

## **HOUSING AND COMMUNITIES COMMITTEE**

At a Meeting of the Housing and Communities Committee held in the Council Chamber, Clydebank Town Hall, Dumbarton Road, Clydebank on Wednesday, 6 November 2019 at 10.00 a.m.

**Present:** Councillors Gail Casey, Karen Conaghan, Ian Dickson, Caroline McAllister, David McBride, Jonathan McColl, Iain McLaren, Marie McNair, John Mooney and Sally Page.

**Attending:** Richard Cairns, Strategic Director, Regeneration, Environment and Growth; Peter Barry, Strategic Lead, Housing and Employability; John Kerr, Housing Development and Homelessness Manager; Edward Thomas, Housing Operations Manager; Martin Feeney, Building Services Manager; Alan Young, Housing Asset and Investment Manager; Michelle Lynn, Assets Co-ordinator; Sally Michael, Principal Solicitor and Gabriella Gonda, Committee Officer.

**Apologies:** Apologies for absence were intimated on behalf of Councillors Diane Docherty and John Millar and Jim McAloon, Strategic Lead – Regeneration.

**Councillor Caroline McAllister in the Chair**

### **STATEMENT BY CHAIR – AUDIO STREAMING**

The Chair advised that the meeting was being audio streamed and broadcast live to the internet and would be available for playback.

### **DECLARATIONS OF INTEREST**

It was noted that there were no declarations of interest in any item of business on the agenda.

### **MINUTES OF PREVIOUS MEETING**

The Minutes of Meeting of the Housing and Communities Committee held on 14 August 2019 were submitted and approved as a correct record.

## **OPEN FORUM**

The Committee noted that no open forum questions had been submitted by members of the public.

### **MORE HOMES WEST DUNBARTONSHIRE – WEST DUNBARTONSHIRE COUNCIL HOUSE NEW SUPPLY PROGRAMME**

A report was submitted by the Strategic Lead, Housing and Employability providing an update on progress with West Dunbartonshire Council House New Supply Programme.

After discussion and having heard the Strategic Lead, Housing and Employability in further explanation of the report and in answer to Members' questions, the Committee agreed:-

- (1) to note the content of the report; and
- (2) to approve the amended Buy Back Scheme Policy attached as Appendix 1 to the report.

### **SCOTTISH SOCIAL HOUSING CHARTER/REGULATION OF SOCIAL HOUSING IN SCOTLAND PROGRESS REPORT**

A report was submitted by the Strategic Lead, Housing and Employability providing Members with benchmarking information relating to how the Council has performed against the Scottish Social Housing Charter indicators and providing an update into how the Council is meeting the requirements of the Scottish Housing Regulator's Regulatory Framework.

After discussion and having heard the Strategic Lead, Housing and Employability in further explanation of the report and in answer to Members' questions, the Committee agreed:-

- (1) to note the contents of this report and appendices to the report and to recognise the continued improvements across Housing and Homelessness Services in West Dunbartonshire;
- (2) to approve the Annual Assurance Statement and for this to be submitted to the Scottish Housing Regulator as per the new regulatory requirement;
- (3) to note the Council's approach in involving tenants and service users has again been cited for excellence through winning the TPAS (Scotland) National Good Practice Awards for the third successive year; and
- (4) to note that a full annual progress report on the Scottish Social Housing Charter would be submitted to the August 2020 meeting of the Housing and Communities Committee.

## **MORE HOMES WEST DUNBARTONSHIRE STRATEGIC HOUSING INVESTMENT PLAN 2020/21 – 2024/25**

A report was submitted by the Strategic Lead, Housing and Employability seeking retrospective approval for the More Homes West Dunbartonshire Strategic Housing Investment Plan (SHIP) for 2020/21 – 2024/25 which required to be submitted to the Scottish Government.

After discussion and having heard the Strategic Lead, Housing and Employability in further explanation of the report and in answer to Members' questions, the Committee agreed:-

- (1) to approve the draft SHIP 2020/21 - 2024/25 as appended to the report, designed to continue the delivery of the ambitious programme of over 1,000 new affordable homes as introduced in the West Dunbartonshire Local Housing Strategy (LHS); and
- (2) that the Strategic Lead, Housing and Employability, in consultation with the Convener of Housing and Communities Committee would ensure the implementation of the Strategic Housing Investment Plan in partnership with all relevant stakeholders inclusive of Scottish Government, Registered Social Landlords and our communities.

## **HOUSING & EMPLOYABILITY DELIVERY PLAN 2019/20: MID-YEAR PROGRESS REPORT**

A report was submitted by the Strategic Lead, Housing and Employability setting out progress to date in delivery of the actions detailed within the Housing & Employability Delivery Plan 2019/20.

Having heard the Strategic Lead, Housing and Employability in further explanation of the report, the Committee agreed to note the contents of the report and the progress achieved at mid-year.

## **EMPLOYEE WELLBEING: BI-ANNUAL RESULTS QUARTER 1 AND QUARTER 2 (APRIL – SEPTEMBER 2019)**

A report was submitted by the Strategic Lead, People and Technology providing detailed analysis on the attendance performance for quarters 1 and 2 (April 2019 – September 2019).

Having heard the Strategic Director, Regeneration, Environment and Growth in further explanation of the report, the Committee agreed:-

- (1) to note the increase in Council wide sickness absence of 3471.84 FTE days lost (approx. 13.6%) compared to the same period last year as outlined in Appendix 1 and Appendix 2 to the report;

- (2) to note the increase in sickness absence of 116.67 FTE days lost (approx. 10.2%) compared to the same period last year for Housing and Employability as outlined in Appendix 3 and Appendix 4 to the report; and
- (3) to note that a number of services were restructured in quarter 1 2019 and so any historical comparisons in relation to services impacted by the change should be considered only as an indication and not as an absolute figure. Further information regarding the services impacted was available in section 4.4.3 of the report.

### **FORMER TENANT RENT ARREARS WRITE OFF – 2019/20 QUARTER 2**

A report was submitted by the Strategic Director, Regeneration, Environment and Growth seeking approval for the write-off of rent arrears for quarter 2 of 2019/20 for former tenants, arising from various years and reasons as detailed in Table 1 to the report.

After discussion, the Committee agreed to approve the write off of former tenant arrears accounts totalling £88,050.10.

### **HOUSING REVENUE ACCOUNT BUDGETARY CONTROL REPORT TO 30 SEPTEMBER 2019 (PERIOD 6)**

A report was submitted by the Strategic Lead, Housing and Employability providing an update on the financial performance to 30 September 2019 (Period 6) of the HRA revenue and capital budgets.

After discussion, the Committee agreed:-

- (1) to note the contents of this report which shows the revenue budget forecast to underspend against budget by £0.019m (0.06%) at the year-end; and
- (2) to note the net projected annual position in relation to relevant capital projects which is highlighting a variance of £3.112m (5.0%) due to projected slippage of £3.162m and an overspend of £0.050m.

### **FINANCIAL REPORT 2019/20 AS AT PERIOD 6 (30 SEPTEMBER 2019)**

A report was submitted by the Strategic Lead, Regeneration and the Strategic Lead, Housing and Employability providing an update on the financial performance to 30 September 2019 (Period 6) of those services under the auspices of the Housing and Communities Committee.

The Committee agreed:-

- (1) to note the contents of the report which showed the revenue budget forecast to underspend against budget by £0.068m (1.9%) at the year-end;

- (2) to note the net projected annual position in relation to relevant capital projects which was showing no projected variance; and
- (3) to note the progress on efficiencies incorporated into budgets for 2019/20.

The meeting closed at 11.43 a.m.