

EAST AYRSHIRE COUNCIL**HOUSING COMMITTEE****MINUTES OF MEETING HELD ON WEDNESDAY 16 MARCH 2005 AT
1000 HRS IN THE MEETING ROOM, COUNCIL HEADQUARTERS,
LONDON ROAD, KILMARNOCK**

PRESENT: Councillors Jimmy Kelly, Daniel Coffey, Willie Coffey, Douglas Reid, Gordon Cree, John Weir, Drew McIntyre, Isabella Macrae, John Campbell, John Knapp, Jim Raymond, Stuart Finlayson, George Smith, Tommy Farrell, William Menzies, Neil McGhee, Eric Ross, Elaine Dinwoodie and Elaine Stewart.

ATTENDING: William Stafford, Executive Director of Neighbourhood Services; David Mitchell, Head of Administrative and Legal Services/Solicitor to the Council; John Walker, Head of Building and Works; Chris McAleavey, Head of Housing; Paul Whip, Financial Services Manager; George Malone, Principal Engineer; Alan Paterson, Principal Quantity Surveyor; Angela Cameron, Senior Accountant; David Morgan, Public Relations Officer; and Stuart Nelson Administrative Officer.

ALSO ATTENDING: Superintendent Elizabeth Weir, Strathclyde Police.

APOLOGIES: Councillors Stephanie Young and Eric Jackson.

CHAIR: Councillor Jimmy Kelly, Chair.

ANTI-SOCIAL BEHAVIOUR STRATEGY FOR EAST AYRSHIRE 2005-2008**1.1 Chair's Remarks**

The Chair introduced and welcomed to the meeting Superintendent Elizabeth Weir, Strathclyde Police who was attending the meeting in respect of the involvement of Strathclyde Police in the Anti-Social Behaviour Strategy for East Ayrshire.

1.2 Consideration of Item

There was submitted a report dated 22 February 2005 (circulated) by the Executive Director of Neighbourhood Services which requested approval of the Anti-Social Behaviour Strategy for East Ayrshire 2005-2008 and authority for publication of same.

It was agreed:-

- (i) to approve, the Anti-Social Behaviour Strategy appended to the report for submission to the Scottish Executive, subject (a) to alteration, at Section 2.1 within the table entitled "Population Distribution within East Ayrshire", to show Mauchline within the "Southern Area of East Ayrshire" rather than within the "Northern Area of East Ayrshire" as indicated; (b) to an indication being provided in Appendix 1, Table 1 and 2, of the Police Beat areas within which Patna and Dalrymple were included; and (c) to any minor contextual changes agreed at the Community Planning Partners Joint Officers Group meeting to be held on 22 March 2005;
- (ii) to note that the Executive Director of Neighbourhood Services would provide a report on the progress of the Strategy's Action Plan following 30 September 2005; and
- (iii) otherwise, to note the terms of the report.

Superintendent Weir left the meeting at this point.

Councillor McIntyre joined the meeting during consideration, but prior to determination of this tem.

BUDGETARY REPORTS

2.1 HOUSING REVENUE ACCOUNT TO 6 FEBRUARY 2005 (PERIOD 11)

There was submitted and noted a joint report dated 25 February 2005 (circulated) by the Executive Head of Finance and the Executive Director of Neighbourhood Services which advised of the current budgetary control position for the Housing Revenue Account for the period ended 6 February 2005 (Period 11) and the projected out-turn for the year.

2.2 GENERAL FUND HOUSING TO 6 FEBRUARY 2005 (PERIOD 11)

There was submitted and noted a joint report dated 25 February 2005 (circulated) by the Executive Head of Finance and the Executive Director of Neighbourhood Services which advised of the current budgetary control position and the projected out-turn for the year for the General Fund Housing for the period ended 6 February 2005 (Period 11).

2.3 SUPPORTING PEOPLE ADMINISTRATION TO 6 FEBRUARY 2005 (PERIOD 11)

There was submitted and noted a joint report dated 25 February 2005 (circulated) by the Executive Head of Finance and the Executive Director of Neighbourhood Services which advised of the current budgetary control position and the projected out-turn for the year for Supporting People Administration for the period ended 6 February 2005 (Period 11).

2.4 ANTI-SOCIAL BEHAVIOUR TO 6 FEBRUARY 2005 (PERIOD 11)

There was submitted and noted a joint report dated 25 February 2005 (circulated) by the Executive Head of Finance and the Executive Director of Neighbourhood Services which advised of the current budgetary control position and the projected out-turn for the year for Anti-Social Behaviour for the period ended 6 February 2005 (Period 11).

2.5 COMMUNITY WARDENS TO 6 FEBRUARY 2005 (PERIOD 11)

There was submitted and noted a joint report dated 25 February 2005 (circulated) by the Executive Head of Finance and the Executive Director of Neighbourhood Services which advised of the current budgetary control position and the projected out-turn for the year for Community Wardens for the period ended 6 February 2005 (Period 11).

