

**EAST AYRSHIRE COUNCIL****HOUSING COMMITTEE****MINUTES OF MEETING HELD ON WEDNESDAY 31 JANUARY 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, Douglas Reid, Lilian MacLean, John Weir, Drew McIntyre, David Macrae, John Knapp, Jim Raymond, George Smith, Tommy Farrell, 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; Chris McAleavey, Head of Homes; Campbell Johnston, Design Services Manager; David McLellan; Financial Services Manager; Julie Armstrong, Principal Administrative Officer; Caroline Gordon, Public Relations Assistant; Anna Gallagher, Solicitor/Team Leader; and Stuart Nelson, Administrative Officer.

**APOLOGIES:** Councillors Alan Campbell and Jane Darnbrough.

**CHAIR:** Councillor Jimmy Kelly, Chair.

**HOUSING REVENUE ACCOUNT 2001/2002: DRAFT ESTIMATES (Item 2, Page , 99/02)****1.1 CONSULTATION EXERCISE**

There was submitted and noted a joint report (circulated) by the Directors of Homes and Technical Services and of Finance regarding the consultation exercise for the Housing Revenue Account on the draft estimates for 2001/2002 as considered by the Special Housing Committee on 18 January 2001 and on the associated possible rent levels for 2001/2002.

**1.2 OUTCOME OF CONSULTATION EXERCISE**

There was submitted a joint report (circulated) by the Directors of Homes and Technical Services and of Finance on the outcome of the public consultation exercise for the Housing Revenue Account on the draft estimates for 2001/2002 as considered by the Special Housing Committee on 18 January 2001 and on the associated possible rent levels for 2001/2002.

Councillor Kelly, seconded by Councillor Macrae moved that the Committee:-

- (a) recommend to the Special Policy and Resources Committee to be held on 14 February 2001:
  - (i) approval of the draft estimates for the Housing Revenue Account 2001/2002 as submitted to the Special Housing Committee of 18 January 2001;
  - (ii) approval for 2001/02 of a flat rate increase on all house rents of £1.50 per week over a 48 week period, in order to balance the Housing Revenue Account; and
- (b) otherwise note the terms of the report.

Councillor Willie Coffey, seconded by Councillor Reid moved as an amendment to reject the terms of the motion and the level of rent increase proposed and to continue the matter for further consideration.

On a division by a show of hands the motion was carried by 11 votes to 7.

## **BUDGETARY REPORTS**

### **2.1 HOMES AND TECHNICAL SERVICES - CENTRAL REPAIRS ACCOUNT TO 15 DECEMBER 2000 (PERIOD 9)**

There was submitted and noted a joint report dated 15 January 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 - Central Repairs Account for the period ended 15 December 2000 (Period 9).

### **2.2 HOMES AND TECHNICAL SERVICES - PROPERTY TO 15 DECEMBER 2000 (PERIOD 9)**

There was submitted and noted a joint report dated 15 January 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 15 December 2000 (Period 9).

### **2.3 HOMES AND TECHNICAL SERVICES - TECHNICAL SERVICES TO 15 DECEMBER 2000 (PERIOD 9)**

There was submitted and noted a joint report dated 15 January 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 15 December 2000 (Period 9).

### **2.4 HOUSING REVENUE ACCOUNT TO 15 DECEMBER 2000 (PERIOD 9)**

There was submitted and noted a joint report dated 15 January 2001 (circulated) by the Director of Finance and the Director of Homes and Technical Services which advised of the current budgetary control position of the Housing Revenue Account for the period ended 15 December 2000 (Period 9).

### **2.5 GENERAL FUND HOUSING TO 15 DECEMBER 2000 (PERIOD 9)**

There was submitted and noted a joint report dated 15 January 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 General Fund Housing for the period ended 15 December 2000 (Period 9).

