

**EAST AYRSHIRE COUNCIL**

**HOUSING COMMITTEE**

**MINUTES OF MEETING HELD ON WEDNESDAY 17 MAY 2006 AT 1000 HRS  
IN THE MEETING ROOM, COUNCIL HEADQUARTERS,  
LONDON ROAD, KILMARNOCK**

**PRESENT:** Councillors Jimmy Kelly, Willie Coffey, Douglas Reid, Gordon Cree, John Weir, Drew McIntyre, Isabella Macrae, John Knapp, Stuart Finlayson, Robert McDill, Tommy Farrell, Neil McGhee, Elaine Dinwoodie and Elaine Stewart.

**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; Paul Whip, Financial Services Manager; Joe Cassidy, Development and Strategy Manager; Gerry Darroch, Housing Services Manager; Alan Paterson, Principal Quantity Surveyor; Eddie Fraser, Senior Manager - Community Care; Anna Gallagher, Team Leader; and Stuart Nelson, Administrative Officer.

**APOLOGIES:** Councillors Stephanie Young, John Campbell, Jim Raymond, Eric Jackson, George Smith, William Menzies and Eric Ross.

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

**CHAIR'S REMARKS**

1. The Chair introduced Evelyn Crate, who was completing her 3<sup>rd</sup> year at Carrick Academy, and welcomed her to the meeting as an observer within the public gallery.

**A SUPPORTED ACCOMMODATION STRATEGY FOR OLDER PEOPLE  
IN EAST AYRSHIRE**

2. There was submitted a joint report dated 24 April 2006 (circulated) by the Executive Director of Neighbourhood Services and the Executive Director of Educational and Social Services which (i) presented the Final Report on the Best Value Review of the Sheltered Housing Warden Service as agreed by the Member/Officer Working Group on 12 April 2006; and (ii) sought approval for the recommendations contained therein.

It was agreed:-

- (i) to endorse the Final Report of the Member/Officer Working Group;
- (ii) to approve implementation of the recommended model of service provision detailed in the report;
- (iii) to note that the report had been approved by the Social Work Committee on 20 April 2006;
- (iv) to note that the staffing proposals would be remitted for consideration by the Corporate Governance Committee, subject to consultation with the trade unions; and
- (v) otherwise, to note the terms of the report.

### **AWARDING OF CONTRACTS**

3. There was submitted and noted a report dated 4 May 2006 (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.

#### **REINSTATEMENT OF FIRE DAMAGED PROPERTIES AT 76 CRAIGLEA CRESCENT, BELLSBANK AND 79 BARBIESTON TERRACE, DALRYMPLE**

4. There was submitted a report dated 26 April 2006 (circulated) by the Executive Director of Development and Property Services which advised of the contractual overspend on the project for the reinstatement of fire damaged properties at 76 Craiglea Crescent, Bellsbank and 79 Barbieston Terrace, Dalrymple.

It was agreed:-

- (i) to approve the additional expenditure as detailed in paragraph 5.1 of the report; and
- (ii) otherwise, to note the terms of the report.

#### **REINSTATEMENT OF FIRE DAMAGED PROPERTY AT 57 BARSHARE ROAD, CUMNOCK**

5. There was submitted a report dated 26 April 2006 (circulated) by the Executive Director of Development and Property Services which advised of the contractual overspend on the project for the reinstatement of the fire damaged property at 57 Barshare Road, Cumnock.

It was agreed:-

- (i) to approve the additional expenditure as detailed in paragraph 5.1 of the report; and
- (ii) otherwise, to note the terms of the report.

#### **HOUSING INVESTMENT PROGRAMME 2005/2006**

6. There was submitted a joint report dated 18 April 2006 (circulated) by the Executive Director of Neighbourhood Services and the Executive Director of Development and Property Services which advised of the anticipated outturn of the Housing Investment Programme 2005/2006.

It was agreed:-

- (i) to note the estimated outturn of the Housing Investment Programme 2005/2006, as detailed in the report; and
- (ii) that a report be submitted to the next meeting on the possibility of external painterwork being carried out under future year's Housing Investment Programmes at Council houses with dry dash render.

#### **HOUSING INVESTMENT PROGRAMME 2006/2007 TO 2010/2011**

7. There was submitted a report dated 26 April 2006 (circulated) by the Executive Director of Neighbourhood Services which sought approval for the five year Housing Investment Programme 2006/2007 to 2010/2011.

It was agreed:-

- (i) to approve the five year Housing Investment Programme, as set out in Appendix 1 to the report;
- (ii) to approve the publication and distribution of the Housing Investment Programme, as detailed in paragraph 3.1 of the report; and
- (iii) otherwise, to note the terms of the report.

#### **HOUSING DEVELOPMENT PROGRAMME UPDATE**

8. There was submitted a report dated 26 April 2006 (circulated) by the Executive Director of Neighbourhood Services which updated on the East Ayrshire Council Development Programme for 2005/2006, developed in response to identified Community Care and other service users' housing needs in East Ayrshire.

