

EAST AYRSHIRE COUNCIL**HOUSING COMMITTEE****MINUTES OF MEETING HELD ON WEDNESDAY 23 MAY 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, Alan Campbell, John Knapp, Jim Raymond, George Smith, Tommy Farrell, Julie Faulds, William Menzies and Provost Jimmy Boyd.

ATTENDING: David Montgomery, Chief Executive; Alex McPhee, Director of Finance; James Lavery, Director of Homes and Technical Services; John Walker, Head of Building and Works; Chris McAleavey, Head of Homes; Julie Armstrong, Principal Administrative Officer; John Alexander, Principal Officer, Quality and Planning (Educational and Social Services); Caroline Gordon, Public Relations Assistant; Anna Gallagher, Solicitor/Team Leader; and Stuart Nelson, Administrative Officer.

APOLOGIES: Councillors Douglas Reid, Jane Darnbrough and Jimmy Carmichael.

CHAIR: Councillor Jimmy Kelly, Chair.

HOUSING CAPITAL SUB-COMMITTEE OF 9 MAY 2001

1. There were submitted and approved as a correct record the Minutes of the meeting of the Housing Capital Sub-Committee of 9 May 2001 (circulated) as shown in the Appendix to these Minutes.

Arising from discussion, it was noted that Members could obtain information on the criteria used for the selection of houses included in the various schemes undertaken as part of the Housing Capital Programmes, from the local Area Housing Managers.

Councillor John Weir joined the meeting during consideration of the preceding item.

THE SUPPORTING PEOPLE PROGRAMME (Item 5, Page 1677, 99/02)

2. There was submitted a joint report dated 8 May 2001 (circulated) by the Director of Homes and Technical Services and the Director of Educational and Social Services which advised of the funding to be allocated to the Council by the Scottish Executive over the next 3 years as part of the Supporting People Initiative.

It was agreed:-

- (i) to note the terms of the correspondence received from the Scottish Executive on this matter as set out in Appendix A to the report;
- (ii) to approve the establishment of a new post within the Department of Homes and Technical Services to facilitate the implementation of the Supporting People Initiative on a fixed term 3 year basis, subject to consultation with the Head of Personnel;
- (iii) to refer this matter to the Personnel and Property Sub-Committee of the Policy and Resources Committee; and

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

**EX-GRATIA PAYMENTS TO TENANTS - DECORATION VOUCHERS (Item 9,
Page 1519, 96/99)**

3. There was submitted a report dated 8 May 2001 (circulated) by the Director of Homes and Technical Services on difficulties that were occurring in the operation of the tenants' decoration voucher scheme and recommended appropriate remedial action to overcome these difficulties.

It was agreed:-

- (i) to the use of cheques rather than vouchers when issuing ex-gratia payments to tenants and to the issuing of a cheque for the value of any unredeemed vouchers for a period of 3 months from implementation of the new arrangements;
- (ii) that a report be submitted to an early meeting of this Committee advising of the mechanisms put in place for the detailed implementation of this new approach, allowing the possibility of exceptional arrangements to be made for the issuing of payments to tenants without bank accounts; and
- (iii) otherwise, to note the terms of the report.

**PROPOSAL TO ESTABLISH A HOUSING REVENUE ACCOUNT RENEWAL AND
REPAIR FUND**

4. There was submitted a report dated 8 May 2001 (circulated) by the Director of Homes and Technical Services on proposals to establish a Housing Reserve Fund, using the surplus from the Housing Revenue Account 2000/2001.

It was agreed to note:-

- (i) to support, in principle, the establishment of a ring fenced amount within the Renewal and Repairs Fund for future expenditure in respect of the Housing Revenue Account; and
- (ii) to note that the value of any credit balance fund available and the amount proposed for ring-fencing would be reported to the Council meeting in June 2001 for approval as part of the Director of Finance's normal report on Accounts.

**BEST VALUE SERVICE REVIEW - PROPERTY REPAIRS AND MAINTENANCE
(Item 1, Page 1906, 99/02)**

5. There was submitted a report dated 27 March 2001 (circulated) by the Director of Homes and Technical Services which recommended major changes arising from the review of the repairs service and which sought approval to the revised Action Plan to improve the level of service to customers.

