

EAST AYRSHIRE COUNCIL

HOUSING COMMITTEE

**MINUTES OF MEETING HELD ON WEDNESDAY 22 MAY 2002 AT 1000 HOURS
IN THE MEETING ROOM, COUNCIL HEADQUARTERS, LONDON ROAD,
KILMARNOCK**

PRESENT: Councillors Jimmy Kelly, Stephanie Young, Daniel Coffey, Willie Coffey, Douglas Reid, Lilian MacLean, John Weir, Drew McIntyre, Jane Darnbrough, John Knapp, Jim Raymond, George Smith, Tommy Farrell, Julie Faulds, William Menzies, Provost Jimmy Boyd and Councillor Jimmy Carmichael.

ATTENDING: David Montgomery, Chief Executive; Fiona Lees, Depute Chief Executive/Director of Corporate Resources; James Lavery, Director of Homes and Technical Services; John Walker, Head of Building and Works; Chris McAleavey, Head of Homes; Campbell Johnston, Design Services Manager; David McLellan, Financial Services Manager; David Morgan, Public Relations Officer; Anna Gallagher, Solicitor/Team Leader; and Stuart Nelson, Administrative Officer.

APOLOGIES: Councillors Ann Hay and Alan Campbell.

CHAIR: Councillor Jimmy Kelly, Chair.

AWARDING OF CONTRACTS

1. There was submitted and noted a report dated 22 April 2002 (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.

The Committee also noted and approved proposals by the Director of Homes and Technical Services for the arrangement, as a matter of urgency, of the demolition of the timber clad houses at Nos 13-15 and 25-27 Farden Avenue, New Cumnock which had been vacant for some time, and which as the result of extensive vandalism, had become unsafe and were considered to represent a danger to public safety.

PROPOSED FORMER TENANT BALANCES WRITE-OFFS

2. There was submitted a report dated 7 May 2002 (circulated) by the Director of Finance which recommended that former tenants' balances prior to 31 March 2001 be written off within the financial year 2001/2002.

It was agreed:-

- (i) to approve the write-off, in the 2001/2002 financial year, of the sum of £733,169.23 in respect of former tenants' balances; and
- (ii) otherwise, to note the terms of the report.

PROPOSED SCHEME TO CHECK THE CONDITION OF SMOKE DETECTORS

3. There was submitted a report dated 1 May 2002 (circulated) by the Director of Homes and Technical Services which advised of the position in respect of smoke detectors, provided advice on the present maintenance procedure and set out proposals.

Councillor Kelly, seconded by Councillor Farrell moved:-

- (i) to note the position in respect of the current provision of smoke detectors and the present maintenance procedures;
- (ii) to agree the continued phased replacement of battery units by hard wired units under the terms of the approved Housing Capital Programme for 2002/2003; and
- (iii) that the Director of Homes and Technical Services consider the need for additional capital funding to accelerate the completion of the replacement of battery units by hard wired units under future years' Housing Capital Programmes.

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

- (i) to note the position in respect of the current provision of smoke detectors and the present maintenance procedures;
- (ii) to agree the continued phased replacement of battery units by hard wired units under the terms of the approved Housing Capital Programme for 2002/2003;
- (iii) that the Director of Homes and Technical Services consider the need for additional capital funding to accelerate the completion of the replacement of battery units by hard wired units under future years' Housing Capital Programmes; and
- (iv) that, in the meantime, arrangements be made for housing inspectors to check the condition and operation of smoke detectors on a regular basis and that the availability of this service be suitably publicised within Council Local Offices and Housing Offices.

On a division by a show of hands, the motion was carried by 10 votes to 7.

LOCAL HOUSING STRATEGY - HOUSING (SCOTLAND) ACT 2001

4. There was submitted a report dated May 2002 (circulated) by the Director of Homes and Technical Services which advised of the new duty placed upon East Ayrshire Council as the Strategic Housing Authority to produce a Local Housing Strategy as required by the Housing (Scotland) Act 2001.

