

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 February 2013 at 10.00am.

Present: Councillors D Doogan, K Howie, H Anderson, L Simpson (substituting for Councillor Barrett), I Campbell, D Cuthbert, J Flynn, E Maclachlan, D Melloy, W Robertson, H Stewart, G Walker, M Williamson; and Mr G Low (substituting for Mrs E Muir and Mrs L Clark) (Tenants' and Residents' Federation).

In attendance: D Burke, Executive Director (Housing and Community Care); J Walker, Depute Director (Housing and Community Care); J Beverley, L Cameron, L Cooper, S Coyle, A Crichton, J Cruickshank, J Gilruth, A McCallum, S Rankin, N Robson and A Taylor (all Housing and Community Care); S Rattray, S Watson, C Flynn and P Frazer (all Chief Executive's Service).

Apologies for Absence: Councillor P Barrett, Mrs E Muir and Mrs L Clark.

Councillor D Doogan, Convener, Presiding.

The Convener led discussion for Arts 71, 74, 75 and 77, the Vice-Convener for Arts. 72, 73 and 76.

69. DECLARATIONS OF INTEREST

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

70. MINUTE OF PREVIOUS MEETING

The Minute of Meeting of the Housing and Health Committee of 31 October 2012 (Arts. 510-519/12) was submitted, approved as a correct record, and authorised for signature, subject to the addition of Mrs E Muir and Mrs L Clark to the sederunt.

71. HOUSING REVENUE ACCOUNT (HRA) STRATEGIC FINANCIAL PLAN INCORPORATING THE 5 YEAR CAPITAL INVESTMENT PROGRAMME AND RENT STRATEGY TO 2017/18, RESERVE STRATEGY AND OTHER HOUSING CHARGES FOR 2013/14

There was submitted a joint report by the Executive Director (Housing and Community Care) (13/56) and Head of Finance setting out: (1) the proposed Housing Revenue Account (HRA) Budget for five years from 2013/14 to 2017/18; (2) recommended increases to rents for houses and other HRA property; (3) a recommended appropriate level of reserves; and (4) the proposed budget for the next five years of the Capital Investment Programme from 2013/14 to 2017/18. All of the proposals have been updated in the HRA 30 year Standard Delivery Plan which confirms the affordability of the proposals.

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Resolved:

- (i) The Housing Revenue Account Budget for 2013/14, and provisional budgets for financial years 2014/15 to 2017/18, as set out in Appendix 1 to Report 13/56 be approved.
- (ii) The proposed Housing Revenue Account Capital Investment Programme for 2013/14 to 2017/18 as set out in Appendix 2 to Report 13/56 be approved.
- (iii) A Rent Strategy for 2013/14 and a provisional Rent Strategy for the following 4 years to 2017/18 as stated in Section 6.2 of Report 13/56 be approved.
- (iv) A rent increase of 4.2% for the year commencing 1 April 2013 be approved as follows:
 - All Council houses. This would mean an average weekly rent increase of £2.41 per week, giving an average weekly rent of £59.77 per week based on 52 weeks.
 - All lock-ups and garage sites.
 - Chalets and stances for travelling people at Double Dykes and Bobbin Mill.
 - Temporary accommodation units at Greyfriars Hostel, Tayview House and dispersed tenancies owned by the HRA.
- (v) A revised rent for RIO House and Satellite Properties from 1 April 2013 as stated in Section 9.4 of Report 13/56 be approved.
- (vi) The Housing Revenue Account Reserves Strategy proposed in Section 7 of Report 13/56 be approved.
- (vii) The proposal to set Housing service charges from 1 April 2013 as stated in Section 10 to Report 13/56 be approved.
- (viii) Notes the progress made to date in delivering the "Retention Plus" strategy for improving and managing the housing stock as set out in Section 3 to Report 13/56.

72. HOUSING AND COMMUNITY CARE EMPLOYABILITY NETWORK PLAN 2011 – 2014

There was submitted a report by the Executive Director (Housing and Community Care) (13/57) providing: (1) an update on the progress achieved during the Employability Network's first year of operation; (2) examples of some of the work undertaken and the challenges being addressed by partner organisations within the Network; and (3) information on priority areas of work identified for the second year of Network business activity.

Resolved:

- (i) Progress achieved during the Employability Network's first year of operation as outlined in Section 3 of Report 13/57, be noted.
- (ii) Priority actions for the Network's second year as outlined in Section 4 of Report 13/57, be approved.

A CRICHTON LEFT THE MEETING AT THIS POINT

73. TENDERS ACCEPTED AND WORKS AWARDED UNDER DELEGATED POWERS

There was submitted a report by the Executive Director (Housing and Community Care) (13/58) detailing the tenders accepted and works awarded by the

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Executive Director (Housing and Community Care), under delegated powers, for the period July to 31 December 2012.

Resolved:

The contents of Report 13/58 and the contracts awarded as detailed in Appendix 1, be noted.

74. MUIRTON REGENERATION

There was submitted a report by the Executive Director (Housing and Community Care) (13/59) seeking: (1) approval for a Partnering Agreement for the continued delivery of the Muirton regeneration project; and (2) approval in principle for the disposal of the remaining Perth and Kinross Council land at Muirton to Caledonia Housing Association.

Resolved:

- (i) A Partnering Agreement between Caledonia Housing Association, Fairfield Housing Co-operative and Perth and Kinross Council as outlined in Appendix 1 to Report 13/59, be approved.
- (ii) Approve the establishment of a Project Board as set out in Appendix 1 to Report 13/59.
- (iii) Approve in principle the disposal of the remaining Council land at Muirton to Caledonia Housing Association through an agreement which puts in place a deferred receipt for the site.
- (iv) The Executive Director (Housing and Community Care) to bring forward recommendations from the Project Board, on future proposals, to a future Housing and Health Committee, be noted.
- (v) It be noted that a report will be submitted to the Property Sub-Committee providing more detail on the proposed disposal and the Muirton regeneration project; and that the disposal of the land will be subject to terms and conditions to the satisfaction of the Head of Planning and Regeneration and the Head of Legal Services.
- (vi) It be noted that, as the land is held on the Housing Revenue Account, the disposals will be subject to securing Scottish Ministers' consent as required in terms of the Housing (Scotland) Act 1987.

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.

75. COUNCIL HOUSING NEW BUILD PROGRAMME

There was submitted a report by the Executive Director (Housing and Community Care) (13/60) seeking approval for the latest phase of Perth and Kinross Council's local authority new build programme.

Resolved:

Costs associated with projects in the latest phase of Perth and Kinross Council's local authority new build programme as set out in Section 3 of Report 13/60 be approved.

76. GREENER HOMES INNOVATION SCHEME

There was submitted a report by the Executive Director (Housing and Community Care) (13/61) seeking approval of Perth and Kinross Council's bid for the Scottish Government's 'Greener Homes' innovation scheme funding.

Resolved:

Perth and Kinross Council's bid for the Scottish Government's 'Greener Homes' funding outlined in Appendix 1 to Report 13/61 be approved.

77. OLD MILL ROAD, RATTRAY

There was submitted a report by the Executive Director (Housing and Community Care) (13/62) setting out proposals for the future use of properties at Old Mill Road, Rattray.

Resolved:

Proposals detailed in Section 3 of Report 13/62 be agreed.

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