It was agreed:-

- (i) to note the conclusion of the Repair Service Review and Action Plan and the approval of the Best Value Sub-Committee of the Policy and Resources Committee to these;

- (ii) to endorse the proposed actions as a basis for the Department of Homes and Technical Services to move forward in delivering improvements in the delivery of the Repairs Service;
- (iii) that the Director of Homes and Technical Services would continue to monitor the implementation of these actions and present a progress report to this Committee on an annual basis; and
- (iv) otherwise to note the terms of the report.

VOID MANAGEMENT (Item 7, Page 1504, 99/02)

6. There was submitted a report dated 8 May 2001 (circulated) by the Director of Homes and Technical Services on the outcome of a series of public meetings held with tenants to discuss the Council's proposals to deal with the problem of low-demand housing within specific communities in East Ayrshire.

The Director of Homes and Technical Services also provided a verbal report on the outcome of the latest in the series of meetings which had been held in Catrine, indicating that those members of the public who had attended the meeting had generally been supportive of the Council's proposals for that community; advised that in paragraph 7.1(2) of the report, the words "New Cumnock" which were included in error should be omitted and replaced with the word "Muirkirk" and also that "Catrine" should be added to the communities listed; and that in Appendix I to the report, the following addresses should be added: Catrine: 18-40 Shawlands Street (evens) (12); and 37-51 Shawlands Street (odds) (8).

It was agreed:-

- (i) to note the outcome of the public meetings as set out in the report and the further comments of the Director of Homes and Technical Services as indicated above;
- (ii) to proceed with the demolitions in New Farm Loch, Onthank, Kilmarnock Central, Auchinleck, Cumnock, Muirkirk, Dalmellington and Catrine as referred to in the report and detailed in Appendix I to the report, as amended;
- (iii) to authorise the Director of Homes and Technical Services to proceed to re-house the tenants involved;
- (iv) to authorise the Director of Homes and Technical Services and the Solicitor to the Council to proceed with arrangements for the repurchase of privately owned dwellings within the buildings targeted for demolition;
- (v) to note that the Director of Homes and Technical Services would submit reports on progress to future meetings of this Committee; and
- (vi) that the Director of Homes and Technical Services would ensure that all affected tenants and occupiers are kept fully informed of progress.

HOUSING ALLOCATION POLICY

7. There was submitted a report dated 8 May 2001 (circulated) by the Director of Homes and Technical Services which advised of proposed changes to the Housing Allocations Policy to take into account the requirements to the Human Rights Act 1998; and requested that the Committee recommend approval of an amended Policy incorporating the proposed changes.

It was agreed:-

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- (i) to recommend approval of the terms of the revised Housing Allocations Policy as contained within Appendix I to the report; and
 - (ii) otherwise, to note the terms of the report.
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HOUSING (SCOTLAND) BILL: UPDATE

8. There was submitted a report dated 23 May 2001 (circulated) by the Director of Homes and Technical Services which provided an update on the progress and issues surrounding the Housing (Scotland) Bill 2000 which was introduced in the Scottish Parliament on 18 December 2000.

It was agreed:-

- (i) to note the progress report submitted; and
- (ii) to note that a full report would be submitted to this Committee once the Bill had passed through the Scottish Parliament and the legislation had received Royal Assent.

EAST AYRSHIRE JOINT COMMUNITY CARE PLAN 2001-2004

9. There was submitted a joint report dated 16 May 2001 (circulated) by the Director of Educational and Social Services and the Director of Homes and Technical Services which sought (a) endorsement of the East Ayrshire Joint Community Care Plan 2001-2004; and (b) authority to submit the Plan to the Scottish Executive as required by national guidance and directions.

It was agreed:-

- (i) to endorse the East Ayrshire Joint Community Care Plan 2001-2004 as appended to the report, subject to minor textual changes as discussed at the meeting; and
- (ii) to authorise the Director of Educational and Social Services to submit the Plan to the Scottish Executive in consultation with the statutory planning partners identified in paragraph 2.2 of the report.

USE OF CAPITAL RECEIPTS

10. There was submitted a report dated 8 May 2001 (circulated) by the Director of Homes and Technical Services which advised of the receipt of a letter from Renfrewshire Council in respect of a campaign on behalf of all Local Authorities to lobby the Scottish Executive to allow Housing Capital receipts to be retained by Local Authorities so that the necessary investment in Council housing can be undertaken; and sought the Committee's views on this campaign.

