

# Head of Administrative and Legal Services

Solicitor to the Council:  
David Mitchell

Council Headquarters, London Road, Kilmarnock KA3 7BU  
Legal Post LP18 Fax: (01563) 576245

If telephoning or calling please ask for:  
Stuart Nelson, Direct Dial (01563) 576151  
e-mail: [stuart.nelson@east-ayrshire.gov.uk](mailto:stuart.nelson@east-ayrshire.gov.uk)

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

25 October 2006

Dear Councillor

## **HOUSING COMMITTEE - 1 NOVEMBER 2006**

You are requested to attend the next meeting of the **Housing Committee** to be held on **WEDNESDAY 1 NOVEMBER 2006**, commencing at **1000 HOURS** in the **MEETING ROOM, COUNCIL HEADQUARTERS, LONDON ROAD, KILMARNOCK** in order to discuss the undernoted business.

Yours sincerely



Elizabeth Morton  
Depute Chief Executive/Executive Director of Corporate Support  
SN/SC

## **BUSINESS**

### **INTIMATE APOLOGIES**

#### **1. BUDGETARY REPORT**

- 1.1 HOUSING REVENUE ACCOUNT TO 17 SEPTEMBER 2006 (PERIOD 6) (pages 1-3)** - Submit joint report dated 2 October 2006 (copy enclosed) by the Executive Head of Finance and the Executive Director of Neighbourhood Services to advise of the current budgetary control position for the Housing Revenue Account for the period ended 17 September 2006 (Period 6).



- 1.2 GENERAL FUND HOUSING (INCLUDING ANTI-SOCIAL BEHAVIOUR AND SUPPORTING PEOPLE ADMINISTRATION) TO 17 SEPTEMBER 2006 (PERIOD 6) (pages 4-5)** - Submit joint report dated 2 October 2006 (copy enclosed) by the Executive Head of Finance and the Executive Director of Neighbourhood Services to advise 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 17 September 2006 (Period 6).



- 1.3 BUILDING AND WORKS TO 17 SEPTEMBER 2006 (PERIOD 6) (pages 6-7)** - Submit joint report dated 9 October 2006 (copy enclosed) by the Executive Head of Finance and the Executive Director of Neighbourhood Services to advise of the current budgetary control position and the projected out-turn for the year for Building and Works for the period ended 17 September 2006 (Period 6).



- 2. AWARDING OF CONTRACTS (pages 8-10)**- Submit report dated 2 October 2006 (copy enclosed) by the Depute Chief Executive/Executive Director of Corporate Support to provide, for information, details of tenders which have been accepted.









- 3. HOUSING INVESTMENT PROGRAMME 2006/2007 (pages 11-15)** - Submit joint report dated 8 October 2006 (copy enclosed) by the Executive Director of Neighbourhood Services and the Executive Director of Development and Property Services to advise of the current status of projects within the Housing Investment Programme 2006/2007 and to set out the current position in relation to financial monitoring and physical progress.



- 4. PROPOSED DEMOLITION OF PROPERTIES AT NOS 17 AND 19 GARRIER PLACE, KILMARNOCK (pages 16-17)** - Submit report dated 3 October 2006 (copy enclosed) by the Executive Director of Neighbourhood Services to seek authority to demolish the two houses situated at Nos 17 and 19 Garrier Place, Kilmarnock.



5. **PROPOSED DEMOLITION OF LONG TERM VOID PROPERTIES AT NOS 67-70 GILFOOT, NEWMILNS AND CONVERSION OF LONG TERM VOIDS AT NOS 73-79 JOHN MORTON CRESCENT, DARVEL (pages 18-19)** - Submit report dated 21 September 2006 (copy enclosed) by the Executive Director of Neighbourhood Services to seek authority to demolish the block of four two bedroom flats at Nos 67-70 Gilfoot, Newmilns and for the conversion of four one bedroom flats at Nos 73-79 John Morton Crescent, Darvel.  

6. **IMPROVING HOUSING REPAIRS SERVICES IN EAST AYRSHIRE (pages 20-23)** - Submit report dated 26 April 2006 (copy enclosed) by the Executive Director of Neighbourhood Services to inform of progress in implementing the agreed plan to improve the Council's Housing Repairs Service.  

7. **PROPOSED TENANT PARTICIPATION STRATEGY 2006/2009 (pages 24-90)** - Submit report dated 9 October 2006 (copy enclosed) by the Executive Director of Neighbourhood Services to seek approval to consult on the proposed Tenant Participation Strategy 2006/2009.  

8. **ARREARS CONTROL POLICY (pages 91-100)** - Submit report dated 9 October 2006 (copy enclosed) by the Executive Director of Neighbourhood Services to seek approval for the Arrears Control Policy which codifies the arrangements already in place and consolidates various policy elements which have previously been approved.  

9. **EXTENSION OF MEDIATION SERVICE CONTRACT (pages 101-102)** - Submit report dated 9 October 2006 (copy enclosed) by the Executive Director of Neighbourhood Services to seek approval for the extension of the contract with SACRO who provide mediation services for neighbour disputes and homelessness.  

10. **EAST AYRSHIRE CARE AND REPAIR PROJECT (pages 103-107)**- Submit report dated 19 September 2006 (copy enclosed) by the Executive Director of Neighbourhood Services to inform of the current position regarding progress of the East Ayrshire Care and Repair Scheme.  


