

EAST AYRSHIRE COUNCIL**HOUSING COMMITTEE****MINUTES OF MEETING HELD ON WEDNESDAY 3 NOVEMBER 2004 AT
1000 HRS IN THE MEETING ROOM, COUNCIL HEADQUARTERS,
LONDON ROAD, KILMARNOCK**

PRESENT: Councillors Jimmy Kelly, Stephanie Young, Daniel Coffey, Willie Coffey, Gordon Cree, John Weir, Drew McIntyre, Isabella Macrae, John Campbell, Jim Raymond, Stuart Finlayson, Eric Jackson, William Menzies, Neil McGhee, Eric Ross and Elaine Dinwoodie.

ATTENDING: Fiona Lees, Chief Executive; William Stafford, Executive Director of Neighbourhood Services; John Walker, Head of Building and Works; Chris McAleavey, Head of Housing; David McLellan, Financial Services Manager; Anna Gallagher, Solicitor; Alan Paterson, Principal Quantity Surveyor; Gerry Darroch, Operations Manager and Gillian Hamilton Administrative Officer.

APOLOGIES: Councillors Douglas Reid, John Knapp, George Smith, Tommy Farrell and Elaine Stewart.

CHAIR: Councillor Jimmy Kelly, Chair.

CHAIR'S REMARKS**1. Remit of Proposed Member/Officer Working Group for the Supporting People Programme**

The Chair intimated that the remit of the Member/Officer Working Group for the Supporting People Programme had been circulated at the meeting for consideration under item 4 on the Agenda.

BUDGETARY REPORTS**2.1 HOUSING REVENUE ACCOUNT TO 19 SEPTEMBER 2004 (PERIOD 6)**

There was submitted and noted a joint report dated 12 October 2004 (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 Housing Revenue Account for the period ended 19 September 2004 (Period 6).

2.2 GENERAL FUND HOUSING TO 19 SEPTEMBER 2004 (PERIOD 6)

There was submitted and noted a joint report dated 12 October 2004 (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 19 September 2004 (Period 6).

2.3 SUPPORTING PEOPLE ADMINISTRATION TO 19 SEPTEMBER 2004 (PERIOD 6)

There was submitted and noted a joint report dated 12 October 2004 (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 19 September 2004 (Period 6).

2.4 ANTI-SOCIAL BEHAVIOUR TO 19 SEPTEMBER 2004 (PERIOD 6)

There was submitted and noted a joint report dated 12 October 2004 (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 19 September 2004 (Period 6).

2.5 COMMUNITY WARDENS TO 19 SEPTEMBER 2004 (PERIOD 6)

There was submitted and noted a joint report dated 12 October 2004 (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 19 September 2004 (Period 6).

AWARDING OF CONTRACTS

3. There was submitted and noted a report dated 8 October 2004 (circulated) by the Depute Chief Executive/Executive Director of Corporate Support which provided, for information, details of tenders which had been accepted in respect of the Housing Service:

CONTRACT	SUCCESSFUL CONTRACTOR	AMOUNT
Installation of Gas Central Heating to 200 Houses – 2004/05 Programme – Phase 2	Campbell Construction Group, Glasgow	£639,227.56
Replacement of Kitchens, Bathrooms, Lead Pipes and Electrical Upgrades to 158 Houses and Kitchen Only Upgrades to 118 Houses – 2004/05 Programme – Phase 2	James Frew Ltd, Stevenson	£917,225.65
Replacement of Kitchens, Bathrooms, Lead Pipes and Electrical Upgrades to 114 Houses and Kitchen Only Upgrades to 96 Houses and Comfort Plus Upgrades to 10 Houses – 2004/05 Programme – Phase 3	CFM Building Services Ltd, Carluke	£905,735.25

HOUSING INVESTMENT PROGRAMME 2004/05: MONITORING STATEMENT

4. There was submitted a joint report dated 12 October 2004 (circulated) by the Executive Director of Neighbourhood Services and the Executive Director of Development and Property Services which advised on the current status of projects within the Housing Investment Programme 2004/05 and set out the current position in relation to financial monitoring and physical progress.

