

## 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 29 January 2014 at 10.00pm.

Present: Councillors D Doogan, K Howie, H Anderson, P Barrett, I Campbell, D Cuthbert, J Flynn, E Maclachlan, D Melloy, W Robertson, M Roberts (substituting for H Stewart), G Walker, and M Williamson.

In attendance: J Walker, Executive Director (Housing and Community Care); L Cameron, S Coyle, C Crawford, A Crichton, M Dow, D Fraser, J Gilruth, C Mailer and K Sharp (all Housing and Community Care); S Rattray, C Flynn and P Frazer (all Chief Executive's Service).

Also in attendance: A Walker, Perth and Kinross Credit Union; and L Dewar, Tenant Representative.

Apology for Absence: Councillor H Stewart.

Councillor D Doogan, Convener, Presiding.

The Convener led discussion for Articles 33, 34, 36, 37 and 38; the Vice-Convener for Articles 32, 35 and 39.

### **29. DECLARATION OF INTEREST**

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

### **30. MINUTE**

The minute of meeting of the Housing and Health Committee of 6 November 2013 (Arts. 624-635) was submitted, approved as a correct record, and authorised for signature.

### **31. PERTH AND KINROSS COMMUNITY PLANNING PARTNERSHIP – HEALTH AND SOCIAL CARE INTEGRATION PATHFINDER BOARD**

Prior to the start of the Housing and Health Committee, Members of the Committee heard a presentation on 'Demand Pressures Arising from Older People Demographics – a Whole System Response' (Arts 627 (ii) refers).

There was a verbal report by the Executive Director, Housing and Community Care providing an update on initiatives to address under-occupancy. (Art. 630(iii) refers).

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**Resolved:**

- (i) A copy of the presentation, 'Demand Pressures Arising from Older People Demographics – a Whole System Response' be distributed to Members of the Housing and Health Committee.
- (ii) The Executive Director, Housing and Community Care be instructed to provide further written information on under-occupancy to Members of the Housing and Health Committee.

**32. PROMOTING CHOICE AND CONTROL: IMPLEMENTATION OF THE SOCIAL CARE (SELF DIRECTED SUPPORT) (SCOTLAND) BILL**

There was submitted a report by the Executive Director (Housing and Community Care) (14/14) updating the Committee on work undertaken to date to implement Personalisation and comply with the implementation of the Self Directed Support (Scotland) Act 2013 in April 2014 .

The Committee also heard a presentation on the Promoting Choice and Control: Implementation of the Social Care (Self Directed Support) (Scotland) Bill by Diane Fraser, Service Manager, Self-Directed Support, Housing and Community Care.

**Resolved:**

- (i) It be agreed to support the continuing implementation of the plan to support the Self Directed Support (Scotland) Act 2013.
- (ii) The Executive Director, Housing and Community Care, be instructed to submit a further report on progress to Housing and Health Committee in six months' time.
- (iii) The Executive Director, Housing and Community Care, be instructed to submit an update on self-employment in relation to personal assistants when further information became available.

**33. EMPLOYABILITY NETWORK DEVELOPMENT PLAN 2011 - 2014**

There was submitted a report by the Executive Director (Housing and Community Care) (14/15) providing an update: (1) on the progress achieved during the Employability Network's second year of operation; (2) some of the key developments within the past twelve months; and (3) examples of work undertaken by partner organisations.

The Committee also watched a DVD on the Employability Network produced in conjunction with Perth College UHI.

**Resolved:**

- (i) Committee welcomed the progress made by the Employability Network over the past year and noted the key priority actions within the updated Network Development Plan.
- (ii) The Executive Director, Housing and Community Care, be instructed to submit a further report on the work of the Employability Network to Housing and Health Committee in early 2015.

**34. ESTABLISHING A PERTH AND KINROSS CREDIT UNION**

There was submitted a report by the Executive Director (Housing and Community Care) (14/16) (1) providing an update on progress in establishing a Credit Union in Perth and Kinross; and (2) advising that an application for registration with the Prudential Regulation Authority and the Financial Conduct Authority is at an advanced stage and an affirmative decision is anticipated early in 2014.

**Resolved:**

- (i) Progress towards establishing a Credit Union in Perth and Kinross as outlined in Report 14/16 be noted.
- (ii) Instruct the Executive Director, Housing and Community Care, to submit a further report on the operation of the Perth and Kinross Credit Union to the Housing and Health Committee in six months' time.

**35. FIRST JOINT INSPECTION OF OLDER PEOPLE'S SERVICES**

There was submitted a report by the Executive Director (Housing and Community Care) (14/17) describing the key findings of an inspection of the quality of Health and Social Care services for Older People in Perth and Kinross, carried out by the Care Inspectorate supported by Health Improvement Scotland.

