

EAST AYRSHIRE COUNCIL

HOUSING COMMITTEE

MINUTES OF MEETING HELD ON WEDNESDAY 21 MAY 2003 AT 1000 HOURS IN THE MEETING ROOM, COUNCIL HEADQUARTERS, LONDON ROAD, KILMARNOCK

PRESENT: Councillors Gordon Cree, Maureen McKay, Daniel Coffey, Willie Coffey, Douglas Reid, John Weir, Drew McIntyre, John Campbell, John Knapp, Stuart Finlayson, Eric Jackson, George Smith, Tommy Farrell, William Menzies, Neil McGhee, Eric Ross and Elaine Stewart.

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; Joe Cassidy, Policy Manager; Alan Paterson, Principal Quantity Surveyor; David Morgan, Public Relations Officer; Angela Cameron, Senior Accountant; Anna Gallagher, Solicitor/Team Leader; Stuart Nelson, Administrative Officer; and Lynn Chapman, Trainee Administrative Officer.

APOLOGIES: Councillors Jimmy Kelly, Stephanie Young, Isabella Macrae and Jim Raymond.

CHAIR: Councillor Gordon Cree, Vice-Chair.

AWARDING OF CONTRACTS

1. There was submitted and noted a report dated 1 May 2003 (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.

FINAL MEASUREMENTS ON CONTRACTS

2. There was submitted and noted a report dated May 2003 (circulated) by the Director of Homes and Technical Services which informed on final measurements for contracts, as shown in Appendix II to these Minutes.

HOUSING CAPITAL PROGRAMME 2003/2004 AND 2002/2003 MONITORING STATEMENTS

3. There was submitted a report dated May 2003 (circulated) by the Director of Homes and Technical Services which advised of the current status of projects within the Housing Capital Programme 2003/2004, set out the current position in relation to financial monitoring and physical progress, and which advised of the anticipated out-turn position for the year 2002/2003.

It was agreed:-

- (i) to note the current position in relation to the Capital Programmes as detailed in the report and that further monitoring reports would be submitted to future meetings; and

- (ii) that the Director of Homes and Technical Services would arrange for future reports of this nature to include an explanation for any significant delays in progress on works within the programme.

Councillors D Coffey, McIntyre and Knapp left the meeting during discussion, but prior to determination, of the above item.

HOUSING CAPITAL ALLOCATION AND CAPITAL PROGRAMME 2003/2004

4. There was submitted a report dated May 2003 (circulated) by the Director of Homes and Technical Services which advised of the anticipated financial allocation and which set out proposals for the Housing Capital Programme 2003/2004.

It was agreed to approve the proposals for the 2003/2004 Capital Programme as detailed in the report.

FABRIC UPGRADE TO 1 MACKENDRICK PLACE, KILMARNOCK

5. There was submitted a report dated May 2003 (circulated) by the Director of Homes and Technical Services which advised of the anticipated contractual overspend upon the project for fabric upgrading to 1 MacKendrick Place, Kilmarnock and which sought approval for this.

It was agreed to approve the additional expenditure of £39,371.41 on this contract.

WRITE-OFF OF FORMER TENANT ARREARS

6. There was submitted a report dated 2 May 2003 (circulated) by the Director of Homes and Technical Services which sought approval for the writing-off of those former tenant arrears accrued prior to 31 March 2003 which were no longer viable to pursue.

It was agreed:-

- (i) to note the position with regard to the arrangements with the debt recovery agencies;
- (ii) to approve the write-off in financial year 2002/2003 of former tenant arrears amounting to £451,661.12 as detailed in the report; and
- (iii) to note that the Director of Homes and Technical Services (a) intended to provide more frequent reports to this Committee on the proposed write-off of former tenant arrears, the next report to include information on the value of debts recovered by the debt recovery agencies and their commission rates; and (b) would report to a future Meeting on the evaluation of the Pilot Scheme for the utilisation of the debt recovery agencies, following completion of the Scheme in approximately six months time.

