

EAST AYRSHIRE COUNCIL**HOUSING COMMITTEE****MINUTES OF MEETING HELD ON WEDNESDAY 18 MAY 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, John Weir, Isabella Macrae, John Campbell, Jim Raymond, Stuart Finlayson, Eric Jackson, George Smith, William Menzies, Neil McGhee, Eric Ross, Elaine Dinwoodie 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; Anna Gallagher, Solicitor/Team Leader; David Morgan, Public Relations Officer; and Stuart Nelson Administrative Officer.

APOLOGIES: Councillors Stephanie Young, Drew McIntyre, John Knapp and Tommy Farrell.

CHAIR: Councillor Jimmy Kelly, Chair.

CHAIR'S REMARKS

1. The chair welcomed, in the Public Gallery, Members of the East Ayrshire Tenant Participation Steering Group and expressed appreciation for their ongoing involvement in consultation with East Ayrshire Council on a range of housing issues.

AWARDING OF CONTRACTS

2. There was submitted and noted a report dated 25 April 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 PROGRAMMES 2004/2005 AND 2005/2006

3. There was submitted a joint report dated 21 April 2005 (circulated) by the Executive Director of Neighbourhood Services and the Executive Director of Development and Property Services which advised (a) of the anticipated out-turn position for the financial year 2004/2005; (b) of the initiatives taken to commit identified savings upon the Housing Investment Programme 2004/2005, together with the detail of extended contractual arrangements; and (c) of the current status of projects within the Housing Investment Programme 2005/2006; and set out the current position in relation to financial monitoring.

It was agreed:-

- (i) to note the estimated out-turn on the Housing Investment Programme 2004/2005; and
- (ii) to note the current position in relation to the Housing Investment Programme 2005/2006.

SHELTERED HOUSING IMPROVEMENTS AT HAMILTON GARDENS, STEWARTON

4. There was submitted a report dated 3 May 2005 (circulated) by the Executive Director of Development and Property Services which advised of the contractual overspend on the project for improvements at Hamilton Gardens Sheltered Housing, Stewarton.

Councillor Jackson joined the meeting at this point.

It was agreed:-

- (i) to approve the additional expenditure incurred, amounting to £89,925.40; and
- (ii) to approve the settlement of the provisional costs resultant from revised timescales, as detailed in the report.

PROPOSED DEMOLITION OF LOCK-UPS IN MACBETH DRIVE, KILMARNOCK

5. There was submitted a report dated 4 April 2005 (circulated) by the Executive Director of Neighbourhood Services which sought authority to demolish 22 lock-ups at Nos 1-22 (inclusive) situated in MacBeth Drive, Kilmarnock.

It was agreed:-

- (i) to authorise demolition of the 22 lock-ups at MacBeth Drive, Kilmarnock, as indicated in the report; and
- (ii) otherwise, to note the terms of the report.

PROPOSED DEMOLITION OF LOCK-UPS IN WITCHHILL PLACE, KILMARNOCK

6. There was submitted a report dated 29 April 2005 (circulated) by the Executive Director of Neighbourhood Services which sought authority to demolish 7 lock-ups at Nos E1-E7 (inclusive) situated at Witchhill Place, Kilmarnock.

It was agreed:-

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

ALLOCATIONS POLICY (Item 8, page 1069, 03/07)

7. There was submitted a report dated 28 April 2005 (circulated) by the Executive Director of Neighbourhood Services which advised of the outcome of consultation with tenants and other stakeholders on a range of issues within the Allocations Policy.

Councillor Kelly seconded by Councillor Cree moved:-

- (i) to note the views expressed by a Working Group established for the purpose of considering the issues in question, which comprised Members of the Tenant Participation Steering Group;
- (ii) to recommend to Council approval of the recommendations of the Working Group as set out in paragraphs 3.1, 3.2, 3.3, and 3.6 of the report, and if so approved to authorise the Head of Housing to make the appropriate arrangements to implement the changes to the Allocations Policy and to

amend existing applications in accordance with these changes, a further report on the operation of the amended provisions to be submitted to a future meeting of this Committee following a period of six months from implementation; and

(iii) otherwise, to note the terms of the report.

Councillor Reid seconded by Councillor W Coffey moved as an amendment to continue consideration of the proposed amendments to the Allocations Policy to the next meeting pending, and in light of, wider public consultation on the proposals.

On a division by a show of hands the motion was carried by 12 votes to 5.

HOMELESSNESS STRATEGY UPDATE

8. There was submitted a report dated 3 May 2005 (circulated) by the Executive Director of Neighbourhood Services which (a) invited the Committee to note, and sought approval for, proposed expenditure of funding awarded by the Scottish Executive for 2005/2006 to assist in the delivery of the Homelessness Task Force recommendations; (b) advised of progress towards the implementation of the East Ayrshire Homelessness Strategy 2003/2006; and (c) sought authority to implement identified actions required to achieve the overall objectives of the Strategy.

It was agreed:-

- (i) to note the Scottish Executive funding awards as detailed in paragraphs 4.1, 4.2, and 4.3 of the report;
- (ii) to authorise the Executive Director of Neighbourhood Services, in conjunction with the Head of Personnel to submit the staffing proposals as outlined in paragraph 5 of the report for approval by the Corporate Governance Committee;
- (iii) to approve the Homelessness Strategy Local Outcome Agreement for 2005/2006 as appended to the report;
- (iv) to recommend to Council approval of the Homelessness Policy as appended to the report; and
- (v) otherwise, to note the terms of the report.

