

EAST AYRSHIRE COUNCIL

HOUSING COMMITTEE

MINUTES OF MEETING HELD ON WEDNESDAY 30 JANUARY 2002 AT 1000 HOURS IN THE MEETING ROOM, COUNCIL HEADQUARTERS, LONDON ROAD, KILMARNOCK

PRESENT: Councillors Jimmy Kelly, Ann Hay, Daniel Coffey, Willie Coffey, Douglas Reid, Lilian MacLean, John Weir, Drew McIntyre, David Macrae, Alan Campbell, 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; 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; Alan Paterson, Principal Quantity Surveyor; Anna Gallagher, Solicitor/Team Leader; Caroline Gordon, Public Relations Assistant; Stuart Nelson, Administrative Officer; and Lynn Chapman, Trainee Administrative Officer.

APOLOGY: Councillor Stephanie Young.

CHAIR: Councillor Jimmy Kelly, Chair.

BUDGETARY PROGRESS REPORTS

1.1 HOMES AND TECHNICAL SERVICES - CENTRAL REPAIRS ACCOUNT TO 19 NOVEMBER 2001 (PERIOD 8)

There was submitted and noted a joint report dated 11 December 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 18 November 2001 (Period 8).

1.2 HOMES AND TECHNICAL SERVICES - PROPERTY TO 18 NOVEMBER 2001 (PERIOD 8)

There was submitted and noted a joint report dated 11 December 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 18 November 2001 (Period 8).

1.3 HOMES AND TECHNICAL SERVICES - TECHNICAL SERVICES TO 18 NOVEMBER 2001 (PERIOD 8)

There was submitted and noted a joint report dated 11 December 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 18 November 2001 (Period 8).

1.4 HOUSING REVENUE ACCOUNT TO 18 NOVEMBER 2001 (PERIOD 8)

There was submitted a joint report dated 11 December 2001 (circulated) by the Director of Finance and the Director of Homes and Technical Services which advised of the current budgetary control position for the Housing Revenue Account for the period ended 18 November 2001 (Period 8).

Councillor Kelly, seconded by Councillor Macrae moved to note the terms of the report.

Councillor Willie Coffey, seconded by Councillor Reid moved as an amendment that the Director of Homes and Technical Services submit a further report to this Committee providing a full and detailed analysis of the property and administration costs referred to in the report.

On a division by a show of hands, the motion was carried by 11 votes to 8.

1.5 GENERAL FUND HOUSING TO 18 NOVEMBER 2001 (PERIOD 8)

There was submitted and noted a joint report dated 11 December 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 18 November 2001 (Period 8).

AWARDING OF CONTRACTS

2. There was submitted and noted a report dated 9 January 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.

HOUSING CAPITAL PROGRAMME 2001/2002

3.1 MODIFICATION OF THE CAPITAL PLAN

There was submitted a report dated 11 January 2002 (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; and which sought authority to enter into extended contractual arrangements.

Councillor Kelly, seconded by Councillor Macrae moved:-

- (i) to approve the extension of existing contracts as detailed in paragraph 4.2.2 of the report;
- (ii) that in the event that any additional underspend is identified in the current year's Housing Capital Programme, further extensions to existing contracts be approved in terms of the procedure set out in paragraph 5.1 of the report, be subject to the approval of the Director of Homes and Technical Services following consultation with the Chair of this Committee and the details reported to this Committee at a future date; and
- (iii) otherwise, to note the current position in relation to modification of the current year's Capital Programme.

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

- (i) to approve the extension of existing contracts as detailed in paragraph 4.2.2 of the report; and
- (ii) that in the event that any additional underspend is identified in the current year's Housing Capital Programme, proposed further extensions to existing contracts be approved by this, or other appropriate, Committee in the light of a report by the Director of Homes and Technical Services providing a full performance assessment of those contractors who it is proposed would carry out the works concerned.

On a division by a show of hands, the motion was carried by 11 votes to 8.

Councillors Raymond and Farrell left the meeting at this point.

3.2 GAS CENTRAL HEATING: EXTENDED CONTRACTUAL ARRANGEMENTS

There was submitted a report dated 11 January 2002 (circulated) by the Director of Homes and Technical Services which advised of the results of the tenders received for Phase 4 of the Gas Central Heating Programme for 2001/2002; and which sought authority to enter extended contractual arrangements.

It was agreed:-

- (i) to approve the extension of the existing contract with Scottish Gas Service Public Sector Division for the installation of gas central heading at an additional 49 houses as provided for within Phase 4 of the current year's Housing Capital Programme; and
- (ii) otherwise, to note the terms of the report.

