

# Minutes

## Health, Social Care and Housing Committee

**10:00 am Tuesday 21 April 2015**

### **Present**

Councillors Ricky Henderson (Convener), Day (Vice-Convener), Aitken, Booth (substituting for Councillor Burgess), Chapman, Doran, Gardner, Griffiths, Heslop, Lunn, Rust, Shields, and Work.

### **1. Minutes**

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#### **Decision**

- 1.1 To approve the minute of the Health, Social Care and Housing Committee of 27 January 2015 as a correct record.

### **2. Health, Social Care and Housing Committee Key Decisions Forward Plan**

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The Health, Social Care and Housing Committee Key Decisions Forward Plan for January 2015 to June 2015 was presented.

#### **Decision**

To note the Key Decisions Forward Plan for June 2015 to September 2015.  
(Reference – Key Decisions Forward Plan, submitted.)

### **3. Rolling Actions Log**

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As part of a review of the Council's political management arrangements, the Council had approved a number of revisions to committee business processes including that Executive Committees introduce a rolling actions log to track committee business.

The Health, Social Care and Housing Committee Rolling Actions Log updated to 21 April 2015 was presented.

## **Decision**

To note that future actions agreed by the Committee calling for further reports or information would be added to the Rolling Actions Log.

(References – Act of Council No. 12 of 24 October 2013; Rolling Actions Log 21 April 2015, submitted.)

## **4. Business Bulletin**

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The Health, Social Care and Housing Business Bulletin for 21 April 2015 was presented.

### **Decision**

To note the Business Bulletin.

## **5. 21<sup>st</sup> Century Homes – Initial Letting Plans**

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The former Health, Wellbeing and Housing Committee had agreed an approach for the letting of Mid-Market Rent Homes.

Approval was sought for the Initial Lettings Plans for new Council homes being built at Pennywell. An update was provided on the outcome of similar plans for Greendykes and West Pilton Crescent. Pennywell was the latest site to be developed through the Council's 21<sup>st</sup> Century Homes Programme.

It was proposed that the initial lettings of Council homes would be managed in accordance with the Initial Lettings Plans set out in the report by the Acting Director of Services for Communities. When homes were re-let, this would be carried out in line with the Council's policy for letting homes.

New residents in this development would be invited to become members of a local community co-operative, whose purpose would be to work with the Council to make decisions about management arrangements.

### **Decision**

- 1) To approve the Initial Lettings Plans for rented homes set out in the report by the Acting Director of Services for Communities.
- 2) To note that a report on the outcomes of the letting of the first phase in Pennywell of these homes would be submitted for consideration by Committee.
- 3) To agree to the creation of a community co-operative, which would encourage residents to work with the Council to manage the Pennywell development.

- 4) To discharge the outstanding action from Health, Wellbeing and Housing Committee on 18 June 2013.

(References – Former Health, Wellbeing and Housing Committee 18 June 2013 (item 7); report by the Acting Director of Services for Communities, submitted.)

## **6. Edinburgh Homes – Accelerating House Building**

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The Former Health, Social Care and Housing Committee, Policy Development and Review Sub-Committee had previously considered Accelerating House Building and requested a report, based on feedback from committee members and stakeholders.

Since 2008, the number of private houses built in the city had declined, although this had picked up recently. Over the same period, affordable house building had trebled, with around 1,500 new affordable homes now brought in.

Details were provided of the investment commitments the Council had made to accelerate affordable house building and the results of ongoing consultation with partners on new funding and development models.

Proposals were made for the exploration of a range of measures, including establishing an arms length housing company to support the delivery of new market housing for rent which would develop a pipeline of sites for investors and funders and act as a guaranteed buyer from developers of homes to rent.

### **Motion**

- 1) To note the Council's and partners success in trebling the output of affordable housing.
- 2) To note concern over the low output of homes for the private market and the risks of even higher housing costs as output failed to meet demand.
- 3) To agree to consult with partners on the scope, purpose and options for a new housing company, with the main objective of building good quality, well managed homes to rent in the city.

- moved by Councillor Day, seconded by Councillor Ricky Henderson.

### **Amendment**

- 1) To seek a briefing note for Committee Members containing further details on the Manchester City Council joint venture and similar developments in Glasgow.
- 2) To request that the recommendations were considered in light of the overall housing situation in Edinburgh and related to the requirements of the Local Development Plan.
- 3) To seek evidence that residential developers were delaying development for land speculation as opposed to any "blockage" in supply being due to delays in the planning process.

- 4) To request an update as to the granting of planning consents for residential sites with 25% affordable housing where Council was failing to meet its targets.
  - 5) To note that the principle should be the Council making processes more straightforward rather than automatically assuming control and specifically request that the governance and risks were fully considered in terms of the scoping.
- moved by Councillor Rust, seconded by Councillor Aitken.

