- (iii) The Residential Care Homes standard fee rate of £478.26 be charged with effect from 9 April, 2007 for the three care homes operated by Perth and Kinross Council (Beechgrove House, Parkdale and Dalweem).