

HOUSING AND COMMUNITIES COMMITTEE

At a Meeting of the Housing and Communities Committee held in the Council Chambers, Clydebank Town Hall, Dumbarton Road, Clydebank on Wednesday, 9 May 2018 at 10.00 a.m.

Present: Councillors Jim Brown, Gail Casey, Karen Conaghan, Ian Dickson, Diane Docherty, Caroline McAllister, David McBride, Iain McLaren, 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; John Kerr, Housing Development and Homelessness Manager; Edward Thomas, Housing Operations Manager; Alan Young, Housing Asset and Investment Manager; Raymond Lynch, Section Head – Licensing; Sally Michael, Principal Solicitor and Nuala Quinn-Ross, Committee Officer.

Apologies: Apologies for absence were intimated on behalf of Councillor Marie McNair and Jim McAloon, Strategic Lead – Regeneration.

Councillor Diane Docherty in the Chair

DECLARATIONS OF INTEREST

Councillor Brown requested legal clarification on whether he should declare an interest in the item 'Prohibition Of The Consumption Of Alcohol In Designated Public Places', being a Member of the Licensing Board. In response, the Principal Solicitor advised that no interest would require to be declared as the content of report was not within the remit of the Licensing Board.

It was noted, thereafter, that there were no declarations of interest in any item of business on the agenda.

MINUTES OF PREVIOUS MEETINGS

The following Minutes were approved as correct records:-

- (1) the Minutes of Meeting of the Housing and Communities Committee held on 7 February 2018; and

- (2) the Minutes of the Special Meeting of the Housing and Communities Committee held on 14 March 2018.

OPEN FORUM

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

HOUSING & EMPLOYABILITY DELIVERY PLAN 2018/19

A report was submitted by the Strategic Lead - Housing and Employability presenting the 2018/19 Delivery Plan for Housing & Employability and the year end progress report for the 2017/18 Delivery Plan.

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

- (1) to note the progress made on delivery of the 2017/18 plan; and
- (2) to approve the 2018/19 Delivery Plan.

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

ENHANCED STANDARDS FOR HIGH RISE FLATS

A report was submitted by the Strategic Lead - Housing and Employability providing updates on the work to develop an enhanced standard for high rise flats in the aftermath of the tragic fire in the Grenfell Tower in London; work to provide reassurance to our tenants; and our commitment to ensure these properties are as safe and desirable as conventional dwellings.

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 reassurance work done to date;
- (2) to approve the Housing Management, Tenant Welfare and Budgetary Components (Phase One) of the West Dunbartonshire Enhanced Standard for High Rise Flats;
- (3) to note the Terms of Reference for Phase Two: Becoming a Tenure & Property Type of Choice, which will be developed by the Better Homes group and subsequently reported to Committee seeking approval; and

- (4) that the Chair, Councillor Docherty, write to the Scottish Government requesting that they contribute financially to this Council's fire safety improvements.

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

A report was submitted by the Strategic Lead - Housing and Employability providing an update on the progress of 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 and the Housing Asset and Investment Manager 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 - December 2017, as detailed within Appendix 1 to the report.

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 the annual progress report 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 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 progress and achievements made in relation to the implementation of the first year of the strategy's action plan including the key role played by tenant representatives; and
- (2) to note that the Strategic Lead - Housing and Employability will submit a further annual report to Committee in May 2019.

MORE HOMES WEST DUNBARTONSHIRE – WEST DUNBARTONSHIRE AFFORDABLE HOUSING SUPPLY PROGRAMME

A report was submitted by the Strategic Lead - Housing and Employability providing an update on progress with West Dunbartonshire's Affordable Housing Supply Programme (AHSP).

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 progress made to date including the delivery of the Council's latest new build project at Second Avenue, Clydebank;
- (2) that updates would be provided to Committee regarding ongoing discussions with the Scottish Minister for Local Government and Housing on the disparity of the grant subsidy per unit available for affordable housing to Registered Social Landlords and Councils; and
- (2) otherwise, to note the contents of the report.

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

A report was submitted by the Strategic Lead - Housing and Employability advising of the progress made towards achieving the aims and objectives of the homelessness Prevention and Temporary Accommodation Strategy entitled 'More than a Roof' for the three year period 2017-2020.

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 progress and achievements made in implementing the first year of the 'More Than A Roof' strategy; and
- (2) to note the direction of travel which is set within the context of an ongoing re-design of housing access and homelessness services.

REVIEW OF COUNCIL'S OPEN MARKET HOUSING ACQUISITION SCHEME (BUYBACK SCHEME)

A report was submitted by the Strategic Lead - Housing and Employability seeking approval to extend the scope of the Council's Open Market Housing Acquisition Scheme (Buyback Scheme).

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

- (1) to approve the extended scope of the scheme as detailed within section 4.9 of the report; and
- (2) to note the contents of the report and the progress made to date.

PROHIBITION OF THE CONSUMPTION OF ALCOHOL IN DESIGNATED PUBLIC PLACES

A report was submitted by the Strategic Lead - Regulatory providing an update on the position with regards to the current Byelaw prohibiting the consumption of alcohol in designated public places within the West Dunbartonshire Council area.

After discussion and having heard the Section Head - Licensing in further explanation of the report the Committee agreed that the current Byelaw remain unchanged.

WORKING WELL TOGETHER - ATTENDANCE MANAGEMENT: QUARTER 4 (1 JANUARY – 31 MARCH 2018) AND ANNUAL REVIEW

A report was submitted by the Strategic Lead, People and Technology providing a detailed analysis on the attendance performance for Quarter 4 and annual review.

The Committee agreed:-

- (1) to note the increase in council wide sickness absence of 2,284 FTE days lost (4.87%) compared to last year; and
- (2) to note the increase in sickness absence of 348.49 FTE days lost (approx. 16%) compared to the last year for Housing and Employability.

The meeting closed at 12.06 p.m.