

**EAST AYRSHIRE COUNCIL****HOUSING COMMITTEE****MINUTES OF MEETING HELD ON WEDNESDAY 2 NOVEMBER 2005 AT 1000 HOURS IN THE MEETING ROOM, COUNCIL HEADQUARTERS, LONDON ROAD, KILMARNOCK**

**PRESENT:** Councillors Jimmy Kelly, Daniel Coffey, Willie Coffey, Douglas Reid, Gordon Cree, Drew McIntyre, Stuart Finlayson, George Smith, Tommy Farrell, Neil McGhee, Eric Ross, Elaine Dinwoodie and Elaine Stewart.

**ATTENDING:** William Stafford, Executive Director of Neighbourhood Services; John Walker, Head of Building and Works; Robert Paton, Head of Economic Development/Technical Services; Chris McAleavey, Head of Housing; David McLellan, Financial Services Manager; Paul Whip, Financial Services Manager; Joe Cassidy, Policy Manager; Angela McManus, Senior Accountant; Sam Cameron, Senior Quantity Surveyor; Anna Gallagher, Solicitor; David Morgan, Public Relations Officer; and Stuart Nelson, Administrative Officer.

**APOLOGIES:** Councillors Stephanie Young, John Weir, Isabella Macrae, John Campbell, John Knapp, Jim Raymond, Eric Jackson and William Menzies.

**CHAIR:** Councillor Jimmy Kelly, Chair.

**CHAIR'S REMARKS**

1. The Chair introduced Fallon Spencer, a 4<sup>th</sup> year pupil at Loudoun Academy, and welcomed her to the meeting as an observer within the Public Gallery.

**BUDGETARY REPORTS****2.1 HOUSING REVENUE ACCOUNT TO 18 SEPTEMBER 2005 (PERIOD 6)**

There was submitted and noted a joint report dated 10 October 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 18 September 2005 (Period 6).

**2.2 GENERAL FUND HOUSING TO 18 SEPTEMBER 2005 (PERIOD 6)**

There was submitted and noted a joint report dated 3 October 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 18 September 2005 (Period 6).

**2.3 SUPPORTING PEOPLE ADMINISTRATION TO 18 SEPTEMBER 2005 (PERIOD 6)**

There was submitted and noted a joint report dated 3 October 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 18 September 2005 (Period 6).

**2.4 ANTI-SOCIAL BEHAVIOUR TO 18 SEPTEMBER 2005 (PERIOD 6)**

There was submitted and noted a joint report dated 3 October 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 18 September 2005 (Period 6).

**2.5 BUILDING AND WORKS TO 18 SEPTEMBER 2005 (PERIOD 6)**

There was submitted and noted a joint report dated 17 October 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 18 September 2005 (Period 6).

**AWARDING OF CONTRACTS**

3. There was submitted and noted a report dated 11 October 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 detailed below.

<u>CONTRACT</u>	<u>SUCCESSFUL CONTRACTOR</u>	<u>AMOUNT</u>
Vehicle Tracking System	Masternaut UK Ltd., Leeds	Schedule of Rates
Preferred Energy Supplier Partnership Service	Scottish & Southern Energy Plc., Perth	Schedule of Rates

**HOUSING INVESTMENT PROGRAMME 2005/2006**

4. There was submitted a joint report dated 10 October 2005 (circulated) by the Executive Director of Neighbourhood Services and the Executive Director of Development and Property Services which advised of the current status of projects within the Housing Investment Programme 2005/2006 and set out the current position in relation to financial monitoring and physical progress.

It was agreed to note the current position in relation to the Housing Investment Programme 2005/2006, as detailed in the report.

**PROPOSED FABRIC REPAIRS AND THERMAL IMPROVEMENTS TO FLATS AT MacBETH DRIVE AND MacDONALD DRIVE, KILMARNOCK**

5. There was submitted a report dated 11 October 2005 (circulated) by the Executive Director of Neighbourhood Services which sought approval to undertake a programme of repairs to address dampness and heat loss problems relating to cold bridging and penetrating dampness through the roofs and walls of the blocks of flats at MacBeth Drive and MacDonald Drive, Kilmarnock.

It was agreed:-

- (i) that the proposed improvement works detailed in the report be incorporated within the Housing Investment Programme; and

- (ii) otherwise, to note the terms of the report.

### **PRIVATE SECTOR HOUSING GRANT**

6. There was submitted a report dated 11 October 2005 (circulated) by the Executive Director of Neighbourhood Services which (i) advised of the level of budget approved by Communities Scotland for Private Sector Housing Grant in 2005/2006, and of the outcome of the bid to carry forward funding unexpended in 2004/2005 in respect of Area Regeneration; and (ii) sought approval to disburse funding on the basis of their offer.

