



## **Pre-Housing and Communities Committee Forum –open to all tenants and TRA representatives**

**Note of meeting on  
Monday 3<sup>rd</sup> February 2020**

This note also includes the **outcome** of the Housing and Communities Committee (HACC) on the 5<sup>th</sup> February 2020 which is noted in boxes after each item discussed.

### **Present:**

Cllr Diane Docherty (Housing Convenor)  
Georgia McCambley ( Central Radnor Park TRA)  
June Todd (WDTRO)  
John Kerr (Housing Development & Homelessness Manager)  
Jane Mack ( Snr Development Officer-Tenant Participation)  
Stefan Kristmanns ( Housing Development Co-ordinator)  
Janice Rainey ( Finance Manager)

**Apologies received from:** Harry McCormack (Tullichewan TRA) ,Billy Neeson (Westbridgend TRA), Jackie Peacock, Janette Donlin and Isobel Rankin (all Dalmeir MSF's TRA), Frances McGonagle, Polly Wheelans and Douglas Clark ( all Littleholm TRA).

**Order of items being discussed changed to accommodate later arrival of John Kerr.**

### **Item 7. Rapid Re-housing Transition Plan and New Approaches to Homelessness – Update Report**

Purpose of the report is to give an update on the transition plan and also to highlight the funding issue resulting from the under funding from the Scottish Government that WDC has been awarded. The Rapid Rehousing Transition Plan had been costed at £470,083 but WDC been awarded £251,000.

Report also includes information on the provisions of the Homelessness (Scotland) Act 2003 regarding ' Intentionality ' and ' Local connection ' which Councils will be able to implement from May 2021. Stefan advised that in WDC not a big concern but the number of cases would be monitored.

## Key points from discussion

Question asked about table 4.8 on page 24 and reference to additional £126,000 Housing contribution and whether this contribution was coming from the Housing Revenue Account (HRA) as Homeless services should be funded from General Services? John Kerr confirmed that it was from HRA and rationale is that Housing benefit from the additional support given to WDC tenants and came from existing resources.

John also clarified that the Homelessness and temporary accommodation were the statutory services that the General Fund paid for but Rapid Rehousing is not a statutory service so HRA contributes.

**Action :** Councillor Docherty asked for a breakdown of funding to be provided ( **John Kerr**).

**Breakdown confirmed as £76,000 from additional staff resources plus £50,000 from existing Repairs Budget to prioritise repairs to Housing First tenancies and include carpets and white goods.**

<b>Item 7. Rapid Re-housing Transition Plan and New Approaches to Homelessness – Update Report</b>
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**Agreed**

## Item 6. More Homes West Dunbartonshire – WDC new supply programme – update report

Update report on the progress of the Council's new build programme. 161 new properties already been completed ( table 1 on page 12) and a number of sites underway or planned. These are set out in table 2 on page 13 and add up to 417 new properties.

Demolition of former Aitkenbar primary school underway and the 2 affected community groups been accommodated elsewhere and happy with outcome. Has had a marginal impact on costs due to the delay but minimal – will probably be £3k. Clydebank East demolition also underway and the redevelopment plans are still being considered as want to get the best plan for the area considering the other developments in the area ( new bridge).

## Key points from discussion

Question asked about how Community Benefits get determined ? John advised that they are often related to employment and contractors need to recruit from local community. 'Softer' benefits can be things like a contractor providing money to be fed into local community. Amount of community benefit depends on the size of the contract – Low , medium and high levels of community benefits equal £3500, £8000 or £11,000.

Community benefit from Creval Court development involves a community garden and is linked in with Leamy Foundation who are already very active in the area and they will encourage the community to get involved and maintain the community garden there.

**Item 6. More Homes West Dunbartonshire – new supply programme – update report**

**Agreed**

### **Item 8. Tenant Satisfaction Survey**

Report sets out the tenant satisfaction across all areas of Housing and Homelessness since the introduction of the Scottish Social Housing Charter ( 2014). Identifies areas of improvement but main focus is on areas which can be improved. Improvement action plan created based on satisfaction survey results as well as a workshop held with tenants in January 2020 to discuss the results so that the action plan is tenant focused. The action plan ( page 41 ) sets out the main actions that will be prioritised in 2020.

Survey also asked tenants about what they think investment priorities should be and most said more regular maintenance programmes, followed by new build programme and increased budget for external improvements.

### **Key points from discussion**

Councillor Docherty advised that she had also set up a meeting with Building Services to discuss the issues that tenants were experiencing in relation to repairs and she will give updates at the WDC/WDTRO Liaison meetings.

**Item 8. Tenant Satisfaction Survey**

**Agreed**

**Item 9. Housing Revenue Account Budgetary control report to 31 December 2019**

Tenant friendly version of report well received and easier to understand.

No other discussion

**Item 9. Housing Revenue Account Budgetary control report to 31 December 2019**

**Agreed**

## **Item 10. Financial Report 2019/20 as at period 9 (31 January 2020)**

Financial update report on services covered by Housing & Communities Committee ie covers more than just Housing Revenue Account.

### **Key points from discussion**

No discussion on this report

<b>Item 10. Financial Report 2019/20 as at period 9 (31 January 2020)</b>
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**Agreed**

### **Any other business – none raised**

The next Housing & Community Committee (HACC) will be on 6th May so there will be a **Pre- HACC Forum on Monday 4<sup>th</sup> May 2020** at the Council offices, 16 Church Street , Dumbarton to discuss the papers with the Housing Convenor and officers who have written the papers.

Papers planned for going to the May Housing & Communities Committee are,

- More Homes, Better Homes update
- Homelessness Code of Guidance
- Fire safety in multis
- Gypsy Travellers site standards

The papers are available the week before and we will post them out to all TRA Secretaries, WDTR0 members, interested tenants and they will also be available online.

**This Forum is open to any tenant or member of a Tenant & Resident Association - we can provide transport to assist tenants being able to attend and the building has disabled access and a LOOP system.**

