

EAST AYRSHIRE COUNCIL

HOUSING COMMITTEE

**MINUTES OF MEETING HELD ON THURSDAY 21 MARCH 2002 AT 1000 HOURS
IN THE MEETING ROOM, COUNCIL HEADQUARTERS, LONDON ROAD,
KILMARNOCK**

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

ATTENDING: Fiona Lees, Depute Chief Executive/Director of Corporate Resources; James Lavery, Director of Homes and Technical Services; David Mitchell, Head of Administrative and Legal Services/Solicitor to the Council; 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 Assistant; and Stuart Nelson, Administrative Officer.

APOLOGIES: Councillors Ann Hay, Stephanie Young, Douglas Reid, Drew McIntyre, David Macrae and Alan Campbell.

CHAIR: Councillor Jimmy Kelly, Chair.

BUDGETARY REPORTS

1.1 HOMES AND TECHNICAL SERVICES - CENTRAL REPAIRS ACCOUNT TO 10 FEBRUARY 2002 (PERIOD 11)

There was submitted and noted a joint report dated 4 March 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 10 February 2002 (Period 11).

1.2 HOMES AND TECHNICAL SERVICES - PROPERTY TO 10 FEBRUARY 2002 (PERIOD 11)

There was submitted and noted a joint report dated 4 March 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 10 February 2002 (Period 11).

1.3 HOMES AND TECHNICAL SERVICES - TECHNICAL SERVICES TO 10 FEBRUARY 2002 (PERIOD 11)

There was submitted and noted a joint report dated 4 March 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 10 February 2002 (Period 11).

1.4 HOUSING REVENUE ACCOUNT TO 10 FEBRUARY 2002 (PERIOD 11)

There was submitted and noted a joint report dated 4 March 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 10 February 2002 (Period 11).

1.5 GENERAL FUND HOUSING TO 10 FEBRUARY 2002 (PERIOD 11)

There was submitted and noted a joint report dated 4 March 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 10 February 2002 (Period 11).

HOUSING CAPITAL ALLOCATION AND CAPITAL PROGRAMME 2002/2003

2. There was submitted a report (circulated) by the Director of Homes and Technical Services which advised of the anticipated financial allocation, and set out proposals, for the Housing Capital Programme 2002/2003.

Councillor Kelly, seconded by Councillor Farrell moved:-

- (i) to note the contents of the report;
- (ii) to approve the proposals for the 2002/2003 Capital Programme as detailed in the report; and
- (iii) that the Director of Homes and Technical Services submit a report to a future meeting of this Committee in order to enable consideration to be given to the introduction of a scheme to ensure that smoke detectors within Council houses remained fully operational following installation.

Councillor Willie Coffey, seconded by Councillor Daniel Coffey, moved as an amendment to approve the proposals for the 2002/2003 Capital Programme as detailed in the report, subject to amendment to include schemes (a) for the conversion of window units to double glazed specification; and (b) to ensure that smoke detectors within Council houses remained fully operational following installation.

On a division by a show of hands, the motion was carried by 9 votes to 5.

AWARDING OF CONTRACTS

3. There was submitted and noted a report dated 5 March 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.

FINAL MEASUREMENTS ON CONTRACTS

4. There was submitted and noted a report dated 5 March 2002 (circulated) by the Director of Homes and Technical Services on final measurements for various works, as shown in Appendix II to these Minutes.

Councillor Menzies left the meeting at this point.

GAS CENTRAL HEATING/HOME ENERGY CONSERVATION ACT TARGET IMPROVEMENTS

5. There was submitted a report dated 26 February 2002 (circulated) by the Director of Homes and Technical Services which advised of further improvements to be incorporated into the Gas Central Heating Programme.

It was agreed to note the terms of the report which indicated that it would now be possible to provide boilers rated industry standard "Band A" for efficiency and emissions under the Housing Capital Programme at no additional cost to the Council due to funding having been made available for this purpose by Scottish Hydro Electric.

13-47, 49-83 AND 85-119 DAVID DALE AVENUE, STEWARTON - ENVIRONMENTAL WORKS

6. There was submitted a report dated 14 March 2002 (circulated) by the Director of Homes and Technical Services which advised of a contractual overspend upon the above project.

It was agreed:-

- (i) to note the information provided in the report; and
- (ii) to approve the additional expenditure of £54,000 on this project in respect of the re-tiling of the roofs of the properties concerned.

PLANNED REPAIRS

7. There was submitted a report dated 5 March 2002 (circulated) by the Director of Homes and Technical Services which advised of the addresses identified for the agreed spend of £100,000 from the Repairs and Renewals Fund.

It was agreed to note the terms of the report which, amongst other things, indicated that the sum of £100,000 from the Repairs and Renewals Fund had been utilised to carry out kitchen renewals at 113 houses where a need had been identified on an ad hoc basis, the addresses of the houses concerned having been detailed in the Appendix to the report.

MODERNISED RIGHT TO BUY

8. There was submitted a report dated 5 March 2002 (circulated) by the Director of Homes and Technical Services which provided information on the draft guidance and orders issued by the Scottish Executive for the implementation of the Modernised Right to Buy provisions contained within Part 2 of the Housing (Scotland) Act 2001.

The Director of Homes and Technical Services also explained that a briefing paper and information on the draft guidance and orders would be circulated to all Members of the Council and to tenants.

