

EAST AYRSHIRE COUNCIL**HOUSING COMMITTEE****MINUTES OF MEETING HELD ON WEDNESDAY 29 JANUARY 2003 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, Drew McIntyre, Isabella Macrae, Alan Campbell, Jane Darnbrough, John Knapp, Jim Raymond, George Smith, 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; David McLellan, Financial Services Manager; John Alexander, Principal Officer - Quality and Planning; Alan Paterson, Principal Quantity Surveyor; Anna Gallagher, Solicitor/Team Leader; David Morgan, Public Relations Officer; Stuart Nelson, Administrative Officer; and Lynn Chapman, Trainee Administrative Officer.

APOLOGIES: Councillors John Weir, Tommy Farrell and Julie Faulds.

CHAIR: Councillor Jimmy Kelly, Chair.

BUDGETARY REPORTS**1.1 HOMES AND TECHNICAL SERVICES – CENTRAL REPAIRS ACCOUNT TO 17 NOVEMBER 2002 (PERIOD 8)**

There was submitted and noted a joint report dated 18 December 2002 (circulated) by the Directors of Finance and 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 17 November 2002 (Period 8).

1.2 HOMES AND TECHNICAL SERVICES – PROPERTY TO 17 NOVEMBER 2002 (PERIOD 8)

There was submitted and noted a joint report dated 18 December 2002 (circulated) by the Directors of Finance and 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 17 November 2002 (Period 8).

1.3 HOMES AND TECHNICAL SERVICES – TECHNICAL SERVICES TO 17 NOVEMBER 2002 (PERIOD 8)

There was submitted and noted a joint report dated 18 December 2002 (circulated) by the Directors of Finance and 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 17 November 2002 (Period 8).

1.4 HOUSING REVENUE ACCOUNT TO 17 NOVEMBER 2002 (PERIOD 8)

There was submitted and noted a joint report dated 18 December 2002 (circulated) by the Directors of Finance and of Homes and Technical Services which advised of the current budgetary control position of the Housing Revenue Account for the period ended 17 November 2002 (Period 8).

1.5 BUDGETARY CONTROL SUMMARY STATEMENT: GENERAL FUND HOUSING TO 17 NOVEMBER 2002 (PERIOD 8)

There was submitted and noted a joint report dated 18 December 2002 (circulated) by the Directors of Finance and 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 17 November 2002 (Period 8).

1.6 SUPPORTING PEOPLE ACCOUNT TO 17 NOVEMBER 2002 (PERIOD 8)

There was submitted and noted a joint report dated 18 December 2002 (circulated) by the Directors of Finance and 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 – Supporting People for the period ended 17 November 2002 (Period 8).

AWARDING OF CONTRACTS

2. There was submitted a report dated 10 January 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 the Appendix to these Minutes.

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

Councillor W Coffey, seconded by Councillor Campbell, moved as amendment:-

- (i) that upon completion of Capital Programme Projects, the Officers concerned provide a report on the performance of the contractors in carrying out the contracts and that information on the outcome, where it would be appropriate and reasonable to do so, be made available for examination by the public; and
- (ii) otherwise, to note the terms of the report.

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

It was also agreed that the Depute Chief Executive/Director of Corporate Resources would ensure that information on the numbers of houses involved in all contracts was included within future reports.

HOUSING CAPITAL PROGRAMME 2002-2003 MONITORING STATEMENT

3. There was submitted a report dated 7 January 2003 (circulated) by the Director of Homes and Technical Services which advised of the current status of projects within the Housing Capital Programme 2002-2003 and which set out the current position in relation to financial monitoring and physical progress.

It was agreed:-

- (i) to note that the Chair would pursue with the Director of Homes and Technical Services issues raised regarding the installation of replacement doors within the

housing stock relating to suitability and fire safety and that Councillor Campbell would be advised of the outcome; and

- (i) otherwise, note the contents of the report.

PROPERTY REPAIRS AND MAINTENANCE SERVICE (REVIEW UPDATE) (Item 1.2, Page 2181, 99/03)

- 4. There was submitted and noted a report dated 13 January 2003 (circulated) by the Director of Homes and Technical Services which informed of progress in the implementation of the agreed improvement plan arising from the Best Value Service Review and PMP audit.

HOUSING (SCOTLAND) ACT 2001 – COMMON HOUSING REGISTER

- 5. There was submitted a report dated 6 January 2003 (circulated) by the Director of Homes and Technical Services which informed of the authority's successful bid for Scottish Executive funding to test a possible computer based solution for a Common Housing Register (CHR).

It was agreed:-

- (i) to note the contents of the report; and
- (ii) that further update reports would be presented to this Committee in due course.

FUNDING FOR REFUGE DEVELOPMENT – DOMESTIC ABUSE

- 6. There was submitted a report dated 6 January 2003 (circulated) by the Director of Homes and Technical Services which informed of the outcome of the bid submitted by the Council for Scottish Executive funding to provide new refuge provision in Kilmarnock and Cumnock.

It was agreed:-

- (i) to note that proposals for the new Kilmarnock refuge development would be submitted in due course;
- (ii) to note that proposals for improvement of the Cumnock refuge would be submitted in due course;
- (iii) to recommend to Council to agree to the principle of disposal of appropriate land at nil cost subject to the consent of the Scottish Executive, to allow the Kilmarnock development to proceed; and
- (iv) otherwise, to note the contents of the report.