### **Voting**

The voting was as follows:

For the motion - 9 votes  
For the amendment - 4 votes

### **Decision**

- 1) To note the Council's and partners success in trebling the output of affordable housing.
- 2) To note concern over the low output of homes for the private market and the risks of even higher housing costs as output failed to meet demand.
- 3) To agree to consult with partners on the scope, purpose and options for a new housing company, with the main objective of building good quality, well managed homes to rent in the city.

(References – Former Health, Social Care and Housing Committee, Policy Development and Review Sub-Committee 9 September 2014 (item 3); report by the Acting Director of Services for Communities, submitted)

### **Declaration of Interest**

Councillor Rust declared a non-financial interest in the above item, as a Director of EDI.

## **7. Better Health Through Improved Housing**

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Approval was sought to explore the feasibility of a pilot scheme to “prescribe” housing improvements to improve individual health. This sought to build on the experience of a similar pilot in England by the Gentoo Housing Group.

This pilot would seek to work together with NHS Lothian to seek to reduce emergency admissions by identifying patients with health problems across all tenures, whose health would be improved by undertaking improvements to the fabric of their homes, including new heating systems and insulation.

The initial phase of the feasibility study into the pilot project would seek to work together with a local GP practice to identify patients who would be at high risk of emergency admissions and would benefit from the installation of a new heating system and other energy efficiency measures.

## **Decision**

To approve the development of an initial pilot project to reduce hospital admissions and GP visits, through the provision of energy advice and energy improvements in people's homes.

(References – report by the Acting Director of Services for Communities, submitted).

## **8. Tenant Participation Strategy 2015-18**

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The Finance and Resources Committee on 3 February 2015 agreed a one year extension to the Edinburgh Tenants' Federation Service Level Agreement to represent tenants' views to the Council and provide services to support tenant participation. The future approach to the provision of tenant participation related services would be reported to the Finance and Resources Committee on 17 August 2015.

Approval was sought for the Council's Tenant Participation Strategy 2015-18 (The Strategy). All social landlords had a statutory requirement to develop and implement a Tenant Participation Strategy in discussion with their tenants.

Extensive consultation on the proposed Strategy had taken place with the Tenants' Panel, Registered Tenants' Organisations and the Edinburgh Tenants' Federation.

The new Strategy would improve tenant participation arrangements and ensure value for money. A key priority of the Strategy would be to increase the number of tenants influencing decisions on housing services and wider neighbourhood concerns.

## **Decision**

- 1) To approve the Council's new Tenant Participation Strategy 2015 -18.
- 2) To note that an impact assessment would be carried out each year to evidence the ways that tenants' views had influenced decision making. The report would be made widely available and reported to the Health, Social Care and Housing Committee.

(References – Finance and Resources Committee 3 February 2015 (item 19); report by the Acting Director of Services for Communities, submitted)

## **9. 21<sup>st</sup> Century Homes – Development of Site at North Sighthill**

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Proposals were set out for the development of the North Sighthill site. A mixed tenure housing development was proposed for the site. Committee was requested to agree that part of the site was declared surplus to the requirements of the Housing Revenue Account (HRA) and was made available for disposal for development of private housing.

## **Motion**

- 1) To agree to proceed with housing development at the North Sighthill site, within the context of the Planning Permission in Principle dated 25 October 2013.
  - 2) To agree to declare part of the site surplus to the operational requirements of the Housing Revenue Account (HRA) and available for disposal for development of private housing.
  - 3) To agree to adopt a “fabric first” approach to energy efficiency across the site, with heating provided through high efficiency, individual gas boilers.
  - 4) To refer the report to the Finance and Resources Committee for approval to make land available for disposal and to invite tenders for the development of Council homes and private housing.
- moved by Councillor Ricky Henderson, seconded by Councillor Day.

## **Amendment**

- 1) To agree to proceed with housing development at the North Sighthill site, within the context of the Planning Permission in Principle dated 25 October 2013.
  - 2) To agree to declare part of the site surplus to the operational requirements of the Housing Revenue Account (HRA) and available for disposal for development of private housing.
  - 3) To refer the report to Finance and Resources Committee for approval to make land available for disposal and to invite tenders for the development of Council homes and private housing.
  - 4) To request further information on energy provision at North Sighthill including comparative projected costs of energy bills and CO2 emissions from gas boilers, district heating and passivhaus technology.
- moved by Councillor Booth, seconded by Councillor Chapman.

## **Voting**

The voting was as follows:

For the motion - 11 votes

For the amendment - 2 votes

## **Decision**

- 1) To agree to proceed with housing development at the North Sighthill site, within the context of the Planning Permission in Principle dated 25 October 2013.
- 2) To agree to declare part of the site surplus to the operational requirements of the Housing Revenue Account (HRA) and available for disposal for development of private housing.