HOUSING CAPITAL PROGRAMME 2002/2003: SETTLEMENT IN PROPERTIES AT 62, 64 AND 66 BARSHARE ROAD, CUMNOCK

4. There was submitted a report dated 11 January 2002 (circulated) by the Director of Homes and Technical Services which advised of the impact of poor ground conditions on the properties at 62, 64 and 66 Barshare Road, Cumnock; and recommended re-housing of the tenants concerned and demolition of these properties.

It was agreed:-

- (i) to note the outcome of consultation meetings with tenants of the properties concerned;
- (ii) to proceed with the demolition of the dwellinghouses at 62, 64 and 66 Barshare Road, Cumnock; and
- (iii) to authorise the Director of Homes and Technical Services to proceed to re-house the tenants concerned.

Councillor Farrell re-joined the meeting at this point.

HOME ENERGY CONSERVATION ACT 1995: SECOND PROGRESS REPORT 2001

5. There was submitted a report dated 21 January 2002 (circulated) by the Director of Homes and Technical Services which provided an update on the implementation of the Council's response to its obligations under the terms of the Home Energy Conservation Act 1995 with regard to the submission of the Second Progress Report 2001.

It was agreed:-

- (i) to approve the Second Progress Report 2001 as appended to the report, for submission to the Scottish Executive; and
- (ii) otherwise, to note the terms of the report.

HOMELESSNESS STRATEGY

6. There was submitted a report dated 30 January 2002 (circulated) by the Director of Homes and Technical Services which advised of the allocation of funding awarded by the Scottish Executive to develop the Homelessness Strategy in East Ayrshire and of a proposal detailing how this allocation will be used; and provided an update on the development of the Homelessness Strategy and the homeless services in general.

It was agreed:-

- (i) to acknowledge the allocation of funding for the development of homelessness strategies;
- (ii) to approve the spending proposals contained within the report; and
- (iii) otherwise, to note the terms of the report.

PILOT JOINT MEDIATION SERVICE WITH SOUTH AYRSHIRE COUNCIL

7. There was submitted a report dated 11 January 2002 (circulated) by the Director of Homes and Technical Services which advised of the establishment of a Pilot Joint Mediation Service with South Ayrshire Council.

It was agreed:-

- (i) to note the terms of the report; and
- (ii) that a further report be submitted to this Committee upon conclusion of the one year Pilot Scheme.

SINGLE REGULATORY FRAMEWORK

8. There was submitted a report dated 11 January 2002 (circulated) by the Director of Homes and Technical Services on proposals to respond to the requirements of the Single Regulatory Framework Performance Standards and the specific provisions of the Housing (Scotland) Act 2001, with regard to the inspection of housing accommodation and related services.

It was agreed:-

- (i) to note the terms of the report; and

- (ii) to note that further reports on progress would be submitted to future meetings of this Committee, as appropriate.

PERFORMANCE INDICATORS

- 9. There was submitted a report dated 11 January 2002 (circulated) by the Director of Homes and Technical Services on the performance of the Department of Homes and Technical Services in relation to Statutory Key Performance Indicators for the period 1 April to 30 September 2001.

It was agreed:-

- (i) to note the terms of the report; and
- (ii) that a further report on the performance of the Department in relation to the indicators concerned for the period 1 April 2001 - 31 March 2002 be submitted to a future meeting.

Councillor McIntyre left the meeting at this point.

MANAGING ABSENCE

- 10. There was submitted and noted a report dated 4 January 2002 (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 third quarter of 2001 and indicated what action the Department was taking in relation to the management of absence.

EXCLUSION OF PRESS AND PUBLIC

- 11. 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 DISPOSALS OF LAND

12.1 DARVEL: MCLAUHLAN COURT

There was submitted a report dated 11 January 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 approx 29m² at McLauchlan Court, Darvel 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.

12.2 KILMARNOCK: CHURCH LANE

There was submitted a report dated 11 January 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 approx 214m² located adjacent to 2 Church Lane, 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.

12.3 HURLFORD: WALDEN ROAD

There was submitted a report dated 11 January 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 approx 191m² located adjacent to 8 Walden Road, 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 negotiate the sale to the interested party concerned.

12.4 LUGAR: BRAEHEAD PLACE

There was submitted a report dated 11 January 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 approx 30m² located adjacent to 11 Braehead Place, Lugar 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.

Councillor McIntyre re-joined the meeting at this point.

**KILMARNOCK: OWNERSHIP AND PROPOSED REDEVELOPMENT OF
PROPERTIES (Item 15, Page 1827, 99/02)**

- 13.** There was submitted a joint report dated 11 January 2002 (circulated) by the Director of Homes and Technical Services and the Director of Development Services on the current position in respect of proposals for the re-development of properties in Kilmarnock.

