

EAST AYRSHIRE COUNCIL**HOUSING COMMITTEE****MINUTES OF MEETING HELD ON WEDNESDAY 24 JANUARY 2007 AT
1000 HOURS IN THE MEETING ROOM, COUNCIL HEADQUARTERS,
LONDON ROAD, KILMARNOCK**

PRESENT: Councillors Jimmy Kelly, Stephanie Young, Helen Coffey, Willie Coffey, Douglas Reid, Gordon Cree, Drew McIntyre, Isabella Macrae, John Campbell, John Knapp, Stuart Finlayson, George Smith, Tommy Farrell, William Menzies, Neil McGhee, Eric Ross and Elaine Stewart.

ATTENDING: William Stafford, Executive Director of Neighbourhood Services; John Walker, Head of Building and Works; Chris McAleavey, Head of Housing; John Bryson, Acting Technical Services Manager; David McLellan, Financial Services Manager; Paul Whip, Financial Services Manager; Joe Cassidy, Development and Strategy Manager; Gerry Darroch, Housing Services Manager; Anna Gallagher, Team Leader; David Morgan, Public Relations Officer; Stephanie Wilson, Public Relations Assistant; and Stuart Nelson, Administrative Officer.

APOLOGIES: Councillors John Weir, Jim Raymond, Eric Jackson and Elaine Dinwoodie.

CHAIR: Councillor Jimmy Kelly, Chair.

CHAIR'S REMARKS

1. The Chair introduced and welcomed to the meeting Stephanie Wilson, temporary Public Relations Assistant within the Department of Corporate Support.

BUDGETARY REPORTS**2.1 HOUSING REVENUE ACCOUNT TO 10 DECEMBER 2006 (PERIOD 9)**

There was submitted and noted a joint report dated 8 January 2007 (circulated) by the Executive Head of Finance and the Executive Director of Neighbourhood Services which advised on the current budgetary control position of the Housing Revenue Account for the period ended 10 December 2006 (Period 9).

2.2 GENERAL FUND HOUSING (INCLUDING ANTI-SOCIAL BEHAVIOUR AND SUPPORTING PEOPLE ADMINISTRATION) TO 10 DECEMBER 2006 (PERIOD 9)

There was submitted and noted a joint report dated 3 January 2007 (circulated) by the Executive Head of Finance and the Executive Director of Neighbourhood Services which advised on the current budgetary control position and the projected out-turn for the year for General Fund Housing for the period ended 10 December 2006 (Period 9).

2.3 BUILDING AND WORKS TO 10 DECEMBER 2006 (PERIOD 9)

There was submitted and noted a joint report dated 9 January 2007 (circulated) by the Executive Head of Finance and the Executive Director of Neighbourhood Services which advised on the current budgetary control position and the projected

out-turn for the year for Building and Works for the period ended 10 December 2006 (Period 9).

DRAFT ESTIMATES 2007/2008 – HOUSING REVENUE ACCOUNT

3. There was submitted a joint report dated 3 January 2007 (circulated) by the Executive Head of Finance and the Executive Director of Neighbourhood Services which sought approval to the Draft Revenue Estimates 2007/2008 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 2007/2008 estimates as detailed in paragraph 3.3 of the report, for the purposes of the consultation exercise to be undertaken as part of the 2007/2008 budget process, as follows, namely:-

Expenditure/Income Category	Draft Estimates 2007/2008 (£)
Employee Costs	3,440,511
Premises Costs	15,640,391
Transport Related Costs	153,220
Supplies and Services	4,594,647
Third Party Payments	879,220
Debt Charges	5,400,000
CFCR/Planned Maintenance	3,561,230
TOTAL EXPENDITURE	33,669,219
House Rents	(31,189,453)
Other Income	(1,105,256)
TOTAL INCOME	(32,294,709)
Excess of Expenditure on Income	1,374,510
Projected Surplus Balance at 31 March 2007	-
Transfer to Repairs & Renewals Fund	-
ADDITIONAL AMOUNT TO BE FUNDED FROM RENT	1,374,510

- (ii) to note that the proposed rent levels would be considered by the Policy and Resources Committee on 7 February 2007, following the result of the consultation exercise with a view to making a recommendation to Special Council; and
- (iii) otherwise, to note the terms of the report.

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

- (i) to note the Housing Revenue Account 2007/2008 estimates as detailed in paragraph 3.3 of the report, for the purposes of the consultation exercise to be undertaken as part of the 2007/2008 budget process; and
- (ii) to note that the proposed rent levels would be considered by the Policy and Resources Committee on 7 February 2007, 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 12 votes to 4.

