

EAST AYRSHIRE COUNCIL**HOUSING COMMITTEE****MINUTES OF MEETING HELD ON WEDNESDAY 7 SEPTEMBER 2005 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, Drew McIntyre, John Campbell, John Knapp, Jim Raymond, Stuart Finlayson, George Smith, Tommy Farrell, William Menzies, Neil McGhee, Eric Ross, Elaine Dinwoodie and Elaine Stewart.

ATTENDING: William Stafford, Executive Director of Neighbourhood Services; David Mitchell, Head of Administrative and Legal 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, Operations Manager; Joe Cassidy, Policy Manager; Alan Paterson, Principal Quantity Surveyor; Angela Cameron, Senior Accountant; David Morgan, Public Relations Officer; and Stuart Nelson, Administrative Officer.

APOLOGIES: Councillors Isabella Macrae and Eric Jackson.

CHAIR: Councillor Jimmy Kelly, Chair.

BUDGETARY REPORTS**1.1 HOUSING REVENUE ACCOUNT TO 24 JULY 2005 (PERIOD 4)**

There was submitted and noted a joint report dated 12 August 2005 (circulated) by the Executive Head of Finance and the Executive Director of Neighbourhood Services which advised of the current budgetary control position for the Housing Revenue Account for the period ended 24 July 2005 (Period 4).

1.2 GENERAL FUND HOUSING TO 24 JULY 2005 (PERIOD 4)

There was submitted and noted a joint report dated 12 August 2005 (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 24 July 2005 (Period 4).

1.3 SUPPORTING PEOPLE ADMINISTRATION TO 24 JULY 2005 (PERIOD 4)

There was submitted and noted a joint report dated 12 August 2005 (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 24 July 2005 (Period 4).

1.4 ANTI-SOCIAL BEHAVIOUR TO 24 JULY 2005 (PERIOD 4)

There was submitted and noted a joint report dated 12 August 2005 (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 Anti-Social Behaviour for the period ended 24 July 2005 (Period 4).

1.5 BUILDING AND WORKS TO 24 JULY 2005 (PERIOD 4)

There was submitted and noted a joint report dated 23 August 2005 (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 24 July 2005 (Period 4).

FINAL MEASUREMENTS FOR CONTRACTS

2. There was submitted and noted a report dated 23 August 2005 (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

3. There was submitted and noted a report dated 10 August 2005 (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 Appendix II to these Minutes.

HOUSING INVESTMENT PROGRAMME 2005/2006

4. There was submitted and noted a joint report dated 17 August 2005 (circulated) by the Executive Director of Neighbourhood Services and the Executive Director of Development and Property Services which advised 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.

EAST AYRSHIRE LOCAL HOUSING STRATEGY 2004-2009: 2005 UPDATE

5. There was submitted a report dated 17 August 2005 (circulated) by the Executive Director of Neighbourhood Services which requested that the Committee (a) note the contents of the recent update of the East Ayrshire Local Housing Strategy 2004-2009, and approve the amendments to the Strategy detailed therein; and (b) approve the contents of the East Ayrshire Fuel Poverty Strategy, developed as an annex to the East Ayrshire Local Housing Strategy 2004-2009.

It was agreed:-

- (i) to note the contents of the July 2005 Update of the East Ayrshire Local Housing Strategy 2004-2009, as set out in Appendix I to the report;
- (ii) to approve the revisions to the East Ayrshire Local Housing Strategy 2004-2009;
- (iii) to approve the updated East Ayrshire Fuel Poverty Strategy 2004-2009, as set out in Appendix II to the report;

- (iv) that the appropriate Officers of the Council investigate the possibility of the payment of fuel bills being linked to Housing Benefits; and
- (v) otherwise, to note the terms of the report.

Councillor Reid joined the meeting during consideration, but prior to determination, of this item.

PROGRESS IN TACKLING ANTI-SOCIAL BEHAVIOUR IN EAST AYRSHIRE

6. There was submitted a report dated 23 August 2005 (circulated) by the Executive Director of Neighbourhood Services which advised of progress in the Building Strong Safe and Attractive Communities Initiative within East Ayrshire during the past 12 months and of the Scottish Executive's proposals to continue providing funding to tackle Anti-Social Behaviour, linked to an accountability framework and local Anti-Social Behaviour outcome agreements.

It was agreed:-

- (i) to approve the East Ayrshire Anti-Social Behaviour Local Outcome Agreement, as appended to the report;
- (ii) to note that further reports on progress would be submitted in due course; and
- (iii) otherwise, to note the terms of the report.

