

HOUSING AND COMMUNITIES COMMITTEE

At a Meeting of the Housing and Communities Committee held in Committee Room 3, Council Offices, Garshake Road, Dumbarton on Wednesday 7 February 2018 at 10.05 a.m.

Present: Councillors Jim Brown, Karen Conaghan, Ian Dickson, Diane Docherty, Caroline McAllister, David McBride, Iain McLaren, Marie McNair, John Millar, John Mooney and Sally Page.

Attending: Richard Cairns, Strategic Director – Regeneration, Environment and Growth; Peter Barry, Strategic Lead - Housing and Employability; Jim McAloon, Strategic Lead - Regeneration; Martin Feeney, Building Services Manager; John Kerr, Housing Development and Homelessness Manager; Edward Thomas, Housing Operations Manager; Alan Young, Housing Asset and Investment Manager; Sally Michael, Section Head - Contracts and Property and Nuala Quinn-Ross, Committee Officer.

Also attending: Carol Hislop, Senior Audit Manager and Zahrah Mahmood, Senior Auditor, Audit Scotland

Apologies: An apology for absence was intimated on behalf of Councillor Gail Casey.

Councillor Diane Docherty in the Chair

CHAIR'S REMARKS

The Chair, Councillor Docherty, informed the Committee that there were 2 officers from Audit Scotland present. Carol Hislop, Senior Audit Manager, introduced herself and Zahrah Mahmood, Senior Auditor. Ms Hislop advised that as part of the Best Value Assessment being carried out throughout the Council by Audit Scotland, herself and Ms Mahmood were in attendance to assess how the Committee operated and to observe the interactions of those in attendance.

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 1 November 2017 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 – COUNCIL HOUSE NEW BUILD PROGRESS REPORT

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

- (1) providing an update on progress with the Council's ambitious New House Building Programme; and
- (2) seeking approval to commence a procurement exercise to enable the delivery of the Council's New Build Housing programme.

After discussion and having heard the Strategic Lead – Housing and Employability 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 and the progress made to date, including the identification of future sites for development;
- (2) the commencement of a procurement exercise (tender, direct award or a mini competition) for the appointment of a main contractor to deliver the Council's New Build Housing programme; and
- (3) to note that the outcome and award of the approved procurement exercise will be remitted to at a future meeting of the Tendering Committee.

MORE HOMES BETTER HOMES WEST DUNBARTONSHIRE – WEST DUNBARTONSHIRE HOUSING ASSET MANAGEMENT STRATEGY

A report was submitted by the Strategic Lead, Housing and Employability seeking approval of the draft More Homes Better Homes West Dunbartonshire - West Dunbartonshire Housing Asset Management Strategy.

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

- (1) to approve the draft More Homes Better Homes West Dunbartonshire – West Dunbartonshire Housing Asset Management Strategy as set out within Appendix 1 to the report; and
- (2) to note that an update on progress in implementing the Strategy will be provided on an annual basis to the Committee.

SPECIAL NEEDS ADAPTATIONS - PERFORMANCE REPORT

A report was submitted by the Strategic Lead - Regeneration providing an update on the progress of improving performance in relation to Special Needs Adaptations.

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 progress made to date;
- (2) that a report be submitted to future meetings of the Committee, providing performance updates; and
- (2) otherwise to note the contents of the report.

RESIDENTIAL HOUSING SUPPORT DIRECT AWARD

A report was submitted by the Strategic Lead - Housing and Employability seeking approval to directly award contracts for the provision of residential housing support services

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 outcome of the Contract Authorisation Report – Residential Housing Support Services presented to the Tendering Committee in December 2017, which authorised the Strategic Lead – Regulatory to conclude the direct award contracts to Blue Triangle (Glasgow) Housing Association Ltd and Action for Children Services Ltd for contract period 1 April 2017 to 31 March 2018; and
- (2) to approve the direct award contracts for a period of 1 year (from 1 April 2018 to 31 March 2019) for Residential Housing Support Services to Blue Triangle (Glasgow) Housing Association Ltd and Action for Children Services Ltd.

HOUSING REVENUE ACCOUNT BUDGETARY CONTROL REPORT TO 31 DECEMBER 2017 (PERIOD 9)

A report was submitted by the Strategic Lead - Housing and Employability providing an update on the financial performance to 31 December 2017 (Period 9) of the HRA revenue and capital budgets.

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

- (1) to note the projected favourable revenue variance of £0.268m (0.6%); and
- (2) to note the position advised in relation to the capital budget which is currently projecting an in-year favourable variance of £10.002m (32.7%), of which £8.615m (28.2%) relates to project re-phasing and an in-year underspend of £1.387m (4.5%).

Note: Councillor Mooney left the meeting during discussion of the above item of business.

FINANCIAL REPORT 2017/18 AS AT PERIOD 9 (31 DECEMBER 2017)

A report was submitted by the Strategic Director - Regeneration, Environment and Growth providing an update on the financial performance to 31 December 2017 (Period 9) of those services under the auspices of this Committee.

The Committee agreed:-

- (1) to note the contents of the report, showing the revenue budget forecast to overspend against budget by £0.156m (6%) at the year-end;
- (2) to note the net projected annual capital underspend of £0.720M (47.7%), of which £0.656M (43.5%) relates to project re-phasing and an in year underspend of £0.064M (4.2%); and
- (3) to note the progress on savings incorporated into budgets for 2017/18.

WORKING WELL TOGETHER - ATTENDANCE MANAGEMENT: QUARTER 3 (1 OCTOBER – 31 DECEMBER 2017)

A report was submitted by the Strategic Lead, People and Technology providing a detailed analysis on the attendance performance for Quarter 3.

The Committee agreed:-

- (1) to note the decrease in Council wide sickness absence of 81.12 FTE days lost (-3.1%) compared to the same period last year as outlined within Appendix 1 of the report; and
- (2) to note the decrease in sickness absence of 23 FTE days lost (-6.4% compared to the same period last year for the service areas outlined within Appendix 2 of the report.

The meeting closed at 11.18 a.m.