

Housing Services Committee
25 January 1996

Irvine, 25 January 1996 - At a Meeting of the Housing Services Committee of North Ayrshire Council at 2.00 p.m.

Present

Samuel Taylor, Gena Seales, Thomas Barr, Patrick Browne, John Donn, David Gallagher, Jane Gorman, Margaret Munn, Irene Oldfather, Robert Rae and George Steven.

In Attendance

The Director of Housing Services, the Head of Corporate Business, the Head of Property Services (Housing Services), the Head of Customer Services (Housing Services), the Depute Director of Finance of CDC (Mr. Hair) and a Corporate Policy Officer (Mr. Osborne).

Chair

Mr. Taylor in the Chair.

Apologies for Absence

James Clements and Thomas Dickie.

1. Community Care Planning: Joint Planning Structures

Submitted reports by the Director of Housing Services on Joint Planning Structures: Future Planning Proposals outlining the contents of the Scottish Office Social Work Services Group Circular No. SWSG 21/95 and advising members of the report by the Director of Social Work on Community Care Planning Proposals which was considered by the Social Work Committee on 24 January 1996. Copies of the report had previously been circulated.

Member representation on the Joint Planning Co-ordinating Forum will be the subject of a subsequent report both to the Social Work and Housing Services Committees.

Noted.

2. A Baseline Study Of Housing Management In Scotland

Submitted report by the Director of Housing Services on the report "A Baseline Study of Housing Management in Scotland" being the third stage of a programme of research commissioned by the Scottish Office Development Party to fulfil the commitment in the Tenants Charter for Scotland to disseminate information on good practice in housing management. Copies of the report had previously been circulated.

After discussion the Committee agreed (a) that a training session on the present allocation system and other areas of service delivery be arranged by the Director for

members; (b) that the report of the Audit Commission on local authority performance figures should be circulated to members of the Committee; and (c) otherwise to note the content of the report.

3. Scottish Homes: Ayrshire Dumfries And Galloway District Plan 1995-1998

Submitted report by the Director of Housing Services advising members of matters relating to the Scottish Homes District Plan 1995/98.

Noted.

4. Visits To Housing Stock

Submitted report by the Director of Housing Services setting out arrangements for a programme of visits by members to the housing stock.

The proposed dates are:-

Wednesday 7th February: Irvine New Town and Garnock Valley

Thursday 15th February: Three Towns and North Shore

Thursday 22nd February: Arran.

The Committee agreed (a) to approve the programme of visits; and (b) if necessary, to make alternative arrangements for those members unable to attend on these dates.

5. Local House Condition Survey/The Tolerable Standard

Submitted report by the Director of Housing Services outlining the contents of the Scottish Office Development Department Circular No. 22/1995 concerning (a) a review of the effectiveness of the Local House Condition Survey procedure; and (b) revised guidance on the Tolerable Standard as it refers to the location of water closets within a house. Copies of the report had previously been circulated.

The Committee agreed that a report be submitted to a future Meeting detailing the number of houses presently falling below the tolerable standard.

6. Correspondence From Shelter: Scottish Housing Cuts

Submitted report by the Director of Housing Services, copies of which had previously been circulated, relating to the correspondence from Shelter on Scottish housing cuts.

Noted.

7. Ayrshire Housing Forum: Provider Project

Submitted report by the Director of Housing Services on correspondence received concerning the Ayrshire Housing Forum Provider Project. Copies of the report had previously been circulated.

In order to reduce the possibility of a fragmented approach to the implementation of the Joint Community Care Plan Housing Strategy, the Ayrshire Housing Forum has developed strong links with Housing Associations and Housing Support Providers. In addition the Social Work Department is seeking to develop the initiative further by providing funds for the appointment of SHARE to carry out a one year project with the following aims:-

- (a) to co-ordinate the contribution of housing providers to the implementation of the Ayrshire and Arran Joint Community Care Plan;
- (b) to facilitate understanding of the strategic aims of the Plan and the models of housing and support which are required to meet the needs of particular care groups;
- (c) to assist individual housing providers to develop business plans which are consistent with the objectives of the Plan; and
- (d) to arrange appropriate inter-agency training programmes relating to the development of supported accommodation.

The Committee agreed to commend this initiative and continue support.

8. Capital Funding For Community Care

Submitted report by the Director of Housing Services, copies of which had previously been circulated, on Capital Funding for Community Care. The Director outlined the contents of the study commissioned by the Ayrshire Housing Forum to assess the various options available for the financing and provision of community care housing.

Noted.

9. Conference: The Chartered Institute of Housing in Scotland

Submitted invitation to attend the Conference of the Institute of Housing to be held in Aviemore from 27 February to 1 March 1996.

The Committee agreed to nominate the Vice-Chair and the Director to attend.

The Meeting ended at 3.00 p.m.