

EAST AYRSHIRE COUNCIL

HOUSING COMMITTEE

**MINUTES OF MEETING HELD ON WEDNESDAY 6 SEPTEMBER 2006 AT
1000 HOURS IN THE MEETING ROOM, COUNCIL HEADQUARTERS,
LONDON ROAD, KILMARNOCK**

PRESENT: Councillors Jimmy Kelly, Helen Coffey, Willie Coffey, John Weir, Drew McIntyre, Isabella Macrae, John Knapp, Jim Raymond, Stuart Finlayson, Tommy Farrell, William Menzies, Neil McGhee, Eric Ross, Elaine Dinwoodie and Elaine Stewart.

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; Joe Cassidy, Development and Strategy Manager; Gerry Darroch, Housing Services Manager; Alan Paterson, Principal Quantity Surveyor; Anna Gallagher, Team Leader; Caroline Gordon, Public Relations Officer; and Stuart Nelson, Administrative Officer.

APOLOGIES: Councillors Stephanie Young, Douglas Reid, Gordon Cree, John Campbell, Eric Jackson and George Smith.

CHAIR: Councillor Jimmy Kelly, Chair.

CHAIR'S REMARKS

1. The Chair welcomed (a) Councillor Helen Coffey to this her first meeting of the Housing Committee; and (b) Martin Morris, who had recently graduated from Glasgow University with an LLB (Hons), and was currently undertaking a period of work experience with the Legal Section.

Councillor Menzies joined the meeting at this point.

BUDGETARY REPORTS

2.1 HOUSING REVENUE ACCOUNT TO 23 JULY 2006 (PERIOD 4)

There was submitted and noted a joint report dated 9 August 2006 (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 23 July 2006 (Period 4).

2.2 GENERAL FUND HOUSING (INCLUDING ANTI-SOCIAL BEHAVIOUR AND SUPPORTING PEOPLE ADMINISTRATION) TO 23 JULY 2006 (PERIOD 4)

There was submitted and noted a joint report dated 9 August 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 (including Anti-Social Behaviour and Supporting People Administration) for the period ended 23 July 2006 (Period 4).

2.3 BUILDING AND WORKS TO 23 JULY 2006 (PERIOD 4)

There was submitted a joint report dated 21 August 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 23 July 2006 (Period 4).

It was agreed:-

- (i) to note that the Officers concerned would examine, in consultation with the Chair, the potential for Building & Works' budget surpluses being made available to the Housing Revenue Account rather than exclusively to the General Fund; and
- (ii) otherwise, to note the terms of the report.

AWARDING OF CONTRACTS

- 3. There was submitted and noted a report dated 7 August 2006 (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 the Appendix to these Minutes.

HOUSING INVESTMENT PROGRAMME 2006/2007

- 4. There was submitted a joint report dated 11 August 2006 (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 2006/2007 and set out the current position in relation to financial monitoring and physical progress.

It was agreed:-

- (i) to approve the modifications to the Housing Investment Programme 2006/2007, as set out in Section 4 of the report, and otherwise, to note the current position in relation to the Programme; and
- (ii) that consideration of the possible inclusion of properties with a dry dash external wall finish within the external painterwork programme be taken into account as part of the annual review of the Housing Investment Programme, having regard to such relevant information as may become available as the Housing Stock Condition Survey progresses.

PROPOSED DEMOLITION OF LOCK-UPS IN CREAMERY ROW, DUNLOP

- 5. There was submitted a report dated 27 June 2006 (circulated) by the Executive Director of Neighbourhood Services which sought authority to demolish five lock-ups (Nos 1-5 inclusive) situated at Creamery Row, Dunlop.

It was agreed:-

- (i) to authorise the demolition of the five lock-ups at Creamery Row, Dunlop, referred to in the report; and
- (ii) otherwise, to note the terms of the report.

DECORATION ALLOWANCES - NEW TENANT AND INVESTMENT PROGRAMME WORKS

6. There was submitted a report dated 8 August 2006 (circulated) by the Executive Director of Neighbourhood Services which invited the Committee to review the level of decoration allowances paid to tenants both as new tenant allowances and following major investment works to their homes.

It was agreed:-

- (i) to approve the proposed decoration allowances as detailed in Section 3 of the report, for implementation at the start of the 2007/2008 financial year;
- (ii) to delegate to the Head of Housing to annually review and increase the approved allowances in line with Retail Price Index increases; and
- (iii) otherwise, to note the terms of the report.

HOUSING DEVELOPMENT PROGRAMME UPDATE

7. There was submitted a report dated 26 July 2006 (circulated) by the Executive Director of Neighbourhood Services which updated on the East Ayrshire Council Development Programme to respond to identified community care and other service users' housing needs in East Ayrshire.

It was agreed:-

- (i) to note the progress made to date in delivering the approved development programme, as detailed in the report;
- (ii) to note that a further update report would be submitted to a future meeting of this Committee; and
- (iii) otherwise, to note the terms of the report.