It was agreed:-

- (i) to note that a copy of the letter received from Renfrewshire Council would be circulated to members for information; and
- (ii) to advise Renfrewshire Council that this Council supports their campaign and, in addition, would wish to ensure that Local Authorities are afforded discretion in the use of Housing Capital Receipts.

MANAGING ABSENCE

11. There was submitted and noted a report dated 9 May 2001 (circulated) by the Director of Homes and Technical Services which provided an analysis of absence within the Department of Homes and Technical Services for the first quarter of 2001 and indicated the action the Department is taking in relation to the management of absence.

EXCLUSION OF PRESS AND PUBLIC

12. 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 the Paragraph of Schedule 7A of the Act as shown against each item.

PROPOSED DISPOSAL OF LAND - KILMARNOCK: MACPHAIL DRIVE (PARA 6)

13. There was submitted a report dated 9 May 2001 (circulated) by the Director of Homes and Technical Services which requested that the Committee declare surplus to requirements an area of ground extending to approximately 178 square metres adjacent to 48 MacPhail Drive, Kilmarnock 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 negotiate the sale to the interested party concerned, with one of the conditions of sale to be that the purchaser shall use the area to be purchased as additional garden ground, or for purposes ancillary to the existing dwellinghouse only.

DEPARTMENT OF HOMES AND TECHNICAL SERVICES: DEPARTMENTAL ORGANISATION (PARA 1)

14. There was submitted a report dated May 2001 (circulated) by the Director of Homes and Technical Services to enable the Committee to take forward the outstanding remit to review the structure of the Technical Services Division and other elements of the Department of Homes and Technical Services.

It was agreed:-

- (i) to approve the changes covered in the report and that the Director submit an appropriate report, after consultation with the Head of Personnel, to the Personnel and Property Sub-Committee of the Policy and Resources Committee;
- (ii) to authorise the Director of Homes and Technical Services to enter into appropriate consultations with the Trade Unions in due course; and
- (iii) otherwise, to note the terms of the report.

KILMARNOCK: OWNERSHIP AND PROPOSED REDEVELOPMENT OF PROPERTIES (PARA 6) (Item 10, Page 1012, 99/02)

15. There was submitted a joint report dated 9 May 2001 (circulated) by the Director of Homes and Technical Services and Director of Development Services on the current proposals for the redevelopment of properties in Kilmarnock.

It was agreed:-

- (i) to note that the decision of this Committee referred to in paragraph 9.2 of the report was taken on 20 May 1998 rather than 20 May 1988 as indicated;
- (ii) to note the contents of the report and that further reports on progress be submitted to future meetings of this Committee and of the Development Services Committee;
- (iii) to the adoption of a co-ordinated approach with the partners and potential funders to promote the comprehensive and phased redevelopment of the site to include the developer partner as identified in para 10.1 of the report in order to attract Scottish Homes' development funding for the project, with the Council acting as facilitator; and
- (iv) to authorise Officers to develop an Acquisition Strategy and proceed with voluntary negotiations with the other owners to acquire properties in the development site, and implement the use of compulsory purchase powers as appropriate to allow the development proposals to proceed.

The meeting terminated at 1131 hours.

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APPENDIX

EAST AYRSHIRE COUNCIL

HOUSING CAPITAL SUB-COMMITTEE OF THE HOUSING COMMITTEE

**MINUTES OF MEETING HELD ON WEDNESDAY 9 MAY 2001 AT 1000 HOURS
IN THE MEETING ROOM, COUNCIL HEADQUARTERS, LONDON ROAD,
KILMARNOCK**

PRESENT: Councillors Jimmy Kelly, Willie Coffey, Douglas Reid, Lilian MacLean, John Weir, Drew McIntyre, David Macrae, John Knapp, Julie Faulds and Provost Jimmy Boyd.

ATTENDING: James Lavery, Director of Homes and Technical Services; Chris McAleavey, Head of Homes; Campbell Johnston, Design Services Manager; David McLellan, Financial Services Manager; Julie Armstrong, Principal Administrative Officer; Alan Paterson, Principal Quantity Surveyor; Anna Gallagher, Solicitor/Team Leader; Robin Baker, Treasury Services Manager; and Stuart Nelson, Administrative Officer.

