



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

Note of zoom meeting on Monday 30th August 2021

People present:

Cllr Diane Docherty (Housing Convenor) - chaired meeting
Frances McGonagle (Littleholm TRA + WDTRO)
Ruth Dickinson (Willox Park TA)
Mary Paton(Willox Park TA)
June Todd (WDTRO)
John Kerr (Housing Development & Homelessness Manager)
Jane Mack (Snr Development Officer-Tenant Participation)
Stefan Kristmanns (Housing Development Co-ordinator)

Apologies received from:

Georgia McCambley, Harry McCormack and Janice Rainey (Finance Business partner).

Item 6. More Homes West Dunbartonshire- West Dunbartonshire Council Affordable Housing Supply Delivery Plan.

Key points from discussion

John provided an update on the Council's plans as laid out in the report. Advised of a typing mistake on page 14 and that the Queens Quay, Site B would be completed by April 2022.

Report also highlights that the Scottish Government has reviewed the grants provided to Councils and Housing Associations (page 18) and the Council grant has been increased to £71.5k but the HA 's has gone up to £78k so there is still a disparity between the grants that Councils are challenging. Members of the WDTRO present advised they were happy to support the Council in challenging the continued differential in new build grants and they were pleased to see council grant increasing but should be the same as Housing Associations.

Assurances were requested that the council housing for Willox Park (page 16) would be sheltered and John happy to give that assurance and would make point at committee to emphasis that it will be and should have specified that in the report.

Further question in relation to Willox Park was asked in relation to whether plans had been drawn up and John advised that some initial plans have been and notification coming out inviting consultation with local residents. Tenants advised that existing tenants looking for a reasonably sized meeting room to be included.

John also confirmed that dementia elements used at Creveul Court would be used and looking to mainstream these aspects into design standard.

Item 7. Scottish Social Housing Charter/Regulation of Social Housing in Scotland Annual Update Report.

Stefan advised that the report outlines Housing's performance against the Charter outcomes and many have been affected by COVID restrictions. 4.5 on page 25 sets out performance in relation to trend and targets. 69% met or nearly met their target. 5 areas of particular concern will be regularly reviewed – SHQS compliance, medical adaptations, services for people who are homeless, rent collection/arrears and complaints response times.

Key points of discussion

Question raised about Annual Assurance Statement and section 4.25 refers to a session being arranged for Housing committee members about how assessment is done and evidence of compliance – the evidence of compliance in relation to the HRA Guidance is what the WDTR have been asking Peter Barry for. John agreed to run a similar session for tenants and share the information on compliance as well as the Regulatory Framework.

Action: A session to be arranged for tenants on the Annual Assurance Statement with evidence on compliance. (John Kerr)

Item 9 No Home for Domestic Abuse- WDC Housing & Homelessness services domestic abuse policy update.

Key points of discussion

Paper welcomed and Council's stance against domestic abuse applauded.

Item 10 Scottish Government consultation on a review of the Scottish Social Housing Charter.

Paper outlines the Council's response to the consultation questions – broadly supportive of current wording and are making recommendation that the Charter should also include new build activity as it is an important part of housing activities.

Item 11 Housing Revenue Account Budgetry control report to 31 July 2021 (period 4).

Key points of discussion

No specific issues were raised as early in financial year. Due to a change to working pattern, Janice Rainey (Finance Business partner) wasn't at meeting but agreed that she should be asked to provide someone from team to be able to answer any future questions.

Action: Finance Business Partner to send representative to future meetings (Jane to contact and invite)

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

The next Housing & Community Committee (HACC) will be on 3rd November so there will be a **Pre- HACC Forum on Monday 1st November 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.

