

**EAST AYRSHIRE COUNCIL****HOUSING COMMITTEE****MINUTES OF MEETING HELD ON WEDNESDAY 19 MAY 2004 AT 1000 HOURS  
IN THE MEETING ROOM, COUNCIL HEADQUARTERS, LONDON ROAD,  
KILMARNOCK**

**PRESENT:** Councillors Jimmy Kelly, Maureen McKay, Stephanie Young, Daniel Coffey, Willie Coffey, Douglas Reid, John Weir, Drew McIntyre, Isabella Macrae, John Campbell, John Knapp, Stuart Finlayson, Eric Jackson, George Smith, Tommy Farrell, William Menzies, Neil McGhee and Elaine Stewart.

**ATTENDING:** William Stafford, Executive Director of Neighbourhood Services; Chris McAleavey, Head of Housing; David McLellan, Financial Services Manager; Gerry Darroch, Operations Manager; Alan Paterson, Principal Quantity Surveyor; Angela Cameron, Senior Accountant; Anna Gallagher, Solicitor/Team Leader; David Morgan, Public Relations Officer; and Stuart Nelson, Administrative Officer.

**APOLOGIES:** Councillors Gordon Cree and Jim Raymond.

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

**AWARDING OF CONTRACTS**

1. There was submitted and noted a report dated 29 April 2004 (circulated) by the Acting 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 CAPITAL PROGRAMME 2003/2004 AND HOUSING INVESTMENT  
PROGRAMME 2004/2005**

2. There was submitted and noted a report dated 13 May 2004 (circulated) by the Executive Director of Neighbourhood Services which advised of the anticipated financial out-turn position on the housing capital programme for the year 2003-2004; and of the current status of projects within the Housing Capital Programme 2004/2005.

**PROPOSED DEMOLITION OF LOCK-UPS IN BETTER NEIGHBOURHOOD  
PATHFINDER AREAS: KIRKTON ROAD, KILMARNOCK**

3. There was submitted a report dated 11 May 2004 (circulated) by the Executive Director of Neighbourhood Services which sought authority to demolish 10 lock-ups (Nos 2-11, inclusive) situated at Kirkton Road, Kilmarnock.

It was agreed:-

- (i) to authorise demolition of the ten lock-ups at Kirkton Road, Kilmarnock, as indicated in the report; and
- (ii) otherwise, to note the terms of the report.

### **AUTHORISED NON-OCCUPATION POLICY**

4. There was submitted a report dated 21 April 2004 (circulated) by the Executive Director of Neighbourhood Services which recommended the proposed "Authorised Non Occupation Policy" in respect of Council house tenancies in East Ayrshire.

It was agreed:-

- (i) to recommend to Council approval of the Authorised Non Occupation Policy contained within Appendix I to the report; and
- (ii) otherwise, to note the terms of the report.

Councillor Weir joined the meeting during consideration, but prior to determination, of the preceding item.

### **PILOT RENT DEPOSIT GUARANTEE SCHEME**

5. There was submitted a report dated 21 April 2004 (circulated) by the Executive Director of Neighbourhood Services which sought approval to establish and manage a Pilot Rent Deposit Guarantee Scheme with a view to establishing a permanent Rent Deposit Guarantee Scheme in due course.

It was agreed:-

- (i) to approve the establishment and implementation of a pilot Rent Deposit Guarantee Scheme;
- (ii) to approve the spending proposals relative to the pilot Scheme, as set out within the report; and
- (iii) otherwise, to note the terms of the report.

Councillor Jackson left the meeting at this point.

### **FEUDAL REFORM/FACTORING OF RIGHT TO BUY HOUSING PROPERTIES**

6. There was submitted a joint report dated 28 April 2004 (circulated) by the Executive Director of Neighbourhood Services and the Solicitor to the Council which advised on the effects of recent legislation on the ability of the Council to enforce Title conditions in Right to Buy sales; sought authority to amend the Council House Sales and Feu Duty collection process to address the legislative effects; and reported on current progress on the introduction of a proposed factoring service to be offered by the Council to the occupiers of former Council house properties, linked to the proposed introduction of the Tenement (Scotland) Bill which was being considered by the Scottish Parliament.

It was agreed:-

- (i) to approve the proposed changes to the Council House Sales process;
- (ii) to authorise the Solicitor to the Council to serve Compensatory Payment Notices in respect of Feu Duties payable to the Council; and
- (iii) otherwise, to note the terms of the report.

