

## **EAST AYRSHIRE COUNCIL**

**KILMARNOCK NORTH AREA LOCAL COMMITTEE – 7 NOVEMBER 2006**

### **EXTERNAL PAINTERWORK AND MAINTENANCE PROGRAMMES**

#### **Report by Executive Director of Neighbourhood Services**

#### **1. PURPOSE OF REPORT**

- 1.1 To inform Committee of the extent of the proposed external painterwork and maintenance programmes for the Kilmarnock North Area, raised as an item of local interest at the committee of 21 March 2006 for inclusion and report on a future agenda.

#### **2. BACKGROUND**

- 2.1 External Painterwork and maintenance was carried forward into East Ayrshire Council in the form of a 5 year Cyclic Painterwork Programme including door and window repairs, fencing repairs, protection of general metal and timber surfaces and external painting of timber houses. External painterwork of masonry built properties was carried forward on a 15 year cycle under the Capital Programme.
- 2.2 The need for these programmes was reduced by the introduction and increased use of low maintenance elements such as u.p.v.c. doors, windows, guttering and other non-maintenance external surfaces and the cyclic programme was discontinued in on that basis in 1997/98. Elements such as external painting of timber houses, fencing renewals, and painting of suitable external masonry surfaces were incorporated into separate programmes under the Capital Programme or Revenue Repair Programmes as appropriate.

#### **3. CURRENT SITUATION**

- 3.1 The Council is currently undertaking a full House Condition Survey to identify elements requiring maintenance and upgrading to comply with The Scottish Housing Quality Standard as required by The Scottish Executive. The external envelopes of all our properties form part of this survey. The survey will take 3 years to complete and the information collected will provide more accurate direction for our future programmes.

- 3.2 It should be noted that energy efficiency forms a major part of the Quality Standard and, to meet acceptable National House Energy Ratings, over-cladding will be required in house types that are unsuitable for cavity fill and this new external finish will form a phased replacement for external painterwork for such buildings.
- 3.3 The initial 15 year cycle of masonry painting buildings with a wet-dash finish has largely been completed and, as they remain in reasonable decorative repair, the emphasis has now been directed towards those properties in need of significant roughcast renewal that repainting would not address.
- 3.4 In terms of cyclic painterwork repairs, although u.p.v.c. elements require no painting, the time elapsed since initial installation has resulted in components requiring repair, adjustment and lubrication to ensure correct operation and a programme has been initiated to carry out these works.
- 3.5 During this work, identification of other non-plastic repair items including fascias and bargeboards, cleaning and repair of gutters and downpipes, and all other external painting elements will be identified and programmed, providing that over-cladding is not a future requirement for that house type.
- 3.6 The interim cyclic maintenance programme will largely follow the cycle of the former programme but will be adjusted to take account of the age of the major components in order that older doors and windows receive priority. On this basis, works in the Kilmarnock North Area have commenced and will continue into financial year 2007/08 at a progress dependent on the extent and cost of the works identified.

#### **4. FINANCIAL IMPLICATIONS**

- 4.1 The cost of these works is incorporated within the revenue estimates for the current financial year and will be included in estimates for future financial years

#### **5. LEGAL AUTHORITY/ IMPLICATIONS**

- 5.1 There are no legal implications associated directly within the contents of this report.

#### **6. POLICY IMPLICATIONS**

6.1 The introduction of the revised External Maintenance Programme supports the Council's progress towards the achievement and continued compliance with the Scottish Housing Quality Standard.

## **7. RECOMMENDATIONS**

7.1 The Committee are recommended to note the contents of the report.

William Stafford  
Executive Director of Neighbourhood Services

CMCA/JC/LA  
03 October 2006

### **LIST OF BACKGROUND PAPERS**

1. Cyclic Painterwork Programme records 1996-1998

Any person wishing to inspect the background papers listed above should telephone 01563 576658 and ask for Jim Clark, Housing Improvement Programme Manager.

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