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To: Councillors Kelly (Chair), McKay, Young, D Coffey, W Coffey, Reid, Cree, Weir, McIntyre, Macrae, Campbell, Knapp, Raymond, Finlayson, Jackson, Smith, Farrell, Menzies, N McGhee, Ross and Stewart

10 March 2004

Dear Councillor

HOUSING COMMITTEE - 17 MARCH 2004

You are requested to attend the next meeting of the **Housing Committee** to be held on **WEDNESDAY 17 MARCH 2004** commencing at **1000 HOURS**, in the **MEETING ROOM, COUNCIL HEADQUARTERS, LONDON ROAD, KILMARNOCK** in order to discuss the undernoted business.

Yours sincerely



Fiona Lees
Depute Chief Executive/Director of Corporate Resources

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B U S I N E S S

INTIMATE APOLOGIES

1. BUDGETARY REPORTS

- 1.1 BUDGETARY CONTROL SUMMARY STATEMENT: HOMES AND TECHNICAL SERVICES - CENTRAL REPAIRS ACCOUNT TO 8 FEBRUARY 2004 (PERIOD 11) (pages 1-2)** - Submit joint report dated 27 February 2004 (copy enclosed) by the Director of Finance and the Director of Homes and Technical Services advising of the current budgetary control position and the projected out-turn for Homes and Technical Services - Central Repairs Account for the period ended 8 February 2004 (Period 11).



- 1.2 HOMES AND TECHNICAL SERVICES: PROPERTY TO 8 FEBRUARY 2004 (PERIOD 11) (pages 3-4)** - Submit joint report dated 27 February 2004 (copy enclosed) by the Director of Finance and Director of Homes and Technical Services advising of the current budgetary control position and the projected out-turn for the year for Homes and Technical Services - Property for the period ended 8 February 2004 (Period 11).

- 1.3 HOMES AND TECHNICAL SERVICES: TECHNICAL SERVICES TO 8 FEBRUARY 2004 (PERIOD 11) (pages 5-6)** - Submit joint report dated 27 February 2004 (copy enclosed) by the Director of Finance and the Director of Homes and Technical Services advising of the current budgetary control position and the projected out-turn for Homes and Technical Services - Technical Services for the period ended 8 February 2004 (Period 11).

- 1.4 HOUSING REVENUE ACCOUNT TO 8 FEBRUARY 2004 (PERIOD 11) (pages 7-10)** - Submit joint report dated 27 February 2004 (copy enclosed) by the Director of Finance and the Director of Homes and Technical Services advising of the current budgetary control position of the Housing Revenue Account for the period ended 8 February 2004 (Period 11).
 
- 1.5 GENERAL FUND HOUSING TO 8 FEBRUARY 2004 (PERIOD 11) (pages 11-12)** - Submit joint report dated 27 February 2004 (copy enclosed) by the Director of Finance and the Director of Homes and Technical Services advising of the current budgetary control position and the projected out-turn for the year for the General Fund Housing for the period ended 8 February 2004 (Period 11).

- 1.6 SUPPORTING PEOPLE GRANT TO 8 FEBRUARY 2004 (PERIOD 11) (pages 13-14)** - Submit joint report dated 27 February 2004 (copy enclosed) by the Director of Finance and the Director of Homes and Technical Services advising of the current budgetary control position and the projected out-turn for the year for Homes and Technical Services - Supporting People Grant for the period ended 8 February 2004 (Period 11).

- 1.7 SUPPORTING PEOPLE ADMINISTRATION TO 8 FEBRUARY 2004 (PERIOD 11) (pages 15-16)** - Submit joint report dated 27 February 2004 (copy enclosed) by the Director of Finance and the Director of Homes and Technical Services advising of the current budgetary control position and the projected out-turn for the year for Homes and

Technical Services - Supporting People Administration for the period ended 8 February 2004 (Period 11).

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2. **FINAL MEASUREMENTS ON CONTRACTS (pages 17-19)** - Submit report dated 2 February 2004 (copy enclosed) by the Director of Homes and Technical Services to inform on final measurements for contracts.

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3. **AWARDING OF CONTRACTS (pages 20-24)** - Submit report dated 20 February 2004 (copy enclosed) by the Depute Chief Executive/Director of Corporate Resources to provide, for information, details of tenders which have been accepted.

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4. **HOUSING CAPITAL PROGRAMME 2003/04: MONITORING STATEMENT (pages 25-34)** - Submit report dated 2 March 2004 (copy enclosed) by the director of Homes and Technical Services advising of the current status of projects within the Housing Capital Programme 2003/04 and setting out the current position in relation to financial monitoring and physical progress,

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5. **PROPOSED DEMOLITION OF LOCK-UPS IN THE BETTER NEIGHBOURHOOD PATHFINDER AREAS (pages 35-36)** - Submit report dated 1 March 2004 (copy enclosed) by the Director of Homes and Technical Services to seek authority to demolish the lock-ups situated at Wallacehill Road and Montgomery Street, Kilmarnock.







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6. **CARE AND REPAIR (DALMELLINGTON) PILOT PROJECT (Item 5, Page 3173, 99/03) (pages 37-72)** - Submit report dated 27 February 2004 (copy enclosed) by the Director of Homes and Technical Services to provide an update on progress of the Pilot Care and Repair Scheme and to seek approval of the funding proposals relating thereto.

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7. **COMMON HOUSING REGISTER: UPDATE (Item 5, Page 3014, 99/03) (pages 73-75)** - Submit report dated 2 March 2004 (copy enclosed) by the Director of Homes and Technical Services to inform of progress in developing a Common Housing Register (CHR) and of the Authority's successful bid for Scottish Executive funding of £100,000 for the years 2004-06.