## HOUSING CAPITAL PROGRAMME 2000/2001

### 3.1 CONTRACTUAL OVERSPEND: KILMARNOCK: BLOCKS 1-4 SHAWBANK PLACE AND BLOCK 2, BELLSLAND PLACE

There was submitted a report dated 3 January 2001 (circulated) by the Director of Homes and Technical Services which advised of, and sought approval to, the anticipated contractual overspend in respect of the carrying out of additional works in connection with re-roofing works to Blocks 1-4, Shawbank Place and Block 2, Bellsland Place, Kilmarnock under the current year's Housing Capital Programme.

It was agreed:-

- (i) to approve the additional expenditure of £36,850 on this contract; and
- (ii) otherwise, to note the terms of the report.

### 3.2 CONTRACTUAL OVERSPEND: DAMPNES ERADICATION AT FULTON'S LANE, KILMARNOCK

There was submitted a report dated 3 January 2001 (circulated) by the Director of Homes and Technical Services which advised of, and sought approval to, the contractual overspend in respect of the carrying out of additional works in connection with dampness eradication works at properties in Fulton's Lane, Kilmarnock under the current year's Housing Capital Programme.

It was agreed:-

- (i) to approve the additional expenditure of £8,757.38 on this contract;
- (ii) to note that the Director of Homes and Technical Services would investigate the financial position in respect of inadequately installed cavity wall insulation at these houses; and
- (iii) otherwise, to note the terms of the report.

### 3.3 REQUEST MADE TO THE SCOTTISH EXECUTIVE FOR ADDITIONAL CAPITAL APPROVAL

There was submitted a report dated 10 January 2001 (circulated) by the Director of Homes and Technical Services which advised of the request made to the Scottish Executive for the allocation of additional capital borrowing consent and sought approval to negotiate extensions to capital contracts currently in place to enable expenditure of any grant funding obtained.

It was agreed:-

- (i) to note the bid made to the Scottish Executive for additional capital borrowing consent on the current year's Housing Revenue Account in respect of the following additional works, namely:-

PROJECT	NO. OF ADDRESSES	ANTICIPATED EXPENDITURE 2000/2001
Bathroom refurbishment	80	£57,600
Door and screen replacement	120	£98,400
Gas central heating	100	£202,000
Demolition	To be determined	£100,000
	<b>TOTAL</b>	<b>£458,000</b>

- (ii) to authorise extension of existing contracts as detailed within Section 4.1 of the report to enable the additional proposed works to be carried out, subject to adequate additional capital borrowing consent being granted.

#### **KILMAURS: 41-43 BENRIG AVENUE - PROPOSED DEMOLITION**

4. There was submitted a report dated 15 December 2000 (circulated) by the Director of Homes and Technical Services which advised of structural difficulties at Nos 41-43 Benrig Avenue, Kilmaurs and sought authority to demolish these properties.

It was agreed, in view of the terms of the report, to authorise the Director of Homes and Technical Services to make the appropriate arrangements for demolition of the properties at 41-43 Benrig Avenue, Kilmaurs and for the remaining site to be reinstated to grassed open space.

#### **ESTABLISHMENT OF A HOUSING FORUM**

5. There was submitted a report dated 3 January 2001 (circulated) by the Director of Homes and Technical Services which sought approval to establish an East Ayrshire Council led Strategic Housing Forum in partnership with other housing stakeholders in East Ayrshire.

It was agreed:-

- (i) to approve the establishment of the East Ayrshire Housing Forum and the associated costs which will be facilitated within the Department of Homes and Technical Services; and
- (ii) to refer the staffing implications arising from the report to the Personnel and Property Sub-Committee of the Policy and Resources Committee for consideration, subject to appropriate resources being provided in the Council budget for 2001/2002.

#### **INDICATOR 1 - RESPONSE REPAIRS (Item 7, Page 1127, 99/02)**

6. There was submitted a report dated 15 January 2001 (circulated) by the Director of Homes and Technical Services on the Department's current performance in relation to Indicator 1 - Response Repairs from 1 April to 30 September 2000.

It was agreed:-

- (i) to note the contents of the report; and
- (ii) to note that a report would be submitted to a future meeting on the Department's performance in relation to Indicator 1 for the third quarter of 2000/2001.

