

**EAST AYRSHIRE COUNCIL****HOUSING COMMITTEE****MINUTES OF MEETING HELD ON WEDNESDAY 25 JANUARY 2006  
AT 1000 HOURS IN THE MEETING ROOM, COUNCIL HEADQUARTERS,  
LONDON ROAD, KILMARNOCK**

**PRESENT:** Councillors Jimmy Kelly, Stephanie Young, Daniel Coffey, Willie Coffey, Douglas Reid, Gordon Cree, John Weir, Isabella Macrae, John Campbell, John Knapp, Stuart Finlayson, George Smith, William Menzies, Neil McGhee, Eric Ross and Elaine Dinwoodie.

**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; Gerry Darroch, Housing Services Manager; Joe Cassidy, Policy Manager; Alan Paterson, Principal Quantity Surveyor; Anna Gallagher, Team Leader; David Morgan, Public Relations Officer; Angela Cameron, Senior Accountant; and Gillian Hamilton, Administrative Officer.

**APOLOGIES:** Councillors Drew McIntyre, Jim Raymond, Eric Jackson, and Tommy Farrell.

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

**DRAFT ESTIMATES 2006/2007: HOUSING REVENUE ACCOUNT**

1. There was submitted a joint report dated 9 January 2006 (circulated) by the Executive Director of Neighbourhood Services and the Executive Head of Finance which advised of, and sought approval to, the Draft Revenue Estimates 2006/2007, 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 2006/2007 estimates as detailed in paragraph 3.3 of the report, for the purposes of the consultation exercise to be undertaken as part of the 2006/2007 budget process, as follows, namely:-

<b>Expenditure/Income Category</b>	<b>Draft Estimates 2006/2007 (£)</b>
Employee Costs	3,310,765
Premises Costs	15,423,800
Transport Related Costs	166,750
Supplies and Services	4,456,805
Third Party Payments	832,823
Debt Charges	5,200,000
CFCR/Planned Maintenance	3,561,230
<b>TOTAL EXPENDITURE</b>	<b>32,952,173</b>

<b>Expenditure/Income Category</b>	<b>Draft Estimates 2006/2007 (£)</b>
House Rents	(30,746,773)
Other Income	(1,039,750)
<b>TOTAL INCOME</b>	<b>(31,786,523)</b>
Excess of Expenditure on Income	1,165,650
Projected Surplus Balance at 31 March 2006	0
Transfer to Repairs & Renewals Fund	0
<b>ADDITIONAL AMOUNT TO BE FUNDED FROM RENT</b>	<b>1,165,650</b>

- (ii) to note that the proposed rent levels would be considered by the Policy and Resources Committee on 9 February 2006, following the result of the consultation exercise with a view to making a recommendation to Special Council; and
- (iii) otherwise to note the report.

Councillor W Coffey seconded by Councillor D Coffey moved an amendment:-

- (i) to note the Housing Revenue Account 2006/2007 estimates as detailed in paragraph 3.3 of the report, for the purposes of the consultation exercise to be undertaken as part of the 2006/2007 budget process; and
- (ii) to note that the proposed rent levels would be considered by the Policy and Resources Committee on 8 February 2006, following the result of the consultation exercise with a view to making a recommendation to Special Council.

On a division by a show of hands, the motion was carried by 9 votes to 6.

## **BUDGETARY REPORTS**

### **2.1 HOUSING REVENUE ACCOUNT TO 11 DECEMBER 2005 (PERIOD 9)**

There was submitted and noted a joint report dated 4 January 2006 (circulated) by the Executive Head of Finance and the Executive Director of Neighbourhood Services which advised of the current budgetary control position of the Housing Revenue Account for the period ended 11 December 2005 (Period 9).

### **2.2 GENERAL FUND HOUSING TO 11 DECEMBER 2005 (PERIOD 9)**

There was submitted and noted a joint report dated 4 January 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 for the period ended 11 December 2005 (Period 9).

