

# MORAY COUNCIL

## Minute of Meeting of the Communities Committee

Tuesday, 20 November 2018

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

### **PRESENT**

Ms Anna Bamforth, Ms Jane Bartecki, 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**

Councillor Ryan Edwards, Councillor Ron Shepherd

### **IN ATTENDANCE**

The Head of Housing and Property; the Housing Strategy and Development Manager; the Asset Manager; the Building Services Manager; the Housing Needs Manager; Fiona Geddes, Senior Housing Officer Strategy; Daska Murray, Senior Housing Officer Information; Emma Armit, Senior Housing Officer Policy and Mrs Caroline Howie, Committee Services Officer as Clerk to the Meeting.

#### **1 Chair of Meeting**

The meeting was chaired by Councillor 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 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 Exempt Information**

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 No. of Minute**      **Paragraph No. of Schedule 7A**

#### **4 Minute of Meeting dated 25 September 2018**

The minute of the meeting of the Communities Committee dated 28 September 2018 was submitted and approved.

#### **5 Written Questions \*\***

The Committee noted that no written questions had been submitted.

#### **6 Rapid Rehousing Transition Plan**

Under reference to paragraph 5 of the Minute of the meeting dated 25 September 2018 a report by the Corporate Director (Economic Development, Planning and Infrastructure) informed the Committee of progress on development of Moray's Rapid Rehousing Transition Plan.

Following consideration the Committee agreed to:

- i. approve the draft Rapid Rehousing Transition Plan, prior to its submission to the Scottish Government by 31 December 2018; and
- ii. note that progress on the Plan will be reported as part of the Local Housing Strategy annual review in Autumn 2019.

#### **7 Housing (Scotland) Act 2014 Part 2 - Progress Report**

Under reference to paragraph 14 the Minute of the meeting dated 26 June 2018 a report by the Corporate Director (Economic Development, Planning and Infrastructure) provided the Committee with an update on the commencement of the provisions of Part 2 of the Housing (Scotland) Act 2014 coming into force.

Following consideration the Committee agreed to note:

- i. the progress made in relation to preparing for the implementation of Part 2 of the Housing (Scotland) Act 2014;
- ii. that all tenants have been notified of the provisions which affect their current tenancy agreements; and
- iii. that a further progress report will be presented to the next Communities Committee in February 2019.

#### **8 Allocations Policy Review 2018**

Under reference to paragraph 14 of the Minute of the meeting dated 26 June 2018 a report by the Corporate Director (Economic Development, Planning and Infrastructure) provided Committee with the results of the Allocations Policy review consultation. It proposed that a further consultation be carried out on the required

changes to the current Allocations Policy and presented a revised draft Allocation Policy for approval.

During discussion the Head of Housing and Property advised individual circumstances were considered when awarding points. Thereafter, he asked if Committee thought they would benefit from a briefing session on the Policy.

Committee was of the opinion a briefing session would be helpful and tasked the Head of Housing and Property with arranging this.

Thereafter Committee agreed to:

- i. note the results of the public consultation as set out in Section 6 of the report;
- ii. the proposals for changes to the current Allocations Policy;
- iii. consult further with tenant and other key stakeholders on the proposed changes;
- iv. that the Committee will consider the consultation responses at its meeting in February 2019; and
- v. task the Head of Housing and Property with providing a briefing session on the Allocations Policy to Elected Members.

## **9 Housing and Property Services Budget Monitoring - 31 August 2018**

Under reference to paragraph 13 of the Minute of the meeting dated 14 February 2018 a report by the Corporate Director (Economic Development, Planning and Infrastructure) presented the budget monitoring for the Housing Revenue Account and General Services Other Housing Budget for the period to 31 August 2018.

Following consideration the Committee agreed to note the budget monitoring report for the period to 31 August 2018.

## **10 Housing Investment 2018-19**

A report by the Corporate Director (Economic Development, Planning and Infrastructure) informed the Committee of the budget position to 31 August 2018 for the Housing Investment Programme for 2018/19.

Following consideration the Committee agreed to note the position as at 31 August with regards to the Housing Investment Programme for 2018/19.

## **11 Scottish Social Housing Charter Compliance**

A report was submitted by the Corporate Director (Economic Development, Planning and Infrastructure) informing the Committee of the details of the Council's landlord report from the Scottish Housing Regulator (SHR), progress on the Annual Performance Report to tenants and other customers and the SHR consultation on the review of the regulatory framework for social housing landlords. The report also asked the Committee to approve the draft response to the SHR review.

Following consideration the Committee agreed to:

- i. note the Council's performance against the Scottish Social Housing Charter 2017/18;
- ii. note the Annual Performance Report to tenants and other customers; and
- iii. approve the draft response to the Scottish Housing Regulator's consultation on the review of the regulatory framework.

## **12 Housing Performance Report Quarters 1 and Q2 for 2018-19**

There was submitted and noted a report by the Corporate Director (Economic Development, Planning and Infrastructure) informing the Committee of the Housing Service's performance for the period from 1 April 2018 to 30 September 2018.

## **13 Tenant Downsizing Incentive Scheme**

A report was submitted by the Corporate Director (Economic Development, Planning and Infrastructure) providing the Committee with details on the resources required to manage and maintain the Council's Tenant Downsizing Incentive Scheme.

Following consideration the Committee agreed:

- i. to approve the new job description for the Housing Options Advisor (HRS);
- ii. that the Head of Service can proceed to fill the vacancy with immediate effect; and
- iii. to fund the Housing Options Advisor (HRA) post from the Housing Revenue Account.

## **14 Question Time \*\*\***

In response to a question from Councillor Ross in relation to litter the Head of Housing and Property advised an article would be placed in the Tenants Voice to raise awareness of litter. He further advised that it was not within his remit to make decisions in regard to litter and undertook to discuss the issue with the Head of Direct Services.

Councillor Cowie sought clarification on the size of the problem with heating systems breaking down as he was of the opinion this was a bigger issue than in previous years.

In response the Head of Housing and Property agreed it was a bigger issue than in previous years and advised that an additional contractor had been employed to ensure heating systems were returned to working order as soon as possible.

The Asset Manager further advised that several manufacturers were no longer producing replacement parts for boilers and this was leading to boilers requiring replacement earlier than previously envisaged.

In response to a question from Councillor Warren in relation the Scatter Flats

programme, the Housing Needs Manager advised that the programme was very successful. He further advised that 2 tenants moved in during May/June and it was envisaged the tenancies would be made permanent.

In response to a question from Councillor Creswell in regard to Universal Credit, the Head of Housing and Property advised that a report on Universal Credit would be provided to this Committee once the full impact of the introduction is known and that this is likely to be in June or July 2019.

## **15 Building Services Trading Operation Budget 2018-19 - Budget Monitoring [Para 9]**

A report was submitted by the Corporate Director (Economic Development, Planning and Infrastructure) presenting the budget monitoring information for the period to 31 August 2018 for the Building Services Trading Operation.

Following consideration the Committee agreed to note the:

- i. financial information for the period to 31 August 2018, as detailed in appendix 1 of the report; and
- ii. Building Services operating performance and the Business Plan 2017 – 2020 update as set out in sections 6 and 7 of the report.