It was agreed:-

- (i) to disburse the available funding under the proposed headings as detailed in Section 3 of the report;
- (ii) to remit to the Head of Housing to monitor the phasing of expenditure in agreement with Communities Scotland;
- (iii) that, in future, a separate budgetary control report relative to Private Sector Housing Grant be submitted to each meeting of this Committee; and
- (iv) otherwise, to note the terms of the report.

### **EAST AYRSHIRE CARE AND REPAIR PROJECT**

7. There was submitted a report dated 10 October 2005 (circulated) by the Executive Director of Neighbourhood Services which informed of the current position regarding progress of the East Ayrshire Care and Repair Scheme which provided services to elderly and vulnerable home owners.

It was agreed:-

- (i) to note that a further report on progress would be submitted to a future meeting for consideration, to include information on the geographical spread of work carried out under the scheme, and an assessment of the effectiveness of the working arrangements established with partner agencies; and
- (ii) otherwise, to note the terms of the report.

### **HOMELESSNESS STRATEGY UPDATE**

8. There was submitted a report dated 18 October 2005 (circulated) by the Executive Director of Neighbourhood Services which (i) advised of the funding awarded by the Scottish Executive for 2006/2007 to assist in the delivery of the Homelessness Task Force Recommendations; (ii) sought approval to submit a response to the Scottish Executive Consultation Paper on proposals to abolish priority need by 2012; and (iii) recommended a change in the remit of one post within the Homelessness Service.

It was agreed:-

- (i) to note the Scottish Executive funding awards as outlined in Section 3 of the report, and that detailed proposals for expenditure would be submitted for Members' consideration at the next meeting;
- (ii) to approve the terms of the proposed response to the Scottish Executive on Homelessness and the abolition of priority need by 2012, as set out in Appendix I to the report;

- (iii) to authorise the Executive Director of Neighbourhood Services, in conjunction with the Head of Personnel, to submit the staffing proposals outlined in Section 5 of the report for approval by the Corporate Governance Committee; and
- (iv) otherwise, to note the terms of the report.

#### **FORMER TENANT ARREARS**

9. There was submitted a report dated 14 October 2005 (circulated) by the Executive Director of Neighbourhood Services which sought approval for writing off of those former tenant arrears which were no longer economically viable to pursue.

It was agreed to approve the write off, in the current financial year, of former tenant arrears of £21,341.11, as detailed in Section 3 of the report.

#### **ABSENCE MANAGEMENT REPORT QUARTER 3, 2005: HOUSING AND BUILDING AND WORKS**

10. There was submitted and noted a report dated 12 October 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 ending 30 September 2005.

#### **EXCLUSION OF PRESS AND PUBLIC**

11. The Committee resolved 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 the Paragraph of Schedule 7A of the Act as shown against each item.

#### **INTER AUTHORITY PARTNERSHIP: INSTALLATION OF GAS CENTRAL HEATING SYSTEMS WITHIN EAST AYRSHIRE (PARA 9)**

12. There was submitted a report dated 17 October 2005 (circulated) by the Executive Director of Neighbourhood Services which sought approval to engage with Glasgow City Council on a partnering arrangement with Building and Works to install gas central heating systems within East Ayrshire.

It was agreed:-

- (i) to remit to the Executive Director of Neighbourhood Services to negotiate with Glasgow City Council on a short-term basis for the completion of surplus gas central heating works as specified within the report; and
- (ii) otherwise, to note the terms of the report.

#### **PROPOSED DISPOSAL OF GROUND ADJACENT TO 92 WELLWOOD STREET, MUIRKIRK (PARA 6)**

13. There was submitted a joint report dated 13 October 2005 (circulated) by the Executive Director of Neighbourhood Services and the Executive Director of Development and Property Services which requested that the Committee declare surplus to requirements an area of ground extending to 281m<sup>2</sup>, or thereby, situated

adjacent to 92 Wellwood Street, Muirkirk; and 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 the 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; and
- (iii) otherwise, to note the terms of the report.

**PROPOSED DISPOSAL OF LAND AT THE REAR OF 22 BLAIR CRESCENT,  
GALSTON (PARA 6)**

- 14.** There was submitted a report dated 12 October 2005 (circulated) by the Executive Director of Neighbourhood Services which requested that the Committee declare surplus to requirements an area of ground extending to 215m<sup>2</sup>, or thereby, situated adjacent to 22 Blair Crescent, Galston; and 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 the 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; and
- (iii) otherwise, to note the terms of the report.

**PROPOSED DISPOSAL OF LAND ADJOINING 32 MINNOCH ROAD,  
BELLSBANK, DALMELLINGTON (PARA 6)**

- 15.** There was submitted a report dated 24 August 2005 (circulated) by the Executive Director of Neighbourhood Services which requested that the Committee declare surplus to requirements an area of ground extending to 6.6m<sup>2</sup>, or thereby, situated adjoining 32 Minnoch Road, Bellsbank, Dalmellington; and 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 the 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; and
- (iii) otherwise, to note the terms of the report.

The meeting terminated at 1053 hours.