ANTI-SOCIAL BEHAVIOUR STRATEGY

7. There was submitted a report dated 2 May 2003 (circulated) by the Director of Homes and Technical Services which updated on the developments in the Department of Homes and Technical Services' new strategy to deal with incidents of anti-social behaviour quickly and effectively and where necessary bring those responsible before the courts at an early date.

It was agreed:-

- (i) to note the contents of the report;
- (ii) to note that a further report would be submitted in due course on the performance of the strategy, this report to include consideration of the various issues raised at the meeting; and
- (iii) that a briefing/discussion session on the Anti-Social Behaviour Strategy and related issues be included within the current Elected Member Training Programme.

HOUSING (SCOTLAND) ACT 2001 - IMPLEMENTATION OF THE IMPROVEMENT AND REPAIRS GRANTS PROVISIONS

8. There was submitted a report dated May 2003 (circulated) by the Director of Homes and Technical Services which advised of the changes relating to the provision and operation of Repairs and Improvement Grants as introduced in the Housing (Scotland) Act 2001 and the anticipated implications to the budget and staff requirements.

It was agreed:-

- (i) to note the contents of the report; and
- (ii) to remit to the Director of Homes and Technical Services to provide a further report for consideration following the appraisal of the draft guidance issued by the Scottish Executive.

MANAGING ABSENCE

9. There was submitted and noted a report dated May 2003 (circulated) by the Director of Homes and Technical Services which analysed absence within the Department of Homes and Technical Services for the first quarter of 2003 and which indicated what action the Department was taking in relation to the management of absence.

BETTER NEIGHBOURHOOD SERVICES FUND TEENAGE RECREATION AREA, MEIKLEWOOD ROAD, KILMARNOCK

10. There was submitted a report dated May 2003 (circulated) by the Director of Homes and Technical Services which sought approval to the use, on an interim basis, by the Department of Community Services, of an area of ground at Meiklewood Road, Kilmarnock as a teenage recreation area.

It was agreed to approve the interim use of the area of ground at Meiklewood Road, Kilmarnock as a teenage recreation area, as proposed.

QUALITY OF LIFE INITIATIVE

11. There was submitted a report dated May 2003 (circulated) by the Director of Homes and Technical Services which recommended implementation arrangements for Quality of Life Funded Programmes, for which this Committee had the lead responsibility.

It was agreed to approve the application of the additional Quality of Life Funding to the projects set out in Section 3 of the report.

EXCLUSION OF PRESS AND PUBLIC

12. The Committee resolved 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 item of business on the grounds that it involved the likely disclosure of exempt information as defined in Paragraph 6 of Schedule 7 A of the Act.

**PROPOSED DISPOSAL OF LAND AT THE REAR OF
9 ROBERT NOBLE PLACE, KILMARNOCK**

13. There was submitted a report dated May 2003 (circulated) by the Director of Homes and Technical Services which requested that the Committee declare surplus to requirements an area of ground extending to 23.1 square metres situated to the rear of 9 Robert Noble Place, Kilmarnock and authorise disposal of same.

It was agreed:-

- (i) to declare the area of ground in question surplus to requirements and to authorise disposal of same to the interested party indicated in the report; and
- (ii) that the Director of Development Services be authorised to finalise negotiations for the disposal.

The meeting terminated at 1132 hours.

APPENDIX 1**AWARDING OF CONTRACTS**

CONTRACT	SUCCESSFUL CONTRACTOR	AMOUNT (EXCLUDING FEES)
Repairs Review Consultancy Service	IPF, Edinburgh	£51,726.98
Furniture Handling, Storage and Homelessness Support Service	LCS, Kilmarnock	Schedule of Rates
Supply of Tenant Starter Packs	AMH Direct Limited, Kilmarnock	£25.53 per Pack up to the contract value of £24,000