It was agreed:-

- (i) to note the requirement for the Council to produce a Local Housing Strategy for East Ayrshire by the initial deadline of April 2003;
- (ii) to approve the staffing proposals detailed in paragraph 4.3 of the report and that the Director of Homes and Technical Services submit an appropriate report, after due consultation with the Head of Personnel, to the Corporate Sub-Committee;
- (iii) to authorise the Director of Homes and Technical Services to enter into appropriate consultations with the Trade Unions in due course; and
- (iv) otherwise, to note the terms of the report.

HOUSING LISTS AND ALLOCATIONS: HOUSING (SCOTLAND) ACT 2001

5. There was submitted a report dated 7 May 2002 (circulated) by the Director of Homes and Technical Services on the implications for East Ayrshire Council's Housing Allocation Policy of the implementation of Sections 9 and 10 of the Housing (Scotland) Act 2001.

It was agreed:-

- (i) that the Director of Homes and Technical Services be authorised to make the necessary alterations to the Housing Allocation Policy and Tenants' Guide leaflet to bring these into line with current statute; and
- (ii) otherwise, to note the terms of the report.

MODEL SCOTTISH SECURE TENANCY AGREEMENT

6. There was submitted a report dated May 2002 (circulated) by the Director of Homes and Technical Services on the outcome of the consultation process on the draft Scottish Secure Tenancy Agreement for East Ayrshire and which sought approval to the terms of the finalised draft Scottish Secure Tenancy Agreement, as appended to the report.

Councillor Kelly, seconded by Councillor Farrell moved:-

- (i) to note the outcome of the consultation exercise as detailed in Section 4 of the report; and
- (ii) to approve the Scottish Secure Tenancy Agreement, as appended to the report, subject to amendment to Section 5.19 as discussed at the meeting, for implementation with effect from September 2002.

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

- (i) to note the outcome of the consultation exercise as detailed in Section 4 of the report; and
- (ii) to approve the Scottish Secure Tenancy Agreement, as appended to the report, for implementation with effect from September 2002, subject to (a) amendment to Section 5.6, to indicate that the Council will engage with the tenant to agree upon such repairs or remedial action as might be necessary and will provide reasonable assistance to the tenant in respect of the repairs or action identified; and (b) amendment to Section 5.19 as discussed at the meeting.

On a division by a show of hands the motion was carried by 10 votes to 6.

It was also noted that the Director of Homes and Technical Services would submit to a future meeting a report dealing with issues relating to the use of Council houses for illegal or immoral purposes.

Provost Boyd left the meeting at this point.

SETTLEMENT IN PROPERTIES AT 9, 11, 13 AND 15 GREENBRAES DRIVE, NEW CUMNOCK

7. There was submitted a report dated 2 May 2002 (circulated) by the Director of Homes and Technical Services which advised of the impact of poor ground conditions at Nos. 9, 11, 13 and 15 Greenbraes Drive, New Cumnock and

recommended re-purchase of the privately owned house at No 9 and demolition of this block of houses.

It was agreed:-

- (i) to note the outcome of the consultation meetings with the owner/occupier of the house at No 9 Greenbraes Drive;
- (ii) to authorise the Solicitor to the Council to proceed with the arrangements for the re-purchase of the privately owned dwellinghouse at No 9 Greenbraes Drive;
- (iv) to authorise the Director of Homes and Technical Services to proceed to re-house the owner/occupier of No 9 Greenbraes Drive, if required; and
- (iv) to proceed with the demolition of the houses at Nos. 9, 11, 13 and 15 Greenbraes Drive on the basis of the proposal set out in the report.

STRUCTURAL DEFECTS AT FORMER CEMETERY KEEPER'S LODGE, BARKSKIMMING ROAD, MAUCHLINE

8. There was submitted a report dated 2 May 2002 (circulated) by the Director of Homes and Technical Services which advised of the condition of the former Cemetery Keeper's Lodge, Barskimming Road, Mauchline and recommended that the property be declared surplus to requirements, the tenant re-housed and the property marketed for sale in accordance with the Council's agreed procedures.

