

EAST AYRSHIRE COUNCIL**HOUSING COMMITTEE****MINUTES OF MEETING HELD ON WEDNESDAY 7 NOVEMBER 2001 AT 1000 HOURS IN THE MEETING ROOM, COUNCIL HEADQUARTERS, LONDON ROAD, KILMARNOCK**

PRESENT: Councillors Jimmy Kelly, Ann Hay, Stephanie Young, Daniel Coffey, Willie Coffey, Lilian MacLean, John Weir, Drew McIntyre, David Macrae, Jane Darnbrough, John Knapp, Julie Faulds, William Menzies, Provost Jimmy Boyd and Councillor Jimmy Carmichael.

ATTENDING: David Montgomery, Chief Executive; Alex McPhee, Director of Finance; James Lavery, Director of Homes and Technical Services; David Mitchell, Head of Administrative and Legal Services; John Walker, Head of Building and Works; Chris McAleavey, Head of Homes; Campbell Johnston, Design Services Manager; David McLellan, Financial Services Manager; Jackie Donnelly, Principal Officer - Community Care; Alan Paterson, Principal Quantity Surveyor; Julie Haig, Public Relations Assistant; and Stuart Nelson, Administrative Officer.

APOLOGIES: Councillors Douglas Reid, George Smith and Tommy Farrell.

CHAIR: Councillor Jimmy Kelly, Chair.

**BEST VALUE SERVICE REVIEW: PROPERTY REPAIRS AND MAINTENANCE
(Item 5, Page 1823, 99/02)****1.1 PRESENTATION**

The Committee received a presentation by the Director of Homes and Technical Services, with contributions from the Head of Homes, the Head of Building and Works and the Design Services Manager which set out the range of issues relating to the implementation of the improved Repairs Service.

In this connection, the Director circulated for perusal by members, an example of the type of booklet which it was proposed to issue to tenants, indicating the nature and format of information to be provided on the Revised Service.

1.2 REPORT

There was submitted a report dated 23 October 2001 (circulated) by the Director of Homes and Technical Services which advised of progress in implementing the agreed Action Plan to improve the Repairs Service.

Councillor Kelly, seconded by Councillor Macrae moved:-

- (i) to note the progress achieved to date;
- (ii) to approve the introduction of the new Repairs Service for East Ayrshire on the basis of the Action Plan set out in the report, and that the Director progress certain related matters raised at the meeting;
- (iii) that the amended launch date for the Revised Service be the end of January 2002; and

- (iv) that the Director of Homes and Technical Services continue to monitor the implementation of the Revised Service and report to this Committee on progress on performance on a regular basis.

Councillor Willie Coffey, seconded by Councillor Daniel Coffey moved as an amendment:-

- (i) to note the progress achieved to date;
- (ii) to approve the introduction of the new Repairs Service for East Ayrshire on the basis of the Action Plan set out in the report, and that the Director progress certain related matters raised at the meeting;
- (iii) that the amended launch date for the Revised Service be the end of January 2002; and
- (iv) that the Director of Homes and Technical Services continue to monitor the implementation of the Revised Service and report to this Committee on a quarterly basis and make progress towards a system of reporting statistical information on levels of repairs in all categories on a Ward basis.

On a division by a show of hands the motion was carried by 8 votes to 6.

BUDGETARY PROGRESS REPORTS

2.1 HOMES AND TECHNICAL SERVICES - CENTRAL REPAIRS ACCOUNT TO 23 SEPTEMBER 2001 (PERIOD 6)

There was submitted and noted a joint report dated 16 October 2001 (circulated) by the Director of Finance and the Director of Homes and Technical Services which advised of the current budgetary control position and the projected out-turn for the year for the Homes and Technical Services - Central Repairs Account for the period ended 23 September 2001 (Period 6).

2.2 HOMES AND TECHNICAL SERVICES - PROPERTY TO 23 SEPTEMBER 2001 (PERIOD 6)

There was submitted and noted a joint report dated 16 October 2001 (circulated) by the Director of Finance and the Director of Homes and Technical Services which advised of the current budgetary control position and the projected out-turn for the year for Homes and Technical Services - Property for the period ended 23 September 2001 (Period 6).

2.3 HOMES AND TECHNICAL SERVICES - TECHNICAL SERVICES TO 23 SEPTEMBER 2001 (PERIOD 6)

There was submitted and noted a joint report dated 16 October 2001 (circulated) by the Director of Finance and the Director of Homes and Technical Services which advised of the current budgetary control position and the projected out-turn for the year for Homes and Technical Services - Technical Services for the period ended 23 September 2001 (Period 6).

2.4 HOUSING REVENUE ACCOUNT TO 23 SEPTEMBER 2001 (PERIOD 6)

There was submitted and noted a joint report dated 16 October 2001 (circulated) by the Director of Finance and the Director of Homes and Technical Services which

advised of the current budgetary control position and the projected out-turn for the Housing Revenue Account for the period ended 23 September 2001 (Period 6).

2.5 GENERAL FUND HOUSING TO 23 SEPTEMBER 2001 (PERIOD 6)

There was submitted and noted a joint report dated 16 October 2001 (circulated) by the Director of Finance and the Director of Homes and Technical Services which advised of the current budgetary control position and the projected out-turn for the year for General Fund Housing for the period ended 23 September 2001 (Period 6).

