

EAST AYRSHIRE COUNCIL**HOUSING COMMITTEE****MINUTES OF MEETING HELD ON WEDNESDAY 28 JANUARY 2004 AT 1001 HOURS IN THE MEETING ROOM, COUNCIL HEADQUARTERS, LONDON ROAD, KILMARNOCK**

PRESENT: Councillors Jimmy Kelly, Daniel Coffey, Willie Coffey, Douglas Reid, Gordon Cree, Drew McIntyre, Isabella Macrae, John Knapp, Jim Raymond, Stuart Finlayson, Eric Jackson, George Smith, Tommy Farrell, William Menzies, Neil McGhee and Eric Ross.

ATTENDING: David Montgomery, Chief Executive; Fiona Lees, Depute Chief Executive/Director of Corporate Resources; William Stafford, Director of Community Services; Alex McPhee, Director of Finance; James Lavery, Director of Homes and Technical Services; David Mitchell, Head of Administrative and Legal Services; Chris McAleavey, Head of Homes; David McLellan, Financial Services Manager; John Alexander, Principal Officer (Quality & Planning); Alan Paterson, Principal Quantity Surveyor; Anna Gallagher, Solicitor/Team Leader; and Stuart Nelson, Administrative Officer.

APOLOGIES: Councillors Maureen McKay, Stephanie Young, John Weir, John Campbell and Elaine Stewart.

CHAIR: Councillor Jimmy Kelly, Chair.

CHAIR'S REMARKS

1. The Chair welcomed to the meeting Natalie Keys, a pupil from St Joseph's Academy who was taking part in a job experience initiative with the Council.

DRAFT REVENUE ESTIMATES 2004/2005: HOUSING REVENUE ACCOUNT

2. There was submitted a joint report dated 21 January 2004 (circulated) by the Director of Homes and Technical Services and the Director of Finance which advised of, and sought approval to, the Draft Revenue Estimates 2004/2005, in respect of the Housing Revenue Account for the purposes of consultation.

Councillor Kelly, seconded by Councillor Cree moved:-

- (i) to approve the draft Housing Revenue Account 2004/2005 Estimates as detailed in paragraph 3.3 of the report, for the purpose of the consultation exercise to be undertaken as part of the 2004/2005 budget process as follows, namely:-

Expenditure/Income Category	Draft Estimates 2004/2005 (£)
Employee Costs	3,332,560
Premises Costs	14,908,400
Transport Related Costs	179,240
Supplies and Services	4,551,740
Third Party Payments	1,235,830
Debt Charges	9,329,280
TOTAL EXPENDITURE	33,537,050
House Rents	(29,620,120)
Other Income	(1,064,500)
TOTAL INCOME	(30,684,620)
Excess of Expenditure on Income	2,852,430
Projected Deficit Balance at 31 March 2004	-
Additional Amount to be Funded from Rent	2,852,430

- (ii) to note that the proposed rent levels would be considered by the Policy and Resources Committee following the result of the consultation exercise.

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

- (i) to note the draft Housing Revenue Account 2004/2005 Estimates as detailed in paragraph 3.3 of the report, as proposed for the purpose of the consultation exercise to be undertaken as part of the 2004/2005 budget process; and
- (ii) to note that proposed rent levels would be considered by the Policy and Resources Committee following the result of the consultation exercise.

On a division by a show of hands the motion was carried by 13 votes to 3.

BUDGETARY REPORTS

3.1 BUDGETARY CONTROL SUMMARY STATEMENT: HOMES AND TECHNICAL SERVICES - CENTRAL REPAIRS ACCOUNT TO 16 NOVEMBER 2003 (PERIOD 8)

There was submitted and noted a joint report dated 15 December 2003 (circulated) by the Director of Finance and the Director of Homes and Technical Services which advised of the current budgetary control position and the projected out-turn for Homes and Technical Services - Central Repairs Account for the period ended 16 November 2003 (Period 8).

3.2 HOMES AND TECHNICAL SERVICES: PROPERTY TO 16 NOVEMBER 2003 (PERIOD 8)

There was submitted and noted a joint report dated 15 December 2003 (circulated) by the Director of Finance and Director of Homes and Technical Services which advised of the current budgetary control position and the projected out-turn for the year for Homes and Technical Services - Property for the period ended 16 November 2003 (Period 8).

