

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, 1 May 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 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; Martin Feeney, Building Services Manager; Alan Young, Housing Asset and Investment Manager; Michelle Lynn, Assets Co-ordinator; Sally Michael, Principal Solicitor and Craig Stewart, Committee Officer.

Apology: An apology for absence were intimated on behalf of Councillor John Millar.

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 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 6 February 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.

HOUSING AND EMPLOYABILITY DELIVERY PLAN 2019/20

A report was submitted by the Strategic Lead, Housing and Employability presenting the 2019/20 Delivery Plan for Housing and Employability and the year-end progress report for the 2018/19 Delivery Plan which had been agreed by the Committee at its meeting on 9 May 2018.

After discussion and having heard the Strategic Lead in further explanation and in answer to Members' questions, the Committee agreed to approve the 2019/20 Delivery Plan and note progress made on delivery of the 2018/19 plan.

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 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;
- (2) to note that the report and the delivery of the Council's ambitious plans to deliver new homes to meet housing needs would include significant member involvement in its delivery and as such a regular update report would be provided to each meeting of the Housing and Communities Committee; and
- (3) to the increased spend on security at Clydebank East as noted at paragraph 6.10 of the report which takes the spend to date above Procurement limits.

'INVOLVING YOU' – WEST DUNBARTONSHIRE COUNCIL'S TENANT PARTICIPATION STRATEGY 2017-2020 ANNUAL PROGRESS REPORT

A report was submitted by the Strategic Lead, Housing and Employability providing details of the annual progress on the implementation of West Dunbartonshire Council's Tenant Participation Strategy 'Involving You' which covers the period 2017-2020.

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

- (1) to note the progress and achievements made in relation to the implementation of the second year of the Strategy's action plan, including the key role played by tenant representatives; and
- (2) to note and celebrate the Council's Gold Accreditation award from TPAS (Tenant Participation Advisory Service) Scotland highlighted in section 3.5 of the report.

'MORE THAN A ROOF' – WEST DUNBARTONSHIRE COUNCIL'S HOMELESSNESS PREVENTION AND TEMPORARY ACCOMMODATION STRATEGY 2017-2020: ANNUAL REPORT

A report was submitted by the Strategic Lead, Housing and Employability providing details of the annual progress report in relation to achieving the aims and objectives of the Homelessness Prevention and Temporary Accommodation Strategy entitled 'More Than a Roof'.

It was noted that with regard to the table in Paragraph 4.3 of the report, the Performance Indicator for 2018/19 in respect of "The incidences of youth homelessness in West Dunbartonshire is reduced", should read '240' and not '280'.

After discussion and having heard the Strategic Lead in further explanation and in answer to Members' questions, the Committee agreed:-

- (1) to note the progress and achievements made in implementing the second year of the 'More Than A Roof' strategy; and
- (2) to note the direction of travel which was set within the context of an ongoing re-design of housing access and homelessness services and influenced by the Scottish Government's desire to move towards Rapid Rehousing and Housing First Models as part of their Ending Homelessness Together agenda.

COMMUNITY EMPOWERMENT AND DEVELOPMENT OF THE COMMUNITY ALLIANCE

A report was submitted by the Strategic Lead, Housing and Employability providing an update in respect of the decision taken by Council at its meeting on 27 March 2019 to invest in additional resources to deliver on Community Empowerment, and specifically the development of the Community Alliance.

After discussion and having heard the Strategic Lead in further explanation and in answer to Members' questions, the Committee agreed to note the contents of the report.

EMPLOYEE WELLBEING: ATTENDANCE MANAGEMENT ANNUAL UPDATE 2018-2019

A report was submitted by the Strategic Lead, People and Technology providing a detailed analysis on employee wellbeing and annual attendance performance for 2018/19.

After discussion and having heard the Strategic Director in further explanation, the Committee agreed:-

- (1) to note the increase in Council wide sickness absence of 2,932.45 FTE days lost compared to the same period last year as outlined in Appendix 1 to the report;
- (2) to note the increase in sickness absence of 132.94 FTE days lost compared to the same period last year for Housing and Employability as outlined in Appendix 2 to the report; and
- (3) to note that, for the purpose of annual absence reporting, 'FTE employees' was calculated at a point in time (31 March 2019) as opposed to being an average FTE over the 12 month period (2018/19).

BUILDING SERVICES PROCUREMENT PROVISION UPDATE

A report was submitted by the Strategic Lead, Regeneration advising of updated tender requirements information for Building Services and seeking approval to initiate necessary procurement and tender processes.

After discussion and having heard the Strategic Lead, Regeneration and the Building Services Manager in further explanation, the Committee agreed:-

- (1) to approve the procurement processes to tender the requirements listed within the table in section 4.3 of the report;
- (2) that once the tender processes have been completed the outcomes would be reported to a future meeting of the Tendering Committee for approval to award contracts to successful bidders; and
- (3) otherwise to note the contents of this report.

The meeting closed at 10.56 a.m.