2.6 BUILDING AND WORKS TO 6 FEBRUARY 2005 (PERIOD 11)

There was submitted and noted a joint report dated 25 February 2005 (circulated) by the Executive Head of Finance and the Executive Director of Neighbourhood Services which advised of the current budgetary control position and the projected out-turn for the year for Building and Works for the period ended 6 February 2005 (Period 11).

AWARDING OF CONTRACTS

3. There was submitted and noted a report dated 21 February 2005 (circulated) by the Depute Chief Executive/Executive Director of Corporate Support which provided, for information, details of tenders which had been accepted, as shown in the Appendix to these Minutes.

HOUSING INVESTMENT PROGRAMME 2004/2005

4. There was submitted a joint report dated 6 January 2005 (circulated) by the Executive Director of Neighbourhood Services and the Executive Director of Development and Property Services which advised (a) of the current status of the projects within the Housing Investment Programme 2004/2005 and set out the current position in relation to financial monitoring and physical progress; and (b) of the initiatives taken to commit identified savings on the Housing Investment Programme 2004/2005, together with the detail of extended contractual arrangements.

It was agreed:-

- (i) to approve the modifications to the Housing Investment Programme 2004/2005 as detailed in paragraph 4 of the report; and
- (ii) otherwise, to note the current position in relation to the Housing Investment Programme 2004/2005, as detailed in the report.

EXTERNAL CLADDING TO BISF HOUSES, SAMSON AVENUE, KILMARNOCK

5. There was submitted a report dated 2 March 2005 (circulated) by the Executive Director of Neighbourhood Services which advised of an extension made to a contract for works to BISF houses, currently in place with KG Building and Civil Engineering Limited, as part of the 2003/2004 and 2004/2005 arrangements.

It was agreed to note the extension of the existing contract with KG Building and Civil Engineering Limited, as detailed in the report.

MEMBER/OFFICER WORKING GROUP TO REVIEW THE COUNCIL'S SHELTERED HOUSING WARDEN SERVICE

6. There was submitted a joint report dated 8 March 2005 (circulated) by the Executive Director of Neighbourhood Services and the Executive Director of Educational and Social Services which recommended extending the remit of the Member/Officer Working Group to include review of the models of supported housing to meet changing needs and demands for services for older people in East Ayrshire.

It was agreed to extend the existing remit of the Member/Officer Working Group as detailed in paragraph 3.4 of the report.

BEST VALUE POSITION STATEMENT FOR THE DEPARTMENT OF NEIGHBOURHOOD SERVICES

7. There was submitted a report dated 24 February 2005 (circulated) by the Executive Director of Neighbourhood Services which updated on the Department of Neighbourhood Services' activity/progress in relation to Best Value for those sections that now constitute Neighbourhood Services (Leisure Services, Protective Services, Housing Services and Building and Works).

It was agreed, in respect of this Committee's interest:-

- (i) to note the Best Value Position Statement for Neighbourhood Services, as appended to the report; and
- (ii) otherwise, to note the terms of the report.

DEPARTMENT OF NEIGHBOURHOOD SERVICES: BEST VALUE SERVICE REVIEW PROGRAMME

8. There was submitted a report dated 28 February 2005 (circulated) by the Executive Director of Neighbourhood Services which sought the Committee's consideration of a proposed programme for the implementation of Best Value Service Review within the Department of Neighbourhood Services.

It was agreed, in respect of this Committee's interest:-

- (i) to approve the Programme for Best Value Service Review for the Department of Neighbourhood Services as detailed in paragraph 3.2 of the report;
- (ii) to receive further reports on the progress and the implementation of the Best Value Review Programme and proposals for improvement arising from specific reviews at future meetings of this Committee; and
- (iii) otherwise, to note the terms of the report.

HOME ENERGY CONSERVATION ACT 1995: THIRD PROGRESS REPORT 2003

9. There was submitted and noted a joint report dated 16 February 2005 (circulated) by the Executive Director of Neighbourhood Services and the Executive Director of Development and Property Services which updated on the feedback from Communities Scotland following the submission of the Council's Third Progress Report 2003 in compliance with the Home Energy Conservation Act 1995 (HECA).

DEPARTMENTAL HEALTH AND SAFETY ACTION PLAN

10. There was submitted a report dated 2 March 2005 (circulated) by the Executive Director of Neighbourhood Services which (a) updated on the progress of the Department of Neighbourhood Services' Health and Safety Action Plan 2004-05; and (b) recommended a Departmental Health and Safety Action Plan for 2005-06.

It was agreed:-

- (i) to note the achievements of the Health and Safety Action Plan 2004-2005;
- (ii) to approve the recommended Health and Safety Action Plan 2005-06 as appended to the report; and
- (iii) otherwise, to note the terms of the report.