It was agreed:

- (i) to approve the modifications to the Housing Investment Programme as detailed in paragraph 4 of the report; and
- (ii) otherwise, to note the current position in relation to the Housing Investment Programme 2004/05.

THE SUPPORTING PEOPLE PROGRAMME (Item 10, page 497, 03/07)

5. There was submitted a joint report dated 1 November 2004 (circulated) by the Executive Director of Neighbourhood Services and the Executive Director of Educational and Social Services which advised on ongoing discussions with the Scottish Executive over future Supporting People funding arrangements and recommended the establishment of a Member/Officer Working Group to review the Council's Sheltered Housing Warden Service in accordance with the terms of guidance on Service Reviews published by the Scottish Executive.

It was agreed:

- (i) to note the current position in terms of future arrangements for funding Supporting People activities as outlined in paragraph 3 of the report;
- (ii) to establish a Member/Officer Working Group to manage the review of the Council's Sheltered Housing Warden Service in accordance with the requirements of the Supporting People Programme and the Council's Best Value arrangements as outlined in paragraph 4.4 of the report and remit to Council to make the appropriate appointments;
- (iii) to approve the remit for the Member/Officer Working Group (circulated);
- (iv) to note that the outcomes of the service review and any recommendations arising therefrom would be reported to a future meeting for Members' consideration;
- (v) to note that a further report on progress would be submitted in due course; and
- (vi) otherwise, to note the contents of the report.

HOUSING DEVELOPMENT PROPOSALS: RICCARTON WEST, GALSTON AND LONGPARK AREAS (Item 9, pages 772, 03/07)

6. There was submitted a report dated 11 October 2004 (circulated) by the Executive Director of Neighbourhood Services which advised on the current funding position regarding identified housing development proposals to further promote the sustained regeneration of various housing areas, through the development of partnership arrangements to provide social rent and private housing development works.

6.1 Motion to Reconsider Previous Decision

It was unanimously agreed to reconsider, in terms of Standing Order 40, the Registered Social Landlord partnering proposals for Riccarton West, Galston and Longpark referred to in paragraph 2.4 of the report.

6.2 Consideration of Item

It was agreed:-

- (i) to approve the revised Registered Social Landlord partnering proposals outlined in Section 3 of the report;
- (ii) to note that a further report on progress would be brought to a future Housing Committee; and
- (iii) otherwise, to note the contents of the report.

DEPOSIT GUARANTEE SCHEME (DiGS) (Item 5, Page 771, 03/07)

7. There was submitted a report dated 5 October 2004 (circulated) by the Executive Director of Neighbourhood Services which informed on the outcome of the pilot Deposit Guarantee Scheme (DiGS) and recommended proposals for future action to continue and expand the scheme.

It was agreed:

- (i) to approve the development of the Deposit Guarantee Scheme outlined in the report;
- (ii) that the Executive Director of Neighbourhood Services, in conjunction with the Head of Personnel, submit the staffing proposals for approval by the Corporate Governance Committee;
- (iii) that the Housing Service enter into discussions with the appropriate social or voluntary organisations to identify a suitable partner for the management of the scheme;
- (iv) to note that a report on progress would be submitted to a future meeting; and
- (v) otherwise, to note the contents of the report.

ALLOCATIONS POLICY

8. There was submitted a report dated 18 October 2004 (circulated) by the Executive Director of Neighbourhood Services which recommended proposals to amend existing procedures to improve operational efficiency, and to begin consultations with tenants and other stakeholders, on a range of related issues, to ensure that the Council's Housing Allocations policy continued to meet housing needs in the context of changes to legislation and a diminishing local Council housing stock.

It was agreed:

- (i) to approve the proposals for daily lets outlined in paragraph 3.1 of the report;
- (ii) to recommend to Council approval of the proposals for the award of points to housing applicants in respect of Below Tolerable Standard housing as outlined in paragraph 3.2 of the report;

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- (iii) that the Head of Housing consult with tenants and other relevant stakeholders on the other issues identified in paragraphs 3.3 to 3.8 of the report and report back findings and recommendations for change to a future meeting of the Housing Committee; and
- (iv) otherwise, to note the contents of the report.