**2.3 SUPPORTING PEOPLE ADMINISTRATION TO 11 DECEMBER 2005 (PERIOD 9 )**

There was submitted and noted a joint report dated 4 January 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 Supporting People Administration for the period ended 11 December 2005 (Period 9).

**2.4 ANTI-SOCIAL BEHAVIOUR TO 11 DECEMBER 2005 (PERIOD 9)**

There was submitted and noted a joint report dated 4 January 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 Anti-Social Behaviour for the period ended 11 December 2005 (Period 9).

**2.5 BUILDING AND WORKS TO 11 DECEMBER 2005 (PERIOD 9)**

There was submitted and noted a joint report dated 9 January 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 11 December 2005 (Period 9).

**FINAL MEASUREMENTS ON CONTRACTS**

3. There was submitted and noted a report dated 9 January 2006 (circulated) by the Executive Director of Development and Property Services which informed on final measurements for contracts as shown in Appendix I to these Minutes.

**AWARDING OF CONTRACTS**

4. There was submitted and noted a report dated 22 December 2005 (circulated) by the Depute Chief Executive/Executive Director of Corporate Support which provided, for information, details of tenders which have been accepted, as shown in Appendix II to these Minutes.

**DEMOLITION AND ASSOCIATED LAND REHABILITATION WORKS AT  
RICCARTON WEST, KILMARNOCK**

5. There was submitted a report dated 9 January 2006 (circulated) by the Executive Director of Development and Property Services which advised of the contractual overspend on the project for demolition and associated land rehabilitation works at Riccarton West, Kilmarnock.

It was agreed:-

- (i) to approve the additional expenditure, being a sum of £12,856.90, in respect of this project as detailed in the report; and
- (ii) otherwise to note the report.

**HOUSING INVESTMENT PROGRAMME 2005/2006  
(Item 2, Page 1441, 03/07)**

6. There was submitted a joint report dated 23 December 2005 (circulated) by the Executive Director of Neighbourhood Services and the Executive Director of Development and Property Services which advised (a) of the current status of projects within the Housing Investment Programme 2005/2006 and set out the current position in relation to financial monitoring and physical progress; and (b) of the initiatives taken to commit currently identified savings upon the Housing Investment Programme 2005/2006, and which sought authority to enter into extended contractual arrangements.

It was agreed:-

- (i) to approve the modifications to the Housing Investment Programme 2005/2006, as detailed in Section 4 of the report;
- (ii) to approve the extension of the existing contract as detailed in paragraph 5.2 of the report;
- (iii) to approve the procedure for possible extension of contracts as detailed in paragraph 6.1 of the report; and
- (iv) otherwise to note the current position in relation to the Housing Investment Programme 2005/2006.

**HOUSING DEVELOPMENT PROGRAMME UPDATE**

7. There was submitted a report dated 16 December 2005 (circulated) by the Executive Director of Neighbourhood Services which provided an update on East Ayrshire Council's Housing Development Programme.

It was agreed:-

- (i) to note that a further report on progress with the Housing Development Programme would be submitted to a future meeting; and
- (ii) otherwise, to note the report.

**PROPOSED HOUSING INITIATIVE AREAS**

8. There was submitted a report dated 16 December 2005 (circulated) by the Executive Director of Neighbourhood Services which advised of the current position regarding progress in the initiative areas of Riccarton West, Kilmarnock; Chapel Lane, Galston; the ongoing development proposals at Longpark, Kilmarnock and Littlemill Road, Drongan and further development proposals in respect of Cairnhill, New Cumnock and Mossdale Terrace, Bellsbank.

