

SCOTTISH BORDERS COUNCIL EXECUTIVE COMMITTEE

MINUTE of Meeting of the EXECUTIVE COMMITTEE held in the Council Chamber, Council Headquarters, Newtown St Boswells on Tuesday 20 September 2016 at 10.00 am

Present:- Councillors D. Parker (Chairman), S. Aitchison, S. Bell, J. Brown, M. Cook, C. Bhatia, V. Davidson (from para 2), G. Edgar, J. G. Mitchell, D. Moffat, I. Gillespie, D. Paterson, F. Renton, R. Smith.

Also Present:- Councillors I. Gillespie.

Apologies:- Councillors S. Bell.

In Attendance:- Chief Executive, Depute Chief Executive (People), Depute Chief Executive (Place), Chief Financial Officer, Corporate Transformation and Services Director, Service Director Regulatory Services, Democratic Services Team Leader, Democratic Services Officer (F. Henderson).

1. **MINUTE**

The Minute of meeting of the Executive Committee of 6 September 2016 had been circulated.

DECISION

APPROVED for signature by the Chairman.

2. **DELIVERING EXTRA CARE HOUSING IN THE SCOTTISH BORDERS: A DELIVERY FRAMEWORK 2017 - 2022**

There had been circulated copies of a report by the Service Director Regulatory Services which set out the proposed delivery framework for up to six extra care housing developments across the main towns in Scottish Borders in order to meet identified need and deliver on the Council's corporate priorities of shifting the balance of care. The initial priorities for investment had been identified as Duns, using Trust Housing and Langhaugh, Galashiels using Eildon Housing Association. The report explained that the needs assessment for extra care housing previously undertaken, and reported to Members in March 2016, concluded that there was a large projected need for this type of housing model across all the main towns in the Scottish Borders. Through an option appraisal approach, the study also concluded that it would be best value if the projects were developed, owned and managed by Registered Social Landlords. The proposed delivery framework utilised Council owned sites where feasible and maximised the Scottish Government grant provision, including RSL private sector borrowing over the next five years of the Strategic Housing Investment Plan. It was anticipated that these would be high cost projects that were likely to require some gap funding from the Council's Affordable Housing Budget. It was envisaged that these developments would provide extra care housing for social, mid-market rent and shared equity options, all of which were considered as being compliant with the Council's Affordable Housing Policy definitions. Further individual site specific feasibility studies were required to test the financial modelling. Cathie Fancy, Group Manager (Housing Strategy & Services) was present at the meeting to answer Members questions. In relation to the future management of the proposed facilities, Ms Fancy advised that there would be a further report presented, detailing the management arrangements. In response to questions Ms Fancy advised that the framework was flexible enough to take account of needs as they arose and the service was always interested in new sites which became available. In response to a question on what work was being done in rural areas, Ms Fancy advised that work was being done Council wide in areas where most need had been identified she also commented on work that had been done with Bridge Homes for young people in rural areas.

DECISION

- (a) **ENDORSED** the approach to deliver new extra care housing developments in the Scottish Borders and for inclusion in the Strategic Housing Investment Plan 2017-2022, commencing with developments in Duns and at Langhaugh, Galashiels.
- (b) **AGREED:-**
- (i) to assist the development of these extra care housing projects by using the 2nd Homes Council Tax budget to compensate the 10-year Capital Investment Programme (where applicable) on the basis of affordable housing valuation for the sites.
 - (ii) in principle to use 2nd Homes Council Tax and Developer Contributions to address the funding gap associated with this type of development potentially above affordable housing benchmark eligible grants.
- (c) **NOTED:-**
- (i) the Extra Care Housing Strategy set out in the report provided a major investment in the care sector that would make a significant contribution to the care and support of elderly and vulnerable adults across the Scottish Borders.
 - (ii) that a further progress report will be submitted when costed design specifications have been completed for Duns and Langhaugh.

MEMBER

Councillor Davidson joined the meeting during consideration of the following item.

3. PRIVATE BUSINESS

DECISION

AGREED under Section 50A(4) of the Local Government (Scotland) Act 1973 to exclude the public from the meeting during consideration of the business detailed in the Appendix to this minute on the grounds that it involved the likely disclosure of exempt information as defined in paragraphs 6 and 9 of part 1 of schedule 7A to the Act.

SUMMARY OF PRIVATE BUSINESS

4. MINUTE

The Committee approved the private Minute of 6 September 2016.

5. THE GLEN HOTEL, SELKIRK – WALL REFURBISHMENT

The Committee approved a report by the Depute Chief Executive Place subject to the amendment of the recommendations.

The meeting concluded at 10.50 a.m.