APPENDIX 2

FINAL MEASUREMENTS ON CONTRACTS

Contract Title	Amount of Final Measurement
External Painterwork and Roughcast Repairs to 113No. Houses, 1996/97 Programme, Phase 2	£55,009.01
Installation of Solid Fuel Central Heating to 25No. houses, 1996/97 Programme	£59,647.42
Electrical Re-wiring to 16No. Houses, 1996/97 Programme	£16,974.52
Replacement of Windows to 171No. Houses, 1996/1997 Programme, Phase 1	£313,512.00
Home Security Works	£36,855.21
Fire Damage at 145 Turnberry Drive	£18,096.09
Door and Window Security (North) 1996,1997 Programme	£78,805.29
Replacement of Windows to 187No. Houses, 1996/1997 Programme	£493,012.98
Combined Library/Local Area Office, Newmilns Library, Newmilns	£21,393.07
Internal Refurbishment (North) 1996/1`997 Programme, Phase 1	£133,050.00
Proposed Alterations to North West Area Housing Office, Western Road, Kilmarnock	£27,162.21
Replacement of Windows to 69No. Houses, 1996/1997 Programme, Phase 5	£136,451.27
Housing for the Elderly, Energy improvement, 1997/ 1998	£47,735.06
Non Traditional Modernisation, Stewarton, 1997/1998 Programme	£300,593.00
Social Work Area Office and ATC at 9 Balmoral Road, Kilmarnock	£1,384,393.28
Reinstatement of Fire Damage at 75 Morton Crescent, Darvel	£14,526.71
Proposed Alterations to Shortlees Housing Office, 64-66 Caprington Avenue, Kilmarnock	£65,988.98
Replacement of Windows to 419No. houses, 1998/1999 Programme, Phase 1	£860,629.44
Replacement of Windows to 385No. houses, 1998/1999 Programme, Phase 2	£722,080.00
Installation of Solid Fuel Central Heating to 17No. houses, 1997/1998 Programme	£38,089.31
Replacement of Windows to 414No. houses, 1998/1999 Programme, Phase 3	£879,705.41
Non Traditional Modernisation of 6 Houses, Stewarton, 1998/1999 Programme	£232,072.06

Contract Title	Amount of Final Measurement
Reinstatement of Fire Damaged Property at 4 Plantation Avenue, Patna	£13,123.41
Urban Aid Home Security, 1998/1999 Programme, Dusk to Dawn Lighting	£62,616.19
Installation of Audio Door Entry Systems to 63No.Houses 1998/1999 Programme	£25,848.00
Modernisation of 21No. Houses at Riccarton, 1998/1999 Programme, Phase 6B	£762,576.65
Reinstatement of Fire Damage at 49 Fleming Street, Kilmarnock	£12,068.01
Replacement of Windows to 434No. Houses, 1998/1999 Programme, Phase 6	£980,869.78
Fire Damage Reinstatement at 141 Barshare Road, Cumnock	£18,549.76
Replacement of Windows to 300No. Houses, 1999/2000 Programme, Phase 2	£603,746.31
Masonry Painting to 190No. Houses, 1999/2000 Programme	£123,342.60
Installation of Video Door Entries to 75No. Houses, Various Locations, 1999/2000 Programme	£63,152.30
Electrical Re-wiring to 105 No. Houses, 1999/2000 Programme, Phase 1	£77,481.79
Electrical Re-wiring to 105No. Houses, 1999/2000 Programme, Phase 2	£170,981.63
Reinstatement of Fire Damage to 66 Gilfoot, Newmilns	£20,641.64
Non Traditional Modernisation of 8No. Houses Stewarton, 1999/2000 Programme	£325,496.42
Re-roofing to 58No. Houses, 1999/2000 Programme, Phase 1	£160,410.70
Electrical upgrade, John Dickie Street, Kilmarnock, 1999/2000 Programme	£97,495.92
Refurbishment of Dalmellington Industrial Estate, Main Street, Dalmellington, Phase 1	£390,016.86
Proposed Barrier Free Housing, Former Childrens Home, Netherthird	£266,953.65
Cavity Wall Insulation to 600No. Houses, 2000/2001 Programme	£91,980.69
Works to Solumns and Modernisation of 8No. Flats at Irvine Road, Crosshouse, 2000/2001 Programme	£143,030.00
Electrical Rewiring to 243No. Houses, 2000/2001 Programme, Phase 1	£196,924.50
Masonry Painting, 2000/2001 Programme, Phase 2	£31,614.41
Former Industrial Units, Main Street, Dalmellington, Phase 2 Works, Forming Local Office, Health Centre, Police Station and Tele-centre	£1,482,522.89

