

## **HOUSING AND HEALTH COMMITTEE**

Minute of meeting of the Housing and Health Committee held in the Gannochy Suite, Dewars Centre, Glover Street, Perth on Wednesday 28 January 2015 at 10.00am.

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

In attendance: J Gilruth, Depute Director (Housing and Community Care); L Cameron, S Burt, J Beverley, J Cruickshank, C Johnstone, S Coyle, C Mailer, M Dow, K Wilson and A Taylor (all Housing and Community Care); C Flynn, S Hendry, C Robertson and S Richards (all Chief Executives Service)

Also in attendance: C Stewart and L Dewar, Tenant Representatives.

Apologies for Absence: Councillors D Cuthbert and H Stewart

Councillor D Doogan, Convener, Presiding

The Convener led the discussions for Arts. 54-57 and 61-66 and the Vice Convener for Arts. 58-60.

### **54. WELCOME AND APOLOGIES**

The Convener welcomed all those present to the meeting. Apologies and substitutes were noted as above.

### **55. DECLARATIONS OF INTEREST**

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

### **56. MINUTES**

The minute of the meeting of the Housing and Health Committee of 29 October 2014 (Arts 699-710) was submitted, approved as a correct record and authorised for signature.

### **57. PERTH AND KINROSS COMMUNITY PLANNING PARTNERSHIP**

#### **(i) Minute of meeting of the Health and Social Care Integration Pathfinder Board of 12 September 2014**

The minute of the meeting of 12 September 2014 was submitted and noted.

**(ii) Update on the Health and Social Care Integration Pathfinder Board**

There was submitted and noted a briefing note by the Executive Director (Housing and Community Care) (15/44) providing an update and overview of the content and progress associated with the action plan presented to the meeting of the Health and Social Care Integration Pathfinder Board on 7 November 2014 and incorporating further progress made in recent weeks.

**58. ADULT SUPPORT AND PROTECTION BIENNIAL REPORT 2012-2014**

There was submitted a report by the Executive Director (Housing and Community Care) (15/45) report informing members of the adult support and protection activity in Perth and Kinross from 2012-2014 as outlined in the Perth and Kinross Adult Protection Committee Biennial Report (Appendix 1 to Report 15/45).

**Resolved**

- (i) The contents of Report 15/45, be noted and endorsed.
- (ii) The Executive Director (Housing and Community Care) be instructed to bring forward a further report in 12 months time on the work of the Adult Support and Protection Committee.

**59. OLDER PEOPLE'S JOINT INSPECTION ACTION PLAN PROGRESS**

There was submitted a report by the Executive Director (Housing and Community Care) (15/46) advising Committee on progress towards "Improvement Plan Actions" in the wake of Integrated Inspection of Health and Social Care Services for Older People conducted during January/February 2013.

**Resolved**

- (i) The actions taken to date in furtherance of the Action Plan as detailed in Report 15/46, be noted.
- (ii) The Executive Director (Housing and Community Care) be instructed to bring forward a further report on progress in six months time.

**60. INTEGRATED CARE FUND BID SUBMISSION**

There was submitted a report by the Executive Director (Housing and Community Care) (15/47) summarising the bid to the Scottish Government for a share of the national £100m in 2015/16 to support the delivery of improved outcomes from health and social care integration.

**Resolved**

The submission, as detailed in Report 15/47, be noted.

**61. HOUSING SERVICES REVIEW AND REDESIGN**

There was submitted a report by the Executive Director (Housing and Community Care) (15/48) updating the Committee on the new model for housing services and the plans for its implementation.

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**Resolved**

- (i) The new model for housing services, as detailed in Report 15/48, be noted.
- (ii) The Executive Director (Housing and Community Care) be requested to provide an update in twelve months time on the implementation of the new service delivery model and structure.

**62. COMMON REPAIRS POLICY**

There was submitted a report by the Executive Director (Housing and Community Care) (15/49) seeking approval for the Common Repairs Policy for mixed tenure flatted properties and summarising its main points.

**Resolved**

The Common Repairs Policy, as outlined in Appendix 1 to Report 15/49, be approved.

**63. HOUSING REVENUE ACCOUNT (HRA) STRATEGIC FINANCIAL PLAN INCORPORATING THE 5 YEAR CAPITAL INVESTMENT PROGRAMME AND RENT STRATEGY TO 2019/20, RESERVES STRATEGY AND OTHER HOUSING CHARGES FOR 2015/16.**

There was submitted a joint report by the Executive Director (Housing and Community Care) and the Head of Finance (15/50) setting out the proposed Housing Revenue Account (HRA) Budget for five years from 2015/16 to 2019/20, and also presenting the proposed budget for the next five years of the Capital Investment Programme from 2015/16 to 2019/20.

**Resolved**

- (i) The Housing Revenue Account Budget for 2015/16 and provisional budgets for financial years 2016/17 to 2019/20, as set out in Appendix 1 to Report 15/50, be approved.
- (ii) The proposed Housing Revenue Account Capital Investment Programme for 2015/16 to 2019/20, as set out in Appendix 3 to Report 15/50, be approved.
- (iii) The Rent Strategy for 2015/16 and a provisional rent Strategy for the following 4 years to 2019/20, as set out in Section 6 of Report 15/50, be approved.
- (iv) The rent increase of 3.2% for the year commencing 6 April 2015 for all Council houses be approved, meaning an average weekly rent increase of £2.00 per, giving an average weekly rent increase of £64.58 per week based on 52 weeks.
- (v) The rent increase of 3.2% for the year commencing 6 April 2015 be approved for the following:
  - All lock-ups
  - Chalet 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.
- (vi) The revised rent of £2.00 per week for Garage Sites be approved.
- (vii) The Housing Revenue Account Reserves Strategy to maintain current level of reserves at £800,000, as proposed in section 7 of Report 15/50.

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- (viii) The proposal to set housing service charges from 6 April 2015, as stated in section 10 of Report 15/50, be approved.
- (ix) The progress made to date in delivering the Scottish Housing Quality Standard for improving and managing the housing stock, as set out in section 4 of Report 15/50 and the Related Business Cases, be noted.

**64. CAPITAL PROGRAMME 2014/15 TO 2020/21 UPDATED BUSINESS CASES**

There was submitted a report by the Executive Director (Housing and Community Care) (15/51) providing information on the seven year Capital Budget for 2014/15 to 2020/21 with regards to the annual update of business cases.

**Resolved**

The updated business cases for the projects and programmes contained in the current capital programme 2014/15 to 2020/21, as detailed in Report 15/51, be endorsed.

**65. HOUSING ESTATES BASED INITIATIVE**

There was submitted a report by the Executive Director (Housing and Community Care) (15/52), (1) informing the Committee of a new estates-based initiatives and (2) seeking approval for the process of agreeing initiatives and allocating funds.

**Resolved**

The proposals outlined in section 2 of Report 15/52 be approved.

**66. DEVELOPMENT OF AN EMPLOYMENT TRAINING ENTERPRISE, THE STEPPING STONES PROJECT.**

There was submitted a report by the Executive Director (Housing and Community Care) (15/53) informing committee of the development of the Stepping Stones Project and asking committee to endorse the use of the initiative, once established, to support work programmes of the Garage Site and Lock-Up Review and Estate Based Initiatives Scheme.

**Resolved**

- (i) The progress in developing this social enterprise to date be noted.
- (ii) The initiatives scheme, as outlines in Report 15/53, be endorsed.

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