



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

**Note of zoom meeting on Tuesday 4<sup>th</sup> May 2021**

### **People present:**

Cllr Diane Docherty (Housing Convenor) - chaired meeting  
Frances McGonagle (Littleholm TRA + WDTRO)  
Georgia McCambley (Central Radnor Park TRA +WDTRO)  
Ruth Dickinson (Willox Park TA)  
Billy Neeson (Westbridgend TRA + WDTRO)  
Harry McCormack (Tullichewan TRA + WDTRO)  
John Kerr (Housing Development & Homelessness Manager)  
Jane Mack (Snr Development Officer-Tenant Participation)  
Hanne Thijs (Development Officer – Tenant Participation)  
Stefan Kristmanns (Housing Development Co-ordinator)  
Edward Thomas (Housing Operations Manager).

### **Apologies received from:**

Mary Paton (Willox Park TA), Janette Donlin (Dalmuir MSF's TRA) and Jacqui Peacock (Dalmuir MSF's TRA)

## **Item 6. Housing and Employability Delivery Plan 2020/21 year end progress report and 2021/22 Delivery Plan.**

### **Key points from discussion**

Discussion of actions not yet completed- Edward clarified that the Tenant Liaison service mentioned was housing support for those who need it to help with housing tasks e.g. setting up bills – provide a more intensive service than Housing Officers. 4 officers to work with tenants who need particular assistance. Was due to launch April 2020 but redeployed due to lockdown but getting staff back and will launch autumn 2021. Are taking on some cases on a pilot basis just now and Edward will give a more detailed update when they ready to launch.

Harry asked about revised ASB Strategy and Edward said that due to numbers of crimes and antisocial behaviour has led to more urgency in reviewing this strategy

and will engage with communities. Police Scotland also has joint responsibility for the ASB Strategy.

Jane noted discussion with tenants about under-reporting of stats and request that strategy reflect this to encourage people to report problems. Diane keen to have front page article in Housing News so tenants know how to contact service. Edward advised that are an increasing numbers of ASB and crimes being reported so there is an awareness of the service. Neighbourhood team are helping with this too, as they are putting in complaints on behalf of tenants. Team dealt with 976 cases in 2021 which is treble usual amount but not comparing like with like due to the unique pandemic situation but also a reflects an in increase in reporting confidence. Neighbourhood team can give witness statements at court which helps alleviate the pressure on tenants.

Also meeting with Police and Fire about recent fire raising incidents and looking at positive youth activities to keep young people distracted.

Jane reminded Edward about poster that was supposed to go up at Littleholm flats about how to contact ASB. Edward committed that it will be up this week and apologised for delay.

## **Item 7. More Homes West Dunbartonshire – West Dunbartonshire Council Affordable Housing Supply Delivery Programme**

### **Key points of discussion**

Higher cost of Pappert properties due to more difficult site to build on and higher cost of building due to innovative design but will have very low running costs. In terms of the site, it's been blight on local area as previous buildings demolished 11 years ago and lain derelict since.

Ruth asked if any plans drawn up for site at Willox Park and John confirmed that still looking at feasibility of options and will be consulting with local residents. Ruth asked for a meeting room to be considered as current is not suitable; John said that this can be considered along with consultation.

## **Item 8. Better Homes West Dunbartonshire – Housing Asset Management Strategy Update**

### **Key points of discussion**

Consultation will be starting soon with tenants of North Mountblow blocks as to how to proceed to make these properties fit for the future. Would not allocate any properties until consultation process completed.

Defective properties at Silverton, progressing plans for these. Plans to be decided but could either build council housing or sell to private developer.

Billy asked if owners would then be applying for council housing, John said that some may have housing need and could apply.

The previous offer price for properties at Silverton had been for what owners paid under the Right to Buy scheme which could have been between £9,000 and £13,000 so £25,000 should be an attractive option.

Hanne asked about value for money of buying these properties at £25,000 and John confirmed it was considered to be relative value for money due to the value of land in the area.

Meeting then closed and everyone was thanked for their time.

### **This Forum is open to all tenants and members of Tenant & Residents Associations**

The next Housing & Community Committee (HACC) will be on 1<sup>ST</sup> September so there will be a **Pre- HACC Forum on Monday 30<sup>th</sup> August 2021** (via Zoom) to discuss the papers with the Housing Convenor and officers who have written the papers.

The papers are available the week before and electronic copies will be sent to all TRA Secretaries, WDTR0 members and via TP Facebook page.

Paper copies will also be made available as are usually a lengthy document to read on a small screen- please contact Tenant Participation to arrange for a paper copy to be delivered to you.

