

## SOCIAL JUSTICE COMMITTEE

At a Meeting of the Social Justice Committee held in the Council Chambers, Clydebank Town Hall, Dumbarton Road, Clydebank on Wednesday, 14 June 2006 at 11.00 a.m.

**Present:** Councillors Denis Agnew, Jim Bollan, James Flynn, Dennis Brogan, Douglas McAllister, Craig McLaughlin, Linda McColl, Marie McNair, Martin Rooney and Andy White\*.

\*Arrived later in the meeting.

**Attending:** David McMillan, Director of Housing, Regeneration and Environmental Services; Bill Clark, Acting Director of Social Work Services; John McKerracher, Head of Housing and Property Services; Stephen West, Manager of Resources, Department of Social Work Services, Moira Swanson, Research and Information Manager; Janice Lockhart, Section Team Leader, Tenancy Services; Martin McKendrick, Anti-Social Behaviour Co-ordinator; Marion Smith, Section Head, Revenues, Linda Hall, Section Head Tenancy Services; Kelly Gainty, Home Care Organiser; David Elliot, Assistant Principal Officer – Learning Disabilities and Nuala Borthwick, Administrative Assistant.

**Councillor Denis Agnew in the Chair**

### MINUTES OF PREVIOUS MEETING

9246 The Minutes of Meeting of the Social Justice Committee held on 12 April 2006 were submitted and approved as a correct record.

9247 **In relation to a point raised by Councillor Rooney concerning the item entitled “Proposed T-Mobile Installation” (Page 2352, paragraph 8691 refers), it was agreed that the minute be amended to read “Councillor Flynn, seconded by Councillor McNair, moved that the Committee agree to grant the request from Messrs Stappard Howes on behalf of their Client T-Mobile UK Ltd to undertake public consultation with local residents to allow the telecommunications survey to go ahead.”**

### **TACKLING ANTI SOCIAL BEHAVIOUR: MOBILE CCTV**

- 9248 A report was submitted by the Director of Housing, Regeneration and Environmental Services seeking retrospective agreement to allocate current Scottish Executive anti social behaviour funding to meet revenue costs of £20,000 per year, to enable the acquisition of a mobile CCTV vehicle funded by the Scottish Executive's Proceeds of Crime Re-investment initiative.
- 9249 After discussion and having heard the Anti Social Behaviour Co-ordinator in explanation and in answer to Members' questions, the Committee agreed retrospectively to budgetary provision of £20,000 per year being made from the grant provided by the Scottish Executive for tackling anti social behaviour to support the deployment of a mobile CCTV unit.
- 9250 Councillor Brogan, on behalf of the Committee, commended the work of the Director of Housing, Regeneration and Environmental Services, the Anti Social Behaviour Co-ordinator and the Anti Social Investigations and Support Team (ASSIST).

**Note: Councillor White entered the meeting during consideration of the above item.**

### **DOCUMENT IMAGE PROCESSING AND WORKFLOW SYSTEM**

- 9251 A report was submitted by the Director of Housing, Regeneration and Environmental Services seeking approval for the purchase of software to implement a Document Image Processing and Workflow System in housing management.
- 9252 The Committee agreed to the purchase of additional modules to expand the current Document Image Processing and Workflow System.

### **STATISTICAL INFORMATION: WAITING LIST, VOIDS, LETS & HOMELESS**

- 9253 A report was submitted by the Director of Housing, Regeneration and Environmental Services providing statistical information in relation to the waiting list for West Dunbartonshire Council houses, the reasons for termination of tenancies and the void and lets position as at 28 April 2006.
- 9254 The Committee agreed to note the contents of the report.

## **COMMERCIAL PROPERTIES HELD ON THE HOUSING REVENUE ACCOUNT**

- 9255 A report was submitted by the Director of Housing, Regeneration and Environmental Services seeking approval for the disposal of 27 commercial properties within West Dunbartonshire as specified in Appendix 1 of the report.
- 9256 Having heard the Director of Housing, Regeneration and Environmental Services, the Committee agreed:-
- (1) to authorise the Director of Housing, Regeneration and Environmental Services to sell the commercial properties contained within Appendix 1 to the report at the full market value subject to the lease agreements and conditions stated in paragraph 3.6 of the report;
  - (2) to authorise the Head of Legal and Administrative Services to conclude these transactions subject to the legal conditions as are considered appropriate; and
  - (3) that the Director of Housing, Regeneration and Environmental Services be instructed to liaise with Legal and Administrative Services and the Estates Section to establish if commercial properties in the Community Ownership Programme regeneration areas would require to be upgraded as part of the sale conditions and advise Members accordingly.

## **HALDANE UNITED FOOTBALL CLUB**

- 9257 A report was submitted by the Director of Housing, Regeneration and Environmental Services seeking agreement to authorise a free let of the premises located at 2a Manse Drive, Haldane, Alexandria to the Haldane United Football Club.
- 9258 The Committee agreed to approve the free let of the premises at 2a Manse Drive to Haldane United Football Club, subject to planning permission and a building warrant being granted for the proposed upgrading of this facility at no cost to the Council.

