

ITEM 4

HOUSING AND COMMUNITIES COMMITTEE

At a Meeting of the Housing and Communities Committee held in the Civic Space, Council Offices, 16 Church Street, Dumbarton on Wednesday, 6 February 2019 at 10.00 a.m.

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

Attending: Richard Cairns, Strategic Director – Regeneration, Environment and Growth; Jim McAloon, Strategic Lead – Regeneration; John Kerr, Housing Development and Homelessness Manager; Edward Thomas, Housing Operations Manager; Michelle Lynn, Assets Co-ordinator; Sally Michael, Principal Solicitor and Nuala Quinn-Ross, Committee Officer.

Apologies: Apologies for absence were intimated on behalf of Councillors Marie McNair and John Millar and Peter Barry, Strategic Lead, Housing and Employability.

Councillor Diane Docherty in the Chair

CHAIR'S REMARK

The Chair, Councillor Docherty, advised that there had been an error on the agenda. Councillor McColl had replaced Councillor Brown as a Member of this Committee and should have been named on the agenda.

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 7 November 2018 were submitted and approved as a correct record.

Following discussion, the Committee agreed that a briefing note providing an update on the progress of activity in relation to Longcraggs, Bellsmyre be circulated to Members of the Committee.

OPEN FORUM

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

WEST DUNBARTONSHIRE RAPID RE-HOUSING TRANSITION PLAN – HOME AT THE HEART

A report was submitted by the Strategic Lead, Housing and Employability seeking approval for the initial Rapid Re-housing Transition Plan (RRTP) for the period 2019/20 – 2023/24 entitled 'Home at the Heart', as detailed within Appendix 1 to the report.

After discussion and having heard the Housing Development and Homelessness Manager in further explanation of the report and in answer to Members' questions, the Committee agreed:-

- (1) to note the contents of the report and recognise the partnership working which has been employed to develop our initial RRTP;
- (2) to approve West Dunbartonshire Council's RRPT 2019/20 – 2023/24, detailed within Appendix 1 to the report;
- (3) to approve the use of the initial allocation of Scottish Government funding to extend the temporary post within the Housing Development Team to ensure the effective implementation of our RRTP as outlined within Section 4.15 of the report;
- (4) to approve the use of any future allocation of funding from the Scottish Government to meet the objectives of the West Dunbartonshire RRTP as outlined within Section 4.10 of the report;
- (5) to note that if the Council's funding assumptions are not awarded in full by the Scottish Government, the plan will be reviewed to reflect this;
- (6) to note that an annual update and progress report will be provided to the Committee; and

- (7) that a Members Seminar be arranged in August 2019 to provide detailed information on the implementation of the RRTP.

REVIEW OF WEST DUNBARTONSHIRE AFFORDABLE HOUSING DESIGN STANDARD

A report was submitted by the Strategic Lead, Housing and Employability:-

- (a) advising on the outcome of the review of the West Dunbartonshire Design Standard for Housing Supported by the Affordable Housing Supply Programme; and
- (b) seeking approval of the revised West Dunbartonshire Design Standard 2019, as detailed within Appendix 1 to the report.

After discussion and having heard the Housing Development and Homelessness Manager in further explanation of the report and in answer to Members' questions, the Committee agreed:-

- (1) to note the contents of the report, outlining the progress in developing the revised Design Standard;
- (2) approved the revised West Dunbartonshire Design Standard 2019, as detailed within the Appendix to the report; and
- (3) to note that the More Homes Project Board will consider any proposed variations to the Design Standard and report back to the Committee.

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's Council House New Supply Programme.

After discussion and having heard the Housing Development and Homelessness Manager in further explanation of the report and in answer to Members' questions, the Committee agreed:-

- (1) to note the contents of the report and the progress made to date in the delivery of the Council's More Homes West Dunbartonshire approach;
- (2) to approve the addition of Queens Quay Site C into the West Dunbartonshire Council House New Supply Programme;
- (3) that the Strategic Lead, Housing and Employability develop a viable housing proposal and provide an update to the next meeting of the Committee;

- (4) to note the increased planned expenditure to deliver the Council's new build housing programme which will result from the increase in target unit costs and an abnormal allowance to be included as outlined within Section 6 of the report, this increased expenditure will be reported to the Council as part of the Housing Revenue Account Estimates and Rent Setting report in February 2019; and
- (5) to note that the report and the delivery of the Council's ambitious plans to deliver new homes to meet housing need will include significant member involvement in its delivery and as such a regular update report will be provided to future meetings of the Committee.

CHAIR'S REMARKS

The Chair, Councillor Docherty, advised that additional documentation had been prepared for the following two items of business. Thereafter the Committee agreed for the additional documentation to be distributed to those present and is attached as Appendices 1 and 2 hereto.

HOUSING REVENUE ACCOUNT BUDGETARY CONTROL REPORT TO 31 DECEMBER 2018 (PERIOD 9)

A draft report was submitted by the Strategic Lead, Housing and Employability providing an update on the financial performance to 31 December 2018 (Period 9) of the HRA revenue and capital budgets.

After discussion and having heard the Strategic Director and the Housing Development and Homelessness Manager in further explanation of the report and in answer to Members' questions, the Committee agreed:-

- (1) to note the contents of the report which shows a projected favourable revenue variance of £0.061m (0.1%); and
- (2) to note the net projected annual position in relation to relevant capital projects which highlights a variance of £8.044m (24.6%) due to projected slippage of £8.637m (25.9%) and an overspend of £0.593m (-1.8%).

FINANCIAL REPORT 2018/19 AS AT PERIOD 9 (31 DECEMBER 2018)

A report was submitted by the Strategic Leads, Housing and Employability and Regeneration providing an update on the financial performance to 31 December 2018 (Period 9) of those services under the auspices of the Housing and Communities Committee.

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

- (1) to note the contents of the report which shows the revenue budget forecast to underspend against budget by £0.253m (10%) at the year-end;
- (2) to note the net projected annual position in relation to relevant capital projects which highlights a projected variance of £0.340m(38%) due to projected slippage of £0.410m (46%) and an overspend of £0.070m (8%);
- (3) to note the progress on savings incorporated into budgets for 2018/19; and
- (4) that a briefing note providing further information on the pending service restructure within the Anti Social Behaviour Team be issued to Members of the Committee.

The meeting closed at 11:26 a.m.