HOUSING INITIATIVE AREAS UPDATE

8. There was submitted a report dated 31 July 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.

It was agreed:-

- (i) to approve the estimated costs associated with the construction of the improved road at the junction of Ayr Road and Stoneyhill Avenue, Kilmarnock, and that this cost be met from the Housing Improvement Programme to allow works to proceed, subject to agreement being given by the two private developers that they will pay their share of the costs of the proposed road improvements; and to instruct the Executive Director of Development and Property Services to enter into negotiations with the two private developers to agree the sums to be recovered;
- (ii) to approve the re-alignment of the garden areas at Nos 5, 7 and 11 Stoneyhill Avenue, Kilmarnock, and the future demolition of the houses at Nos 5 and 7 Stoneyhill Avenue, and the provision of new build housing in the longer term in response to identified need when the current tenants terminate their tenancies;

- (iii) to approve the properties at No 28 Fleming Street, No 85 Barnweil Road and No 94 Maxholm Road, being removed from the demolition list, and being made available for allocation;
- (iv) to note that a further update report on progress would be submitted to a future meeting of this Committee; and
- (v) otherwise, to note the terms of the report.

REGISTRATION OF PRIVATE LANDLORDS

9. There was submitted a report dated 16 August 2006 (circulated) by the Executive Director of Neighbourhood Services which sought approval for the proposed procedure for processing private landlord applications for registration.

It was agreed:-

- (i) to approve the proposals for determining applications for registration by private landlords under the terms of the Anti-Social Behaviour Etc (Scotland) Act 2001 as set out in Section 3 of the report; and
- (ii) otherwise, to note the terms of the report.

HOUSING ALLOCATION POLICY

10. There was submitted a report dated 10 August 2006 (circulated) by the Executive Director of Neighbourhood Services which presented the revised Housing Allocation Policy, incorporating the changes approved at the meeting of the Committee on 22 March 2006 and advised of progress in implementing those changes; and identified a procedural change and recommended a further change to the Policy.

It was agreed:-

- (i) to approve the Housing Allocation Policy document as appended to the report;
- (ii) to recommend to Council approval of the proposals set out in Paragraph 3.2 of the report, such that tied tenancy and HOMES applicants will no longer be placed in the Miscellaneous Group, but in the appropriate Group pertaining to their circumstances, and a deferment will be applied to their application until such time as the Council is requested to make their application active;
- (iii) to continue consideration to a future meeting of the proposals set out in Paragraph 3.3 of the report regarding applicants with two refusals and those who have deliberately worsened their housing condition, to include the criteria applied in assessing the validity of an applicant's reason(s) for refusing an offer of housing, pending, and in the light of the outcome of, further consultation with Communities Scotland; and
- (iv) otherwise, to note the terms of the report.

HOUSING ESTATE REGENERATION FUND

11. There was submitted a report dated 14 August 2006 (circulated) by the Executive Director of Neighbourhood Services which informed of an award of grant from the Housing Estate Regeneration Fund 2005/2008 from the Scottish Executive to East Ayrshire Council in support of the Council's Standard Delivery Plan.

It was agreed:-

- (i) to approve the appointment of Atrium Homes as lead developer for the new build housing development proposals, referred to in the report, at Shortlees and Onthank;
- (ii) to authorise the Executive Director of Development and Property Services to carry out a valuation of the sites at Shortlees Crescent and the remainder of the cleared site at Amlaird Road, for potential disposal;
- (iii) to note that a further report on progress would be submitted to a future meeting of this Committee; and
- (iv) otherwise, to note the terms of the report.

PROGRESS IN TACKLING ANTI-SOCIAL BEHAVIOUR IN EAST AYRSHIRE

- 12.** There was submitted a report dated August 2006 (circulated) by the Executive Director of Neighbourhood Services which advised of (a) the progress of the Building Strong, Safe and Attractive Communities (BSSAC) Initiative in the terms of the independent evaluation of the project carried out by Holden McAllister Ltd; (b) the Scottish Executive's proposals to continue providing funding to tackle anti-social behaviour, linked to the local anti-social behaviour outcome agreement; and (c) the progress being made to tackle anti-social behaviour.

It was agreed:-

- (i) to authorise submission of the evaluation report by Holden McAllister, of the BSSAC Project, to the Scottish Executive;
- (ii) to note the progress in delivering the Local Outcome Agreement during 2005/2006, as detailed in Appendix I to the report;
- (iii) to note that further progress reports on tackling anti-social behaviour would be submitted to this Committee in due course; and
- (iv) otherwise, to note the terms of the report.

REVIEW OF COMMUNITY WARDENS' HOURS OF DUTY

- 13.** There was submitted a report dated 18 August 2006 (circulated) by the Executive Director of Neighbourhood Services which provided information to enable the Committee to consider the suitability of the current hours of duty for Community Wardens following the issue being raised at the meeting of the Council on 22 June 2006.