AWARDING OF CONTRACTS

4. There was submitted and noted a report dated 11 December 2006 (circulated) by the Depute Chief Executive/Executive Director of Corporate Support which provided, for information, details of tenders which had been accepted as detailed below:

<u>CONTRACT</u>	<u>SUCCESSFUL CONTRACTOR</u>	<u>AMOUNT</u>
Re-roofing, Various Addresses, 80 No. Houses, Phase 3	Southwest Roofing Services Ltd, Dumfries	£442,735.93
Conversion of Flat to Pitched Roof at 2-4 Loudoun Avenue, Galston	K G Builders & Civil Engineering Ltd, Ardrossan	£167,978.29
Kitchen, Bathroom, Re-wire, Comfort Plus Installation and Lead Pipe Replacement to 180 No. Houses, Phase 4	James Frew Ltd, Stevenson	£820,219.90
Fire Damage Reinstatement at 29 Peden Drive, Auchinleck	William Paton & Sons Ltd, Ayr	£49,103.62

FORMER TENANT ARREARS

5. There was submitted a report dated 3 January 2007 (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 of £35,903.75 as detailed in paragraph 3.1 of the report.

HOUSING INVESTMENT PROGRAMME 2006/2007

6. There was submitted a joint report dated 8 January 2007 (circulated) by the Executive Director of Neighbourhood Services and the Acting Executive Director of Development and Property Services which advised on the current status of projects within the Housing Investment Programme 2006/2007 and set out the current position in relation to financial monitoring and physical progress.

It was agreed:-

- (i) to note the modifications to Housing Investment Programme as detailed in Section 4 of the report; and
- (ii) otherwise, to note the current position in relation of the Housing Investment Programme 2006/2007.

PERFORMANCE INDICATORS

7. There was submitted a report dated 8 January 2007 (circulated) by the Executive Director of Neighbourhood Services which informed on the Housing Service's performance in relation to Statutory Key Performance Indicators for the half year from 1 April to 30 September 2006.

It was agreed:-

- (i) to note the terms of the report; and
- (ii) to note that a further report on the annual figures for 2006/2007 would be submitted to this Committee for consideration in due course.

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

PILOT PRIVATE SECTOR VOLUNTARY ACCREDITATION SCHEME

8. There was submitted a report dated 8 December 2006 (circulated) by the Executive Director of Neighbourhood Services which sought approval to develop a pilot Voluntary Property and Management Accreditation Scheme for private sector landlords and agents operating in East Ayrshire.

It was agreed:-

- (i) to establish an East Ayrshire Property and Management Voluntary Accreditation Scheme for Private Sector Landlords, using a mixed Verification System as indicated at Section 3 of the report;
- (ii) that East Ayrshire Council pursue the development of an incentive package to encourage Private Sector Landlords to become accredited;
- (iii) that the Pilot Scheme be evaluated after a period of 12 months operation and a report thereon be submitted to this Committee; and
- (iii) otherwise, to note the terms of the report.

It was also noted, as confirmed by the Head of Housing that, as previously reported to Committee, the Anti Social Behaviour Etc (Scotland) Act 2004, made provision for the establishment of a mandatory scheme for the registration of private landlords; and, further, that the possibility of extending the statutory powers relative to private landlords was a matter which CoSLA were pursuing with the Scottish Executive.

Councillor Ross rejoined the meeting during consideration, but prior to determination, of the preceding item.

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

9. There was submitted a report dated 18 December 2006 (circulated) by the Acting Executive Director of Development and Property Services which advised on the final cost and contractual overspend for reinstatement of the fire damaged property at 57 Barshare Road, Cumnock.

It was agreed to approve the additional cost involved within this contract, amounting to £9887.00.

EXCLUSION OF PRESS AND PUBLIC

10. 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 DISPOSALS OF LAND

11.1. HOUSING INITIATIVE AREAS UPDATE

There was submitted a report dated 25 November 2006 (circulated) by the Executive Director of Neighbourhood Services which informed on the current position regarding progress in the initiative areas of Riccarton West, Kilmarnock; Chapel Lane, Galston; and the ongoing development proposals at Longpark, Kilmarnock; and sought authority to declare surplus an area of ground at Chapel Lane, Galston extending to 1.069 hectares or thereby, for disposal.