It was agreed:-

- (i) to note that a further report on progress would be submitted to a future meeting for consideration; and
- (ii) otherwise, to note the terms of the report.

#### **HOUSING SERVICE BUSINESS PLAN 2006/2009**

9. There was submitted a report dated 26 April 2006 (circulated) by the Executive Director of Neighbourhood Services which sought approval for the Housing Service Business Plan for the period 2006/2009.

Councillor Kelly seconded by Councillor Cree moved:-

- (i) to approve the contents of the Housing Service Business Plan 2006/2009, as appended to the report;
- (ii) to approve the terms of the updated Standard Delivery Plan and authorise submission to Communities Scotland; and
- (iii) to authorise the Head of Housing to implement the Plan and to report outcomes to Elected Members on an annual basis.

Councillor Coffey seconded by Councillor Reid moved as an amendment:-

- (i) to approve the contents of the Housing Service Business Plan 2006/2009, as appended to the report, subject to provision for estimated waiting times to be made available to housing applicants, upon request and for this information to be provided as part of an online support service for applicants; for tenants to "sign-off" repairs in order to confirm their satisfaction with any works undertaken; for repairs to gas central heating systems to be specifically included within the Repairs and Maintenance Standards; and for more than 10% of all repair jobs to be subject to post work inspections;
- (ii) to approve the terms of the updated Standard Delivery Plan and to authorise submission to Communities Scotland, subject to deletion of the provision for rent increases at RPI plus 1% for the remaining 9 years up to 2015; and
- (iii) on this basis to authorise the Head of Housing to implement the Plan and to report outcomes to Elected Members on an annual basis.

On a division by a show of hands the motion was carried by 9 votes to 4.

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

### **IMPROVING HOUSING REPAIRS SERVICES IN EAST AYRSHIRE**

10. There was submitted a report dated 26 April 2006 (circulated) by the Executive Director of Neighbourhood Services which recommended proposals submitted by the Joint Working Group comprising Officers and Tenant Representatives to improve the Council House Repairs Service.

Councillor Stewart rejoined the meeting at this point.

It was agreed:-

- (i) to approve the headline proposals for change to the responsive repairs service set out in paragraphs 5 to 10, inclusive, of the report;
- (ii) to approve the "next step" proposals set out in paragraph 11 of the report;
- (iii) to note that initial reports on progress would be submitted to Members after six months and that the first service audit would focus on those items currently termed "emergency repairs"; and
- (iv) otherwise, to note the terms of the report.

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

11. There was submitted a report dated 26 April 2006 (circulated) by the Executive Director of Neighbourhood Services which informed of the current position regarding progress for the year 2005/2006, of the East Ayrshire Care and Repair Scheme, which provided services to elderly and vulnerable home owners, and prioritisation procedures for the introduction of a waiting list.

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 nature and frequency of service delivery provided under the scheme on a geographical basis; and
- (ii) otherwise, to note the terms of the report.

### **PROPOSAL TO SET UP JOINT TEAM INITIATIVE WITHIN SUPPORTING PEOPLE FRAMEWORK**

12. There was submitted a report dated 26 April 2006 (circulated) by the Executive Director of Neighbourhood Services which sought approval for the establishment of a Joint Team with staff from the Pension Service, part of the Department for Work and Pensions (DWP), based within the Supporting People Team.

It was agreed:-

- (i) to approve the establishment of a Joint Team as set out in paragraph 3 of the report;
- (ii) to note that reports on progress would be submitted to future meetings of this Committee; and
- (iii) otherwise, to note the terms of the report.

### **COMMON HOUSING REGISTER**

13. There was submitted a report dated 27 April 2006 (circulated) by the Executive Director of Neighbourhood Services which updated on the development of the Common Housing Register and sought approval to extend the development process.

It was agreed:-

- (i) to approve the proposal to continue with the development of the Common Housing Register as outlined in section 4 of the report;
- (ii) to approve the additional expenditure as detailed in paragraph 5 of 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 paragraph 5 of the report for approval by the Corporate Governance Committee; and
- (iv) otherwise, to note the terms of the report.

### **PRIVATE SECTOR HOUSING GRANT**

14. There was submitted a report dated 12 April 2006 (circulated) by the Executive Director of Neighbourhood Services which advised of the level of budget approved by Communities Scotland for Private Sector Housing Grant in 2006/2007; and provided details of the projects and activities for which the funding had been approved.

It was agreed:-

- (i) to disperse the available funds under the proposal headings 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; and
- (iii) otherwise, to note the terms of the report.

### **FORMER TENANT ARREARS**

15. There was submitted a report dated 2 May 2006 (circulated) by the Executive Director of Neighbourhood Services which sought approval for writing off 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 amounting to £17,991.06, as detailed in paragraph 3.1 of the report.