It was agreed:-

- (i) to approve Shire Housing Association Limited taking the lead role in the procurement process for the development proposals at Chapel Lane/Manse Place, Galston;
- (ii) to approve Atrium Homes taking the lead role in the procurement process for the development proposals at Riccarton West, Kilmarnock;
- (iii) to approve consultation with residents in Riccarton West with regard to the regeneration options outlined in Appendix 1 to the report;

- (iv) to approve the Council's share of the cost of site investigation works in Riccarton West, Kilmarnock, in the sum of approximately £45,000;
- (v) to declare surplus to requirements the site identified in Plan 2 of the report, at Cairnhill, New Cumnock together with the properties identified in Appendix 2 to the report, and to refer same to the Executive Director of Development and Property Services for marketing as appropriate, subject to re-housing the existing tenants;
- (vi) to declare surplus to requirements the site identified in Plan 3 of the report at Mossdale Terrace, Bellsbank, together with the properties identified in Appendix 3 to the report, and to refer same to the Executive Director of Development and Property Services for marketing as appropriate, subject to re-housing the existing tenants;
- (vii) to note that a further report on progress would be submitted to a future meeting; and
- (viii) otherwise to note report.

Councillor Ross joined the meeting during consideration of the above item.

#### **KILMARNOCK TOWN CENTRE STRATEGY (Item 1, Page 1861, 03/07)**

9. There was submitted a report dated 9 January 2006 (circulated) by the Executive Director of Neighbourhood Services which requested the Committee to consider, and if acceptable, endorse the Kilmarnock Town Centre Strategy.

Councillor Kelly, seconded by Councillor Cree, moved:-

- (i) that the finalised Kilmarnock Town Centre Strategy be endorsed; and
- (ii) otherwise to note the report.

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

- (i) to note the Kilmarnock Town Centre Strategy.

On a division by a show of hands, the motion was carried by 10 votes to 6.

#### **PRIVATE SECTOR HOUSING GRANT**

10. There was submitted a report dated 19 December 2005 (circulated) by the Executive Director of Neighbourhood Services which advised of an increase in Private Sector Housing Grant support from Communities Scotland; and which provided the revised 2005/2006 budget in tabular form as requested at the last meeting.

It was agreed:-

- (i) to disburse the available funding under the proposed headings as 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 report.

**THE SUPPORTING PEOPLE PROGRAMME  
(Item 9, Page 1483, 03/07)**

11. There was submitted a joint report dated 20 December 2005 (circulated) by the Executive Director of Neighbourhood Services and the Executive Director of Educational and Social Services which advised of the operation of the Supporting People Programme in East Ayrshire Council.

It was agreed:-

- (i) to approve the service review and funding arrangements as outlined in the report; and
- (ii) otherwise, to note the report.

**REGULATION AND ACCREDITATION OF PRIVATE LANDLORDS**

12. There was submitted a report dated 20 December 2005 (circulated) by the Executive Director of Neighbourhood Services which (a) advised on the Regulation of Private Landlords under the Anti-Social Behaviour etc (Scotland) Act 2004; of the "Timeline of Action" for the implementation of National Registration of Private Landlords; and of proposed costs, including staffing of National Registration; and (b) sought approval for the implementation of a feasibility study into Private Landlord Accreditation, within the Private Rented Sector.

It was agreed:-

- (i) to approve the fee structure for the registration scheme in line with the guidance provided by the Scottish Executive;
- (ii) to authorise the Executive Director of Neighbourhood Services, in conjunction with the Head of Personnel to submit the staffing proposals for approval by the Corporate Governance Committee;
- (iii) to authorise the Head of Housing to commission a feasibility study into Accreditation of Private Landlords within East Ayrshire and to report on the outcome in due course;
- (iv) to note that the Head of Housing would establish a Private Landlord Registration Scheme, in line with legislation; and
- (v) otherwise, to note the report.

**RACE RELATIONS (AMENDMENT) ACT 2000  
(Item 15, Page 1202, 03/07)**

13. There was submitted a report dated 5 January 2006 (circulated) by the Executive Director of Neighbourhood Services on action taken and progress made in implementing the Council's Race Equality Scheme (Year 3) within the Housing Service.

It was agreed:-

- (i) to note the departmental actions detailed within the report; and
- (ii) otherwise, to note the contents of the report.