11. **BEST VALUE AND COMMUNITY PLANNING AUDIT: IMPROVEMENT AGENDA UPDATE FOR THE DEPARTMENT OF NEIGHBOURHOOD SERVICES (pages 108-132)** - Submit report dated 22 September 2006 (copy enclosed) by the Executive Director of Neighbourhood Services to update on the Department of Neighbourhood Services' activity/progress in relation to the Best Value Audit Action Plan for Neighbourhood Services.



12. **RACE RELATIONS (AMENDMENT) ACT 2000 (pages 133-136)** - Submit report dated 9 October 2006 (copy enclosed) by the Executive Director of Neighbourhood Services to advise of progress in implementing the Council's Race Equality Scheme within the Housing Service.



13. **ABSENCE MANAGEMENT REPORT QUARTER 3 (2006) FOR HOUSING AND BUILDING AND WORKS SERVICES (pages 137-139)** - Submit report dated 10 October 2006 (copy enclosed) by the Executive Director of Neighbourhood Services to advise of absence rates for the Housing and Building and Works Services within the Department of Neighbourhood Services for the quarterly period ended 30 September 2006.



14. **PROPOSED DISPOSALS OF LAND**

- 14.1 **LADESIDE ROAD, KILMAURS (pages 140-142)** - Submit report dated 27 September 2006 (copy enclosed) by the Executive Director of Neighbourhood Services to request that the Committee declare surplus to requirements an area of land located at Ladeside Road, Kilmaurs, extending to 575 square metres, or thereby, for disposal on the open market.



- 14.2. **DALTON AVENUE/CHURCH HILL, DALMELLINGTON (pages 143-145)** - Submit report dated 27 September 2006 (copy enclosed) by the Executive Director of Neighbourhood Services to request that the Committee declare surplus to requirements an area of land located at the corner of Dalton Avenue/Church Hill, Dalmellington, extending to 640 square metres, or thereby, for disposal on the open market.



- 14.3. **STRUTHERS AVENUE, CROOKEDHOLM - (pages 146-148)**- Submit report dated 28 September 2006 (copy enclosed) by the Executive Director of Neighbourhood Services to request that the Committee declare surplus to requirements an area of ground located between 15 and 17 Struthers Avenue, Crookedholm, extending to 987 square metres, or thereby, for disposal on the open market.



15. **EXCLUSION OF PRESS AND PUBLIC** - Recommend that the Committee pass the following Resolution: "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 involve the likely disclosure of exempt information as defined in paragraph 6 of Schedule 7A of the Act".
16. **LAND AT FINLAYSON DRIVE, NEW FARM LOCH, KILMARNOCK (pages 149-151)** - Submit report dated 22 September 2006 (copy enclosed) by the Executive Director of Neighbourhood Services to update on the proposals to develop affordable new build housing at Finlayson Drive, New Farm Loch, Kilmarnock; and to seek authority to re-acquire from Atrium Homes Ltd, an area of ground extending to 638 square metres at Finlayson Drive, Kilmarnock. **Report not enclosed - Refer to Exclusion of Press and Public paragraph above.**
17. **PROPOSED DISPOSALS OF LAND**
  - 17.1. **ADJACENT TO 26 IRVINE ROAD, NEWMILNS (pages 152-154)** - Submit joint report dated 8 August 2006 (copy enclosed) by the Executive Director of Neighbourhood Services and the Executive Director of Development and Property Services to request that the Committee declare surplus to requirements an area of ground extending to 37 square metres, or thereby, situated adjacent to 26 Irvine Road, Newmilns; and authorise disposal of same to the party identified in the report. **Report not enclosed - Refer to Exclusion of Press and Public paragraph above.**
  - 17.2. **ADJACENT TO 67 SUNNYSIDE CRESCENT, MAUCLINE (pages 155-157)** - Submit joint report dated 7 September 2006 (copy enclosed) by the Executive Director of Neighbourhood Services and the Executive Director of Development and Property Services to declare surplus to requirements an area of ground located adjacent to 67 Sunnyside Crescent, Mauchline extending to 105 square metres, or thereby, and authorise disposal of same to the parties identified in the report. **Report not enclosed - Refer to Exclusion of Press and Public paragraph above.**
  - 17.3. **REAR OF LAINSHAW STREET AND VENNEL STREET, STEWARTON (pages 158-160)** - Submit joint report dated 22 August 2006 (copy enclosed) by the Executive Director of Neighbourhood Services and the Executive Director of Development and Property Services to request the Committee to re-acquire land at the rear of 44 Lainshaw Street, Stewarton and, subject to this, to declare surplus to requirements land at the rear of Lainshaw Street and Vennel Street, Stewarton extending to 717 square metres and 373 square metres, respectively. **Report not enclosed - Refer to Exclusion of Press and Public paragraph above.**

**17.4. CUTSBURN ROAD, STEWARTON (pages 161-163)** - Submit joint report dated 29 September 2006 (copy enclosed) by the Executive Director of Neighbourhood Services and Executive Director of Development and Property Services to request that the Committee declare surplus to requirements an area of ground at Cutsburn Road, Stewarton extending to 25 square metres, or thereby, for the purposes of a ground lease with the party identified in the report. **Report not enclosed - Refer to Exclusion of Press and Public paragraph above.**