- 3) To agree to adopt a “fabric first” approach to energy efficiency across the site, with heating provided through high efficiency, individual gas boilers.
- 4) To refer the report to the Finance and Resources Committee for approval to make land available for disposal and to invite tenders for the development of Council homes and private housing.

(Reference – report by the Acting Director of Services for Communities, submitted).

## **10. Police Scotland Service Level of Agreement 2015/16**

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Proposals were presented for the 2015/16 Service Level Agreement with Police Scotland following the Council decision of 12 February that funding of £2.6m should continue for a further year.

### **Decision**

- 1) To agree the proposed service model as set out in the report and the corresponding Service Level Agreement attached at Appendix 1 of the report by the Acting Director of Services for Communities and initial key performance indicators at Appendix 2.
- 2) To refer this report to the Police and Fire and Scrutiny Committee for its information and monitoring.
- 3) To agree to receive a report setting out progress with establishing the future of Council funded community police officers, in six months time.

(References – Act of Council No 3 12 February 2015; report by the Acting Director of Services for Communities, submitted.)

## **11. Sex Work in Edinburgh – A Harm Reduction Framework – Year One Progress Report**

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The Corporate Policy and Strategy Committee on 21 January 2014, agreed a ‘Harm Reduction Framework for Sex Work’ in Edinburgh, and that the Health, Social Care and Housing Committee should receive a year one progress report in early 2015.

The Committee also agreed to enter into discussion with the Scottish Government on related national policy and legislative matters, and to ensure that sex workers were engaged and involved in the development and implementation of the Framework.

An update was provided on these matters and key improvement actions to be addressed in year two.

## **Decision**

- 1) To note the innovative partnership working, improved service interventions and improving knowledge of issues facing sex workers that had taken place during year one of the Framework.
- 2) To agree that responsibility to address the key improvement actions identified at paragraph 3.3 of the report by the Chief Social work Officer be remitted to the multi-agency group, with a reporting line to Edinburgh's Chief Officers' Group – Public Protection.

(References – Corporate Policy and Strategy Committee 21 January 2014 (item 1), Regulatory Committee 15 November 2013 (item 2) and 3 February 2014 (item 4); report by the Chief Social Work Officer, submitted.)

## **12. Medication Policy for Social Care Staff**

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Approval was sought for a policy statement in respect of handling and administration of medication, as detailed in Appendix 1 of the report by the Director of Health and Social Care.

### **Decision**

To approve a policy statement in respect of handling and administration of medication. The proposed policy was attached at Appendix 1 of the report by the Director of Health and Social Care

(Reference – report by the Director of Health and Social Care, submitted.)

## **13. Nutritional Policy for Social Care Staff**

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Approval was sought for a policy in respect of nutrition of people who received social care services. The proposed policy was attached at Appendix 1 of the report by the Director of Health and Social Care.

### **Decision**

To approve a policy in respect of nutrition of people who received social care services. The proposed policy was attached at Appendix 1 of the report by the Director of Health and Social Care.

(Reference – report by the Director of Health and Social Care, submitted.)



## 14. Corporate Performance Framework: Performance Report July to December 2014

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An update was provided on performance against Health, Social Care and Housing strategic outcomes. This was presented in line with the update of Council's Performance Framework, approved by Corporate Policy and Strategy Committee on 10 June 2014, and contained analysis of performance covering the period from July to December 2014.

### Decision

To note performance for the period from July to December 2014 and the detailed action plans prepared for the underperforming areas.

(References – Corporate Policy and Strategy Committee 10 June 2014 (item 7); report by the Director of Corporate Governance, submitted.)

## 15. Health and Social Care Integration – Update

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An update was presented on the Health and Social Care Integration Scheme. The final Integration Scheme had been submitted to the Scottish Government and a strategic business case was presented to Finance and Resources Committee on 19 March 2015.

### Decision

- 1) To note the progress with the Integration Scheme.
- 2) To note that the integration Scheme was submitted to the Scottish Government on 16 March 2015.
- 3) To note that a strategic business case was submitted to the Finance and Resources Committee on 19 March 2015.

(References – Finance and Resources Committee on 19 March 2015 (item 6); report by the Director of Health and Social Care, submitted.)

### Declaration of Interest

Councillor Ricky Henderson declared a non-financial interest in the above item, as a former stakeholder member of the board of NHS Lothian.

## 16. Transport Charter Progress Report

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An update was provided on progress towards developing a finalised Public Transport Charter.

## **Decision**

- 1) To note the content of the report by the Acting Director of Services for Communities.
- 2) To agree to receive a report in June 2015, with details of the finalised Charter.
- 3) To refer this report to the Transport and Environment Committee for information.  
(References – Health, Social Care and Housing Committee 11 November 2014 (item 17); report by the Acting Director of Services for Communities, submitted).