Councillors Finlayson and Dinwoodie left the meeting during consideration, but prior to determination, of this item.

Councillor Kelly, seconded by Councillor Farrell moved that, in the meantime, the existing hours of duty for provision of the Community Wardens' Service, as detailed in Paragraph 2.7 of the report, be continued, but that the operation of the Service be closely monitored by the Officers concerned over the next six months and, thereafter, a further report on the matter to be submitted to this Committee.

Councillor W Coffey, seconded by Councillor H Coffey, moved as an amendment that the operational hours of the Community Wardens be amended in view of the data provided by Strathclyde Police as indicated in the Appendix to the report.

On a division by a show of hands, the motion was carried by 10 votes to 3.

Councillor McIntyre left the meeting at this point.

HOUSING (SCOTLAND) ACT 2006

14. There was submitted a report dated 8 August 2006 (circulated) by the Executive Director of Neighbourhood Services which (a) informed on the contents and implications of new housing legislation within the Housing (Scotland) Act 2006; and (b) sought the necessary authority to undertake preliminary work to ensure that the Council is ready to undertake the new duties, as and when the various parts of the legislation are implemented.

Councillors McIntyre and Finlayson re-joined the meeting at this point.

It was agreed:-

- (i) to authorise the establishment of an inter-Departmental Officers Group to review the guidance being issued by the Scottish Executive relative to the Housing (Scotland) Act 2006, and to submit proposals for Members' consideration as appropriate; and
- (ii) otherwise, to note the terms of the report.

FORMER TENANT ARREARS

15. There was submitted a report dated August 2006 (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 £36,837.76, as detailed in Paragraph 3.1 of the report.

STATUTORY PERFORMANCE INDICATORS

16. There was submitted a report dated 16 August 2006 (circulated) by the Executive Director of Neighbourhood Services which informed of the Service's performance in relation to Statutory Performance Indicators for the year 1 April 2005 to 31 March 2006.

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 - September 2006 would be submitted to this Committee for consideration in due course.

Councillor Menzies left the meeting at this point.

ABSENCE MANAGEMENT REPORT QUARTER 2 (2006) FOR HOUSING AND BUILDING AND WORKS SERVICES

17. There was submitted and noted a report dated 31 July 2006 (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 ended 30 June 2006.

EXCLUSION OF PRESS AND PUBLIC

18. 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 ADJACENT TO 4 STEVEN CRESCENT,
MUIRKIRK**

19. There was submitted a joint report dated 11 July 2006 (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 an area of ground extending to 1.7m², or thereby, situated adjacent to 4 Steven Crescent, Muirkirk, 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 LOCATED ADJACENT TO 112 HANNAHSTON AVENUE, DRONGAN

20. There was submitted a joint report dated 11 July 2006 (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 an area of ground extending to 123m², or thereby, situated adjacent to 112 Hannahston Avenue, Drongan, 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 LOCATED ADJACENT TO 2 MOSS COURT, HURLFORD

21. There was submitted a joint report dated 31 July 2006 (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 an area of ground extending to 5.66m², or thereby, located to the front of 2 Moss Court, Hurlford, 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 LOCATED TO THE FRONT OF 9 WYVIS GARDENS, KILMARNOCK

- 22.** There was submitted a joint report dated 2 August 2006 (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 an area of ground extending to 121m², or thereby, located to the front of 9 Wyvis Gardens, 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.

The meeting terminated at 1130 hours.

APPENDIX

<u>CONTRACT</u>	<u>SUCCESSFUL CONTRACTOR</u>	<u>AMOUNT</u>
Installation of Gas Central Heating - Phase 2	Campbell Construction Group, Glasgow	£767,875.91
Kitchens, Bathrooms and Rewire Upgrades - Phase 3	Interactive Contract Group, Clydebank	£1,182,678.53
Reinstatement of Fire Damage at 16 Arran Drive, Auchinleck and 9, 13, 14, 15 and 16 Patrick Finn Court, Cumnock	MCW Scotland Ltd., Ayr	£89,001.68
Fire Damage Reinstatement at 62-64 Lugton Road, Dunlop	John Moulds (Kilmarnock) Ltd., Kilmarnock	£41,903.57
Reinstatement of Fire Damage at 80 Morven Avenue, Kilmarnock, 18 Tourhill Road, Kilmarnock, 58, 60 and 62 Todhill Avenue, Kilmarnock	William Paton & Sons Ltd., Ayr	£125,132.52
Re-roofing - Phase 2, 2006/2007 Programme	Southwest Roofing Services Ltd., Dumfries	£423,884.78
Fire Damage Reinstatement Works at 53 Craiglea, Bellsbank, Dalmellington	Caledonian All Trades Ltd., Glasgow	£25,788.00
Domestic Gas Appliance Maintenance Service	Gibson Wight Ltd., Kilmarnock	Schedule of Rates