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8. **FORMER TENANT ARREARS (pages 76-77)** - Submit report dated 1 March 2004 (copy enclosed) by the Director of Homes and Technical Services to seek approval for the writing-off of those former tenant arrears accrued prior to 23 December 2003 which are no longer viable to pursue, and to advise of the current situation with regard to the contracted debt collection agencies.

9. **TENANT PARTICIPATION (Item 7, Page 3172, 99/03) (pages 78-126)** - Submit report dated 2 March 2004 (copy enclosed) by the Director of Homes and Technical Services to inform of the review of the interim Tenant Participation Strategy and to seek approval of the revised Tenant Participation Strategy and Action Plan.

10. **BUILDING STRONG, SAFE AND ATTRACTIVE COMMUNITIES (Item 13, Page 577, 03/07) (pages 127-128)** - Submit report dated February 2004 (copy enclosed) by the Director of Homes and Technical Services to inform of the success of the Council's bid for Scottish Executive funding for community based wardens and other community based anti-social behaviour initiatives.

11. **JOINT MEDIATION SERVICE WITH SOUTH AYRSHIRE COUNCIL (Item 7, Page 2325, 99/03) (pages 129-132)** - Submit report dated 2 March 2004 (copy enclosed) by the Director of Homes and Technical Services to inform of progress of the pilot joint Mediation Service with South Ayrshire Council; and to seek approval to continue the joint service on a permanent basis and to extend the service to all residents within the identified neighbourhoods of the Building Strong, Safe and Attractive Communities (BSSAC) Project.

12. **ENERGY ADVICE UNIT: PROGRESS TOWARDS ENERGY CONSERVATION OBJECTIVES (pages 133-138)** - Submit report dated 2 March 2004 (copy enclosed) by the Director of Homes and Technical Services to advise of current progress towards the objectives of the Council in its role as an Energy Conservation Authority and specifically to outline progress and achievements towards the Council's obligations under the Home Energy Conservation Act 1995 (HECA).

13. **HEALTH AND SAFETY PROGRESS (pages 139-141)** - Submit report dated 2 March 2004 (copy enclosed) by the Director of Homes and Technical Services which advised of progress being made in the promotion of health and safety within the Department of Homes and Technical Services.


14. **HEALTH AND SAFETY ACTION PLAN: UPDATE (pages 142-146)** - Submit report dated 1 March 2004 (copy enclosed) by the Director of Homes and Technical Services to advise of progress made in respect of the implementation of action points contained within the Departmental Health and Safety Action Plan for 2003/04.



15. **PROPOSED DISPOSAL OF LAND AT CARRUTHERS PARK, WELLWOOD STREET AND KIRK GREEN, MUIRKIRK (pages 147-149)** - Submit report dated 28 February 2004 (copy enclosed) by the Director of Homes and Technical Services requesting that the Committee declare surplus to requirements an area of land at Carruthers Park, Wellwood Street and Kirk Green, Muirkirk extending in total to 0.38 hectares (0.94 acres) or thereby, for the purpose of disposal on the open market as individual house plots; and authorise the Director of Development Services to market the subjects in accordance with Council procedures.



16. **EXCLUSION OF PRESS AND PUBLIC** - Recommend that the Committee pass the following Resolution:- "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 involve the likely disclosure of exempt information as defined in the paragraph of Schedule 7A of the Act as shown against each item".

17. **PROPOSED DISPOSAL OF LAND AT LOCHORE TERRACE/WEST DONINGTON STREET, DARVEL (PARA 6) (pages 150-152)** - Submit report dated 28 February 2004 (copy enclosed) by the Director of Homes and Technical Services requesting that the Committee declare surplus to requirements an area of land at Lochore Terrace/West Donington Street, Darvel extending in total to 0.25 hectares (0.62 acres) or thereby; and authorise the Director of Development Services to negotiate the terms and conditions for disposal of the subjects to the party identified in the report. **Report not enclosed - Refer to Exclusion of Press and Public paragraph above.**

18. **PROPOSED DISPOSAL OF LAND ADJACENT TO 37 MACNAUGHTON WALK, KILMARNOCK (PARA 9) (pages 153-155)** - Submit report dated 2 March 2004 (copy enclosed) by the Director of Homes and Technical Services requesting that the Committee declare surplus to requirements an area of ground extending to 79 sq ms situated immediately adjacent to 37 MacNaughton Walk, Kilmarnock, and authorise disposal of same. **Report not enclosed - Refer to Exclusion of Press and Public paragraph above.**

19. **PROPOSED DISPOSAL OF LAND TO THE REAR OF 3/3A STANDALANE, STEWARTON (PARA 9) (pages 156-158)** - Submit report dated 1 March 2004 (copy enclosed) by the Director of Homes and Technical Services requesting that the Committee declare surplus to requirements two areas of ground extending to 120 sq ms and 112 sq ms situated immediately to the

rear of 3/3A Standalane, Stewarton and authorise disposal of same. **Report not enclosed - Refer to Exclusion of Press and Public paragraph above.**

20. **BUILDING AND WORKS DLO TO 8 FEBRUARY 2004 (PERIOD 11) (PARA 6) (pages 159-163)** - Submit joint report dated 27 February 2004 (copy enclosed) by the Director of Finance and Director of Homes and Technical Services advising of the current budgetary control position of the Building and Works DLO for the period ended 8 February 2004 (Period 11). **Report not enclosed - Refer to Exclusion of Press and Public paragraph above.**
21. **BUILDING AND WORKS BUSINESS AND WORKS BUSINESS PLAN (PARA 6) (pages 164-210)** - Submit report dated March 2004 (copy enclosed) by the Director of Homes and Technical Services recommending approval of the Business Plan for the Building and Works Division for the year 2004/05. **Report not enclosed - Refer to Exclusion of Press and Public paragraph above.**