It was agreed:-

- (i) to approve the Council taking the role of lead developer at Riccarton West, Kilmarnock, as detailed in Section 3.1.4 of the report;
- (ii) to approve site investigations at Riccarton West, Kilmarnock as detailed in Section 3.1.5 of report;
- (iii) to authorise the re-acquisition of the properties previously sold within the site at Chapel Lane and Manse Place, Galston;
- (iv) to authorise the instruction of the District Valuer to enter into negotiations on preliminary terms and conditions for the re-acquisition of the sold properties at Chapel Lane and Manse Place, Galston, and the use of Compulsory Purchase powers in terms of the Town and Country Planning (Scotland) Act 1997, Section 189, in the event of negotiated terms and conditions not being agreed in respect of the re-acquisition of the sold properties;
- (v) to approve the costs associated with the buy-back and associated Home Loss payments at Chapel Lane and Manse Place, Galston, as outlined in the report;
- (vi) to approve the termination of the existing commercial let at Manse Place, Galston, as identified within the report;
- (vii) to authorise the demolition of the properties at Chapel Lane and Manse Place, Galston, within the site;

- (viii) to declare the site shown on the plan provided within the report at Chapel Lane, Galston, surplus to requirements and authorise the disposal of same to the party identified in the report;
- (ix) to authorise the Acting Executive Director of Development and Property Services to finalise negotiations for the disposal of the site at Chapel Lane, Galston;
- (x) to note that in the event of the agreed capital consideration being above the delegated authority limit of the Acting Executive Director of Development and Property Services, a report on the finalised negotiated terms and conditions would be submitted to a future meeting of the Policy and Resources Committee or the Emergency Powers Committee for consideration;
- (xi) to approve further consultation with residents in Chapel Lane, Galston with regard to the proposals outlined in the report;
- (xii) to note that a further report on progress would be submitted to a future meeting of this Committee; and
- (xiii) otherwise, to note the terms of the report.

11.2 CASTLEVIEW AVENUE, GALSTON

There was submitted a report dated 8 December 2006 (circulated) by the Executive Director of Neighbourhood Services which requested provision of financial assistance to meet a proportionate share of the extraordinary development costs relative to completion of the housing development at Castleview Avenue, Galston.

It was agreed:-

- (i) to approve payment of a financial contribution in the amounts indicated in Section 3.4 of the report, to the party identified in the report, as a contribution to the extraordinary development costs associated with the development of the site in question; and
- (ii) otherwise, to note the terms of the report.

11.3 NEW STREET, KILMARNOCK

There was submitted a report dated 18 December 2006 (circulated) by the Executive Director of Neighbourhood Services which requested that the Committee declare surplus to requirements an area of land in New Street, Kilmarnock together with the former hostel erected thereon, extending to 378 square metres (0.093 acres respectively) or thereby, for disposal.

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 Acting Executive Director of Development and Property Services to finalise negotiations for disposal of the site;
- (iii) to note that in the event of the agreed capital consideration being above the delegated authority limit of the Acting Executive Director of Development and Property Services, a report on the finalised negotiated terms and conditions

would be submitted to a future meeting of the Policy and Resources Committee or the Emergency Powers Committee for consideration; and

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

11.4 SHORTLEES CRESCENT, KILMARNOCK

There was submitted a report dated 16 November 2006 (circulated) by the Executive Director of Neighbourhood Services which requested that the Committee declare surplus to requirements an area of land at Shortlees Crescent, Kilmarnock extending to 1.06 hectares (2.6 acres respectively) or thereby, for disposal.

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 Acting Executive Director of Development and Property Services to finalise negotiations for disposal of the site;
- (iii) to note that in the event of the agreed capital consideration being above the delegated authority limit of the Acting Executive Director of Development and Property Services, a report on the finalised negotiated terms and conditions would be submitted to a future meeting of the Policy and Resources Committee or the Emergency Powers Committee for consideration; and
- (iv) otherwise, to note the terms of the report.

11.5 PATRICK FINN COURT, CUMNOCK

There was submitted a report dated 16 November 2006 (circulated) by the Executive Director of Neighbourhood Services which requested that the Committee declare surplus to requirements an area of land at Patrick Finn Court, Cumnock, extending to 3330 square metres (0.823 acres respectively) or thereby, for disposal, together with the two blocks of flats at Nos 1-16 and Nos 17-32 Patrick Finn Court, Cumnock erected thereon subject to the re-acquisition of the property at 22 Patrick Finn Court and the relocation of the existing Scottish Secure Tenants.

It was agreed:-

- (i) to authorise the re-acquisition of the property at 22 Patrick Finn Court, Cumnock, which was previously sold and was located within the identified site;
- (ii) to authorise the instruction of the District Valuer to enter into negotiations on preliminary terms and conditions for re-acquisition of the one sold property, and to authorise the use of Compulsory Purchase powers in terms of the Town and Country Planning (Scotland) Act 1997, Section 189, in the event of negotiated terms and conditions not being agreed in respect of the re-acquisition of the sold property;
- (iii) to approve the costs associated with the buy-back and associated Home Loss payments as outlined within the report;
- (iv) to declare the properties and land within the identified site surplus to requirements, subject to the re-acquisition of the property at 22 Patrick Finn Court, and relocation of the exiting Scottish Secure Tenants; and to authorise disposal of same to the party identified in the report;

- (v) to authorise the Acting Executive Director of Development and Property Services to finalise negotiations for disposal of the site;
- (vi) to note that in the event of the agreed capital consideration being above the delegated authority limit of the Acting Executive Director of Development and Property Services, a report on the finalised negotiated terms and conditions would be submitted to a future meeting of Policy and Resources Committee or the Emergency Powers Committee for consideration;
- (vii) to approve consultation with residents in Patrick Finn Court, Cumnock, with regard to the proposed demolition outlined in the report;
- (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.