APOLOGY: Councillor Tommy Farrell.

CHAIR: Councillor Jimmy Kelly, Chair.

FINAL MEASUREMENTS ON CONTRACTS

1. There was submitted a report (circulated) by the Director of Homes and Technical Services on final measurements for various works undertaken in recent years, as shown in Annexation I to these Minutes.

It was agreed:-

- (i) that, in future, column 6 within the Appendix to the Director's report should clearly identify whether a saving has been achieved or an overspend incurred in relation to contracts; and
- (ii) otherwise, to note the terms of the report.

AWARDING OF CONTRACTS

2. There was submitted and noted a report dated 23 April 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 Annexation II to these Minutes.

CAPITAL RECEIPTS 2000/2001 AND 2001/2002

3. There was submitted a report dated 25 April 2001 (circulated) by the Solicitor to the Council which advised of the position with regard to the finalised gross Housing Capital Receipts for the financial year 2000/2001; and provided an update on the position with regard to the estimated gross Housing Capital Receipts for the financial year 2001/2002.

It was agreed to note the content of the report, which amongst other things, indicated:-

- (i) that the total gross Right to Buy Capital Receipts for the financial year 2000/2001 was £7,465,200.37 representing a total net useable receipt of £1,752,000 after deduction of appropriate fees and outlays; and that other gross Capital Receipts amounted to £163,934 representing a total net useable receipt of £153,302 after deduction of appropriate fees and outlays; and
- (ii) that as at 20 April 2001, Right to Buy gross receipts amounted to £358,744 in respect of transactions settled; and that gross Right to Buy receipts for 2001/2002 were estimated at £6,440,000 and other gross capital receipts were estimated at £60,000.

HOUSING CAPITAL PROGRAMME: MONITORING STATEMENT

4. There was submitted a report dated 8 May 2001 (circulated) by the Director of Homes and Technical Services which advised of the current status of projects within the Housing Capital Programme 2001/2002 and set out the current position in relation to financial monitoring and progress; and set out the anticipated out-turn position for the year 2000/2001.

It was agreed:-

- (i) that the Director of Homes and Technical Services would consider the possible introduction of a means of recording tenants' preference regarding the closing, or otherwise, of existing flues when gas central heating is to be installed at the houses which they occupy; and
- (ii) otherwise, to note the terms of the report.

The meeting terminated at 1051 hours.

ANNEXATION I

CONTRACT	AMOUNT OF FINAL MEASUREMENT
Supply and Installation of Display Cases at the Dick Institute, Kilmarnock	£43,452.12
Cumnock Academy Technical Block Electrical Upgrade Phase 1	£28,819.11
Installation of Video Door Entry Systems to 121 Houses, 1997/98 Programme	£81,198.24
Installation of Gas Central Heating to 539 Houses, 1999/2000 Programme, Phase 2	£1,122,773.06 + £440.32 D Campbell + £89,000 Scottish Gas. Total = £1,212,213.38
Works to Solums and Modernisation of Flats, Irvine Road, Crosshouse, 1999/2000 Programme	£79,377.15
Rewire of Dunlop Primary School	£41,515.93
Re-roofing of St Matthew's Primary School	£15,032.66
Installation of Gas Central Heating to 34 Houses, 1999/2000 Programme, Phase 4	£71,500.77
Replacement of Asbestos Ceilings at Kilmarnock Academy	£34,657.45
Erection and Dismantling of Seasonal Street and Tree Lighting 2000/2001 Programme	£28,727.86

ANNEXATION II

The undernoted contracts were awarded to Building and Works in terms of the variation to Section 19(B) Direction by the Scottish Executive, namely:-

CONTRACT	AMOUNT
Installation of Gas Central Heating to 118 Houses, 2000/2001 Programme, Phase 2	£240,457.03
Replacement of Kitchen Fitments to 115 Houses, 2000/2001 Programme, Phase 3	£226,715.82
Works to Solum and Modernisation of 8 Flats, Irvine Road, Crosshouse, 2000/2001 Programme	£177,950.84

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