ABSENCE MANAGEMENT REPORT: QUARTER 3, 2004 – HOUSING AND BUILDING AND WORKS SERVICES

9. There was submitted and noted a report dated 14 October 2004 (circulated) by the Executive Director of Neighbourhood Services which advised on absence rates for the Housing and Building and Works Services within the Department of Neighbourhood Services for the quarterly period ended 30 September 2004.

BUILDING MAINTENANCE OPERATIONS UPDATE, REVENUE MAINTENANCE AND CAPITAL CONTRACTS

10. There was submitted a report dated 20 October 2004 (circulated) by the Executive Director of Neighbourhood Services which advised on progress in implementing the review of the Council's contractual arrangements in relation to the property repairs and maintenance service, including elements of capital programme, and made recommendations for future contractual arrangements.

It was agreed:

- (i) to maintain the current strategy of delivering property repair and maintenance and capital contracts through a mixed economy model;
- (ii) in principle, to allow Building and Works the opportunity to undertake an increased level of capital works from 2005/06 onwards subject to benchmarking;
- (iii) to continue to monitor the quality and value for money offered by Building and Works through significant benchmarking exercises carried out and validated by external consultants;
- (iv) to remit (i) to (iii) above, to the Policy and Resource Committee for their interest, specifically for consideration of (ii) given this had cross-service implications and also required to be considered in the context of future provision of some capital works by external contractors; and
- (v) otherwise, to note the contents of the report.

EXCLUSION OF PRESS AND PUBLIC

11. The Committee resolved that under Section 50A(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 the paragraph of Schedule 7A of the Act shown against each item.

SHELTERED HOUSING IMPROVEMENTS AT HAMILTON GARDENS, STEWARTON (PARA 9)

12. There was submitted a report dated 8 October 2004 (circulated) by the Executive Director of Development and Property Services which advised on, and sought

approval for, the contractual overspend on the project for improvements at Hamilton Gardens, Stewarton.

It was agreed:

- (i) to approve the additional expenditure outlined in the report; and
- (ii) otherwise, to note the contents of the report.

**PROPOSED DISPOSAL OF LAND ADJACENT TO 8 GRAHAM PLACE,
KILMARNOCK (PARA 6)**

13. There was submitted a report dated 30 September 2004 (circulated) by the Executive Director of Neighbourhood Services which requested that the Committee declare surplus to requirements a plot of ground extending to 160m² or thereby situated adjacent to 8 Graham Place, Kilmarnock, and authorise disposal of same to the party identified in the report.

It was agreed:

- (i) to declare surplus to requirements and authorise disposal of the land, as detailed in the report;
- (ii) that the Executive Director of Development and Property Services finalise negotiations for the sale; and
- (iii) otherwise, to note the contents of the report.

**PROPOSED DISPOSAL OF LAND ADJACENT TO 55 HABBIEAULD ROAD,
KILMAURS (PARA 6)**

14. There was submitted a report dated 12 October 2004 (circulated) by the Executive Director of Neighbourhood Services which requested that the Committee declare surplus to requirements a plot of ground extending to 61m² or thereby situated adjacent to 55 Habbieauld Place, Kilmaurs, and authorise the disposal of same to the party identified in the report.

It was agreed:

- (i) to declare surplus to requirements and authorise disposal of the land, as detailed in the report;
- (ii) that the Executive Director of Development and Property Services finalise negotiations for the sale; and
- (iii) otherwise, to note the contents of the report

BUILDING AND WORKS TO 19 SEPTEMBER 2004 (PERIOD 6) (PARA 6)

15. There was submitted and noted a joint report dated 12 October 2004 (circulated) by the Executive Head of Finance and the Executive Director of Neighbourhood Services which advised on the current budgetary control position of Building and Works for the period ended 19 September 2004 (Period 6).

The meeting terminated at 1101 hours.