

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, 7 November 2018 at 10.00 a.m.

Present: Councillors Jim Brown, Gail Casey, Karen Conaghan, Diane Docherty, Caroline McAllister, Iain McLaren, Marie McNair, John Millar*, John Mooney and Sally Page*.

*Note:- arrived later in the meeting.

Attending: Richard Cairns, Strategic Director – Regeneration, Environment and Growth; Peter Barry, Strategic Lead – Housing and Employability; 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, Principal Solicitor and Nuala Quinn-Ross, Committee Officer.

Apologies: Apologies for absence were intimated on behalf of Councillors Ian Dickson and David McBride and Jim McAloon, Strategic Lead – Regeneration.

Councillor Diane Docherty in the Chair

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 15 August 2018 were submitted and approved as a correct record.

Following discussion, the Committee agreed that a Briefing Note be issued providing an explanation of grant subsidy levels provided by the Scottish Government for affordable housing to Registered Social Landlords and Councils.

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

OPEN FORUM

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

VARIATION IN ORDER OF BUSINESS

After hearing the Chair, Councillor Docherty, the Committee agreed that the business be varied as hereinafter minuted.

UPDATE REPORT ON LONGCRAGGS, BELLSMYRE

A report was submitted by the Strategic Lead - Regeneration providing an update on the progress of activity in relation to Longcraggs, Bellsmyre.

The Chair, Councillor Docherty invited Mr Robert Aitken, Treasurer for Bellsmyre Digital, to address the Committee. Mr Aitken asked the Committee to consider continuing this item of business to a future meeting to allow continuation of talks between Bellsmyre Digital and officers to identify suitable accommodation. Mr Aitken was then heard in answer to Members' questions.

After discussion and having heard officers in further explanation of the report and in answer to Members' questions, Councillor Docherty, seconded by Councillor Conaghan moved that:-

The Committee agree:-

- (1) to note the contents of the report;
- (2) that authority be delegated to the Strategic Lead, Regulatory to enforce the Notice to Quit as approved at the Housing and Communities Committee held on 15 August 2018;
- (3) that authority be delegated to officers to proceed with assisting Bellsmyre Digital and Bellsmyre Schools Out Club with the options outlined within section 4.14 of the report; and
- (4) that authority be delegated to officers to continue discussions with both groups in terms of agreeing longer term alternatives

As an amendment, Councillor Millar seconded by Councillor Casey moved that:-

The Committee agree to continue the report to the December Council meeting or a Special Meeting of the Housing and Communities Committee, depending on timescales, to allow a full consultation process to be carried out with Bellsmyre Digital and Bellsmyre Schools Out Club.

On a vote being taken 4 Members voted for the amendment and 6 Members for the motion, which was thereafter declared as carried.

Note:- Councillor John Millar arrived during discussion on the above item of business.

ADJOURNMENT

Having heard the Chair, Councillor Docherty, the Committee agreed to a short adjournment.

The meeting resumed at 11.05 a.m. with all those Members noted in the sederunt being present.

RAPID RE-HOUSING TRANSITION PLAN DEVELOPMENT

A report was submitted by the Strategic Lead - Housing and Employability providing information on the requirement for West Dunbartonshire Council to develop and implement a Rapid Re-housing Transition Plan (RRTP) for the period 2019/20 – 2023/24.

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 the report and recognise the partnership working that will be required to develop a Rapid Re-housing Transition Plan within the timetable outlined at section 4.11 of the report;
- (2) that the Strategic Lead - Housing and Employability, in consultation with the Convenor, ensures that the Rapid Re-housing Transition Plan is submitted to the Scottish Government before 31 December 2018; and
- (3) to note that a further report will be submitted to the February 2019 meeting of the Committee seeking full approval of West Dunbartonshire Council's Rapid Re-housing Transition Plan.

REVIEW OF WEST DUNBARTONSHIRE AFFORDABLE HOUSING DESIGN STANDARD

A report was submitted by the Strategic Lead - Housing and Employability advising of a review of the West Dunbartonshire Design Standard for Housing Supported by the Affordable Housing Supply Programme.

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; and
- (2) to note that a further report will be brought to the Committee in February 2019 with a view to approving a revised Design Standard.

SCOTTISH SOCIAL HOUSING CHARTER PROGRESS REPORT

A report was submitted by the Strategic Lead - Housing and Employability providing benchmarking information relating to how the Council has performed against the Scottish Social Housing Charter indicators during year five of implementation.