11.6 BARBIESTON ROAD, AUCHINLECK

There was submitted a report dated 18 December 2006 (circulated) by the Executive Director of Neighbourhood Services which requested that the Committee declare surplus to requirements an area of land at Barbieston Road, Auchinleck extending to 1.3215 hectares (3.265 acres respectively) or thereby, for disposal.

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 Acting Executive Director of Development and Property Services to finalise negotiations for disposal of the site;
- (iii) to note that in the event of the agreed capital consideration being above the delegated authority limit of the Acting Executive Director of Development and Property Services, a report on the finalised negotiated terms and conditions would be submitted to a future meeting of the Policy and Resources Committee or the Emergency Powers Committee for consideration; and
- (iv) otherwise, to note the terms of the report.

11.7 ALLANVALE, DUNLOP

There was submitted a report dated 18 December 2006 (circulated) by the Executive Director of Neighbourhood Services which requested that the Committee declare surplus to requirements an area of land at Allanvale, Dunlop extending to 0.8731 hectares (2.571 acres respectively) or thereby, for disposal.

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 Acting Executive Director of Development and Property Services to finalise negotiations for disposal of the site;
- (iii) to note that in the event of the agreed capital consideration being above the delegated authority limit of the Acting Executive Director of Development and Property Services, a report on the finalised negotiated terms and conditions

would be submitted to a future meeting of the Policy and Resources Committee or the Emergency Powers Committee for consideration; and

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

11.8 LAND AT NOS 1-22 MACBETH DRIVE, NEW FARM LOCH, KILMARNOCK

There was submitted a report dated 18 December 2006 (circulated) by the Executive Director of Neighbourhood Services which requested that the Committee declare surplus to requirements an area of land at Nos 1-22 MacBeth Drive, New Farm Loch, Kilmarnock extending to 1882 square metres (0.465 acres respectively) or thereby, together with lock up garages erected thereon, for disposal.

It was agreed:-

- (i) to declare the area of ground in question, together with the lock up garages erected thereon, surplus to requirements and to authorise disposal of same to the party identified in the report;
- (ii) to authorise the Acting Executive Director of Development and Property Services to finalise negotiations for disposal of the site;
- (iii) to note that in the event of the agreed capital consideration being above the delegated authority limit of the Acting Executive Director of Development and Property Services, a report on the finalised negotiated terms and conditions would be submitted to a future meeting of the Policy and Resources Committee or the Emergency Powers Committee for consideration; and
- (iv) otherwise, to note the terms of the report.

11.9 AMLAIRD ROAD, KILMARNOCK

There was submitted a report dated 16 November 2006 (circulated) by the Executive Director of Neighbourhood Services which requested that the Committee declare surplus to requirements an area of land at Amlaird Road, Kilmarnock extending to 5357 square metres or thereby, for disposal.

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 Acting Executive Director of Development and Property Services to finalise negotiations for disposal of the site;
- (iii) to note that in the event of the agreed capital consideration being above the delegated authority limit of the Acting Executive Director of Development and Property Services, a report on the finalised negotiated terms and conditions would be submitted to a future meeting of the Policy and Resources Committee or the Emergency Powers Committee for consideration; and
- (iv) otherwise, to note the terms of the report.

It was also agreed that information be provided to future meetings of this Committee in respect of income received from the sale of land/property declared surplus by this Committee.

11.10 LANEHEAD TERRACE/BURNTON PLACE, NEW CUMNOCK

There was submitted a joint report dated 8 December 2006 (circulated) by the Executive Director of Neighbourhood Services and the Acting Executive Director of Development and Property Services which requested that the Committee declare surplus to requirements an area of ground located at Lanehead Terrace/Burnton Place, New Cumnock extending to 382 square metres or thereby, for disposal.

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 Acting Executive Director of Development and Property Services to finalise negotiations for the sale; and
- (iii) otherwise, to note the terms of the report.

11.11. HENRIETTA STREET, GALSTON

There was submitted a joint report dated 8 December 2006 (circulated) by the Executive Director of Neighbourhood Services and the Acting Executive Director of Development and Property Services which requested that the Committee declare surplus to requirements an area of ground located at Henrietta Street, Galston extending to 235 square metres or thereby, for disposal.

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 Acting 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 1102 hours.