

HOUSING AND COMMUNITIES COMMITTEE

At a Hybrid Meeting of the Housing and Communities Committee held in the Civic Space, 16 Church Street, Dumbarton on Wednesday, 3 November 2021 at 10.05 a.m.

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

Attending: Peter Barry, Chief Officer – Housing and Employability; Angela Wilson, Chief Officer – Supply, Distribution and Property; John Kerr, Housing Development and Homelessness Manager; Nicola Pettigrew, Housing Operations Manager; Martin Feeney, Building Services Manager; Alan Young, Housing Asset and Investment Manager; Janice Rainey, Finance Business Partner; Michelle Lynn, Asset Co-ordinator; Sally Michael, Principal Solicitor; and Gabriella Gonda, Committee Officer.

Also attending: Chief Inspector Coleen Wylie and Superintendent Claire Dobson, Police Scotland; and Area Commander Joe McKay and Watch Commander Allan Gemmel, Scottish Fire and Rescue Service.

Apology: An apology for absence was intimated on behalf of Provost William Hendrie. An apology was also given for Chief Superintendent John Paterson, Police Scotland.

Councillor Diane Docherty in the Chair

STATEMENT BY CHAIR – AUDIO STREAMING

Councillor Docherty, 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.

RECORDING OF VOTES

The Committee agreed that all votes taken during the meeting would be done by roll call vote to ensure an accurate record.

MINUTES OF PREVIOUS MEETING

The Minutes of Meeting of the Housing and Communities Committee held on 1 September 2021 were submitted and approved as a correct record.

OPEN FORUM

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

MORE HOMES WEST DUNBARTONSHIRE – WEST DUNBARTONSHIRE COUNCIL AFFORDABLE HOUSING SUPPLY DELIVERY PROGRAMME

A report was submitted by the Chief Officer – Housing and Employability providing an update on progress with West Dunbartonshire's More Homes Programme which oversees the delivery of the Council's new home programme.

After discussion and having heard the Chief Officer – Housing and Employability in further explanation and in answer to Members' questions, the Committee agreed:-

- (1) to note the content of the report and the progress made to date in the delivery of the Council's More Homes West Dunbartonshire approach including the practical completion and handover of the full projects at Creveul Court, Aitkenbar, St Andrews and Haldane this year;
- (2) to note the success of the Council's Creveul Court development being shortlisted for the Scottish Housing Awards in the Affordable Housing Development Category as the third national recognition that this exemplar development has received; and
- (3) to note that a refreshed More Home West Dunbartonshire delivery programme will be submitted to the February 2022 meeting of the Housing and Communities Committee.

MORE HOMES WEST DUNBARTONSHIRE STRATEGIC HOUSING INVESTMENT PLAN 2022/23 TO 2026/27 UPDATE REPORT

A report was submitted by the Chief Officer – Housing and Employability seeking approval for the More Homes West Dunbartonshire Strategic Housing Investment Plan (SHIP) for 2022/23 to 2026/27 which requires to be submitted to the Scottish Government.

After discussion and having heard the Chief Officer – Housing and Employability in further explanation and in answer to Members' questions, the Committee agreed:-

- (1) the draft SHIP 2022/23 to 2026/27 as appended to the report, designed to assist in the delivery of an ambitious programme of new affordable homes as contained in the new West Dunbartonshire Local Housing Strategy 2022-27; and
- (2) to invite the Chief Officer – Housing and Employability to fully implement the investment plan in partnership with relevant stakeholders, notably the Scottish Government.

BETTER HOMES WEST DUNBARTONSHIRE – BRUNSWICK, MONTREAL & QUEBEC HOUSES, CLYDEBANK

A report was submitted by the Chief Officer – Housing and Employability providing an update on the consultation exercise with tenants of Brunswick, Montreal and Quebec Houses over the future of the three blocks as part of the Council's Better Homes West Dunbartonshire Housing Asset Management Strategy.

After discussion and having heard the Chief Officer – Housing and Employability in further explanation and in answer to Members' questions, the Committee agreed:-

- (1) to note the content of the report and the actions that have been taken to consult with the residents of Brunswick, Montreal and Quebec Houses, North Mountblow, Clydebank;
- (2) to designate all 78 properties within these three blocks as surplus to requirements;
- (3) to invite the Chief Officer – Housing and Employability to take the next steps with remaining tenants:-
 - (a) to ensure that all tenants have a live and current housing application and are provided with the necessary priority identification through the Council's Allocation Policy; and
 - (b) to discuss and authorise Home Loss and Disturbance Payments with all tenants;
- (4) to authorise the Chief Officer – Housing and Employability to commence the procurement of a demolition contractor at the appropriate time during the re-housing process; and
- (5) to delegate to the Chief Officer – Housing and Employability, to investigate options for future use of the land and report back to a future meeting of the Housing and Communities Committee.

