

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 November 2017 at 10.00 a.m.

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

Attending: 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.

Apology: An apology for absence was intimated on behalf of Richard Cairns, Strategic Director - Regeneration, Environment and Growth.

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 9 August 2017 were submitted and approved as a correct record.

HOUSING AND EMPLOYABILITY DELIVERY PLAN 2017/18: MID-YEAR PROGRESS REPORT

A report was submitted by the Strategic Lead, Housing and Employability setting out the progress to date on delivery of the actions detailed within the Housing and Employability Delivery Plan 2017/18.

After discussion and having heard officers in further explanation of the report and in answer to Members' questions, the Committee agreed to note the contents of the report and the mid-year progress achieved.

MORE HOMES WEST DUNBARTONSHIRE – STRATEGIC HOUSING INVESTMENT PLAN 2018/23

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 the period 2018 to 2023, and requesting approval to submit the SHIP to the Scottish Government.

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 SHIP 2018/23, designed to deliver an ambitious programme of over 1,000 new affordable rented homes during the period of the plan as detailed within Appendices 1 and 2 of the report;
- (2) that the SHIP be submitted to the Scottish Government;
- (3) that the Housing Development and Homelessness Manager be instructed to deliver the Strategic Housing Investment Plan in partnership with all relevant stakeholders and provide the Committee with regular updates on implementation; and
- (4) that the Chair, Councillor Docherty, write to the Scottish Government Housing Minister requesting consideration of the level of subsidy given by the Scottish Government for new build homes being the same for Local Authorities and Registered Social Landlords.

MORE HOMES WEST DUNBARTONSHIRE – COUNCIL HOUSE NEW BUILD PROGRESS REPORT

A report was submitted by the Strategic Lead, Housing and Employability providing an update on progress with the Council's ambitious New House Building 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 the progress made to date; and
- (2) to note that a further progress report will be submitted to the next meeting of the Committee.

MORE HOMES BETTER HOMES WEST DUNBARTONSHIRE – HOUSING CAPITAL PROGRAMME 2017/2018 PROGRESS REPORT

A report was submitted by the Strategic Lead, Regeneration providing an update on the progress of the Housing Capital Programme 2017/18.

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 the progress made to date; and
- (2) to note that a further progress report will be submitted to a future meeting of the Committee.

BUILDING SERVICES PERFORMANCE UPDATE

A report was submitted by the Strategic Lead, Regeneration providing an update on Building Services performance since the previous report presented to the Committee on 9 August 2017.

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

- (1) to recognise the areas of continued improvement and areas identified where development is required; and
- (2) otherwise, to note the contents of the report and progress made since the previous report.

SCOTTISH SOCIAL HOUSING CHARTER PROGRESS REPORT AND TENANT SATISFACTION SURVEY RESULTS

A report was submitted by the Strategic Lead, Housing and Employability providing information on how the Council has performed against the Scottish Social Housing Charter indicators during year four of implementation. The report provided annual benchmarking information.

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 Services, including the recent improved tenant satisfaction levels;
- (2) to note that a full annual progress report on the Scottish Social Housing Charter will be submitted to the August 2018 meeting of the Committee; and

- (3) to note that the Council's approach in communicating performance to tenants and service users has again been cited for excellence through being nominated for the Tenant Participation Advisory Service (TPAS) (Scotland) National Good Practice Awards for the second successive year.

WEST DUNBARTONSHIRE HOUSING ALLOCATION POLICY REVIEW

A report was submitted by the Strategic Lead, Housing and Employability seeking approval of the new refreshed West Dunbartonshire Council Housing Allocation Policy.

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 new West Dunbartonshire Council Housing Allocation Policy subject to any final amendments as a result of the completion of the comprehensive consultative process which concluded on 24th October 2017 and Members' comments;
- (2) to instruct the Strategic Lead, Housing and Employability to ensure the successful implementation of the new Housing Allocation Policy and report back to Committee on progress; and
- (3) to note that an annual review of the Allocation Policy will be carried out and reported to Committee.

Note:- Councillor Mooney left at this point in the meeting.

HOUSING REVENUE ACCOUNT BUDGETARY CONTROL REPORT TO 30 SEPTEMBER 2017 (PERIOD 6)

A report was submitted by the Strategic Lead, Housing and Employability providing an update on the financial performance to 30 September 2017 (Period 6) of the HRA revenue and capital budgets.

The Committee agreed:-

- (1) to note the projected favourable revenue variance of £0.253m (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 £8.718m (28.5%), of which £6.180m (20.2%) relates to project re-phasing and an in-year underspend of £2.538m (8.3%).

GENERAL SERVICES HOUSING AND COMMUNITIES BUDGETARY CONTROL REPORT

A report was submitted by the Strategic Director, Regeneration, Environment and Growth providing an update on the financial performance to 30 September 2019 (Period 6) of those services under the auspices of the Committee.

The Committee agreed:-

- (1) to note the contents of the report which shows the revenue budget forecast to underspend against budget by £0.035m (6%) at the year-end;
- (2) to note the net projected annual capital underspend of £0.245m (45%), which is due to project rephrasing; and
- (3) to note the progress on savings incorporated into budgets for 2017/18.

WORKING WELL TOGETHER – ATTENDANCE MANAGEMENT: QUARTER 2

A report was submitted by the Strategic Lead, People and Technology providing an update for Quarter 2 2017/18 in respect of sickness absence and providing detailed analysis on the attendance performance for the strategic lead area within the locus of the Committee.

The Committee agreed:-

- (1) to note the contents of the report and the attendance performance of the Strategic Lead area covered by the report for Quarter 2, namely an increase of 0.46 FTE days lost (14.49%) compared to the same period last year as outlined within Appendix 2 to the report; and
- (2) to note the Council's attendance results for Quarter 2, namely an increase of 0.37 FTE days lost (17%) compared to the same period last year.

The meeting closed at 12.32 p.m.