

MORAY COUNCIL

Minute of Meeting of the Communities Committee

Tuesday, 17 December 2019

Council Chambers, Council Office, High Street, Elgin, IV30 1BX

PRESENT

Councillor George Alexander, Ms Anna Bamforth, Councillor Theresa Coull, Councillor Gordon Cowie, Councillor Paula Coy, Councillor Lorna Creswell, Councillor Donald Gatt, Councillor Louise Laing, Mrs May McGarrie, Councillor Aaron McLean, Councillor Maria McLean, Councillor Ray McLean, Councillor Derek Ross, Councillor Sonya Warren

APOLOGIES

Ms Jane Bartecki, Councillor Ryan Edwards

IN ATTENDANCE

The Acting Head of Housing and Property; the Building Services Manager; the Housing Needs Manager; the Acting Housing Strategy and Development Manager and Mrs C Howie, Committee Services Officer as clerk to the meeting.

1 Chair of Meeting

The meeting was chaired by Councillor Louise Laing.

2 Declaration of Group Decisions and Members Interests *

In terms of Standing Order 20 and the Councillors' Code of Conduct, there were no declarations from Group Leaders or Spokespersons in regard to any prior decision taken on how Members will vote on any item on the agenda or any declarations of Member's interests in respect of any item on the agenda.

3 Resolution

The meeting resolved that in terms of Section 50A (4) and (5) of the Local Government (Scotland) Act 1973, as amended, the public and media representatives be excluded from the meeting during consideration of the items of business appearing at the relevant paragraphs of this minute as specified below, so as to avoid disclosure of exempt information of the class described in the appropriate paragraphs of Part 1 of Schedule 7A of the Act.

Paragraph Number of Minute	Paragraph Number of Schedule 7A and Reason
15, 16, 17, 18 and 19	9 Information on terms proposed or to be proposed by or to the Authority

4 Written Questions **

The Committee noted that no written questions had been submitted.

5 Minute of meeting dated 9 October 2019

The minute of the meeting of the Communities Committee dated 17 December 2019 was submitted and approved.

6 The Moray Affordable Housing Programme

Under reference to paragraph 9 of the Minute of the meeting dated 28 May 2019 a report by the Depute Chief Executive (Economy, Environment and Finance) informed Committee of progress on the Affordable Housing Investment Programme in Moray.

Following consideration the Committee agreed:

- i. to note progress on the Moray Strategic Local Programme 2019/20;
- ii. to bring forward the development opportunities detailed at paragraph 4.8 of the report into the 2019/20 programme;
- iii. to note progress on the Bilbohall masterplan area; and
- iv. that further reports on programme progress will be presented to the Committee.

7 Scottish Social Housing Charter Compliance

Under reference to paragraph 11 of the Minute of the meeting dated 27 August 2019 a report by the Depute Chief Executive (Economy, Environment and Finance) informed Committee of the details of the Council's landlord report from the Scottish Housing Regulator and progress on the Annual Performance Report to tenants and other customers.

Following consideration and review of the Council's performance against the Scottish Social Housing Charter in 2018/19 the Committee agreed to note the Annual Performance Report to tenants and other customers.

8 Rapid Rehousing Transition Plan

Under reference to paragraph 5 of the Minute of the meeting dated 20 November 2018 a report by the Depute Chief Executive (Economy, Environment and Finance) informed Committee of progress on development of Moray's Rapid Rehousing Transition Plan.

Following consideration the Committee agreed:

- i. to note the level of funding made available by the Scottish Government to deliver the Council's Rapid Rehousing Transition Plan (RRTP);
- ii. to the revisions to the RRTP Action Plan, as detailed at Section 4 of the report;
- iii. that officers can prepare a revised RRTP Action Plan, as detailed at Section 4 of the report;
- iv. that the revised RRTP can be presented to Committee at the meeting on 3 March 2020; and
- v. to note progress on the RRTP will be reported to Committee as part of the review of the Local Housing Strategy.

9 Housing and Property Services - Service Plan 2019/20

Under reference to paragraph 10 of the Minute of the meeting dated 28 May 2019 a report by the Depute Chief Executive (Economy, Environment and Finance) asked Committee to consider the proposed Housing and Property Services Service Plan for 2019/20.

Following consideration the Committee agreed to note the budget monitoring report for the period to 31 October 2019.

10 Housing and Property Services Budget Monitoring - 31 October 2019

Under reference to paragraph 6 of the Minute of the meeting dated 27 February 2019 a report by the Depute Chief Executive (Economy, Environment and Finance) presented the budget position for the Housing Revenue Account and General Services Other Housing Budget for the period up to 31 October 2019.

Following consideration the Committee agreed to note the budget monitoring report for the period to 31 October 2019.

11 Strategic Housing Investment Plan 2020/2021 - 2024/2025

Under reference to paragraph 6 of the minute of the meeting dated 5 February 2019 a report by the Depute Chief Executive (Economy, Environment and Finance) asked Committee to approve the council's draft Strategic Housing Investment Plan (SHIP) 2020/21-2024/25.