3.3 HOMES AND TECHNICAL SERVICES: TECHNICAL SERVICES TO 16 NOVEMBER 2003 (PERIOD 8)

There was submitted and noted a joint report dated 15 December 2003 (circulated) by the Director of Finance and the Director of Homes and Technical Services which advised of the current budgetary control position and the projected out-turn for Homes and Technical Services - Technical Services for the period ended 16 November 2003 (Period 8).

3.4 HOUSING REVENUE ACCOUNT TO 16 NOVEMBER 2003 (PERIOD 8)

There was submitted and noted a joint report dated 15 December 2003 (circulated) by the Director of Finance and the Director of Homes and Technical Services which advised of the current budgetary control position of the Housing Revenue Account for the period ended 16 November 2003 (Period 8).

3.5 GENERAL FUND HOUSING TO 16 NOVEMBER 2003 (PERIOD 8)

There was submitted and noted a joint report dated 15 December 2003 (circulated) by the Director of Finance and the Director of Homes and Technical 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 16 November 2003 (Period 8).

3.6 SUPPORTING PEOPLE GRANT TO 16 NOVEMBER 2003 (PERIOD 8)

There was submitted and noted a joint report dated 15 December 2003 (circulated) by the Director of Finance and the Director of Homes and Technical Services which advised of the current budgetary control position and the projected out-turn for the year for Homes and Technical Services - Supporting People Grant for the period ended 16 November 2003 (Period 8).

3.7 SUPPORTING PEOPLE ADMINISTRATION TO 16 NOVEMBER 2003 (PERIOD 8)

There was submitted and noted a joint report dated 15 December 2003 (circulated) by the Director of Finance and the Director of Homes and Technical Services which advised of the current budgetary control position and the projected out-turn for the year for Homes and Technical Services - Supporting People Administration for the period ended 16 November 2003 (Period 8).

AWARDING OF CONTRACTS

4. There was submitted and noted a report dated 16 January 2004 (circulated) by the Depute Chief Executive/Director of Corporate Resources which provided, for information, details of tenders which had been accepted, as shown in the Appendix to these Minutes.

HOUSING CAPITAL PROGRAMME 2003/2004: MONITORING STATEMENT

5. There was submitted a report dated 7 January 2004 (circulated) by the Director of Homes and Technical Services which advised of the current status of projects within the Housing Capital Programme 2003/04 and set out the current position in relation to financial monitoring and physical progress.

It was agreed:-

- (i) to approve the procedure for the possible extension of contracts as detailed in paragraph 6.1 of the report; and that Councillors Reid and W Coffey be kept advised of any action taken in implementation of this decision;
- (ii) to note that the "programme completion" and the "estimated completion" dates relative to demolition works in progress as detailed in the monitoring statement were March 2004 or April 2004, as appropriate, rather than March 2003 or April 2003; and
- (iii) otherwise, to note the terms of the report.

VOID MANAGEMENT: PROPOSED DEMOLITIONS (Item 5, Page 2759, 99/03)

6. There was submitted a report dated 9 January 2004 (circulated) by the Director of Homes and Technical Services which recommended the demolition of a limited number of Council houses in Logan, Cumnock and Auchinleck.

It was agreed:-

- (i) to proceed with the demolitions in Logan, Cumnock and Auchinleck as detailed in paragraphs 3.2, 3.3 and 3.4 of the report; and
- (ii) to authorise the Director of Homes and Technical Services to re-house the tenants involved.

TENANT SATISFACTION SURVEY

7. There was submitted a report dated December 2003 (circulated) by the Director of Homes and Technical Services which sought approval to undertake a Tenant Satisfaction Survey.

It was agreed:-

- (i) to approve the carrying out of a Tenant Satisfaction Survey;
- (ii) that an appropriate market research company be engaged to assist in the design of, and to undertake and report on, the survey as detailed in paragraph 3.3 of the report;
- (iii) to note that the Director of Homes and Technical Services would pursue with the market research company referred to in (ii) above, the possibility of utilising the internet or other electronic means of communication to assist and facilitate the survey; and
- (iv) otherwise, to note the terms of the report.

RENT PAYMENT ARRANGEMENTS

8. There was submitted a report dated 9 January 2004 (circulated) by the Director of Finance which advised of proposed changes in the arrangements for collecting rent payments and communicating payment information to tenants; and sought approval for charging tenants for charges incurred for paying with credit cards.

Councillor Kelly, seconded by Councillor Cree moved:-

- (i) to approve the proposal to charge tenants for charges incurred by the Council for making rent payments by credit card; and

(ii) otherwise, to note the contents of the report.

