

**EAST AYRSHIRE COUNCIL**

**EMERGENCY POWERS COMMITTEE**

**MINUTES OF MEETING HELD ON MONDAY 18 JULY 2005 AT 0900 HRS  
IN THE MEETING ROOM, COUNCIL HEADQUARTERS,  
LONDON ROAD, KILMARNOCK**

**PRESENT:** Councillors Drew McIntyre, Brian Reeves, Daniel Coffey and John Knapp.

**ATTENDING:** Fiona Lees, Chief Executive; William Stafford, Executive Director of Neighbourhood Services; David Mitchell, Head of Administrative and Legal Services; Robert Paton, Head of Economic Development and Property; Alan Paterson, Principal Quantity Surveyor; David Hewitt, Senior Policy Advisor; Iain Edenborough, Senior Surveyor; and Bill Walkinshaw, Administration Manager.

**APOLOGIES:** Councillors Reid, Kelly and Dinwoodie.

**CHAIR:** Councillor Drew McIntyre, Chair.

**SCOTTISH ACCIDENT PREVENTION COUNCIL - 56<sup>TH</sup> ANNUAL CONFERENCE:  
CRIEFF HYDRO: 12-13<sup>TH</sup> SEPTEMBER 2005**

1. There was submitted a report dated 14 July 2005 (circulated) by the Executive Director of Neighbourhood Services which advised the Committee of an invitation for the Council to be represented at the 56<sup>th</sup> Annual Conference of the Scottish Accident Prevention Council to be held in Crieff Hydro from 12 to 13 September 2005.

Having noted that Councillor O'Neill, Chair of Community Services Committee, had been invited to speak at the Conference and that his delegate fees, accommodation and travel costs were being met by the Scottish Accident Prevention Council, it was agreed that Councillor O'Neill represent the Council at the above Conference.

**APSE ANNUAL SEMINAR AND EXHIBITION -  
6-9 SEPTEMBER 2005 GLASGOW**

2. There was submitted a report dated 14 July 2005 (circulated) by the Depute Chief Executive/Executive Director of Corporate Support which advised the Committee of an invitation for the Council to be represented at the APSE Annual Seminar and Awards 2005 from 6-9 September 2005 at the Royal Concert Hall, Glasgow.

Having heard the Chief Executive, it was agreed that there be no attendance at the Annual Seminar but there be attendance at any awards ceremony as appropriate and that it be remitted to the Chief Executive to make the necessary arrangements.

**INTERNAL REFURBISHMENT - VARIOUS AREAS AT THE  
DICK INSTITUTE, KILMARNOCK (Item 11, Page 1522, 03/07)**

3. There was submitted a joint report dated 14 July 2005 (circulated) by the Executive Director of Development and Property Services and Executive Director of Neighbourhood Services to advise the Committee of a contractual overspend in respect of the above project.

It was agreed to approve the additional expenditure of £10,081 in respect of the additional works as detailed within paragraph 3.3 of the report.

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

4. The Committee resolved under Section 50A(4) of the Local Government (Scotland) Act 1973, as amended, that 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 9 of Schedule 7A of the Act.

#### **ASSET MANAGEMENT AND REGENERATION OPPORTUNITIES - CUMNOCK TOWN CENTRE**

5. There was submitted a report dated 13 July 2005 (circulated) by the Executive Director of Development and Property Services to (a) provide the Committee with an update report on the Council's Asset Management Strategy for Cumnock for office accommodation including associated consultancy studies/investigations; (b) inform the Committee of recent development proposals that might create an opportunity for a comprehensive regeneration of Cumnock Town Centre; and (c) to seek authority to (i) appoint GVA Grimley (Property Advisors) to advise the Council on the development and progression of a wider regeneration opportunity in Cumnock Town Centre as outlined in the report; (ii) progress the acquisition of two areas of land in Cumnock Town Centre to assist in the assembly of a development site of sufficient scale to support the wider regeneration objectives for the Town Centre; and (iii) explore further acquisition options within the area that might further assist land assembly to support wider regeneration objectives for the Town Centre.

The Committee noted that in respect of paragraph 9.1 in regard to financial implications, that the procurement of the two sites identified within the report was estimated at below £100,000 for each site; was accordingly within officer delegation and would be subject to an independent evaluation.

Having noted that Appendix I referred to the map circulated with the report, it was agreed:-

- (i) to appoint GVA Grimley to advise the Council on how best to market and progress the wider regeneration opportunity in Cumnock as outlined in this report. This would include the preparation of a development brief, identification of development vehicle options and the process of inviting the private sector to submit expressions of interest for the preparation and realisation of a Master plan for the regeneration of Cumnock Town Centre;
- (ii) to authorise the acquisition by the Council of the two sites identified within this report and on the attached plan in order to remediate contamination in the area and to assist in the assembly of a development site of sufficient scale to support wider regeneration objectives for Cumnock Town Centre. The acquisition would be subject to the Council being satisfied fully that the purchase cost reflected the proposed land use and that the site was developable or capable of being made developable at reasonable cost;
- (iii) to authorise the appointment of GVA Grimley to carry out independent valuations of the sites to be acquired;
- (iv) to authorise the Head of Economic Development and Property to explore further acquisition options including a site at the junction of Glaisnock Street

and Greenholm Road and a site to the south of the former gas works site as identified in the attached plan;

- (v) to note and approve the actions taken by Officers to date regarding the progression of office development proposals and a wider regeneration project within the centre of Cumnock;
- (vi) to agree that a detailed option appraisal of the development opportunities both in respect of Asset Management and regeneration objectives be prepared and submitted to a future meeting of the appropriate Committee;
- (vii) to agree, in principle, the Council's commitment to the shared office project with Job Centre Plus to proceed either as part of the proposed wider regeneration initiative or, in the event that should not happen for any reason, as a stand-alone project; and
- (viii) otherwise, to note the contents of the report.

**PROPOSED LEASE OF UNIT 2, GLAISNOCK SHOPPING CENTRE,  
TOWNHEAD STREET, CUMNOCK**

6. There was submitted a report dated 13 July 2005 (circulated) by the Executive Director of Development and Property Services to seek Committee approval for the lease of the ground floor of Unit 2, Glaisnock Shopping Centre, Townhead Street, Cumnock to Farmfoods Ltd.

It was agreed:

- (i) to approve the proposed lease of the ground floor of Unit 2, Glaisnock Shopping Centre, Townhead Street, Cumnock to Farmfoods Ltd on the basis of the provisionally agreed terms and conditions as outlined in Section 8 of the report; and
- (ii) to instruct the Solicitor to the Council to conclude matters on behalf of the Council.

The meeting terminated at 0915 hrs.