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

HOUSING DEVELOPMENT PROGRAMME UPDATE

7. There was submitted a report dated 16 August 2005 (circulated) by the Executive Director of Neighbourhood Services which updated on the East Ayrshire Council Development Programme which is designed to respond 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 this Committee for consideration at the end of the current financial year; and
- (ii) otherwise, to note the terms of the report.

LANDLORD LEASING SCHEME

8. There was submitted a report dated 16 August 2005 (circulated) by the Executive Director of Neighbourhood Services which recommended the introduction of a Landlord Leasing Scheme in East Ayrshire.

It was agreed:-

- (i) to approve the establishment of a Landlord Leasing Scheme, subject to the receipt of Private Sector Housing Grant funding; and
- (ii) otherwise, to note the terms of the report.

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

REGULATION OF PRIVATE LANDLORDS CONSULTATION PAPER

9. There was submitted a report dated 16 August 2005 (circulated) by the Executive Director of Neighbourhood Services to enable the Committee to consider (a) the Scottish Executive's Consultation Paper on the Regulation of Private Landlords; and (b) the proposed East Ayrshire Council response to the Consultation Paper.

It was agreed:-

- (i) to approve the terms of the proposed response to the Consultation Paper, as set out in Appendix I to the report; and that the Scottish Executive also be made aware of the importance which this Authority attaches to the need to ensure that housing accommodation offered by private landlords is of an appropriate standard and the significance of this in contributing to the effective use of the private sector in meeting housing needs in the local area; and
- (ii) otherwise, to note the terms of the report.

FORMER TENANT ARREARS

10. There was submitted a report dated 10 August 2005 (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 to approve the write off, in the current financial year, of Former Tenant Arrears of £163,755.21 as detailed in the report.

Councillor Reid left the meeting at this point.

SERVICE IMPROVEMENT REPORT

11. There was submitted a report dated 17 August 2005 (circulated) by the Executive Director of Neighbourhood Services which updated on activity and progress in relation to Best Value within housing during the last year.

It was agreed:-

- (i) to note progress made in delivering service plan objectives during 2004/2005;
- (ii) to note that a Business Plan for housing would be submitted to a future Meeting for Members' approval;
- (iii) to authorise the Head of Housing to make the necessary arrangements for the business planning event for Housing staff as detailed in Paragraph 4.3 of the report; and
- (iv) otherwise, to note the terms of the report.

Councillor Reid re-joined the meeting at this point.

PERFORMANCE INDICATORS

12. There was submitted a report dated 17 August 2005 (circulated) by the Executive Director of Neighbourhood Services which informed of Housing Service performance in relation to Statutory Key Performance Indicators for the year 1 April 2004 to 31 March 2005.

It was agreed:-

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

- (ii) to note that a further report on the half year figures for April to September 2005 would be submitted to the Committee in due course.

ABSENCE MANAGEMENT REPORT QUARTER 2 (2005) FOR HOUSING AND BUILDING AND WORKS SERVICES WITHIN THE DEPARTMENT OF NEIGHBOURHOOD SERVICES

- 13. There was submitted and noted a report dated 17 August 2005 (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 30 June 2005.

EXCLUSION OF PRESS AND PUBLIC

- 14. The Committee resolved that under Section 50(A)(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 KINGS WAY, CUMNOCK

- 15. There was submitted a report dated 16 August 2005 (circulated) by the Executive Director of Neighbourhood Services which requested that the Committee declare surplus to requirements an area of ground at Kings Way, Cumnock, extending to 1.864 hectares (4.61 acres), or thereby, and authorise disposal of same to the party identified in the report.

It was agreed:-

- (i) to declare the land 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 disposal of the site; and
- (iii) otherwise, to note the terms of the report.

PROPOSED DISPOSAL OF LAND ADJOINING 30 ANNANDALE VIEW, CROSSHOUSE

- 16. There was submitted a report dated 9 August 2005 (circulated) by the Executive Director of Neighbourhood Services which requested that the Committee declare surplus to requirements an area of ground extending to 151m², or thereby, situated adjoining 30 Annandale View, Crosshouse, 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 disposal of the site; and
- (iii) otherwise, to note the terms of the report.