ABSENCE MANAGEMENT REPORT QUARTER 4 (2004) FOR HOUSING AND BUILDING AND WORKS SERVICES WITHIN THE DEPARTMENT OF NEIGHBOURHOOD SERVICES

11. There was submitted and noted a report dated 25 February 2005 (circulated) by the Executive Director of Neighbourhood Services which advised of absence rates for the Housing and Building and Works Services within the Department of Neighbourhood Services for the quarterly period ended 31 December 2004.

PROPOSED DISPOSAL OF 4 SORN ROAD, AUCHINLECK

12. There was submitted a report dated 1 March 2005 (circulated) by the Executive Director of Neighbourhood Services which (a) advised of the poor condition of the property at 4 Sorn Road, Auchinleck; and (b) recommended that the property be declared surplus to requirements and referred to the Executive Director of Development and Property Services for disposal on the open market in accordance with the Council's agreed procedures.

It was agreed:-

- (i) to declare the property at 4 Sorn Road, Auchinleck surplus to requirements; and
- (ii) to authorise the Executive Director of Development and Property Services to dispose of the property in accordance with the Council's agreed procedures.

EXCLUSION OF PRESS AND PUBLIC

13. It was agreed that under Section 50(A)(4) of the Local Government (Scotland) Act 1973, as amended, the press and public be excluded from the meeting for the following items of business on the grounds that they involved the likely disclosure of exempt information as defined in Paragraph 6 of Schedule 7A of the Act.

KILMARNOCK: OWNERSHIP AND PROPOSED REDEVELOPMENT OF PROPERTIES

14. There was submitted a report dated 3 March 2005 (circulated) by the Executive Director of Neighbourhood Services which (a) updated on the current status of proposals to redevelop properties in Kilmarnock; and (b) sought authority to declare surplus to requirements the Council's ownership interests within certain of the properties subject to determination of existing leases and to thereafter refer the properties to the Executive Director of Development and Property Services for disposal on the open market in accordance with the Council's procedures.

It was agreed:-

- (i) to declare the Council owned properties, as detailed within paragraph 2.4 of the report, surplus to requirements and, subject to termination of the existing leases, to refer the properties to the Executive Director of Development and Property Services for disposal in accordance with Council procedures; and
- (ii) otherwise, to note the terms of the report

PROPOSED DISPOSAL OF LAND ADJACENT TO 109 EDGAR AVENUE, CUMNOCK

15. There was submitted a report dated 15 February 2005 (circulated) by the Executive Director of Neighbourhood Services which requested that the Committee (a) declare surplus to requirements an area of ground extending to 116m², or thereby, situated immediately to the side of the row of terraced dwellinghouses at 97-109 Edgar Avenue, Cumnock; and (b) authorise disposal of same to the party identified in the report.

It was agreed:-

- (i) to declare the area of ground in question surplus to requirements and to authorise disposal of same to the party identified in the report;
- (ii) to authorise the Executive Director of Development and Property Services to finalise negotiations for the sale;
- (iii) otherwise, to note the terms of the report.

BUILDING AND WORKS BUSINESS PLAN 2005/06

- 16.** There was submitted a report dated 22 February 2005 (circulated) by the Executive Director of Neighbourhood Services which recommended for approval the Business Plan for the Building and Works Division for the year 2005/2006.

It was agreed to approve the Business Plan for Building and Works for 2005/2006, as appended to the report.

The meeting terminated at 1110 hours.

APPENDIX

<u>CONTRACT</u>	<u>SUCCESSFUL CONTRACTOR</u>	<u>AMOUNT</u>
Demolition of 2-22 Castleview Avenue, Galston	Whiteinch Demolition Ltd, Glasgow	£42,372.05
Re-instatement of fire damaged property at 40, 44, 45 and communal close, McClymont Court, Cumnock	Forbes & Whiteford Ltd, Kilmarnock	£63,724.00
Demolition of ex housing stock at 16-25 Chapel Lane, Galston	W H McClounie, New Cumnock	£77,726.88
Demolition of housing stock at Campbeltown Drive, Kirn Road and Longpark Avenue, Kilmarnock, Phase 1	Whiteinch Demolition Ltd, Glasgow	£141,290.63
Demolition of housing stock at Campbeltown Drive, Kirn Road and Longpark Avenue, Kilmarnock, Phase 2	J B Black Construction Services, Maybole	£121,483.35
Conversion of flat roofs to pitched roofs at 10-16, 18-24 and 26-32 Loudoun Avenue, Galston	Southwest Roofing Services Ltd, Dumfries	£99,530.38
Demolitions and landscaping works at Barnweil Road, Fleming Street and Maxholm Road, Kilmarnock	Burnfield Builders & Demolishers Ltd, Glasgow	£305,917.40