

EAST AYRSHIRE COUNCIL

HOUSING COMMITTEE

**MINUTES OF MEETING HELD ON WEDNESDAY 1 NOVEMBER 2006 AT
1000 HOURS IN THE MEETING ROOM, COUNCIL HEADQUARTERS,
LONDON ROAD, KILMARNOCK**

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

ATTENDING: William Stafford, Executive Director of Neighbourhood Services; John Walker, Head of Building and Works; Chris McAleavey, Head of Housing; David McLellan, Financial Services Manager; Paul Whip, Financial Services Manager; Joe Cassidy, Development and Strategy Manager; Gerry Darroch, Housing Services Manager; Alan Paterson, Principal Quantity Surveyor; Anna Gallagher, Team Leader; Fiona Steel, Trainee Accountant and Stuart Nelson, Administrative Officer.

APOLOGIES: Councillors Helen Coffey, John Weir, Drew McIntyre and John Knapp.

CHAIR: Councillor Jimmy Kelly, Chair.

BUDGETARY REPORTS

1.1. HOUSING REVENUE ACCOUNT TO 17 SEPTEMBER 2006 (PERIOD 6)

There was submitted and noted a joint report dated 2 October 2006 (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 17 September 2006 (Period 6).

1.2. GENERAL FUND HOUSING (INCLUDING ANTI-SOCIAL BEHAVIOUR AND SUPPORTING PEOPLE ADMINISTRATION) TO 17 SEPTEMBER 2006 (PERIOD 6)

There was submitted a joint report dated 2 October 2006 (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 (including Anti-Social Behaviour and Supporting People Administration) for the period ended 17 September 2006 (Period 6).

It was agreed:

- (i) that the Executive Director of Neighbourhood Services submit periodically to this Committee, commencing in March 2007, reports to provide information on the performance of those service areas covered by this budgetary report; and
- (ii) otherwise, to note the terms of the report.

Councillor Menzies joined the meeting at this point.

1.3. BUILDING AND WORKS TO 17 SEPTEMBER 2006 (PERIOD 6)

There was submitted and noted a joint report dated 9 October 2006 (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 17 September 2006 (Period 6).

AWARDING OF CONTRACTS

2. There was submitted and noted a report dated 2 October 2006 (circulated) by the Depute Chief Executive/Executive Director of Corporate Support which provided, for information, detail of tenders which had been accepted, as detailed below:

<u>CONTRACT</u>	<u>SUCCESSFUL CONTRACTOR</u>	<u>AMOUNT</u>
Gas Central Heating – Phase 3 – 2006/2007 Programme	British Gas Services, Rutherglen	£454,488.10
Fabric Upgrade at 2/4 MacBeth Drive, Kilmarnock	Fullwood Holding, Stewarton	£560,874.15

HOUSING INVESTMENT PROGRAMME 2006/2007

3. There was submitted a joint report dated 8 October 2006 (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 2006/2007 and set out the current position in relation to financial monitoring and physical progress.

It was agreed:

- (i) to note, as reported by the Principal Quantity Surveyor, that in paragraph 3.1 of the report, “Total Capital Expenditure” under the “Project Expenditure 2006/2007” column should read £13,701,975 rather than £14,061,975 as indicated;
- (ii) to approve the modifications to the Housing Investment Programme as detailed in paragraph 4 of the report;
- (iii) to approve the extension of existing contracts as detailed in paragraph 5.2 of the report, on the basis set out in paragraph 5.1; and
- (iv) otherwise, to note the current position in relation to the Housing Investment Programme.

PROPOSED DEMOLITION OF PROPERTIES AT NOS 17 AND 19 GARRIER PLACE, KILMARNOCK

4. There was submitted a report dated 3 October 2006 (circulated) by the Executive Director of Neighbourhood Services which sought authority to demolish the two houses situated at Nos 17 and 19 Garrier Place, Kilmarnock.

It was agreed:

- (i) to authorise the demolition of the properties at Nos 17 and 19 Garrier Place, Kilmarnock; and
- (ii) otherwise, to note the terms of the report.

PROPOSED DEMOLITION OF LONG TERM VOID PROPERTIES AT NOS 67-70 GILFOOT, NEWMILNS AND CONVERSION OF LONG TERM VOIDS AT NOS 73-79 JOHN MORTON CRESCENT, DARVEL

5. There was submitted a report dated 21 September 2006 (circulated) by the Executive Director of Neighbourhood Services which sought authority to demolish the block of four two bedroomed flats at Nos 67-70 Gilfoot, Newmilns and for the conversion of four one bedroomed flats at Nos 73-79 John Morton Crescent, Darvel.