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

(i) not to charge tenants for charges incurred by the Council for making rent payments by credit card; and

(ii) otherwise, to note the contents of the report.

On a division by a show of hands the motion was carried by 13 votes to 3.

HOMELESSNESS STRATEGY UPDATE (Item 7, Page 230, 03/07)

9. There was submitted and noted a report dated 9 January 2004 (circulated) by the Director of Homes and Technical Services which (i) detailed progress towards the implementation of the Homelessness Strategy; and (ii) advised of the award of additional funding by the Scottish Executive to provide further assistance to those who were either homeless or at risk of homelessness.

THE SUPPORTING PEOPLE PROGRAMME (Item 8, Page 374, 03/07)

10. There was submitted and noted a joint report dated 5 January 2004 (circulated) by the Director of Homes and Technical Services and the Director of Educational and Social Services which advised of the implementation of this Scottish Executive initiative and its operation within East Ayrshire since April 2003.

RACE RELATIONS (AMENDMENT) ACT 2000 (Item 13, Page 3174, 99/03)

11. There was submitted a report dated 8 January 2004 (circulated) by the Director of Homes and Technical Services which advised of action taken and progress made in implementing the Council's Race Equality Scheme within the Department of Homes and Technical Services.

It was agreed:-

(i) to approve the departmental actions detailed within Sections 3, 4 and 5 of the report;

(ii) to note that the Director of Neighbourhood Services would provide a report on the Department's second year progress after 13 November 2004; and

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

PERFORMANCE INDICATORS

12. There was submitted a report dated January 2004 (circulated) by the Director of Homes and Technical Services which informed of the Department's performance in relation to Statutory Key Performance Indicators for the period 1 April to 30 September 2003.

It was agreed:-

(i) to note the terms of the report; and

(ii) to note that a report on the Department's performance in relation to Statutory Key Performance Indicators for the period 1 April 2003 to 31 March 2004 would be submitted in due course.

MANAGING ABSENCE

13. There was submitted and noted a report dated December 2003 (circulated) by the Director of Homes and Technical Services which provided an analysis of absence within the Department for the third quarter of 2003 and indicated what action the Department was taking in relation to the management of absence.

Councillor Raymond left the meeting at this point.

EXCLUSION OF PRESS AND PUBLIC

14. 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 the paragraph of Schedule 7A of the Act as shown against each item.

PROPOSED DISPOSAL OF LAND ADJACENT TO 112 EDGAR AVENUE, CUMNOCK (PARA 9)

15. There was submitted a report dated 9 January 2004 (circulated) by the Director of Homes and Technical Services which requested that the Committee declare surplus to requirements an area of ground extending to 61m² situated adjacent to 112 Edgar Avenue, Cumnock and authorise disposal of same.

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; and
- (ii) to authorise the Director of Development Services to finalise negotiations for the sale.

PROPOSED DISPOSAL OF LAND AT MUIRKIRK ROAD, LUGAR (PARA 9)

16. There was submitted a report dated 24 December 2003 (circulated) by the Director of Homes and Technical Services which requested that the Committee declare surplus to requirements an area of land at Muirkirk Road, Lugar extending to 358m² or thereby, and authorise the Director of Development Services to negotiate the terms and conditions of disposal of the subjects with the party indicated in the report.

It was agreed:-

- (i) to declare the area of ground in question surplus to requirements; and
- (ii) to authorise the Director of Development Services to negotiate appropriate terms and conditions of disposal, with the party indicated in the report in accordance with the development proposals for their adjacent site.

DEVELOPMENT AT AMLAIRD ROAD AND MEIKLEWOOD ROAD, KILMARNOCK (PARA 9)

17. There was submitted a report dated 5 January 2004 (circulated) by the Director of Homes and Technical Services which (i) requested that the Committee declare surplus to operational requirements a site at Amlaird Road and Meiklewood Road, Kilmarnock extending to 1.40 hectares, or thereby, together with the shop premises and flats at 31-45 Amlaird Road, Kilmarnock erected thereon in Council ownership;

and (ii) sought approval for the use of Compulsory Purchase Powers, as required, to secure ownership of the shop premises at 31, 33, 43 and 45 Amlaird Road which are outwith Council ownership, in order to enable comprehensive redevelopment of the site.