It was agreed:-

- (i) to note the terms of the report and to authorise the Officers concerned to meet with the other owners of properties within the development site; and

- (ii) that further reports on progress be submitted to future meetings of this Committee and of the Development Services Committee, to provide feedback from the proposed meeting with the other owners of properties within the development site.

**BUDGETARY PROGRESS REPORT: BUILDING AND WORKS TO 18
NOVEMBER 2001 (PERIOD 8)**

- 14. There was submitted and noted a joint report (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 18 November 2001 (Period 8).

The meeting terminated at 1109 hours.

APPENDIX I

CONTRACT	SUCCESSFUL CONTRACTOR	AMOUNT (EXCLUDING FEES)
Masonry Painting Programme Phase 2 2001/2002	Bell Decorating Group Ltd, Airdrie	£162,478.53
Masonry Painting Programme Phase 3 2001/2002	Bell Decorating Group Ltd, Airdrie	£35,521.00
CCTV Installation and Repairs at Fraser Walk, Kilmarnock - Area Initiatives	ADT Fire and Security Plc, Uddingston	£30,071.48
Demolition of 15A - 18D Bankend Place, Kilmarnock	Central Demolition, Bonnybridge	£38,545.45
Demolition and Associated Work at 1-15 MacBeth Walk, Kilmarnock	Ayrshire Construction Ltd, Auchinleck	£45,973.94
Demolition of Former Housing Stock at Montgomery Street/Place, Kilmarnock	W H McClounie, New Cumnock	£51,300.00
Allocations and Homelessness Consultancy Service	Market Research Scotland, Glasgow	£7,980.00

SUPPLY OF BUILDING MATERIAL CONTRACTS

The following is the outcome of the tendering exercise in respect of the supply of Building Materials. These tenders were awarded on a "trade by trade" basis and each category has several successful contractors.

CONTRACT	SUCCESSFUL CONTRACTORS
General Building Materials	Stephens & Smith, Glasgow PDM, Kilmarnock Edmunson Electrical Ltd, Irvine HRPC, Preston Brodie Duncan Management, Dundee Joinery & Timber Creations Ltd, Dundee Jewson Ltd, Glasgow First Stop, Kilmarnock CTD (Scotland) Ltd, Glasgow Spectrum Fixings, Kilmarnock John Cameron, Glasgow Unifix Ltd, West Midlands Symphony Plastics Ltd, Herfordshire Keyline Builders Merchants, Ayr Greenham, Glasgow Kalon Ltd, West Yorkshire

CONTRACT	SUCCESSFUL CONTRACTORS
Electrical Materials	Edmunson Electrical Ltd, Irvine Jewson Ltd, Glasgow Riverbank Electrical Wholesalers Ltd, Kilmarnock Spectrum Fixings, Kilmarnock HRPC, Preston Holland House, Kilmarnock Edmunson Electrical Ltd, Ayr
Plumbing Materials	PDM, Kilmarnock Jayhard Ltd, Motherwell HRPC, Preston Heating Components & Equipment Ltd, Gateshead Jewson Ltd, Glasgow Richmonds, Glasgow Plumb Centre, Kilmarnock Alexander Brown & Co, Glasgow William Wilson Ltd, Ayr Edmunson Electrical Ltd, Irvine John Cameron, Glasgow
Glazing Materials	Solaglass Ltd, Coventry Independent Glass Co Ltd, Glasgow Andrew Wright Glass, Ayr Stockline Plastics Ltd, Glasgow Stephens & Smith, Glasgow DQS, Glasgow
Ironmongery Materials	Spectrum Fixings, Kilmarnock Flemings Ltd, West Lothian Jewson Ltd, Glasgow Millar Partners, Glasgow Scotdor, Glasgow Stephens & Smith, Glasgow
Joinery Materials	Scotplas, Ayr James Donaldson Timber Ltd, Fife First Stop, Kilmarnock Jewson Ltd, Glasgow DQS, Glasgow Thornbridge Sawmills Ltd, Grangemouth Rowan Timber Supplies, Plains Rearo Laminates Ltd, Glasgow Timber Centre, Glasgow
Painting Materials	Kalon Limited, West Yorkshire Greenham, Glasgow Spectrum Fixings, Kilmarnock John Cameron, Glasgow Whitaker & Sawyer, Essex Akzo Nobel Decorative Coatings, Lancashire DQS, Glasgow Flemings Ltd, West Lothian Unifix Ltd, West Midlands MGC, Surrey

CONTRACT	SUCCESSFUL CONTRACTORS
UPVC Materials	Dessian Fabricators, Coatbridge Scotplas, Ayr

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