It was agreed:

- (i) to authorise the demolition of the block of houses at Nos 67-70 Gilfoot, Newmilns;
- (ii) to authorise the conversion of the block of houses at Nos 73-79 John Morton Crescent, Darvel, from four one bedroomed flats to two three bedroomed semi-detached houses; and
- (iii) otherwise, to note the terms of the report.

IMPROVING HOUSING REPAIRS SERVICES IN EAST AYRSHIRE

6. There was submitted a report dated 26 April 2006 (circulated) by the Executive Director of Neighbourhood Services which informed of progress in implementing the agreed plan to improve the Council's Housing Repairs Service.

It was agreed:

- (i) to note the current position in respect of the ongoing Housing and Property Maintenance repairs improvement process;
- (ii) to note that a report on the outcome of the review process outlined in paragraph 3.1 of the report would be submitted to members in March 2007;
- (iii) to approve the proposals to pilot the revised cyclic maintenance programme as outlined in paragraph 4 of the report; and
- (iv) otherwise, to note the terms of the report.

PROPOSED TENANT PARTICIPATION STRATEGY 2006/2009

7. There was submitted a report dated 9 October 2006 (circulated) by the Executive Director of Neighbourhood Services which sought approval to consult on the proposed Tenant Participation Strategy 2006/2009.

It was agreed:

- (i) to approve the draft Proposed Tenant Participation Strategy and the draft Communication Code of Practice, as appended to the report, for consultation; and
- (ii) to note that the outcomes of this consultation would be reported to elected members at a meeting early in the New Year.

ARREARS CONTROL POLICY

8. There was submitted a report dated 9 October 2006 (circulated) by the Executive Director of Neighbourhood Services which sought approval for the Arrears Control Policy which codified the arrangements already in place and consolidated various policy elements which had previously been approved.

It was agreed:

- (i) to recommend to Council approval of the Arrears Control Policy, as appended to the report;
- (ii) in terms of early intervention practice in dealing with anti-social behaviour, and in the light of the study carried out by Communities Scotland on the implications of evictions on households and the overall indicative costs and implications for the Council, that the Executive Director of Neighbourhood Services submit to a future meeting of this Committee, a report setting out for discussion a protocol for dealing with anti-social behaviour cases; and
- (iii) otherwise, to note the terms of the report.

EXTENSION OF MEDIATION SERVICE CONTRACT

9. There was submitted a report dated 9 October 2006 (circulated) by the Executive Director of Neighbourhood Services which sought approval for the extension of the contract with SACRO to provide mediation services for neighbour disputes and homelessness.

It was agreed that the existing Mediation Services Contract with SACRO be extended until 31 March 2008, on the terms set out in paragraph 3.3 of the report.

Councillor Jackson left the meeting at this point.

EAST AYRSHIRE CARE AND REPAIR PROJECT

10. There was submitted a report dated 19 September 2006 (circulated) by the Executive Director of Neighbourhood Services which informed of the current position regarding progress of the East Ayrshire Care and Repair Scheme.

It was agreed:

- (i) to note that a further report on progress would be brought to a future meeting for consideration, to include information on the geographical spread of the work etc carried out under the project; and
- (ii) otherwise, to note the terms of the report.

BEST VALUE AND COMMUNITY PLANNING AUDIT: IMPROVEMENT AGENDA UPDATE FOR THE DEPARTMENT OF NEIGHBOURHOOD SERVICES

11. There was submitted a report dated 22 September 2006 (circulated) by the Executive Director of Neighbourhood Services which updated on the Department of Neighbourhood Services' activity/progress in relation to the Best Value Audit Action Plan for Neighbourhood Services.

It was agreed:

- (i) to note the good progress made by Housing and Building and Works in responding to the areas of improvement identified during the Department's Strategic Self Assessment of Performance;
- (ii) that any outstanding action points be incorporated into relevant service improvement/ work plans as appropriate; and
- (iii) otherwise, to note the terms of the report.

RACE RELATIONS (AMENDMENT) ACT 2000

- 12.** There was submitted a report dated 9 October 2006 (circulated) by the Executive Director of Neighbourhood Services which advised of progress in implementing the Council's Race Equality Scheme within the Housing Service.

It was agreed:

- (i) to note the progress made in implementing the Council's Race Equality Scheme in terms of High Relevance areas within the Housing Service;
- (ii) to note that reports on progress with Medium and Low Relevance areas would be submitted to future meetings of this Committee; and
- (iii) otherwise, to note the terms of the report.

ABSENCE MANAGEMENT REPORT QUARTER 3 (2006) FOR HOUSING AND BUILDING AND WORKS SERVICES

- 13.** There was submitted and noted a report dated 10 October 2006 (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 30 September 2006.

