

MORAY COUNCIL

Minute of Meeting of the Housing and Community Safety Committee

Tuesday, 12 September 2023

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

PRESENT

Ms Jane Bartecki, Councillor Neil Cameron, Councillor John Divers, Councillor Amber Dunbar, Councillor Jérémie Fernandes, Councillor Donald Gatt, Councillor David Gordon, Councillor Sandy Keith, Councillor Scott Lawrence, Councillor Marc Macrae, Councillor Paul McBain, Councillor Shona Morrison, Councillor Derek Ross, Councillor John Stuart

APOLOGIES

Councillor James Allan, Ms Anna Bamforth, Mr Ronald Tolmie

IN ATTENDANCE

The Depute Chief Executive (Economy, Environment and Finance), Head of Housing and Property Services, Housing Strategy and Development Manager, Housing Needs Manager, Building Services Manager, Georgina Anderson, Senior Solicitor and Lindsey Robinson, Committee Services Officer.

1. Chair

Councillor Amber Dunbar, as Chair of the Housing and Community Safety Committee, chaired the meeting.

2. Declaration of Group Decisions and Members Interests *

In terms of Standing Order 21 and 23 and the Councillors' Code of Conduct, there were no declarations from Group Leaders or Spokespersons in regard to any prior decisions 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 Committee resolved that under Section 50A (4) and (5) of the Local Government (Scotland) Act 1973, as amended, the public and media representatives be excluded from the meeting for Items 11, 12 and 13 of business on the grounds that it involves the likely disclosure of exempt information of the class described in the relevant Paragraphs of Part 1 of Schedule 7A of the Act.

Paragraph Number of Minute	Paragraph Number of Schedule 7a and Reason
12	6 - Information relating to the financial or business affairs of any particular person(s); and 9 - Information on terms proposed or to be proposed by or to the Authority.

13	9 - Information on terms proposed or to be proposed by or to the Authority.
14	9 - Information on terms proposed or to be proposed by or to the Authority.

4. Condolences

The Committee joined the Chair in expressing their condolences to the family of the late former Tenant Representative May McGarrie who sadly died on 11 August 2023. Ms McGarrie was a tenant representative from 2018 to 2021 but she was involved in tenant participation for a long time before that. She was a much loved member of the tenants' forum which she attended religiously for the benefit of her neighbours and all Council tenants.

5. Minute of the meeting held 27 June 2023

The minute of the meeting of the Housing and Community Safety Committee held on 27 June 2023 was submitted and approved.

6. Written Questions **

The Committee noted that no written questions had been submitted.

7. Allocations Policy Review

The meeting had before it a report by the Depute Chief Executive (Economy, Environment and Finance) advising the Housing and Community Safety Committee of the need to update and revise the Allocations Policy and seeking permission to consult with key stakeholders.

Following consideration the Committee agreed to:

- i. note the requirement to review the Allocations Policy;
- ii. approve the revised draft Allocations Policy, as set out in Appendix I and Section 4, for consultation;
- iii. a consultation on the revised draft Allocations Policy being undertaken with key stakeholders, as set out in Section 5;
- iv. note the draft Equalities Impact Assessment at Appendix II and note that it will be updated following the policy consultation; and
- v. note that an update report detailing the outcome of the consultation and providing a revised Allocations Policy for approval and an updated Equalities Impact Assessment will be presented to this Committee in February 2024.

8. Temporary Accommodation Policy Review Update

The meeting had before it a report by the Depute Chief Executive (Economy, Environment and Finance) presenting the Housing and Community Safety Committee with a revised Temporary Accommodation Charging Policy for approval.

Following consideration the Committee agreed to:

- i. note the feedback received during the consultation period, as set out in Section 4 and Appendix I;
- ii. approve the revised Temporary Accommodation Charging Policy as set out in Appendix II and note that it will be implemented as set out in Section 5; and
- iii. note that given the financial implications, under the terms of Standing Order 84, any decision of this Committee may be further considered as part of the budget setting process.

9. Scottish Social Housing Charter Compliance

The meeting had before it a report by the Depute Chief Executive (Economy, Environment and Finance) informing the Committee of compliance with the Scottish Social Housing Charter and the Scottish Housing Regulator's Regulatory Framework.

During consideration Councillor Divers raised that he knew of 2 cases where mould and damp issues had been reported and they had heard nothing a few months later.

In response, the Head of Housing and Property Services advised that he would speak to Councillor Divers and review the 2 cases mentioned.

Thereafter the Committee agreed to:

- i. approve the draft assurance statement in Appendix I; and
- ii. note that a summary of performance of the key Annual Return on the Charter indicators against national/benchmarking results will be presented to the Committee on 21 November 2023.

10. Housing and Property Budget Report to 30 June 2023

The meeting had before it a report by the Depute Chief Executive (Economy, Environment and Finance) presenting the budget position for the Housing Revenue Account (HRA) and General Services Other Housing Budget for the period up to 30 June 2023.

Following consideration the Committee agreed to note the budget monitoring report for the period to 30 June 2023.

11. Question Time ***

Councillor Lawrence sought an update on the Reinforced Autoclaved Aerated Concrete (RAAC) found at Forres Academy and whether it has been found elsewhere.

The Head of Housing and Property Services consulted with the Legal adviser and advised that this was not the correct setting to discuss the education buildings but in terms of the housing stock nothing had been found. RAAC has predominantly been found in flat roofs and there are very few of these within the Council housing stock in Moray. The Asset Manager has been very proactive in his investigations. He further advised Members that they can raise concerns about specific properties with him.

12. Report on Tender - Speyview, Aberlour Phase 1 [Para 6 and 9]

The meeting had before it a report by the Depute Chief Executive (Economy, Environment and Finance) presenting an evaluation of the tender received for the Council New Build Programme Phase 10 project at Speyview, Aberlour. The report recommends that the tender is accepted.

Following consideration the Committee agreed:

- i. to accept the tender received from Springfield Properties plc for Speyview, Aberlour Phase 1, subject to confirmation of grant funding and planning consent; and
- ii. to note that progress on the delivery of the Council's new build programme will be reported to a future meeting of the Housing and Community Safety Committee.

13. Report on Tender - Banff Road Keith Phase 2a [Para 9]

The meeting had before it a report by the Depute Chief Executive (Economy, Environment and Finance) presenting an evaluation of the tender received for the Council New Build Programme Phase 10 project at Banff Road, Keith.

Following consideration the Committee agreed to:

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

14. Building Services Trading Operation Budget 2023-24 - Budget Monitoring [Para 9]

The meeting had before it a report by the Depute Chief Executive (Economy, Environment and Finance) presenting budget monitoring information for the period to 30 June 2023 for the Building Services Trading Operation.

Following consideration the Committee agreed:

- i. the financial information for the period to 30 June 2023, as detailed in section 5 and Appendix I and
- ii. the Building Services operating performance for the period to 30 June 2023, as set out in section 6 of the report.