### **FORMER TENANT ARREARS**

14. There was submitted a report dated 4 January 2006 (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:-

- (i) to approve the write-off in the current financial year of Former Tenant Arrears of £217,264.48 as detailed in Section 3 of the report; and
- (ii) otherwise, to note the report.

### **PERFORMANCE INDICATORS**

15. There was submitted a report dated 5 January 2006 (circulated) by the Executive Director of Neighbourhood Services which informed of performance of the Housing Service in relation to Statutory Key Performance Indicators for the half year from 1 April to 30 September 2005.

It was agreed:-

- (i) to note that a further report on the annual figures for 2005/2006 would be submitted to this Committee in due course; and
- (ii) otherwise to note the report.

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

16. 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.

### **PROPOSED DISPOSAL OF LAND AT KIRKLAND AVENUE, KILMARNOCK**

17. There was submitted a report dated 16 December 2005 (circulated) by the Executive Director of Neighbourhood Services which requested that the Committee declare surplus to requirements an area of land at Kirkland Avenue, Kilmarnock extending to 3.3255 hectares (8.22 acres), or thereby, and authorise the 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 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 disposal of the site; and
- (iii) otherwise, to note the terms of the report.

### **PROPOSED DISPOSAL OF LAND ADJACENT TO 4 BURNS AVENUE, MUIRKIRK**

18. There was submitted a report dated 1 November 2005 (circulated) by the Executive Director of Neighbourhood Services which requested that the Committee declare surplus to requirements a plot of ground extending to 37 square metres or thereby,

situated adjacent to 4 Burns Avenue, Muirkirk and authorise the 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 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 report.

The meeting terminated at 1056 hours.

**APPENDIX I****FINAL MEASUREMENTS ON CONTRACTS**

<b><u>CONTRACT TITLE</u></b>	<b><u>AMOUNT OF FINAL MEASUREMENT</u></b>
Reinstatement of Fire Damaged Property at 115 Park Crescent, Dalmellington	£25,353.11
Reinstatement of Fire Damaged Property at 1 Hareshaw Crescent, Muirkirk	£33,615.74
Replacement of Lead Water Services to 200 No Houses, 2003/2004 Programme, Phase 1	£96,400.00
Kitchen Replacement to 200 No Houses, 2003/2004 Programme, Phase 3	£470,075.36
Reinstatement of Fire Damaged Property at 50 McClymont Court, Cumnock	£28,534.64
Reinstatement of Fire Damaged Property at 12 Mclvor Place, Kilmarnock	£26,812.50
Installation of Gas Central Heating to 160 No Houses, 2004/2005 Programme, Phase 3	£591,165.44

**APPENDIX II**

<b><u>CONTRACT</u></b>	<b><u>SUCCESSFUL CONTRACTOR</u></b>	<b><u>AMOUNT</u></b>
Long Term Supply of Major Housing Components (Lots 2 and 3)	Jewson Ltd., Glasgow - Lot 2 - Radiator Kits PTS Plumbing Trade Supplies Ltd., Ayr - Lot 3 - Bathroom Kits	Schedule of Rates
Rowantree Court Sheltered Housing Upgrade, Drongan	Central Building Contractors (Glasgow Ltd), Glasgow	£898,706.83
Kitchens, Bathrooms, Rewire and Leadpipe Replacement to 100 No Houses, Phase 4	J B Bennett, Glasgow	£701,663.66
Demolitions at Campbeltown Drive, Kirn Road, Longpark Avenue, Highet Street and Thomson Street, Kilmarnock	W H McClounie, New Cumnock	£88,242.53
Demolition and Landscaping Works at Barnweil Road, Fleming Street and Maxwood Road, Kilmarnock	Reigart Contracts Ltd., Coatbridge	£109,672.50
Reinstatement of Fire Damaged Property at 57 Barshare Road, Cumnock	D McLaughlin & Sons, Ardrossan	£41,062.10
Demolition of Lock-ups at 67-77 Morton Road, Stewarton	W H McClounie, New Cumnock	£34,612.73