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MANAGING ABSENCE

- 7. There was submitted and noted a report dated January 2003 (circulated) by the Director of Homes and Technical Services which analysed absence within the Department of Homes and Technical Services for the fourth quarter of 2002 and indicated what action the Department was taking in relation to the management of absence.

PERFORMANCE INDICATORS

- 8. There was submitted a report dated January 2003 (circulated) by the Director of Homes and Technical Services which informed of the performance of the Department

of Homes and Technical Services in relation to Statutory Key Performance Indicators for the half year from 1 April to 30 September 2002.

It was agreed:-

- (i) to note that a further report on the annual figures for 2002-2003 would be produced in due course; and
- (ii) otherwise, to note the contents of the report.

THE SUPPORTING PEOPLE PROGRAMME (Item 7, Page 2888, 99/03)

9. There was submitted a joint report dated 13 January 2003 (circulated) by the Directors of Homes and Technical Services and of Educational and Social Services which advised of the continuing arrangements being made for the implementation of this Scottish Executive Initiative.

It was agreed:

- (i) to note that paragraph 8.1 of the report should read "The Committee is asked to note contents of this report."; and
- (ii) otherwise, to note the contents of the report.

THE FUTURE OF THE SUPPORTING PEOPLE PROGRAMME (Item 7, Page 2888, 99/03)

10. There was submitted a joint report dated 13 January 2003 (circulated) by the Directors of Homes and Technical Services and of Educational and Social Services which recommended proposals for long term staffing and management arrangements for the Supporting People Programme from April 2003.

It was agreed:-

- (i) to approve, in respect of this Committee's service delivery responsibilities, the staffing proposals detailed in paragraph 4 of the report and to authorise the Director of Homes and Technical Services, in conjunction with the Head of Personnel, to submit the proposals for approval by the Corporate Sub-Committee; and
- (ii) otherwise, to note the contents of the report.

EXCLUSION OF PRESS AND PUBLIC

11. 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 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 DISPOSAL OF LAND ADJACENT TO 92 WELLWOOD STREET, MUIRKIRK

12. There was submitted a report dated 8 January 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 259 square metres situated immediately adjacent to 92 Wellwood Street, Muirkirk and to 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.

PROPOSED DISPOSAL OF LAND AT 1 FULTON TERRACE, DARVEL

13. There was submitted a report dated 8 January 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 46 square metres situated adjacent to 1 Fulton Terrace, Darvel and to 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.

PROPOSED DISPOSAL OF LAND AT THE REAR OF 34 MACPHAIL DRIVE, KILMARNOCK

14. There was submitted a report dated 8 January 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 24 square metres situated adjacent to 34 MacPhail Drive, Kilmarnock and to 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 interest party indicated in the report; and
- (ii) that the Director of Development Services be authorised to finalise negotiations for the disposal.

BUILDING AND WORKS DLO TO 17 NOVEMBER 2002 (PERIOD 8)

15. There was submitted and noted a joint report dated 18 December 2002 (circulated) by the Directors of Finance and of Homes and Technical Services which advised of the current budgetary control position of the Building and Works DLO for the period ended 17 November 2002 (Period 8).

It was agreed:-

- (i) that the Director of Homes and Technical Services pursue the possibility of submitting on a regular basis in future, reports for consideration by this Committee in public, on appropriate aspects of the operation and performance of the Building and Works DLO; and
- (ii) otherwise, to note the contents of the report.

The meeting terminated at 1113 hours.

APPENDIX

<u>CONTRACT</u>	<u>SUCCESSFUL CONTRACTOR</u>	<u>AMOUNT (EXCLUDING FEES)</u>
Demolition of Housing Stock at Wellwood Street and Kirkgreen, Muirkirk	J B Black Construction Services, Maybole	£28,638.75
Proposed Roof Over-cladding at 36 Mosshead Road, Kilmarnock	Southwest Roofing Services Ltd, Dumfries	£62,937.82
Replacement of Kitchen Fitments to 147 Houses 2002/3 Programme	James Frew Ltd, Stevenston	£359,648.77
Fabric Upgrade at 1 Mackendrick Place, Kilmarnock	Fullwood Holdings Ltd T/A CT and CF Ltd, New Stevenston	£182,628.27
Loudoun Academy Culvert Replacement	Ayrshire Construction Ltd, Auchinleck	£33,472.95
Re-roofing of Community Centre, Cessnock Road, Hurlford	Foxbar Contracts, Kilmarnock	£38,614.94
Demolition of Ex-Housing Stock at 6-28 Carruthers Park and 17-23 Harwood Avenue, Muirkirk	J B Black Construction Services, Maybole	£44,540.21
Demolition of Ex-Housing Stock at 42-72 Greenhill Avenue and 78-84 Farden Avenue, New Cumnock	Burnfield Builders & Demolishers Ltd, Glasgow	£56,301.00
Proposed CCTV System at Shortlees Shopping Area, Central Avenue, Kilmarnock	ADT Fire & Security Plc, Uddingston	£29,379.00
Demolition of Ex-Housing Stock at 10-40 Greenhill Avenue, New Cumnock	W H McClounie, New Cumnock	£73,665.17