It was agreed:-

- (i) to note the outcome of the consultation meetings with the tenant concerned;
- (ii) to declare the former Cemetery Keeper's Lodge at Mauchline surplus to requirements;
- (iii) to authorise the Director of Homes and Technical Services to proceed to re-house the tenant involved; and
- (iv) to authorise the Director of Development Services to dispose of the properties in accordance with the Council's agreed procedures.

EXCLUSION OF PRESS AND PUBLIC

9. 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.

HOUSING CAPITAL PROGRAMME 2002/2003: BUILDING AND WORKS

10. There was submitted a report (circulated) by the Director of Homes and Technical Services which advised of arrangements for work commissioned from Building and Works under the Housing Capital Programme 2002/2003.

It was agreed to approve the commissioning of Building and Works to carry out capital works, as indicated in the report, in accordance with the established benchmarking criteria.

PROPOSED DISPOSALS

11.1 LAND ADJACENT TO 52 BLAIR AVENUE, HURLFORD

There was submitted a report dated 2 May 2002 (circulated) by the Director of Homes and Technical Services which requested that the Committee declare surplus to requirements an area of ground extending to 81m² located adjacent to 52 Blair 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 disposal.

11.2 LAND AT AFTON AVENUE, KILMARNOCK

There was submitted a report (circulated) by the Director of Homes and Technical Services which requested that the Committee declare surplus to requirements an area of land at Afton Avenue, Kilmarnock extending to 110m² or thereby and authorise 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 disposal.

11.3 SHOP UNIT AND ADJOINING LAND AT 2 NITH PLACE, KILMARNOCK

There was submitted a report (circulated) by the Director of Homes and Technical Services which requested that the Committee declare surplus to requirements the shop unit and adjoining land at 2 Nith Place, Kilmarnock; and authorise negotiation of a pre-marketing agreement.

It was agreed:-

- (i) that the shop unit and adjoining land at 2 Nith Place, Kilmarnock be declared surplus to requirements; and
- (ii) that the Director of Development Services, in conjunction with the Solicitor to the Council, negotiate a pre-marketing agreement with the proprietor of the adjoining shop units at 4 and 6 Nith Place, Kilmarnock for the purpose of marketing for sale the combined subjects.

The meeting terminated at 1118 hours.

APPENDIX I

CONTRACT	SUCCESSFUL CONTRACTOR	AMOUNT (EXCLUDING FEES)
Reinstatement of Fire Damage at 25-31 Mason Avenue, New Cumnock	Ark Joinery, Cumnock	£32,355.21
Reinstatement of Fire Damaged Properties at 9 Beechwood, Auchinleck and 52 Drumleyhill Drive, Hurlford	G D Spence & Sons Ltd, Irvine	£34,318.44
Provision of a Former Tenants Rent Arrears Recovery Service	Moorcroft Debt Recovery Ltd, Stockport (for the North area of the Authority) and Intandem Services Ltd, Rosyth (for the South area of the Authority).	Self-financing.
Supply and Delivery of 23 Citroen Relay Vans	Arnold Clark Automobiles, Kilmarnock	£218,937.00
Supply and Delivery of 5 Citroen Berlingo Vans	Arnold Clark Automobiles, Kilmarnock	£42,490.00
Supply and Delivery of Four 3.5 Tonne Chassis Cab Tippers	Kerr & Smith, Glasgow	£67,584.00
Supply and Delivery of One 7.5 Tonne Hooklift	Lex Commercials, Glasgow	£32,838.00
Supply and Delivery of Eight 3.5 Tonne Crew Cab Tippers	Kerr & Smith, Glasgow	£145,008.00
Supply and Delivery of 2 Luton Vans	Kerr & Smith, Glasgow	£35,898.00
Installation of Gas Central Heating to 305 Houses	British Gas Services Ltd, Uddingston	£715,496.68

**TO RETURN TO PREVIOUS PAGE
PLEASE PRESS THE BACK BUTTON
AT THE TOP LEFT OF THE PAGE**