Contract Title	Amount of Final Measurement
Non Traditional Modernisation to 4No. Houses, Broomhill Quadrant, Kilmarnock, 2000/2001 Programme Phase 3	£137,368.30
Re-roofing of Various Areas, Auchinleck Academy	£66,519.38 Less L & A Damages for late completion of -£1,600.00 Final Amount: £64,919.38
Replacement of Doors and Screens, 2000/2001 Programme, Phase 1	£250,207.50 Accepted Tender with further approval dated 31/1/01 and 6/03/01
Replacement of Lead Water Services, 2000/2001 Programme	£116,798.43
Reinstatement of Fire Damage at 11 Cameron Drive, Auchinleck	£21,154.24
Removal of Asbestos Insulated Storage Tanks, etc, 2000/2001 Programme, Phase 1	£59,032.23
Removal of Asbestos Insulated Storage Tanks etc, 2000/2001 Programme, Phase 2	£44,820.89
Electrical Rewiring, 2000/2001 Programme, Phase 4	£116,964.51
Removal of Asbestos Insulated Storage Tanks etc, 2000/2001 Programme, Phase 3	£4,522.90
Civic Centre North, Kilmarnock, Alterations to Form Banking Hall	£117,614.67
Replacement of Doors and Screens, 2000/2001 Programme, Phase 2	£253,684.79
Non Traditional Modernisation of 9No. Houses, Broomhill Quadrant, Kilmarnock, 2001/2002 Programme	£332,085.47
Replacement of Sanitary Appliances to 120No. Houses, 2000/2001 Programme	£136,533.69
External Painterwork to 212 No. Timber Houses, 2000/2001 Programme	£242,136.83
Replacement of Kitchen Units to 161No. Houses, 2001/2002 Programme, Phase 1	£285,299.86
Reinstatement of Fire Damage at 2D Cessnock Avenue, Hurlford	£13,966.45
Installation of Audio Door Entry Systems to 88No. Houses, Various Locations, 2001/2002 Programme	£85,385.76
Electrical Rewiring, 2001/02 Programme	£211,900.99

Contract Title	Amount of Final Measurement
Installation of Gas Central Heating to 310No. Houses 2001/2002 Programme, Phase 2	£687,699.69
Re-roofing of 4No. blocks of flats, Kilmarnock and 13No. Houses, 2001/2002 Programme, Phase 1	£217,336.47
Replacement of Kitchen Fitments, 2001/2002 Programme, Phase 4	£408,705.04
Replacement of Kitchen Fitments, 2001/2002 Programme, Phase 5	£360,297.99
Modernisation and Asbestos Removal to 36No. Houses, 2001/2002 Programme, Phase 1	£204,500.04
Re-roofing Works to Barshare Primary School, Cumnock	£29,621.00
Refurbishment of Changing/ Shower Facilities to P.E. Block, Auchinleck Academy	£26,920.57
Modernisation and Asbestos Removal, 2001/2002 Programme, Phase 2	£107,764.21
Replacement of Doors and Screens, 2001/2002 Programme, Phase 2	£497,857.73
Special Needs Conversion to 104 & 106 Mill O'Shield Road, Droagan	£26,971.07
Extension to Newmilns Primary School	£226,906.30
Erection and Dismantling of Seasonal Street and Tree Lighting, 2001/2002 Programme	£35,093.68
Masonry Painting, 2001/2002 Programme, Phase 2	£139,526.70
Masonry Painting, 2001/2002 Programme, Phase 1	£233,831.38
Masonry Painting, 2001/2002 Programme, Phase 3	£25,893.26
Burns Mall Female Toilet Refurbishment, Kilmarnock	£72,918.32
Alterations to 12 and 14 Lugar Street, Cumnock	£16,427.80
CCTV Installation and Upgrade to Existing CCTV System at Fraser Walk, Kilmarnock	£30,106.75
Internal Alterations to form Offices for "PPP", Crosshouse Nursery School	£30,981.49
Reinstatement of Fire Damage at 27 Ballochmyle Avenue, Auchinleck	£24,699.88