AWARDING OF CONTRACTS

3. There was submitted and noted a report dated 19 October 2001 (circulated) by the Depute Chief Executive/Director of Corporate Resources which provided, for information, details of tenders which had been accepted, as shown in Appendix I to these Minutes.

HOUSING CAPITAL PROGRAMME 2001/2002

4.1 PROGRAMME TO 23 SEPTEMBER 2001 (PERIOD 6)

There was submitted and noted a report dated 18 October 2001 (circulated) by the Director of Finance which provided an update on the current projected out-turn position for the Housing Capital Programme 2001/2002.

4.2 MODIFICATION OF CAPITAL PLAN

There was submitted a report (circulated) by the Director of Homes and Technical Services which advised of initiatives taken to commit currently identified savings upon the Housing Capital Programme 2001/2002.

It was agreed

- (i) to note the terms of the report; and
- (ii) to note that the Director of Homes and Technical Services in liaison with other appropriate Officers would continue to examine and monitor the activities of a contractor undertaking work on behalf of the Council, whose performance had been the particular subject of complaints from tenants.

ENERGY ADVICE UNIT: UPDATE REPORT

5. There was submitted a report dated 20 September 2001 (circulated) by the Director of Homes and Technical Services which advised of a successful grant application which had been made to British Gas for cavity wall insulation.

It was agreed:-

- (i) to note the terms of the report which, amongst other things, indicated that British Gas Trading Energy Efficiency Standards of Performance through the EAGA partnership had approved a contribution of £34,000 towards the cost of cavity wall insulation installed between August and December 2001, which would be match funded by the Council through a contribution from the Housing Capital Programme to the Heatwise ILM Project; and

- (ii) to note that the Director of Homes and Technical Services would take account of the grant award in determining the allocation of resources between the various schemes included in the Capital Programme.

MANAGING ABSENCE

- 6. There was submitted a report dated 16 October 2001 (circulated) by the Director of Homes and Technical Services which provided an analysis of the incidents of absence within the Department of Homes and Technical Services for the second quarter of 2001 and indicated what action the Department was taking in relation to the management of absence.

It was agreed:-

- (i) to note the terms of the report; and
- (ii) that future reports of this type should include a paragraph providing a summary and conclusion in respect of the management of absence within the Department.

HEALTH AND SAFETY PROGRESS REPORT

- 7. There was submitted and noted a report dated 30 October 2001 (circulated) by the Director of Homes and Technical Services which advised of progress being made in the field of Health and Safety across the Department of Homes and Technical Services.

RENT ARREARS CAMPAIGN

- 8. There was submitted a joint report dated 22 October 2001 (circulated) by the Director of Homes and Technical Services and the Director of Finance which recommended a series of further actions to improve management of rent arrears owed by Council tenants in East Ayrshire.

It was agreed:-

- (i) to endorse, as a basis for consultation where a policy aspect was involved, the proposals outlined in the report;
- (ii) that the initial rent arrears campaign be targeted for November/December 2001; and
- (iii) that further reports on (a) progress on the rent arrears campaign; and (b) the outcome of consultation, be submitted to this Committee in due course.

ADAPTATION SERVICE: PROGRESS REPORT (Item 2, Page 4062, 96/99)

- 9. There was submitted a joint report dated 17 October 2001 (circulated) by the Directors of Educational and Social Services and of Homes and Technical Services which advised of progress to date in relation to the consolidated Adaptation Service and of the current position.

It was agreed:-

- (i) that a joint report by the Directors of Educational and Social Services and of Homes and Technical Services on eligibility criteria and revised policy relating to the adaptations works be submitted to this Committee in May 2002; and

- (ii) otherwise, to note the terms of the report.

EXCLUSION OF PRESS AND PUBLIC

- 10. The Committee resolved 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 involved the likely disclosure of exempt information as defined in Paragraph 6 of Schedule 7A of the Act.

PROPOSED DISPOSAL OF LAND: HURLFORD: CESSNOCK AVENUE

- 11. There was submitted a report dated 16 October 2001 (circulated) by the Director of Homes and Technical Services which requested that the Committee declare surplus to requirements an area of ground located adjacent to 6 Cessnock Avenue, Hurlford and authorise the disposal of same.

It was agreed:-

- (i) that the area of ground in question be declared surplus to requirements and be disposed of to the interested party indicated in the report; and
- (ii) that the Director of Development Services be authorised to finalise negotiations for the sale to the interested party concerned.

BUDGETARY PROGRESS REPORT: BUILDING AND WORKS TO 23 SEPTEMBER 2001 (PERIOD 6)

- 12. There was submitted and noted a joint report dated 23 September 2001 (circulated) by the Director of Finance and the Director of Homes and Technical Services on the current budgetary control position of the Building and Works DLO for the period ended 23 September 2001 (Period 6).

The meeting terminated at 1217 hours.

APPENDIX I

CONTRACT	SUCCESSFUL CONTRACTOR	AMOUNT (EXCLUDING FEES)
Special Needs Conversion 104/106 Mill O'Shield Road, Droongan	Fullwood Holdings Ltd, T/A CT & CF Ltd, Stewarton	£32,266.30
Demolition of Ex-Housing Stock - Auchinleck	Central Demolition, Bonnybridge	£61,829.51
Demolition of 90-110 Castleview Avenue, Galston	George Hunter (Demolishers) Ltd, Glasgow	£26,402.25

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