It was agreed:-

- (i) to declare surplus to operational requirements the site at Amlaird Road, Kilmarnock extending to 1.40 hectares, or thereby;
- (ii) to authorise the use of Compulsory Purchase Powers to secure the acquisition of the shop premises at 31, 33, 43 and 45 Amlaird Road; and
- (iii) to note that a further report on acquisition progress and on the finalised development proposals would be submitted to a future meeting.

BUILDING AND WORKS DLO TO 16 NOVEMBER 2003 (PERIOD 8) (PARA 6)

- 18.** There was submitted and noted a joint report dated 15 December 2003 (circulated) by the Director of Finance and the Director of Homes and Technical Services which advised of the current budgetary control position of the Building and Works DLO for the period to 16 November 2003 (Period 8).

The meeting terminated at 1107 hours.

APPENDIX

<u>CONTRACT</u>	<u>SUCCESSFUL CONTRACTOR</u>	<u>AMOUNT (EXCLUDING FEES)</u>
Replacement of Kitchen Fitments to 100 No. Houses, 2003/2004 Programme, Phase 4	Central Building Contractors (Glasgow) Ltd, Glasgow	£324,189.82
Installation of Audio Door Entry System to 60 No. Houses 2003/2004 Programme, Phase 2	Jordan Electrics Limited, Wishaw	£87,141.23
Demolition and Associated Works at 62 - 66 Barshare Road, Cumnock	J B Black Construction Services, Maybole	£23,317.35
Installation of Gas Central Heating to 201 No. Houses, 2003/2004 Programme, Phase 3	British Gas; Housing Services Limited, Uddingston	£576,201.18
Re-roofing of 34 No. Houses, Various Locations, 2003/2004 Programme, Phase 2.	Southwest Roofing Services Limited, Dumfries	£143,970.74
Demolitions and Associated works at Campbeltown Drive and Kirn Road, Kilmarnock	J B Black Construction Services, Maybole	£105,305.97
Demolition of Ex-Housing Stock at 1, 3, and 5 Finlayson Drive, Kilmarnock	J B Black Construction Services, Maybole	£113,641.92
Demolition of Ex-Housing Stock at 1A and 3J Lindsay Drive, Kilmarnock	J B Black Construction Services, Maybole	£67,221.00
*Supply and Delivery of Four Car Derived Vans (Citroen Berlingo)	Belmont Citroen, Stirling	£8,350.00 each - total: £33,400.00
*Supply and Delivery of Five Car Derived Vans (Citroen Berlingo)	Belmont Citroen	£8,350.00 each - total: £41,750.00
*Supply and Delivery of Eight 2.8 tonne short wheel base panel vans	Belmont Citroen	£11,700.00 each - total: £93,600.00

<u>CONTRACT</u>	<u>SUCCESSFUL CONTRACTOR</u>	<u>AMOUNT (EXCLUDING FEES)</u>
*Supply and Delivery of One 3.5 Tonne Chassis Cab Tipper with Mesh Cage	Kerr and Smith, Glasgow	£18,124.00
*Supply and Delivery of One 3.5 Tonne Chassis Cab Tipper	Kerr and Smith, Glasgow	£17,494.00
*Supply and Delivery of Two 3.5 Tonne Glaziers' Vans (Long Wheel Base)	Belmont Citroen, Stirling	£17,500.00 each - total: £35,000.00
*Supply and Delivery of One 3.5 Tonne Glaziers' Van (Short Wheel Base)	Belmont Citroen, Stirling	£14,500.00
*Supply and Delivery of Two 3.5 Tonne Hi-Roof Panel Vans (Long Wheel Base)	Belmont Citroen, Stirling	£13,800.00 each - total: £27,600.00
*Supply and Delivery of Four 7.5 Tonne Hook Lifts	Lex Commercials, Glasgow	£35,120.00 each - total: £140,480.00
*Supply and Delivery of One 13 Tonne Chassis Cab with Tipper Body and Hiab D45-1 Crane	Lex Commercials, Glasgow	£48,475.00
*Supply and Delivery of Two Forklift Trucks	Jungheinrich UK Limited, Cumbernauld	Unit Cost - £26,330.00 each Total - £52,660.00 Less 1.85% discount Revised total - £51,685.79
*Supply and Delivery of Three 3.5 Tonne Crew Cab Tippers	Kerr and Smith Limited, Glasgow	£18,328.00 each - total: £54,984.00

* These tenders were awarded on the most economically advantageous tender taking account of set criteria.