



HOUSING SERVICES COMMITTEE

3 DECEMBER 2002

MINUTES

Present

Members

Tom Holmes (Chairman)	-	Loreburn
George L McBurnie (Vice Chairman)	-	Palmerston
John Agnew	-	Rhins (North)
Kathleen Davidson	-	Dalbeattie - Craignair
John Forteath Leader of the Council)	-	Marchmount
Alistair Geddes	-	Whithorn
Patsy Gilroy	-	Kirkcudbright - Tarff
Beth Gordon (Depute Convener)	-	Lochar
Neil McKay	-	Mid Nithsdale
David McKie	-	Lincluden
Willie Scobie	-	Stranraer (South)

Apologies

Andrew Campbell (Convener)	-	Castle Douglas - Urr
Joan Mitchell	-	Cree
Bill Nimmo	-	Lochside
Tommy Sloan	-	Stranraer (North)
Lavinia Vaughan	-	Dryfe & Lockerbie East

Tenant Representatives

Vince Beck	-	Troqueer
Bill Martin	-	Dalbeattie

Officials

John Lynch	-	Head of Client Services
Gordon Lawson	-	Head of Accountancy and Exchequer Services
Derek Anderson	-	Research And Development Officer
Carol Henshall	-	Principal Officer, Secretary To The Council
Hilary Lyon	-	Area Housing Manager (East)
Jim O'Neill	-	Head of Service Development
Jackie Tallach	-	Finance Officer
Clive Wilsenham	-	Architectural Services Manager

James M Smith
Secretary to the Council

9 Members present.

1. MINUTE OF HOUSING SERVICES COMMITTEE OF 3 SEPTEMBER 2002
Decision

NOTED.

Member: John Agnew joined the meeting during the discussion on item 2 - 10 member present.

2. HOUSING SERVICES BUDGET MONITORING REPORT 2002/03 - report dated 20 November 2002 by Head of Client Services

Decision

NOTED

- 2.1 the current budgetary position on the Housing Revenue Account - projected closing balance of £151,938;
- 2.2 the budgetary position in the General Fund Housing - projected net expenditure of £1.81 million.; and
- 2.3 to receive a report to the next meeting of the committee on rent arrears.

3. HOUSING CAPITAL PROGRAMMES - UPDATE - report dated 21 November 2002 by Head of Client Services

Decision

- 3.1 **NOTED** the information on budgets / expenditure on the HRA capital programme for 2002/03.

AGREED:

- 3.2 to increase the budget for Aids and Adaptations by £220,00; and
- 3.3 to receive a further report on the funding of this work in the event that the arrangements reached with the Scottish Executive and Communities Scotland did not meet the revised budget set for Aids and Adaptations.

4. HOUSING REVENUE ACCOUNT: TENDER RETURNS - report dated 12 September 2002 by Head of Client Services

Decision

NOTED the tenders accepted by officers under delegated powers for demolition in Townfoot, Langholm

5. **PRIVATE RENTED SECTOR (PRS) RESEARCH - report dated 18 November 2002 by Head of Client Services**

NOTED the completion of the research, which will be used to inform future strategic decisions, into private rented sector housing in Dumfries & Galloway.

6. **REMOVAL OF STAINLESS STEEL FLUE LINERS - report dated 20 November 2002 by Head of Client Services**

Decision

NOTED:

- 6.1 the current position regarding the installation of the stainless steel flue; and
- 6.2 the steps being taken to improve the time to carry out remedial works and keeping the tenant better informed ;and
- 6.3 **AGREED** the redecoration and temporary heating allowances and that these would apply retrospectively to those tenants who had had stainless steel liners removed;

7. **HOUSING (SCOTLAND) ACT 2001 SHORT SCOTTISH SECURE TENANCY AGREEMENT - report dated 12 November 2002 by Head of Client Services**

Decision

AGREED:

- 7.1 to introduce the use of short Scottish Secure Tenancy for circumstances defined in the Housing (Scotland) Act, 2001; and
- 7.2 to adopt as the Council's agreements the draft short Scottish Secure Tenancy and summary short Scottish Secure Tenancy

Member William Scobie the meeting during discussion of item 8 - 11 members present.

8. **SUPPORTING PEOPLE - report dated 11 November 2002 by Head of Client Services**
Decision

- 8.1 **NOTED** the context for the new Supporting People Team which would become operational from 1 April 2003
- 8.2 **AGREED** the initial composition of the new Supporting People Team, so that recruitment to the 7 proposed posts could proceed.

9. **LICENSING OF HOUSES IN MULTIPLE OCCUPATION (HMO) AMENDMENT TO APPLICATION FEE STRUCTURE - report dated 18 November 2002 by Head of Client Services**

Decision

AGREED the addition of a “Footprint Fee” to the existing HMO License application fee structure, for properties that meet the specified criteria.