

Stuart Nelson: Direct Dial Number: (01563) 576151
E-mail: 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.

30 August 2006

Dear Councillor

HOUSING COMMITTEE - 6 SEPTEMBER 2006

You are requested to attend the next meeting of the **Housing Committee** to be held on **WEDNESDAY 6 SEPTEMBER 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/SR

BUSINESS

INTIMATE APOLOGIES

1. BUDGETARY REPORTS

- 1.1 HOUSING REVENUE ACCOUNT TO 23 JULY 2006 (PERIOD 4) (pages 1-2)** - Submit joint report dated 9 August 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 23 July 2006 (Period 4).



- 1.2 GENERAL FUND HOUSING (INCLUDING ANTI-SOCIAL BEHAVIOUR AND SUPPORTING PEOPLE ADMINISTRATION) TO 23 JULY 2006 (PERIOD 4) (pages 3-4)** - Submit joint report dated 9 August 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 23 July 2006 (Period 4).



- 1.3 BUILDING AND WORKS TO 23 JULY 2006 (PERIOD 4) (pages 5-6)** - Submit joint report dated 21 August 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 23 July 2006 (Period 4).



- 2. AWARDING OF CONTRACTS (pages 7-11)** - Submit report dated 7 August 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 12-15)** - Submit joint report dated 11 August 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 LOCK-UPS IN CREAMERY ROW, DUNLOP (pages 16-18)** - Submit report dated 27 June 2006 (copy enclosed) by the Executive Director of Neighbourhood Services to seek authority to demolish 5 lock-ups (Nos 1-5 inclusive) situated at Creamery Row, Dunlop.



- 5. DECORATION ALLOWANCES - NEW TENANT AND INVESTMENT PROGRAMME WORKS (pages 19-21)** - Submit report dated 8 August 2006 (copy enclosed) by the Executive Director of Neighbourhood Services to invite 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.



6. **HOUSING DEVELOPMENT PROGRAMME UPDATE (pages 22-28)** - Submit report dated 26 July 2006 (copy enclosed) by the Executive Director of Neighbourhood Services to update on the East Ayrshire Council Development Programme to respond to identified community care and other service users' housing needs in East Ayrshire.

R

7. **HOUSING INITIATIVE AREAS UPDATE (pages 29-33)** - Submit report dated 31 July 2006 (copy enclosed) by the Executive Director of Neighbourhood Services to inform 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.

R

8. **REGISTRATION OF PRIVATE LANDLORDS (pages 34-36)** - Submit report dated 16 August 2006 (copy enclosed) by the Executive Director of Neighbourhood Services to seek approval for the proposed procedure for processing private landlord applications for registration.

R

9. **HOUSING ALLOCATIONS POLICY (pages 37-57)** - Submit report dated 10 August 2006 (copy enclosed) by the Executive Director of Neighbourhood Services to present the revised Housing Allocations Policy, incorporating the changes approved at the meeting of the Committee on 22 March 2006 and to advise of progress in implementing those changes; and to identify a procedural change and recommend a further change to the Policy.






R

10. **HOUSING ESTATE REGENERATION FUND (pages 58-64)** - Submit report dated 14 August 2006 (copy enclosed) by the Executive Director of Neighbourhood Services to inform 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.

R

11. **PROGRESS IN TACKLING ANTI-SOCIAL BEHAVIOUR IN EAST AYRSHIRE (pages 65-81)** - Submit report dated August 2006 (copy enclosed) by the Executive Director of Neighbourhood Services to advise 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.

R

12. **REVIEW OF COMMUNITY WARDENS HOURS OF DUTY (pages 82-88)** - Submit report dated 18 August 2006 (copy enclosed) by the Executive Director of Neighbourhood Services to provide 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.

13. **HOUSING (SCOTLAND) ACT 2006 (pages 89-98)** - Submit report dated 8 August 2006 (copy enclosed) by the Executive Director of Neighbourhood Services to (a) inform on the contents and implications of new housing legislation within the Housing (Scotland) Act 2006; and (b) seek 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.

14. **FORMER TENANT ARREARS (pages 99-101)** - Submit report dated August 2006 (copy enclosed) by the Executive Director of Neighbourhood Services to seek approval for writing off those former tenant arrears which are no longer economically viable to pursue.

15. **STATUTORY PERFORMANCE INDICATORS (pages 102-106)** - Submit report dated 16 August 2006 (copy enclosed) by the Executive Director of Neighbourhood Services to inform of the Service's performance in relation to Statutory Performance Indicators for the year 1 April 2005 to 31 March 2006.

16. **ABSENCE MANAGEMENT REPORT QUARTER 2 (2006) FOR HOUSING AND BUILDING AND WORKS SERVICES (pages 107-110)** - Submit report dated 31 July 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 June 2006.

17. **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".
18. **PROPOSED DISPOSAL OF LAND ADJACENT TO 4 STEVEN CRESCENT, MUIRKIRK (pages 111-114)** - Submit joint report dated 11 July 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 1.7m², or thereby, situated adjacent to 4 Steven Crescent, Muirkirk, and authorise disposal of same to the party identified in the report. **Report not enclosed - Refer to Exclusion of Press and Public paragraph above.**

19. **LAND LOCATED ADJACENT TO 112 HANNAHSTON AVENUE, DRONGAN (pages 115-117)** - Submit joint report dated 11 July 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 123m², or thereby, situated adjacent to 112 Hannahston Avenue, Drongan, and authorise disposal of same to the party identified in the report. **Report not enclosed - Refer to Exclusion of Press and Public paragraph above**

20. **LAND LOCATED ADJACENT TO 2 MOSS COURT, HURLFORD (pages 118-120)** - Submit joint report dated 31 July 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 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. **Report not enclosed - Refer to Exclusion of Press and Public paragraph above.**

21. **LAND LOCATED TO THE FRONT OF 9 WYVIS GARDENS, KILMARNOCK (pages 121-123)** Submit joint report dated 2 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 121m², or thereby, located to the front of 9 Wyvis Gardens, Kilmarnock, and authorise disposal of same to the party identified in the report. **Report not enclosed - Refer to Exclusion of Press and Public paragraph above.**