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THE SUPPORTING PEOPLE PROGRAMME

9. There was submitted a joint report dated 14 April 2005 (circulated) by the Executive Director of Neighbourhood Services and the Executive Director of Educational and Social Services which advised of the continuing funding arrangements in respect of the Supporting People Programme and the numbers of service users that benefit from Supporting People funding.

It was agreed:-

- (i) to note the continuation of all 2004/2005 contractual values into 2005/2006 with the specific additional commitment to East Ayrshire Women's Aid, all as detailed in the report;
- (ii) to note that the Executive Director of Neighbourhood Services would arrange for future reports of this kind to include information on the nature of the housing support services provided to clients under this programme; and

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

FORMER TENANT ARREARS

10. There was submitted a report dated 29 April 2005 (circulated) by the Executive Director of Neighbourhood Services which sought approval for the 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 £43,408.85, as detailed in paragraph 3.1 of the report.

ABSENCE MANAGEMENT REPORT: QUARTER 1 - 2005: HOUSING AND BUILDING AND WORKS SERVICES

11. There was submitted and noted a report dated 29 April 2005 (circulated) by the Executive Director of Neighbourhood Services which advised of absence rates for the Housing and Building Works Services within the Department of Neighbourhood Services for the quarterly period ending 31 March 2005.

EXCLUSION OF PRESS AND PUBLIC

12. 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 Paragraph 6 of Schedule 7A of the Act.

LAND AT CRIFFEL PLACE AND VORLICH PLACE, KILMARNOCK

13. There was submitted a joint report dated 7 April 2005 (circulated) by the Executive Director of Neighbourhood Services and the Executive Director of Development and Property Services which requested the Committee (a) to declare surplus to requirements areas of ground extending to 312m² and 331m² at Criffel Place and Vorlich Place, respectively; and (b) to authorise disposal of same to the party identified in the report.

It was agreed:-

- (i) to declare the land at Criffel Place and Vorlich Place, Kilmarnock 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.

Councillor Ross left the meeting during consideration, but prior to determination, of this item.

PROPOSED DISPOSAL OF LAND FORMING PART OF GARDEN GROUND ASSOCIATED WITH 9 DUNNET PLACE, KILMARNOCK

14. There was submitted a report dated 25 April 2005 (circulated) by the Executive Director of Neighbourhood Services which requested the Committee (a) to declare surplus to requirements a plot of ground extending to 122m² or thereby which previously formed part of the rear garden ground associated with the property at 9

Dunnet Place, Kilmarnock; and (b) to authorise disposal of same to the party identified in the report.

It was agreed:-

- (i) to declare the 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.

LAND AT SILVERWOOD ROAD AND MEADOWSIDE, CROOKEDHOLM

15.1 Declaration of Interest

Councillor Raymond declared a non-financial interest in respect of this item and took no part in consideration or determination of same.

15.2 Consideration and Determination of Item

There was submitted a joint report dated 9 May 2005 (circulated) by the Executive Director of Neighbourhood Services and the Executive Director of Development and Property Services which requested the Committee (a) to declare surplus to requirements three areas of open ground at Silverwood Road and Meadowside, Crookedholm, extending to 146m² (plot one), 167m² (plot 2) and 96m² (plot 3), respectively; and (b) to authorise disposal of same to the party identified in the report.

Councillor Kelly seconded by Councillor Cree moved:-

- (i) to declare the land at Silverwood Road and Meadowside, Crookedholm surplus to requirements and to authorise disposal of same to the party identified in the report, subject to the consent of the Scottish Executive in terms of Section 12(7) of the Housing (Scotland) Act 1987;
- (ii) to authorise the Executive Director of Development and Property Services to finalise the negotiations for the sale; and
- (iii) otherwise, to note the terms of the report.

Councillor Weir seconded by Councillor W Coffey moved as an amendment to continue consideration of this matter to a future meeting pending, and in the light of, further consultation with residents in the vicinity of the areas of ground in question.

On a division by a show of hands the motion was carried by 11 votes to 5.

The meeting terminated at 1111 hours.

APPENDIX

<u>CONTRACT</u>	<u>SUCCESSFUL CONTRACTOR</u>	<u>AMOUNT</u>
Kitchen, Bathrooms, Rewiring, Comfort Plus Installations and Lead Pipe Replacement to 300 No. Houses Phase 1, 2005/2006 Programme	James Frew Ltd, Stevenson	£1,238,436.62
Supply and Delivery of Car derived Vans (16 Vehicles)	Alastair Fleming Citroen, Kilmarnock	£7,366.25 each – Total £117,860.00
Installation of Gas Central Heating to 250 No. Houses, 2005/2006 Programme, Phase 1	Campbell Construction Group, Glasgow	£769,350.36
Rent Deposit Guarantee Scheme Management Service	Community Housing Advocacy Project (CHAP), Irvine	Schedule of Rates
Supply of Tenants Handbook*	CCB, Glasgow	£46, 485.00
Tenant Participation Strategy	Tenants Information Service, Glasgow	Schedule of Rates
Supply of Furniture, Furnishings, and White Goods	C F Services Limited, Glasgow The Furnishing Service Limited, Glasgow The Premier Furnishing Company, Glasgow	Schedule of Rates
Fultons Lane Modernisation 2004/2005 Programme	Forbes and Whiteford Limited, Kilmarnock	£212,467.95

* This tender was subject to an evaluation process, the criteria taking significant account of the timescale for supply of the pack in view of the availability of funding within the then current financial year 2004/2005