

FALKIRK COUNCIL

Subject: REFERRAL FROM HOUSING AND SOCIAL CARE COMMITTEE – 30 MARCH 2010
Meeting: POLICY AND RESOURCES COMMITTEE
Date: 6 April 2010
Author: DIRECTOR OF CORPORATE AND NEIGHBOURHOOD SERVICES

1. INTRODUCTION

- 1.1 The following Reports were submitted to the Housing and Social Care Committee at its meeting on 30 March 2010. The purpose of this Report is to refer recommendations made by the Housing and Social Care Committee to Policy and Resources Committee for approval.

2. REVIEW OF EMERGENCY REPAIRS IN COUNCIL HOUSES

- 2.1 Committee considered a Report by the Director of Corporate and Neighbourhood Services providing policy options for a review of repair categories for the Housing Maintenance Service, with the introduction of a new repair category and a reduction in emergency repairs.
- 2.2 Committee was invited to consider the policy options for the revision of repair categories and were requested to:-
- (1) approve the introduction of a 3 working day category of repairs to replace the 5 working day category as noted in paragraph 8.1 of the Report;
 - (2) approve the changes proposed for the provision of the emergency repairs service and qualifying repairs within the Right to Repair legislation as noted in paragraphs 8.2 and 8.3 of the Report;
 - (3) note the financial savings that will accrue to the HRA from the proposed changes and the reduction in surcharge for daytime emergencies; and
 - (4) authorise Officers to refer this report to the Policy & Resources Committee on 6 April 2010.
- 2.3 Councillor Blackwood, seconded by Councillor McNeill moved the recommendations as contained within the Report.
- 2.4 By way of an amendment Councillor Meiklejohn, seconded by Councillor McNally moved the following in substitution of the recommendations:-
- “As there is not enough evidence to be able to progress the Report to Policy and Resources Committee, that this item be continued to the next meeting of this Committee to allow more detailed evidence to support the recommendations to be made available.”
- 2.5 On a division, 6 Members voted for the Motion and 4 for the Amendment.

- 2.6 In accordance with Paragraph 2.2 above, Policy and Resources Committee is therefore invited to approve the introduction of a 3 working day category of repairs to replace the 5 working day category; and to approve the changes proposed for the provision of the emergency repairs service and qualifying repairs within the Right to Repair legislation as detailed in the Report.

3. THE HOUSING (SCOTLAND) ACT 2006 – BELOW TOLERABLE STANDARD STRATEGY AND HOUSING RENEWAL AREA POLICY

- 3.1 Committee considered a Report by the Director of Corporate and Neighbourhood Services referring to the requirement to produce a Housing Renewal Area Policy and a Below Tolerable Standard Housing Strategy.

- 3.2 Committee was invited and agreed to:-

- (1) approve the interim Below Tolerable Standard Strategy;
- (2) approve the interim Housing Renewal Area Policy;
- (3) that further update Reports be submitted to Committee as appropriate; and
- (4) to refer the Report to the Policy and Resources Committee for approval.

- 3.3 In accordance with Paragraph 3.2 above, Policy and Resources Committee is therefore invited to approve the interim Below Tolerable Standard Strategy; and the interim Housing Renewal Area Policy.

4. RECOMMENDATIONS

Committee is invited to approve the:-

- 1) introduction of a 3 working day category of repairs to replace the 5 working day category as detailed in Paragraph 8.1 of the Report;
- 2) changes proposed for the provision of the emergency repairs service and qualifying repairs within the Right to Repair legislation as detailed in Paragraphs 8.2 and 8.3 of the Report;
- 3) interim Below Tolerable Standard Strategy; and
- 4) interim Housing Renewal Area Policy.

.....
Director of Corporate and Neighbourhood Services

Date: 30 March 2010