## **HOMELESS APPLICATIONS**

- 9259 A report was submitted by the Director of Housing, Regeneration and Environmental Services providing information on the reasons for the increase in homeless applications.

- 9260 Having heard the Section Team Leader, Tenancy Services in answer to Members' questions and following discussion, the Committee agreed to note the contents of the report.

**PROPOSED ALTERATIONS TO THE WEST DUNBARTONSHIRE  
COUNCIL SCOTTISH SECURE TENANCY AGREEMENT**

- 9261 A report was submitted by the Director of Housing, Regeneration and Environmental Services seeking approval to alter the current Scottish Secure Tenancy Agreement which was approved by West Dunbartonshire Council in August 2002. The proposed alterations are in response to matters raised in the Communities Scotland Pathfinder Inspection Report on WDC landlord services, which was published in July 2004.

- 9262 Following discussion and having heard the Section Head Tenancy Services in answer to Members' questions, the Committee agreed:-

- (1) to the reinstatement of all mandatory text from the Model Scottish Secure Tenancy Agreement into the West Dunbartonshire Council Scottish Secure Tenancy Agreement as in paragraph 3.2 of the report;
- (2) to the retention of all non-mandatory text within the West Dunbartonshire Council Scottish Secure Tenancy Agreement relating to local variations as in paragraphs 3.3 and 3.4 of the report;
- (3) to delegate authority to the Director of Housing, Regeneration and Environmental Services to prepare and introduce a revised version of the West Dunbartonshire Council Scottish Secure Tenancy Agreement in compliance with the recommendation contained within the Communities Scotland Pathfinder Inspection Report; and
- (4) that the Head of Legal and Administrative Services be instructed to write to Members of the Committee to confirm that it is not considered appropriate to alter or remove the local variations inserted into the WDC Agreement in 2002.

**HOUSE SALES**

- 9263 A report was submitted by the Director of Housing, Regeneration and Environmental Services providing information on West Dunbartonshire Council houses sold under the Right to Buy Scheme between 1 April 2005 and 31 March 2006. The appendix to the report gives details of houses sold by type and by area, together with information for the financial year 2004/2005 for comparison purposes.

- 9264 In relation to a point raised by Councillor Flynn, it was noted that a list of addresses of houses sold would be issued with future reports to the Committee on this subject.

9265 Having heard the Director of Housing, Regeneration and Environmental Services, the Committee agreed:-

- (1) that a report on restricting house sales in specific areas be brought to a future meeting of the Committee; and
- (2) otherwise to note the contents of the report.

### **SERVICE PLAN 2006 – 2009**

9266 A report was submitted by the Director of Housing, Regeneration and Environmental Services seeking approval for the Housing, Regeneration and Environmental Services' Service Plan which includes those actions carried forward from 2005/2006 and new actions for 2006/2007.

9267 The Committee agreed to approve the Housing, Regeneration and Environmental Services' Service Plan for 2006-2009.

### **SINGLE TRADE MEASURED TERM CONTRACTS – 2006/2010**

9268 A report was submitted by the Director of Housing, Regeneration and Environmental Services providing information on the current situation of Single Trade Measured Term Contracts for housing and property maintenance work and seeking instruction in relation to contract extensions and proposed partnering arrangements.

9269 Having heard the Head of Housing and Property Services in further explanation of the report and in answer to Members' questions, the Committee agreed:-

- (1) to approve the process to negotiate contract extensions on all single trade Measured Term Contracts as detailed in section 3 of the report;
- (2) that officers be authorised to research and implement strategic partnering arrangements for Lift Maintenance and Mechanical Maintenance; and
- (3) that a report providing further information on this matter be submitted to a future meeting of the Committee.

# **FOURTH HECA (HOME ENERGY CONSERVATION ACT) PROGRESS REPORT 2003 – 2005**

9270 A report was submitted by the Director of Housing, Regeneration and Environmental Services advising of progress made in increasing domestic energy efficiency, as reported in the Fourth HECA (Home Energy Conservation Act) Progress Report 2003-2005.

9271 The Committee agreed:-

- (1) to note the success made in reducing energy usage and carbon dioxide emissions, and in reducing household fuel bills;
- (2) to approve the new target for energy efficiency reductions; and
- (3) to approve the Fourth HECA (Home Energy Conservation Act) Progress Report for submission to the Scottish Executive.

## **HOUSING, REGENERATION AND ENVIRONMENTAL SERVICES – PERFORMANCE REPORT**

9272 A report was submitted by the Director of Housing, Regeneration and Environmental Services providing information on the performance of areas within the housing service.

9273 The report contained information on:-

- (a) Statutory Performance Indicators for the fourth quarter of 2005/2006 and unaudited year end performance figures where available; and
- (b) The Department's programme of Best Value Reviews for the housing service.