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 and recognise the continued improvements within Housing and Homelessness Services in West Dunbartonshire;
- (2) to note that a full annual progress report on the Scottish Social Housing Charter will be submitted to the August 2019 meeting of the Committee; and
- (3) to note the Council's approach in involving tenants and service users has again been cited for excellence through being nominated for the Tenant Participation Advisory Service (Scotland) National Good Practice Awards for the third successive year, having won on the previous two occasions

MORE HOMES WEST DUNBARTONSHIRE – STRATEGIC HOUSING INVESTMENT PLAN

A report was submitted by the Strategic Lead - Housing and Employability seeking approval for the More Homes West Dunbartonshire Strategic Housing Investment Plan (SHIP) for 2019/20 - 2023/24 which required to be submitted to the Scottish Government.

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

- (1) to approve the draft SHIP 2019/20 - 2023/24 as appended to the report, designed to continue the delivery of the ambitious programme of around 1,000 new affordable homes as introduced in the West Dunbartonshire Local Housing Strategy 2017 - 2022 (Approved November 2016); and
- (2) that the Strategic Lead, Housing and Employability, in consultation with the Convenor of the Committee, ensure the implementation of the investment plan in partnership with relevant stakeholders.

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 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 content of the report and the progress made to date in the delivery of the Council's More Homes West Dunbartonshire approach; and
- (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 meeting of the Committee.

HOUSING & EMPLOYABILITY DELIVERY PLAN 2018-19 MID-YEAR PROGRESS REPORT

A report was submitted by the Strategic Lead - Housing and Employability setting out the progress to date in delivery of the actions detailed within the Housing & Employability Delivery Plan 2018/19.

The Committee agreed to note the contents of the report and the progress achieved at mid-year.

INTEGRATED HOUSING PROJECT – UPDATE AND PROGRESS REPORT

A report was submitted by the Strategic Lead - Housing and Employability providing the updated position outlining progress to date on the Integrated Housing Project which incorporates the implementation of an Integrated Housing Management System (IHMS).

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 the report and the progress made to date in implementing a state of the art Integrated Housing Management System (IHMS) for the Council's Housing and Homelessness Services and the associated service and process improvements being delivered as a result; and

- (2) to note that as part of the implementation of the Integrated Housing Management System element of the project there will be a series of awareness/demonstration sessions for Members of the Committee.

HOUSING REVENUE ACCOUNT BUDGETARY CONTROL REPORT TO 30 SEPTEMBER 2018 (PERIOD 6)

A report was submitted by the Strategic Lead – Housing and Employability providing an update on the financial performance to 30 September 2018 (Period 6) of the HRA revenue and capital budgets.

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 the report which showed a projected favourable revenue variance of £0.063m (0.1%); and
- (2) to note the net projected annual position in relation to relevant capital projects which is highlighting a variance of £6.395m (19.1%) due to projected slippage of £6.895m (20.6%) and an overspend of £0.500m (-1.5%).

FINANCIAL REPORT 2018/19 AS AT PERIOD 6 (30 SEPTEMBER 2018)

A joint report was submitted by Strategic Leads – Housing and Communities and Regeneration providing an update on the financial performance to 30 September 2018 (Period 6) of those services under the auspices of this Committee.

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

- (1) to note the contents of the report which showed the revenue budget forecast to underspend against budget by £0.082m (3%) at the year-end;
- (2) to note the net projected annual position in relation to relevant capital projects which is highlighting projected slippage of £0.465m (52%); and
- (3) to note the progress on savings incorporated into budgets for 2018/19.

WORKING WELL TOGETHER – ATTENDANCE MANAGEMENT: BI-ANNUAL RESULTS QUARTER 1 AND QUARTER 2 (APRIL – SEPTEMBER 2018)

A report was submitted by the Strategic Lead - People and Technology providing detailed analysis on the attendance performance for quarters 1 and 2 (April 2018 – September 2018).

The Committee agreed:-

(1) to note:-

- (a) the decrease in Council wide sickness absence of 1171.04 FTE days lost (approx. 5%) compared to the same period last year as outlined in Appendix 1 and Appendix 2 to the report; and
- (b) the decrease in sickness absence of 282.22 FTE days lost (approx. 21.5%) compared to the same period last year for Housing and Employability as outlined in Appendix 3 and Appendix 4 to the report.

The meeting closed at 12:28 p.m.