HOUSING AND EMPLOYABILITY DELIVERY PLAN 2021/22: MID-YEAR PROGRESS REPORT

A report was submitted by the Chief Officer – Housing and Employability setting out progress to date in delivery of the actions detailed within the Housing and Employability Delivery Plan 2021/22.

After discussion and having heard the Chief Officer – Housing and Employability in further explanation and in answer to Members' questions, the Committee agreed to note the contents of the report and the progress achieved at mid-year.

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

A report was submitted by the Chief Officer – Housing and Employability providing benchmarking information relating to how the Council has performed against the Scottish Social Housing Charter indicators and updating on how we are meeting the requirements of the Scottish Housing Regulator's Regulatory Framework.

After discussion and having heard the Chief Officer – Housing and Employability in further explanation and in answer to Members' questions, the Committee agreed:-

- (1) to note the contents of the report recognising the impact the Covid-19 pandemic has had on the 2020/21 performance;
- (2) to note that a Charter Improvement Plan had been developed based on a comprehensive assessment of performance and had informed the production and publication of our annual Charter Performance Report;
- (3) to approve our Annual Assurance Statement and for this to be submitted to the Scottish Housing Regulator as per the regulatory requirement;
- (4) to note that a full annual progress report on the Scottish Social Housing Charter would be submitted to the September 2022 meeting of the Housing and Communities Committee; and
- (5) to note that the Council's approach to promoting active tenant scrutiny had been recognised nationally through being nominated in the Excellence in Tenant Scrutiny at the forthcoming Scottish Housing Awards.

WEST DUNBARTONSHIRE DRAFT LOCAL HOUSING STRATEGY 2022-2027

A report was submitted by the Chief Officer – Housing and Employability seeking approval for the draft Council's new Local Housing Strategy (LHS) for the five year period 2022-2027.

After discussion and having heard the Chief Officer – Housing and Employability in further explanation, the Committee agreed:-

- (1) to approve the draft West Dunbartonshire Local Housing Strategy 2022-2027 as appended to the report;
- (2) to invite the Chief Officer – Housing and Employability to submit the final draft version to the Scottish Government by the end of November 2021; and
- (3) to note that an update report would be presented to the Housing and Communities Committee at its meeting in February 2022.

HOUSING REVENUE ACCOUNT BUDGETARY CONTROL REPORT TO 30 SEPTEMBER 2021 (PERIOD 6)

A report was submitted by the Chief Officer – Housing and Employability providing an update on the financial performance to 30 September 2021 (Period 6) of the HRA revenue and capital budgets for 2021/22.

After discussion and having heard the Chief Officer – Housing and Employability in further explanation and in answer to Members' questions, the Committee agreed:-

- (1) to note that the revenue analysis showed a projected annual favourable variance of £0.006m; and
- (2) to note the net projected annual position in relation to the capital plan was highlighting an in-year variance of £1.649m which was made up of slippage of £1.999m (4.14%) and overspend of £0.350m (0.72%) as detailed in Appendix 3 to the report.

FINANCIAL REPORT 2021/22 AS AT PERIOD 6 (30 SEPTEMBER 2021)

A report was submitted by the Chief Officer – Housing and Employability providing an update on the financial performance to 30 September 2021 (Period 6) of those services under the auspices of the Housing and Communities Committee.

After discussion and having heard the Chief Officer – Housing and Employability in further explanation and in answer to Members' questions, the Committee agreed:-

- (1) to note the contents of the report which showed the revenue budget forecast to overspend against budget by £0.028m (0.83%) at the year-end, of which £0.039m is COVID-19 related;
- (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 2021/22.

SCRUTINY REPORTS

(A) POLICE SCRUTINY REPORT

A report was submitted by the Divisional Commander, Police Scotland providing members with an update.

After discussion and having heard from Superintendent Dobson, Police Scotland, the Committee agreed to note the update given on progress against the Local Police Plan.

(B) FIRE AND RESCUE SCRUTINY QUARTER 3 REPORT

A report was submitted by Local Senior Officer, Scottish Fire and Rescue Service providing appropriate performance data measured against priorities in the West Dunbartonshire Local Fire and Rescue Plan.

After discussion and having heard from Area Commander McKay, Scottish Fire and Rescue Service, the Committee agreed to note the contents of the Scottish Fire and Rescue Service West Dunbartonshire Council Year to Date Report.

The meeting closed at 12.03 p.m.