9274 Having heard the Section Head, Revenues, the Head of Housing and Property Services and the Director of Housing, Regeneration and Environmental Services in further explanation of the report and in answer to Members' questions, it was agreed:-

- (1) that the Director of Housing, Regeneration and Environmental Services be requested to prepare a further report for consideration at the meeting of the Social Justice Committee to be held on 13 September 2006 to provide information on improving performance for response times for housing repairs and re-let times for housing stock; and
- (2) that details of the Void Management Strategy for Clydebank would be provided to Councillor Brogan direct.

### **CARE COMMISSION INSPECTION REPORTS**

- 9275 A report was submitted by the Acting Director of Social Work Services providing information on two inspection reports received from the Care Commission on Care Homes for Older People managed by West Dunbartonshire Council. These cover the period between October 2005 and December 2005.
- 9276 Having heard the Acting Director of Social Work Services, the Committee agreed to note the contents of the report.

### **SHARING EXPERIENCE: DEVELOPING THE STRATEGY FOR A SCOTLAND WITH AN AGEING POPULATION – A NATIONAL CONSULTATION**

- 9277 A report was submitted by the Acting Director of Social Work Services providing information on:-
- (a) the important national consultation 'Sharing Experience: Developing the Strategy for a Scotland with an Ageing Population – A National Consultation';
  - (b) local responses in relation to the Consultation; and
  - (c) the draft response to the Scottish Executive.
- 9278 The Committee agreed:-
- (1) to note the report and request further reports as the results of the national consultation are made available;
  - (2) to instruct the Acting Director to send the response to the Scottish Executive; and
  - (3) to request the Acting Director of Social Work to bring forward proposals to develop a local West Dunbartonshire strategy for older people to a future committee and to involve key partners and older peoples' organisations in this work.
- 9279 Councillor Rooney, on behalf of the Committee, thanked NHS Partners for their work in hosting the seminars referred to in the report. He also thanked the Acting Director of Social Work Services and staff for their efforts in promoting a number of approaches to the Age and Experience Consultation.

**PROPOSED SALE OF MARELEN HOUSE,  
57 DRUMRY ROAD, CLYDEBANK**

- 9280 A report was submitted by the Acting Director of Social Work Services seeking approval to declare Marelen House surplus to the operational requirements of Social Work Services and for the disposal of this property on the open market.
- 9281 Having heard Councillor Rooney in further explanation of the report, the Committee agreed:-
- (1) to declare Marelen House, 57 Drumry Road, Clydebank surplus to the requirements of the Department of Social Work Services;
  - (2) to authorise the Director of Housing, Regeneration and Environmental Services to sell Marelen House on the open market subject to a closing date; and
  - (3) to authorise the Head of Legal and Administrative Services to conclude this transaction subject to the legal conditions that are considered appropriate.

**SOCIAL WORK SERVICES – ANNUAL PERFORMANCE REPORT  
2005/06 AND QUARTERLY PERFORMANCE REPORT**

- 9282 A report was submitted by the Acting Director of Social Work Services providing information on the performance of the Department of Social Work Services across all service areas.
- 9283 Having heard the Research and Information Manager in answer to Members' questions, the Committee agreed to note the contents of the report.

**SOCIAL WORK SERVICES DEPARTMENTAL SERVICE PLAN:  
REVIEW 2006 – 2007**

- 9284 A report was submitted by the Acting Director of Social Work Services providing information on the annual review of the Social Work Services Departmental Service Plan for the period 2006/2007.
- 9285 The Committee agreed to note the contents of the report.



## **SMART TECHNOLOGY IN SHELTERED HOUSING – UPDATE REPORT**

- 9286 With reference to the Minutes of Meeting of the Community Safety and Environmental Services Committee held on 3 May 2006 (Page 2426, paragraph 8953 refers) a report was submitted by the Acting Director of Social Work Services providing an update of progress on the installation of smart technology in the Council's sheltered housing complexes.
- 9287 Having heard the Home Care Organiser in further explanation of the report, the Committee agreed to note the position regarding the installation of smart technology in the Council's sheltered housing complexes.
- 9288 Thereafter, Councillor Rooney, on behalf of the Committee thanked all officers involved in the programme.

## **SUPPORTING PEOPLE FUNDED SERVICES: UNMET NEED**

- 9289 A report was submitted by the Acting Director of Social Work Services providing an update on the levels of unmet need for services funded through the Supporting People Grant.
- 9290 Having heard the Acting Director of Social Work Services, the Committee agreed to note the contents of the report.

## **CONVENER'S REMARKS**

- 9291 Councillor Agnew advised that due to a rotation of the Conveners of Council Committees, this would be his last meeting as Convener of the Social Justice Committee. Thereafter, he thanked officers for their assistance during his time as Convener.
- 9292 **In response, Councillor Flynn thanked Councillor Agnew for his contribution as Convener of the Social Justice Committee.**

The meeting closed at 12.34 a.m.