Councillors Campbell and Farrell left the meeting during consideration, but prior to determination, of this item.

PROPOSED DISPOSALS OF LAND

14.1. LADESIDE ROAD, KILMAURS

There was submitted a report dated 27 September 2006 (circulated) by the Executive Director of Neighbourhood Services which requested that the Committee declare surplus to requirements an area of land located at Ladeside Road, Kilmaurs, extending to 575 square metres, or thereby, for disposal on the open market.

It was agreed:

- (i) to declare the area of ground in question surplus to requirements;
- (ii) to authorise to Executive Director of Development and Property Services to advertise the land for sale on the open market for residential development purposes; and
- (iii) otherwise, to note the terms of the report.

14.2. DALTON AVENUE/CHURCH HILL, DALMELLINGTON

There was submitted a report dated 27 September 2006 (circulated) by the Executive Director of Neighbourhood Services which requested that the Committee declare surplus to requirements an area of land located at the corner of Dalton

Avenue/Church Hill, Dalmellington, extending to 640 square metres, or thereby, for disposal on the open market.

It was agreed:

- (i) to declare the area of ground in question surplus to requirements;
- (ii) to authorise the Executive Director of Development and Property Services to advertise the land for sale on the open market for residential development purposes; and
- (iii) otherwise, to note the terms of the report.

14.3. STRUTHERS AVENUE, CROOKEDHOLM

There was submitted a report dated 28 September 2006 (circulated) by the Executive Director of Neighbourhood Services which requested that the Committee declare surplus to requirements an area of ground located between Nos 15 and 17 Struthers Avenue, Crookedholm, extending to 987 square metres, or thereby, for disposal on the open market.

It was agreed:

- (i) to declare the area of ground in question surplus to requirements;
- (ii) to authorise the Executive Director of Development and Property Services to advertise the land for sale on the open market for residential development purposes; and
- (iii) otherwise, to note the terms of the report.

EXCLUSION OF PRESS AND PUBLIC

- 15.** 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 Paragraph 6 of Schedule 7A of the Act.

Councillor Jackson rejoined the meeting at this point.

LAND AT FINLAYSON DRIVE, NEW FARM LOCH, KILMARNOCK

- 16.** There was submitted a report dated 22 September 2006 (circulated) by the Executive Director of Neighbourhood Services which updated on the proposals to develop affordable new build housing at Finlayson Drive, New Farm Loch, Kilmarnock; and sought authority to re-acquire from Atrium Homes Ltd, an area of ground extending to 638 square metres at Finlayson Drive.

It was agreed:

- (i) to authorise the re-acquisition of the area of ground in question from Atrium Homes Limited; and
- (ii) otherwise, to note the terms of the report.

PROPOSED DISPOSALS OF LAND

17.1. ADJACENT TO 26 IRVINE ROAD, NEWMILNS

There was submitted a joint report dated 8 August 2006 (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 37 square metres, or thereby, situated adjacent to 26 Irvine Road, Newmilns; 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 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.

17.2. ADJACENT TO 67 SUNNYSIDE CRESCENT, MAUCHLINE

There was submitted a joint report dated 7 September 2006 (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 located adjacent to 67 Sunnyside Crescent, Mauchline extending to 105 square metres, or thereby, 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 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.

17.3. REAR OF LAINSHAW STREET AND VENNEL STREET, STEWARTON

There was submitted a joint report dated 22 August 2006 (circulated) by the Executive Director of Neighbourhood Services and the Executive Director of Development and Property Services which requested the Committee to re-acquire land at the rear of 44 Lainshaw Street, Stewarton and, subject to this, to declare surplus to requirements land at the rear of Lainshaw Street and Vennel Street, Stewarton extending to 717 square metres and 373 square metres, respectively.

It was agreed:

- (i) to declare the land in question surplus to requirements, subject to re-acquisition of those areas at the rear of 44 Lainshaw Street, Stewarton, previously sold in terms of the Right to Buy Legislation, and variation of the existing tenancies; 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.

17.4. CUTSBURN ROAD, STEWARTON

There was submitted a joint report dated 29 September 2006 (circulated) by the Executive Director of Neighbourhood Services and Executive Director of Development and Property Services which requested that the Committee declare surplus to requirements an area of ground at Cutsburn Road, Stewarton extending to 25 square metres, or thereby, for the purposes of a ground lease with the party identified in the report.

It was agreed;

- (i) to declare the land in question surplus to requirements and to the lease of same to party identified in the report on a 99 year lease;
- (ii) to authorise the Executive Director of Development and Property Services to finalise negotiations for the lease; and
- (iii) otherwise, to note the terms of the report.

The meeting terminated at 1043 hours.