

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, 14 August 2019 at 10.00 a.m.

Present: Councillors Gail Casey, Karen Conaghan, Ian Dickson, Diane Docherty, Caroline McAllister, David McBride, Jonathan McColl, 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; John Kerr, Housing Development and Homelessness Manager; Edward Thomas, Housing Operations Manager; Stephen Brooks, Working 4U Manager; Martin Feeney, Building Services Manager; Alan Young, Housing Asset and Investment Manager; Michelle Lynn, Assets Co-ordinator; Sally Michael, Principal Solicitor; Christine McCaffary, Senior Democratic Services Officer and Gabriella Gonda, Committee Officer.

Councillor Diane Docherty 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 1 May 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.

WEST DUNBARTONSHIRE RAPID RE-HOUSING TRANSITION PLAN “HOME AT THE HEART” UPDATE REPORT

A report was submitted by the Strategic Lead, Housing and Employability providing an update on the initial Rapid Re-housing Transition Plan (RRTP) for the period 2019/20 – 2023/24 entitled ‘Home at the Heart’.

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 acknowledge the revisions made to the RRTP;
- (2) to approve the use of the funding allocation from the Scottish Government to meet the objectives of the West Dunbartonshire RRTP, as amended;
- (3) to note that an annual update and progress report will be provided to the Housing and Communities Committee;
- (4) that minutes of previous and future meetings with the Housing Solutions Partnership will be provided to elected members; and
- (5) that a further report would be presented to the Committee on the shortfall in terms of the funding allocation for 2019/20.

Note: Councillor Sally Page arrived during discussion on the above item.

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 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 the progress made to date in the delivery of the Council’s More Homes West Dunbartonshire approach;

- (2) 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 each Housing and Communities Committee; and
- (3) that a further report would be presented to the Committee on buyback properties and how the buyback scheme is progressing.

SCOTTISH SOCIAL HOUSING CHARTER/REGULATION OF SOCIAL HOUSING IN SCOTLAND ANNUAL UPDATE REPORT

A report was submitted by the Strategic Lead, Housing and Employability providing Members with West Dunbartonshire Council's annual progress report on meeting the requirements of the Scottish Social Housing Charter.

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 to recognise the continued improvements within housing services in West Dunbartonshire;
- (2) to note the new regulatory requirements detailed within this report and in particular the briefing sessions to be held to look at the Annual Assurance Statement;
- (3) that a further progress report on the Scottish Social Housing Charter be submitted to the November 2019 meeting of the Housing and Communities Committee. This report will include detailed benchmarking information; and
- (4) that an annual report would be presented to the Committee on the impact of the roll out of Universal Credit on rent arrears.

MORE HOMES BETTER HOMES WEST DUNBARTONSHIRE – LOCAL HOUSING STRATEGY 2017 – 2022 SECOND ANNUAL PROGRESS REPORT

A report was submitted by the Strategic Lead, Housing and Employability providing a progress report on the More Homes Better Homes West Dunbartonshire Local Housing Strategy which covers the period 2017 – 2022.

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 acknowledge the progress made in meeting the aims and objectives of the More Homes Better Homes West Dunbartonshire Local Housing Strategy 2017 – 2022; and

- (2) to note the contents of the Local Housing Strategy Progress Report, attached as appendix 1 to the report.

SCOTTISH GOVERNMENT CONSULTATION ON TEMPORARY ACCOMMODATION STANDARDS

A report was submitted by the Strategic Lead, Housing and Employability providing an overview of West Dunbartonshire Council's response to the Scottish Government's consultation into Temporary Accommodation Standards for homeless households and seeking approval for the response to be submitted.

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 approve West Dunbartonshire Council's submission to the Scottish Government's consultation and instruct the Housing Development and Homelessness Manager to submit the full response to the consultative exercise, attached as Appendix 1 to the report; and
- (2) to note the implications of the proposed changes to the current legislation and guidance relating to temporary accommodation standards and unsuitable accommodation orders.