It was agreed to note the report and the comments made by the Director.

MODEL SCOTTISH SECURE TENANCY AGREEMENT

9. There was submitted a report dated 4 March 2002 (circulated) by the Director of Homes and Technical Services which sought approval, in principle, to the terms of

the draft Scottish Secure Tenancy Agreement for East Ayrshire; and to proceed to consult tenants on the terms of the draft Agreement.

It was agreed:-

- (i) to authorise the Director of Homes and Technical Services to enter into consultation on the draft Tenancy Agreement, as indicated in Section 4 of the report;
- (ii) that the Director of Homes and Technical Services submit a report on the outcome of the above mentioned consultation, together with a finalised version of the Scottish Secure Tenancy for East Ayrshire, to the next meeting of this Committee;
- (iii) that the Director of Homes and Technical Services put into place the necessary procedures to achieve the signing up of all tenants to the new local Scottish Secure Tenancy within 2 years of the implementation date; and
- (iv) otherwise, to note the terms of the report.

MANAGING ABSENCE

10. There was submitted and noted a report dated 28 February 2002 (circulated) by the Director of Homes and Technical Services which provided an analysis of absence within the Department for the fourth quarter of 2001 and indicated what action the Department was taking in relation to the management of absence.

PROPOSED TRANSFER OF GROUND ADJACENT TO DOON ACADEMY, DALMELLINGTON TO THE EDUCATION AND SOCIAL SERVICES DEPARTMENT

11. There was submitted a report dated 5 March 2002 (circulated) by the Director of Homes and Technical Services which requested that the Committee declare surplus to requirements an area of land adjacent to Doon Academy, Dalmellington, extending in total to 2448m² or thereby, for the purpose of transfer to the Educational and Social Services Department.

It was agreed:-

- (i) that the area of ground in question be declared surplus to requirements and, subject to the consent of the Scottish Executive in terms of Section 12(7) of the Housing (Scotland) Act 1997, be transferred to the Educational and Social Services Department; and
- (ii) to authorise the Director of Finance to regularise the transfer.

EXCLUSION OF PRESS AND PUBLIC

12. 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 DISPOSAL OF LAND ADJACENT TO RIVERBANK COTTAGE,
MILTON VIEW, GATEHEAD**

13. 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 ground extending to 415m² or thereby, situated adjacent to Riverbank Cottage, Milton View, Gatehead 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.

BUILDING AND WORKS DLO TO 10 FEBRUARY 2002 (PERIOD 11)

14. There was submitted and noted a report dated 4 March 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 10 February 2002 (Period 11).

BUILDING AND WORKS BUSINESS PLAN

15. There was submitted a report dated 5 March 2002 (circulated) by the Director of Homes and Technical Services which recommended approval of the Business Plan for the Building and Works Division for the year 2002/2003.

It was agreed:-

- (i) to approve the Business Plan for the Building and Works DLO for 2002/2003 as attached to the report; and
- (ii) to note that that the Director of Homes and Technical Services would give consideration to submitting to this Committee on a regular basis in future, monitoring reports on appropriate aspects of the operation of the Building and Works DLO.

The meeting terminated at 1118 hours.

APPENDIX I

| CONTRACT | SUCCESSFUL CONTRACTOR | AMOUNT (EXCLUDING FEES) |
|---|--|--------------------------------|
| Demolition at Thorn Terrace, Kilmarnock | W H McClounie, New Cumnock | £105,984.90 |
| Demolition of Ex-Housing Stock at Stoner Crescent, Auchinleck and Dalfarson Avenue, Dalmellington | J B Black Construction Services, Maybole | £64,222.20 |
| 13-47 and 49-83 David Dale Avenue, Stewarton - Environmental Works | Fulwood Holdings Ltd, T/A CT & CF Ltd, Stewarton | £174,087.84 |
| Reinstatement of Fire Damage at 27 Ballochmyle Avenue, Auchinleck | G D Spence & Sons Ltd, Dreghorn | £25,280.76 |
| Environmental Improvements - Loch Road, Mauchline and Reading Avenue, Kilmarnock | J B Black Construction Services, Maybole | £52,108.03 |
| Asbestos Identification Survey of 341 Lindsay Type Houses, 2001/2002 Programme, Phase 2 | ACS Environmental Ltd, Glasgow | £35,100.00 |
| Local Housing Strategy Consultancy Service | ODS, Glasgow | £10,650.00 |
| Supply and Delivery of 18 x Citroen Berlingo Vans | Arnold Clark Automobiles, Kilmarnock | £152,964.00 |
| Supply and Delivery of 4 x Citroen Berlingo Vans | Arnold Clark Automobiles, Kilmarnock | £33,992.00 |
| Supply and Delivery of 15 x Citroen Relay Vans | Arnold Clark Automobiles, Kilmarnock | £142,785.00 |
| Supply and Delivery of 1 x Curtain Sided Van with Tail Lift | Kerr & Smith, Glasgow | £19,914.00 |

APPENDIX II

| CONTRACT | AMOUNT OF FINAL MEASUREMENT |
|--|------------------------------------|
| Comfort Plus Heating Upgrade to 95 Houses, Phase 1 | £145,690.30 |
| Re-roofing of Kilmaurs Primary School | £60,124.15 |
| Moderate Learning Facility, Patna Primary School | £43,958.90 |

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