### **ABSENCE MANAGEMENT REPORT: QUARTER 1 2004**

7. There was submitted and noted a report dated 19 April 2004 (circulated) by the Executive Director of Neighbourhood Services which advised of absence rates for the

Department of Homes and Technical Services for the quarterly period ended 31 March 2004.

**PROPOSED INITIATIVE AREAS (Item 20, Page 234, 03/07)**

8. There was submitted a report dated 28 April 2004 (circulated) by the Executive Director of Neighbourhood Services which informed of the current position regarding the invitation of expressions of interest from appropriate housing developers/partners for the sustained regeneration of various housing development areas.

It was agreed:-

- (i) to approve Lot 1 (Riccarton West) and Lot 2 (Galston) being combined to form Phase One of the Initiative Areas proposed works;
- (ii) to approve a Development Brief being prepared by the Officer Group referred to in the report; and the invitation of tenders from the list of parties who had expressed an interest in Phase One of the Initiative Areas, in accordance with the proposed project programme;
- (iii) to approve a list of locally operating Registered Social Landlords, with an office base in East Ayrshire, being established to facilitate the development of partner proposals for Phase One of the Initiative Areas proposals;
- (iv) to approve consultation with existing residents in the Phase One areas with regard to the proposed programme of regeneration works;
- (v) to note that further reports on progress would be submitted to future meetings of this Committee; and
- (vi) otherwise, to note the terms of the report.

Councillor Jackson re-joined the meeting during consideration, but prior to determination, of the preceding item.

**HOUSING DEVELOPMENT PROPOSALS, LONGPARK, KILMARNOCK  
(Item 13, Page 2763, 99/03)**

9. There was submitted a report dated 15 April 2004 (circulated) by the Executive Director of Neighbourhood Services which sought authority to progress identified housing development proposals to further promote the sustained regeneration of Longpark, Kilmarnock, through the development of a partnership arrangement to provide social rent and private housing development works.

Councillor McKay left the meeting at this point.

It was agreed:-

- (i) to approve the development of a partnership agreement with Communities Scotland, Cunninghame Housing Association and a housing developer to promote the regeneration of Longpark;
- (ii) to approve, in principle, the proposed demolition of properties identified in Appendix I to the report, subject to the establishment of the partnership referred to in the report;
- (iii) to authorise the Executive Director of Development and Property Services, in conjunction with the Head of Housing, to progress negotiations in respect of the development proposals outlined in the report;

- (iv) to authorise, in principle, the reacquisition of those properties previously sold within the identified sites, again subject to the establishment of the partnership referred to in the report;
- (v) to authorise the instruction of the District Valuer to enter into negotiations on preliminary terms and conditions for the reacquisition of the five sold properties, and to authorise, in principle, the use of Compulsory Purchase powers in terms of the Town and Country Planning (Scotland) Act 1987 (Section 189) in the event of negotiated terms and conditions not being agreed in respect of the reacquisition of the sold properties;
- (vi) to approve consultation with the residents in the Longpark area with regard to the proposed demolitions outlined in the report;
- (vii) to recommend to the Development Services Committee closure of the footpath leading from Thomson Street to the rear of Witchhill Place, subject to the terms of Section 34 of the Countryside (Scotland) Act 1967;
- (viii) to note that a further report on progress would be submitted to a future meeting of this Committee; and
- (ix) otherwise, to note the terms of the report.

#### **PROPOSED DISPOSAL OF LAND AT CRAUFURDLAND ROAD, KILMARNOCK**

10. There was submitted a report dated 28 April 2004 (circulated) by the Executive Director of Neighbourhood Services which requested that the Committee declare surplus to requirements two plots of ground extending to (a) 1,915 sq m<sup>2</sup> situated between 53 and 55 Craufurdland Road, Kilmarnock; and (b) 1,997 sq m<sup>2</sup> situated between 8 and 12 Craufurdland Road, Kilmarnock, for disposal on the open market; and authorise the Director of Development and Property Services to market the subjects in accordance with Council procedures.

It was agreed:-

- (i) to declare the areas of ground in question surplus to requirements;
- (ii) to authorise the Executive Director of Development and Property Services to market the land in accordance with Council policy; and
- (iii) otherwise, to note the terms of the report.

The meeting terminated at 1038 hours.

**APPENDIX**

<b><u>CONTRACT</u></b>	<b><u>SUCCESSFUL CONTRACTOR</u></b>	<b><u>AMOUNT</u></b>
Demolition of 11-25 Sutherland Drive, Kilmarnock	Burnfield Builders and Demolishers Ltd., Glasgow	£54,101.25
Tenant Satisfaction Survey Service	Management Information (Scotland) Ltd., Glasgow	£25,387.00