DELIVERING NEW HOUSING IN WEST DUNBARTONSHIRE – STRATEGIC HOUSING PARTNERSHIPS

A report was submitted by the Strategic Lead, Housing and Employability seeking approval for the establishment of further Strategic Housing Partnerships to recognise the role of Caledonia Housing Association, Clydebank Housing Association and Dunbritton Housing Association in assisting West Dunbartonshire Council to achieve its aim of developing new affordable housing to meet housing need and to assist in the regeneration of our communities.

After discussion and having heard the Strategic Lead, Housing and Employability in further explanation of the report, the Committee agreed to approve the Strategic Partnerships with Caledonia Housing Association, Clydebank Housing Association and Dunbritton Housing Association to assist in the delivery of the Council's strategic housing objectives including new housing for rent and other affordable housing solutions.

GLASGOW AIRPORT AIRCRAFT NOISE MITIGATION TRIAL INITIATIVE

A report was submitted by the Strategic Lead, Housing and Employability seeking approval to develop in partnership with Glasgow Airport a noise mitigation trial initiative in the context of Glasgow Airport's Noise Action Plan.

Councillor McBride, seconded by Councillor Casey moved:-

That this report be continued to the next meeting of the Committee to allow officers to carry out further works and consultations with other authorities, with the Scottish Government, with tenants and with Glasgow Airport.

As an amendment Councillor McColl, seconded by Councillor McNair moved:-

That Committee agrees:-

- (1) that the Council should participate in the Glasgow Airport Aircraft Noise Mitigation Trial Initiative including a Council contribution of £96k subject to formal agreement with Glasgow Airport;
- (2) to note that the trial project will be funded from within the existing HRA capital plan and that officers intend to seek Scottish Government financial contribution to the project which may reduce the Council contribution; and
- (3) to note that the outcomes of the trial will be reported back to a future Housing and Communities Committee, alongside a number of recommendations for future action.

On a vote being taken 7 Members voted for the amendment and 5 for the motion. The amendment was accordingly declared carried.

Note: Councillors David McBride and Marie McNair left the meeting at this point.

PROCUREMENT OF THE PROVISION OF CLEANING SERVICES AND THE PROVISION OF FURNITURE FOR SUPPORTED AND TEMPORARY ACCOMODATION

A report was submitted by the Strategic Lead, Housing and Employability seeking approval to initiate a procurement process for the provision of cleaning services and the provision of furniture for the Council's supported and temporary accommodation.

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 initiation of a procurement process for the provision of cleaning services and the provision of furniture for supported and temporary accommodation; and
- (2) to note that, on conclusion of the procurement process, a further report will be submitted to the Tendering Committee with recommendations on the award of the contracts.

Note: Councillor Gail Casey left the meeting during discussion on the above item.

PROCURING EMPLOYABILITY

A report was submitted by the Strategic Lead, Housing and Employability seeking approval to proceed with the procurement detailed in the report.

Having heard the Strategic Lead, Housing and Employability in further explanation of the report, the Committee agreed to approve the planned approach for managing significant change in the employability service provision environment.

HOUSING REVENUE ACCOUNT BUDGETARY CONTROL REPORT TO 30 JUNE 2019 (PERIOD 3)

A report was submitted by the Strategic Lead, Housing and Employability providing members with an update on the financial performance to 30 June 2019 (Period 3) of the HRA revenue and capital budgets.

Having heard the Strategic Lead, Housing and Employability in further explanation of the report the Committee agreed:-

- (1) to note the contents of the report which shows the revenue budget forecast to underspend against budget by £0.035m (0.1%) at the year end; and
- (2) to note the net projected annual position in relation to relevant capital projects which is showing no projected variance.

FINANCIAL REPORT 2019/20 AS AT PERIOD 3 (30 JUNE 2019)

A report was submitted by the Strategic Lead, Regeneration and Strategic Lead, Housing and Communities providing an update on the financial performance to 30 June 2019 (Period 3) of those services under the auspices of the Housing and Communities Committee.

The Committee agreed:-

- (1) to note the contents of the report which shows the revenue budget forecast to underspend against budget by £0.066m (1.8%) at the year-end;
- (2) to note the net projected annual position in relation to relevant capital projects which is showing no projected variance; and
- (3) to note the progress on efficiencies incorporated into budgets for 2019/20.

The meeting closed at 12:28 p.m.