#### **VOID MANAGEMENT (Item 9, Page 1358, 99/02)**

7. There was submitted a report (circulated) by the Director of Homes and Technical Services which advised of progress made in improving voids administration performance and put forward proposals for dealing with the problem of low demand housing within specific communities within East Ayrshire.

Councillor Kelly, seconded by Councillor Macrae moved:-

- (i) to note and approve the action taken by the Department to improve the performance of voids administration;

- (ii) to approve, in principle, the recommendations detailed in Section 5 of the report; and
- (iii) to authorise the Director of Homes and Technical Services to proceed to appropriate consultation accordingly and to report back to this Committee at the earliest possible meeting.

Councillor Willie Coffey, seconded by Councillor Reid moved as an amendment to reject the terms of the motion and to (a) undertake a process of consultation within the communities affected before taking any decisions; (b) explore all possibilities, including local letting initiatives and to treat each individual case for demolition separately; (c) ask the Director of Homes and Technical Services to prepare a strategy for the future of public sector housing in East Ayrshire which focuses on regenerating our communities; and (d) ask the Director of Homes and Technical Services to consult with his fellow Directors and Trades Unions in the development of this strategy to ensure that their contribution is at the heart of the strategy.

On a division by a show of hands, the motion was carried by 11 votes to 7.

Councillor Raymond left the meeting at this point.

#### **FLATTED PROPERTIES AT NOS 2-110 CASTLEVIEW AVENUE, GALSTON (Item 1, Page 1355, 99/02)**

8. There was submitted a report (circulated) by the Director of Homes and Technical Services which recommended action in respect of flatted/maisonette properties at Nos 2-110 Castlevue Avenue, Galston.

Councillor Kelly, seconded by Councillor Macrae moved:-

- (i) to note the terms of the report and in particular, the result of the consultation exercise with tenants;
- (ii) to approve the re-housing of the existing tenants and the subsequent demolition of the five maisonette blocks, the demolitions to be carried out on a phased and programmed basis to minimise the risk to adjoining householders;
- (iii) to authorise the Solicitor to the Council to begin negotiations for the re-purchase of the former Council flat at 50 Castlevue Avenue, Galston, where necessary through compulsory purchase; and
- (iv) to instruct the Director of Homes and Technical Services to commence detailed discussions with individual householders on re-housing options and to begin re-housing as soon as possible.

Councillor Willie Coffey, seconded by Councillor Reid moved as an amendment to continue consideration of this matter pending detailed proposals for re-housing of the tenants concerned.

On a division by a show of hands, the motion was carried 9 votes to 8.

Councillors Reid and Weir left the meeting at this point.

#### **HOUSING DEVELOPMENT RESOURCES**

9. There was submitted a report dated 11 January 2001 (circulated) by the Director of Homes and Technical Services which sought approval for the provision of resources to meet, among other issues, the Development Role as articulated in the Housing Bill currently before the Scottish Parliament and the increase in local development activity.

It was agreed:-

- (i) to authorise the Director of Homes and Technical Services to implement the proposals detailed in the report; and
- (ii) to refer the staffing implications arising from this report to the Personnel and Property Sub-Committee of the Policy and Resources Committee for consideration, subject to appropriate resources being provided in the Council budget for 2001/2002.

#### **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.

Councillor Reid re-joined the meeting at this point.

#### **PROPOSED DISPOSAL OF LAND ADJACENT TO SHOP UNIT AT 55 MACPHAIL DRIVE, KILMARNOCK**

11. There was submitted a report (circulated) by the Director of Homes and Technical Services which requested that the Committee agree to the sale of an area of ground located adjacent to the shop unit at 55 MacPhail Drive, Kilmarnock.

It was agreed:-

- (i) that the area of ground in question be declared surplus to requirements; and
- (ii) that the Director of Development Services be authorised to negotiate appropriate terms and conditions for the sale to the interested party indicated in the report.

#### **BUDGETARY CONTROL REPORT - BUILDING & WORKS DLO TO 15 DECEMBER 2000 (PERIOD 9)**

12. There was submitted and noted a joint report dated 15 January 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 15 December 2000 (Period 9).

The meeting terminated at 1201 hours.

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