### **ABSENCE MANAGEMENT REPORT QUARTER 1 (2006) FOR HOUSING AND BUILDING AND WORKS SERVICES**

16. There was submitted and noted a report dated 12 April 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 ending 31 March 2006.

### **PROPOSED TRANSFER OF LAND AT STONER CRESCENT AND HILLSIDE CRESCENT, AUCHINLECK**

17. There was submitted a report dated 25 April 2006 (circulated) by the Executive Director of Neighbourhood Services which requested that the Committee declare

surplus to requirements an area of land at Stoner Crescent and Hillside Crescent, Auchinleck, extending to 0.25 hectares (0.60 acres) or thereby, for the purpose of a transfer to the Department of Educational and Social Services.

It was agreed:-

- (i) to declare the area of ground in question surplus to requirements for the purpose of transfer to the Department of Educational and Social Services only, subject to the obtaining of all necessary statutory consents to enable the proposed development to proceed and the consent of the Scottish Executive in terms of Section 203 (2) of the Housing (Scotland) Act 1987; and
- (ii) to thereafter, refer the matter to the Executive Head of Finance, in conjunction with the Executive Director of Development and Property Services, to regulate the transfer in accordance with the Council's agreed procedures.

#### **PROPOSED TRANSFER OF LAND AT BACKROGERTON CRESCENT/BARBIESTON ROAD, AUCHINLECK**

18. There was submitted a report dated 25 April 2006 (circulated) by the Executive Director of Neighbourhood Services which requested that the Committee declare surplus to requirements an area of land at Backrogerton Crescent and Barbieston Road, Auchinleck, extending to 5,251m<sup>2</sup> or thereby, for the purpose of a transfer to the Department of Educational and Social Services.

It was agreed:-

- (i) to declare the area of ground in question surplus to requirements for the purpose of transfer to the Department of Educational and Social Services only, subject to the obtaining of all necessary statutory consents to enable the proposed development to proceed and the consent of the Scottish Executive in terms of Section 203 (2) of the Housing (Scotland) Act 1987; and
- (ii) to thereafter, refer the matter to the Executive Head of Finance, in conjunction with the Executive Director of Development and Property Services, to regulate the transfer in accordance with the Council's agreed procedures.

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

19. 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.

#### **LAND ADJACENT TO 30 MACPHAIL DRIVE, KILMARNOCK**

##### **20.1 Declaration of Interest**

Councillor Reid declared a non financial interest which he did not consider significant in terms of paragraphs 5.17 and 5.18 of the Code of Conduct and indicated his intention to remain and participate in consideration of this item.

##### **20.2 Consideration of Item**

There was submitted a joint report dated 21 April 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 30 MacPhail Drive, Kilmarnock, extending to 208m<sup>2</sup>, 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.

#### **GROUND AT REID PLACE, DRONGAN**

21. There was submitted a report dated 26 April 2006 (circulated) by the Executive Director of Neighbourhood Services which requested that the Committee declare surplus to requirements an area of land at Reid Place, Drongan extending to 0.1186 hectares (0.293 acres), 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.

#### **LAND LOCATED AT THE REAR OF PREMISES AT 2-6 NITH PLACE, KILMARNOCK**

22. There was submitted a joint report dated 19 April 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 at the rear of the premises at 2-6 Nith Place, Kilmarnock, extending to 286m<sup>2</sup>, 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.

#### **PROPOSED DISPOSAL OF LAND ADJACENT TO 13 BANK AVENUE, CUMNOCK**

23. There was submitted a joint report dated 28 April 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 two plots of land extending to 13m<sup>2</sup>, or thereby, and 20m<sup>2</sup>, or thereby, respectively, situated adjacent to 13 Bank Avenue, Cumnock 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.

**PROPOSED DISPOSAL OF LAND ADJACENT TO 25 LOCH ROAD, MAUCLINE**

- 24.** There was submitted a joint report dated 28 April 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 a plot of ground extending to 27m<sup>2</sup>, or thereby, situated adjacent to 25 Loch Road, Mauchline, 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.

The meeting terminated at 1125 hours.

**APPENDIX**

<b><u>CONTRACT</u></b>	<b><u>SUCCESSFUL CONTRACTOR</u></b>	<b><u>AMOUNT</u></b>
External Cladding to BISF Houses, Samson Avenue, Kilmarnock	Fullwood Holdings Ltd., Stewarton	£119,658.47
Private Sector Housing Stock Condition Survey	David Adamson & Partners Ltd., Edinburgh	£69,750.00
Supply and Delivery of Tenant Starter Packs	Paramount Products Ltd., Kilwinning	£41,912.50
Long-Term Supply of Major Housing Components - Lot 1 - Domestic Condensing Boilers	Jewson Ltd., Glasgow	Schedule of Rates
Rough Sleepers Initiative - Intensive Floating Housing Support Service	Glasgow Simon Community, Glasgow	£638,378.00
Kitchen, Bathroom and Re-wiring to 400 no Houses, Phase 2	James Frew Ltd., Stevenson	£1,698,901.09