**Resolved:**

- (i) It be agreed that a Joint Improvement Plan be taken forward by both agencies in conjunction with relevant partners as outlined in Appendix 1 to Report 14/17.
- (ii) The Executive Director, Housing and Community Care, be instructed to submit a further report on progress towards the Joint Improvement Plan to Housing and Health Committee in twelve months' time.
- (iii) It be noted that Report 14/17 would be submitted to Scrutiny Committee on 12 February 2014 for its consideration.

**36. HOUSING REVENUE ACCOUNT (HRA) STRATEGIC FINANCIAL PLAN INCORPORATING THE 5 YEAR CAPITAL INVESTMENT PROGRAMME AND RENT STRATEGY TO 2018/19, RESERVES STRATEGY AND OTHER HOUSING CHARGES FOR 2014/15**

There was submitted a joint report by the Executive Director (Housing and Community Care) (14/18) and Head of Finance setting out: (1) the proposed Housing Revenue Account (HRA) Budget for five years from 2014/15 to 2018/19; (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 2014/15 to 2018/19. 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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**Motion (Councillor Doogan and Howie)**

The Committee agree:

- (i) **The Housing Revenue Account Budget for 2014/15, and provisional budgets for financial years 2015/16 to 2018/19, as set out in Appendix 1 to Report 14/18 be approved.**
- (ii) **The proposed Housing Revenue Account Capital Investment Programme for 2014/15 to 2018/19 as set out in Appendix 2 to Report 14/18 be approved.**
- (iii) **A Rent Strategy for 2014/15 and a provisional Rent Strategy for the following 4 years to 2018/19 as stated in Section 5 of Report 14/18 be approved.**
- (iv) **A rent increase of 4.7% for the year commencing 7 April 2014 be approved as follows:**
  - **All Council houses. This would mean an average weekly rent increase of £2.81 per week, giving an average weekly rent of £62.58 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, RIO House, Tayview House and dispersed tenancies owned by the HRA.**
- (v) **The Housing Revenue Account Reserves Strategy, proposed in Section 6 of Report 14/18, to maintain the current level of reserves at £800,000 be approved.**
- (vi) **The proposal to set Housing service charges from 7 April 2014 as stated in Section 9 of Report 14/18 be approved.**
- (vii) **Notes the progress made to date in delivering the SHQS for improving and managing the housing stock as set out in Section 3 of Report 14/18.**
- (viii) **Notes the proposals to enhance the customer and tenant engagement in the rent setting process to meet the requirements of the Scottish Housing Charter as detailed in Section 10 of Report 14/18.**

Amendment (Councillors Robertson and Flynn)

The Committee agree:

A rent increase of 4.2% for the year commencing 7 April 2014 be approved as follows: (i) all Council houses; (ii) all lock-ups and garage sites; (iii) chalets and stances for travelling people at Double Dykes and Bobbin Mill; and (iv) temporary accommodation units at Greyfriars Hostel, RIO House, Tayview House and dispersed tenancies owned by the HRA.

In terms of Standing Order 44, a roll call vote was taken.

Three members voted for the Amendment as follows:  
Councillors Robertson, Flynn and Cuthbert.

Ten members voted for the Motion as follows:  
Councillors Doogan, Howie, Anderson, Barrett, Campbell, Maclachlan, Melloy, Roberts, Walker and Williamson.

**Resolved:**

In accordance with the Motion.

**37. HOUSING SCOTLAND BILL – PERTH AND KINROSS COUNCIL'S RESPONSE**

There was submitted a report by the Executive Director (Housing and Community Care) (14/19) providing an overview on the implications of the Housing (Scotland) Bill and the proposed response to be submitted by Perth and Kinross Council.

**Resolved:**

- (i) The Council's response to the Housing (Scotland) Bill, for submission to the Scottish Parliament's Finance Committee as outlined in Appendix 2 to Report 14/19 be approved.
- (ii) The Executive Director (Housing and Community Care) be instructed to submit further report(s), at such time as the final terms of the enacted Bill are published, updating the Housing and Health Committee on the new duties which are proposed to be introduced over a three year period.

**38. POLICY FOR TACKLING TENANCY FRAUD**

There was submitted a report by the Executive Director (Housing and Community Care) (14/20) presenting a new policy for tackling tenancy fraud in Council housing.

**Resolved:**

The new Tackling Tenancy Fraud Policy, as outlined in Appendix 1 to Report 14/20 be approved.

**39. LOCAL LETTING PLAN (LLPS) FOR BOBBIN MILLS AND DOUBLE DYKES GYPSY TRAVELLER SITES**

There was submitted a report by the Executive Director (Housing and Community Care) (14/21) (1) outlining arrangements for the allocation of all future vacancies within the Bobbin Mills and Double Dykes areas; and (2) seeking approval for the proposed Local Lettings Plans (LLPs) as outlined in Appendix 1 and 2.

**Resolved:**

The introduction of Local Lettings Plans for Bobbin Mill and Double Dykes Gypsy Travellers Sites as outlined in Appendix 1 and Appendix 2 to Report 14/21 be approved.

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