

MORAY COUNCIL

Minute of Meeting of the Housing and Community Safety Committee

Tuesday, 15 November 2022

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

PRESENT

Councillor Theresa Coull, Councillor John Divers, Councillor Jérémie Fernandes, Councillor Donald Gatt, Councillor Sandy Keith, Councillor Scott Lawrence, Councillor Marc Macrae, Councillor Shona Morrison, Councillor Bridget Mustard, Councillor Kathleen Robertson, Councillor Derek Ross, Councillor Draeyk Van Der Horn, Ms Jane Bartecki

APOLOGIES

Councillor Amber Dunbar, Ms Anna Bamforth, Mr Ronald Tolmie

IN ATTENDANCE

Also in attendance at the above meeting were the Depute Chief Executive (Economy, Environment and Finance), Head of Housing and Property Services, Acting Housing Strategy and Development Manager, Building Services Manager, Housing Services Manager, Housing Needs Manager, Property Asset Manager, Legal Services Manager, and Lindsey Robinson, Committee Services Officer, as Clerk to the Committee.

1. Chair

Councillor Donald Gatt, as Depute Chair of the Housing and Community Safety Committee, chaired the meeting.

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

14	1 - Information relating to staffing matters. 2 - Information relating to any particular occupier or former occupier of, or applicant for, accommodation provided by or at the expense of the Authority.
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4. Minute of Meeting of the Housing and Community Safety Committee on 6 September 2022

The minute of the meeting of the Housing and Community Safety Committee dated 6 September 2022 was submitted and approved.

5. Written Questions **

The Committee noted that no written questions had been submitted.

6. Performance Report (Housing and Property Services) Period to September 2022

A report by the Depute Chief Executive (Economy, Environment and Finance) informed the Committee of the performance of the service for the period to 30 September 2022.

During consideration Councillor Robertson sought clarification on whether social media could be utilised to improve tenant participation.

In response, the Head of Housing and Property Services advised that this would be looked into.

Thereafter, the Committee agreed to:

- i. note performance in the areas of Service Planning, Service Performance and other related data to the end of September 2022;
- ii. note the actions being taken to improved performance where required; and
- iii. note compliance with the Scottish Social Housing Charter with inclusion of the Annual Assurance statement and publication of the Scottish Landlords Annual Performance Report.

7. Housing and Property Budget Monitoring to 30 September 2022

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 30 September 2022.

Following consideration, where officers answered questions on staffing, evictions, housing completion dates and moss removal, the Committee agreed to note the budget monitoring report for the period to 30 September 2022.

8. Housing Investment 2022-23 to 30 September 2022

A report by the Depute Chief Executive (Economy, Environment and Finance) informed the Committee of the progress of the Housing Investment Programme 2022/23 to 30 September 2022.

Following consideration the Committee agreed to:

- i. note the progress of the Housing Investment Programme to 30 September 2022, as detailed in Section 3 and Appendices I to VI of the report; and
- ii. note the revised Housing Investment Programme projected outturn to 31 March 2023, as detailed in Section 3 and Appendices I to VI of the report.

Councillor Morrison left the meeting during discussion of this item.

9. Scottish Social Housing Charter Compliance

A report by the Depute Chief Executive (Economy, Environment and Finance) informed the Committee of the details of the Council's performance following data published by the Scottish Housing Regulator and compliance with both the Scottish Social Housing Charter and Regulatory Framework.

During consideration Councillor Mustard asked if the guidance relating to equalities published by the Scottish Federation of Housing Associations could be circulated to members - the Head of Housing and Property Services agreed to do this.

Councillor Ross stated that it would be beneficial if the full figures could be included in future reports rather than just the percentages. In response the Head of Housing and Property confirmed that this would be undertaken going forward.

Thereafter, the Committee agreed to:

- i. note the Council's performance against the Scottish Social Housing Charter in 2021/22;
- ii. note the content of the Assurance Statement and Annual Performance report to tenants and other customers; and
- iii. the full figures as well as the percentages being included in future reports.

10. Strategic Housing Investment Plan (SHIP) 2023-24 - 2027-28

A report by the Depute Chief Executive (Economy, Environment and Finance) asked the Committee to approve the Council's draft Strategic Housing Investment Plan (SHIP) 2023/24 - 2027/28.

Following consideration the Committee agreed:

- i. to note the draft SHIP
- ii. to approve the consultative draft SHIP submitted to the Scottish Government on 21 October 2022; and
- iii. that further progress reports on the SHIP are presented to this Committee as required.

11. Housing Reserves Policy

A report by the Depute Chief Executive (Economy, Environment and Finance) presented the draft Housing Reserves Policy, at Appendix I of the report, for consideration and approval.

Councillor Morrison returned to the meeting at this juncture.

Following consideration the Committee agreed :

- i. the requirements for a Housing Reserves Policy as detailed in Sections 3 and 4 of the report;
- ii. to approve the draft Housing Reserves Policy as set out in Appendix I of the report; and
- iii. to note that the Policy will have implications for the Housing Revenue Account budget setting process.

12. Question Time ***

The Committee noted that no questions were asked.

13. Building Services Trading Operation Budget 2022-23 - Budget Monitoring [Para 9]

A report by the Depute Chief Executive (Economy, Environment and Finance) presented the Building Services Trading Operating budget monitoring information for the period to 30 September 2022.

Following consideration the Committee agreed to:

- i. note the financial information for the period to 30 September 2022, as detailed in section 5 and Appendix I of the report;
- ii. note Building Services operating performance for the period to 30 September 2022, as set out in section 6 of the report; and
- iii. note the revised projected outturn to 31 March 2023, as detailed in section 7 and Appendix I of the report.

14. Housing Needs Section Service Development [Para 1 and 2]

A report by the Depute Chief Executive informed the Committee of the proposed plans for providing temporary accommodation to homeless applicants following the closure of the hostel at Covesea Road, Elgin.

Following consideration the Committee agreed to:

- i. note the Council's statutory duties towards homeless people;
- ii. acknowledge the imminent closure of Covesea Road, Elgin; and
- iii. the service developments of £54,267 per annum detailed at paragraph 5.1 in the report.