

ANGUS COUNCIL

MINUTE of the MEETING of the **HOUSING COMMITTEE** held in The Town and County Hall, Forfar on Wednesday 31 January 1996 at 5.45 pm.

Present: Councillors FRANK ELLIS, HELEN ANGUS, WILLIAM G CROWE, WILLIAM DOIG, JOHN GIBB, IAN MACKINTOSH, Mrs GLENNIS MIDDLETON, STEWART MOWATT and SANDY WEST.

Apologies: Apologies for absence were intimated on behalf of Councillors IAN ANGUS, IAN HUDGHTON, Mrs RENATE LAMONT and ROBERT J MURRAY.

Councillor ELLIS, Convener, in the Chair.

1. MINUTE OF PREVIOUS MEETING

The minute of meeting of this Committee of 20 December 1995 was approved as a correct record and signed by the Convener.

2. GARDEN MAINTENANCE SCHEME

There was submitted Report No AC31/96 by the Director of Housing advising members of the current arrangements for the maintenance of Council house gardens in Angus and the area being transferred from the City of Dundee District Council.

After hearing the Convener, the Committee agreed that consideration of the report be deferred to allow the Director of Housing to bring forward a further comprehensive report.

3. HOUSING REVENUE ACCOUNT PROPERTIES SECURE TENANCY WRITTEN LEASE

There was submitted Report No AC43/96 by the Director of Housing regarding the tenancy conditions relating to Housing Revenue Account properties.

The Committee noted that there was no need to amend the Angus District Council tenancy conditions but with regard to tenants transferring from Dundee, it would be necessary to bring them into the same 46 week year rent collection cycle as current Angus tenants.

The Committee agreed:-

- (i) that the contents of the written Lease currently used by Angus District Council be adopted; and
- (ii) that the 460 tenants transferring from the City of Dundee District Council be issued with an Angus Council written Lease.

4. REPAIR RESPONSIBILITIES AND OTHER ASSOCIATED ISSUES

There was submitted Report No AC34/96 by the Director of Housing indicating that there would be a need to notify the tenants being transferred from Dundee to Angus of the division of repair responsibilities and it was considered that the best way of achieving this was for Angus Council to adopt the current Angus District Council information leaflets and issue copies to each transferring tenant.

The Committee agreed to adopt:-

- (i) House Facts Leaflet 9 explaining to tenants their responsibilities and those of the Council with regard to repairs;
- (ii) House Facts Leaflet 10 advising tenants how they should report a report; and
- (iii) House Facts Leaflet 11 explaining the "Right to Repair" Scheme.

5. SHELTERED HOUSING WARDEN AND ASSOCIATED PROPERTY COSTS - PARTIAL FUNDING VIA THE HOUSING REVENUE ACCOUNT

There was submitted Report No AC35/96 by the Director of Housing highlighting the main issues relating to, and financial consequences of, the Housing Revenue Account contributing more substantially to the "property" based aspects of sheltered housing scheme overheads.

It was noted that any amendment to the financial support would have a consequential impact on the Housing Revenue Account rental requirement and the Social Work Department budget.

The Committee approved the terms of the Report and agreed that the HRA meet the "property" related costs estimated, in 1996/97, to be £192,500, an increase of £145,000 over the 1995/96 financial year.

6. HOUSING MANAGEMENT REVENUE ESTIMATES 1996/97

There was submitted Report No AC36/96 by the Director of Housing on the Housing Management Revenue Estimates for 1996/97.

The Committee noted the main changes in expenditure and income and agreed that the Housing Management Revenue Estimates for 1996/97, as detailed in the appendix to the Report be approved.

7. HOUSING REVENUE ACCOUNT ESTIMATES 1996/97 AND RENT LEVELS

There was submitted Report No AC54/96 by the Director of Finance presenting the Housing Revenue Account Estimates for 1996/97 and setting out the options available to the Council on rent levels to bring the Housing Revenue Account into balance during 1996/97.

After due consideration, the Committee agreed to recommend that there be an average rent increase of £3.00 per week which would allow CFCR to be increased to a total of almost £2.6 million and a total capital spend of £6.7 million in 1996/97.

8. HOUSING REVENUE ACCOUNT 1996/97 PROPOSED APPLICATION OF RENT INCREASES

There was submitted Report No AC37/96 by the Director of Housing recommending how the required rental increase could be applied to the Council's Housing Revenue Account housing stock. The Report also detailed proposals regarding increases in rents on garages and other miscellaneous stock.

The Committee agreed:-

- (i) that the rental income requirement for houses on the Housing Revenue Account in 1996/97 of £13,257,197 (as per paragraph 3(b) in the Report) be met by application of increases as detailed in the Report and the attached appendices;
- (ii) that all garage rents currently at £80 be increased to £90 per annum for the 1996/97 year (as per paragraph 5 in the Report); and
- (iii) that other Council houses not on the Housing Revenue Account (eg Parks Department, Common Good) have similar percentage increases applied.

9. HOUSING CAPITAL PLANS - 1996/97 AND ANNUAL POLICY STATEMENT

There was submitted Report No AC56/96 by the Director of Finance in consultation with the Directors of Housing, Planning and Property on the arrangements pertaining to the Housing Capital Plans and Annual Policy Statement for 1996/97 and subsequent years.

After hearing the Director of Housing and the Head of Financial Services, the Committee agreed that the detailed plans, as annexed to the Report, be approved and submitted to the Scottish Office by the target date of 9 February 1996 as the Council's revised programme priorities for 1996/97.