PROPOSED DISPOSAL OF LAND ADJOINING 77 RIGGHEAD, STEWARTON

17. There was submitted a report dated 9 August 2005 (circulated) by the Executive Director of Neighbourhood Services which requested that the Committee declare surplus to requirements an area of ground extending to 38m², or thereby, situated adjoining 77 Rigghead, Stewarton, 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 AT THE REAR OF 102 BARRHILL ROAD, CUMNOCK

18. There was submitted a joint report dated 16 August 2005 (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 land at the rear of 102 Barrhill Road, Cumnock, extending to 84m², 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 11 McCALLUM PLACE,
KILMARNOCK**

19. There was submitted a report dated 19 August 2005 (circulated) by the Executive Director of Neighbourhood Services which requested that the Committee declare surplus to requirements an area of ground extending to 71m², or thereby, situated adjacent to 11 McCallum Place, Kilmarnock, 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 GROUND SITUATED AT THE SOUTH OF
CARNSHALLOCH AVENUE, PATNA**

- 20.** There was submitted a report dated 10 August 2005 (circulated) by the Executive Director of Neighbourhood Services which requested that the Committee declare surplus to requirements an area of ground extending to 3620m² or thereby situated at the south of Carnshalloch Avenue, Patna, 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 conclude negotiations with the prospective purchaser; and
- (iii) otherwise, to note the terms of the report.

The meeting terminated at 1134 hours.

APPENDIX I**FINAL MEASUREMENTS ON CONTRACTS**

<u>CONTRACT TITLE</u>	<u>AMOUNT OF FINAL MEASUREMENT</u>
Replacement of Sanitary Appliances to 323 Houses, 2003-2004 Programme, Phase 1	£360,029.99
Masonry Painting to 241 Houses, 2003/2004 Programme, Phase 1	£179,787.62
Tenement Upgrade to Various Council Properties, 2003/2004 Programme (15 Houses)	£75,363.71
Masonry Painting to 250 Houses, 2002/2003 Programme, Phase 3	£214,987.52
Roof Overcladding at 36 Mosshead Road, Kilmarnock	£69,043.83
Replacement of Kitchen Fittings to 244 Houses, 2002/2003 Programme, Phase 1	£632,473.66
Installation of Gas Central Heating to 201 Houses, 2003/2004 Programme, Phase 3	£559,489.38

APPENDIX II

<u>CONTRACT</u>	<u>SUCCESSFUL CONTRACTOR</u>	<u>AMOUNT</u>
Replacement of Kitchens, Bathrooms, Rewiring, Comfort Plus and Lead Pipe Replacement, Phase 3, 2005/2005 Programme	CFM Building Services Ltd, Carluke	£668,729.25
Supply of Scaffolding 2005 (Framework Contract)	Dalriada Contracts, Crosshouse Ayrshire Seamless Gutters Ltd, Beith	Schedule of Rates
*Supply and Delivery of 2.6 Tonne Panel Van (VS01)	The Verve Ltd, Glasgow	£11,241.28 each Total: £102,730.24 (8 Vehicles)
*Supply and Delivery of 3.5 LWB High Roof Panel Van (VS04)	Alistair Fleming Citroen, Kilmarnock	£12,550.37 each Total: £489,464.43 (39 vehicles)
*Supply and Delivery of 3.5 Tonne Chassis Cab fitted with Curtain Sided Body (VS05)	Alistair Fleming Citroen, Kilmarnock	£16,081.63 (1 vehicle)
*Supply and Delivery of 3.5 Tonne Crew Cab Tipper (VS07)	The Verve Ltd, Glasgow	£21,896.28 each Total: £65,688.84 (3 Vehicles)
*Supply and Delivery of 3.5 Panel Van with 12 Metre Hydraulic Platform/Lighting Tower (VS09)	Kerr & Smith (Glasgow) Ltd, Glasgow	£39,044.00 (1 vehicle)
*Supply and Delivery of 3.5 Tonne Luton Van with Tail Lift (VS08)	Alistair Fleming Citroen, Kilmarnock	£16,255.75 each Total: £32,511.50 (2 vehicles)

<u>CONTRACT</u>	<u>SUCCESSFUL CONTRACTOR</u>	<u>AMOUNT</u>
*Supply and Delivery of 3.5 Chassis Cab Tipper with Tipper Body (VS06)	The Verve Ltd, Glasgow	£17,406.28 each Total: £121,843.96 (7 vehicles)
Demolitions at Greenhill Avenue, Greenbraes Drive, New Cumnock and Hillcrest, Bellsbank	Messrs William H McClounie, New Cumnock	£54,962.78
Reinstatement of Fire Damaged Properties at 76 Craiglea Crescent, Bellsbank and 79 Barbieston Terrace, Dalrymple	William Paton & Sons Ltd, Ayr	£82,069.34
New Pipe Circuit to Rowantree Court Sheltered Housing, Drongan	Chilli Refrigeration Ltd, Mauchline	£47,166.29

* This tender was awarded on the most economic tender taking account of set criteria.