Following consideration the Committee agreed:

- i. to note the draft SHIP was submitted to the Scottish Government in November 2019; and
- ii. that further progress reports on the SHIP be presented to Committee as required.

12 Housing Investment 2019/20

A report by the Depute Chief Executive (Economy, Environment and Finance) informed Committee of the budget position to 31 October 2019 for the Housing Investment Programme for 2019/20.

Following consideration the Committee agreed to note the position as at 31 October 2019 with regards to the Housing Investment Programme for 2019/20.

13 Housing Performance Report - Quarters 1 and 2 for 2019-20

Under reference to paragraph 11 of the minute of the meeting dated 27 August 2019 a report by the Depute Chief Executive (Economy, Environment and Finance) informed Committee of the Housing Service's for the period from 1 April 2019 to 30 September 2019.

Following consideration the Committee agreed to note performance outlined in the report.

14 Question Time ***

Councillor Laing was of the opinion it would be advantageous for the Tenant Representatives to have an item on the agenda where they could raise any queries they may have.

In response the Chair advised it had been practice for the Tenant Representatives to raise any issues with Councillors at the Tenants Forum; the Councillors then raised queries as Committee when required.

The Tenant Representatives advised they were happy with the current arrangement.

15 Council New Build - Report on Tender - Banff Road, Keith

Under reference to paragraph 9 of the Minute of the meeting dated 28 May 2019 a report by the Depute Chief Executive (Economy, Environment and Finance) presented an evaluation of the tender received for the Council New Build Programme Phase 7 project at Banff Road, Keith.

Following consideration the Committee agreed:

- i. to accept the tender received from Springfield Properties plc for Banff Road, Keith, Phase 1;
- ii. that the acquisition of additional land at Banff Road can be presented for approval to Moray Council; and
- iii. to note that progress on the delivery of the Council's new build programme will be reported to this Committee.

16 Council New Build - Report on Tender - Stynie Road, Mosstodloch Phase 2

Under reference to paragraph 9 of the Minute of the meeting dated 28 May 2019 a report by the Depute Chief Executive (Economy, Environment and Finance) presented an evaluation of the tender received for the Council New Build Programme Phase 8 project at Stynie Road, Mosstodloch Phase 2.

Following consideration the Committee agreed:

- i. to accept the tender received from Springfield Properties plc for Stynie Road, Mosstodloch Phase 2; and
- ii. that progress on the delivery of the Council's new build programme is reported to a future meeting of this Committee.

17 Report on Tender - Consultancy - Bilbohall, Elgin

Under reference to paragraph 11 of the Minute of the meeting dated 2 April 2019 a report by the Depute Chief Executive (Economy, Environment and Finance) presented an evaluation of the tenders received for the design team required to develop and submit a planning application for the housing and associated infrastructure included in the Bilbohall Masterplan.

Following consideration the Committee agreed to:

- i. note progress on the tendering procedure for a multi-disciplinary design team to prepare a planning application for housing and infrastructure at Bilbohall;
- ii. accept the tender received from Collective Architecture;
- iii. the acquisition of the Bilbohall site at R12/R6 being presented for approval to Moray Council;
- iv. note the proposed purchase by the Council of the Bilbohall site at R12/R6 would be subject to the "buy-back" conditions detailed in paragraph 7.3 of the report; and
- v. note that further reports on the design team's progress will be presented to Committee.

18 Report on Tender - Consultance - Former Spynie Hospital, Elgin

Under reference to paragraph 7 of the Minute of the meeting dated 27 August 2019 a report by the Depute Chief Executive (Economy, Environment and Finance) presented an evaluation of the tender received for the design team required to develop and submit a planning application for housing and associated infrastructure at the former Spynie Hospital site, Elgin.

Following consideration the Committee agreed to:

- i. note progress on the tendering procedure for a multi-disciplinary design team to prepare a planning application for housing and infrastructure at the former

Spynie Hospital, Elgin;

- ii. accept the tender received from Collective Architecture; and
- iii. note that further reports on the design team's progress will be presented to Committee.

19 Building Services Trading Operation Budget 2019/20 - Budget Monitoring

Under reference to paragraph 19 of the Minute of the meeting dated 2 April 2019 a report by the Depute Chief Executive (Economy, Environment and Finance) presented the budget monitoring information for the period to 31 October 2019 for the Building Services Trading Operation.

Following consideration the Committee agreed to note the:

- i. financial information for the period to 31 October 2019, as detailed in Appendix I of the report;
- ii. revised year end forecast to 31 March 2020 as detailed in Appendix I of the report;
- iii. Building Services operating performance, Business Plan 2017 - 2020 and financial improvement update as set out in sections 6 and 7 of the report; and
- iv. Building Services Direct Labour Organisation Improvement Plan 2019/2020 progress, as detailed in Section 7 and Appendix II of the report.