

EAST AYRSHIRE COUNCIL**HOUSING COMMITTEE****MINUTES OF MEETING HELD ON WEDNESDAY 11 SEPTEMBER 2002 AT
1000 HRS IN THE MEETING ROOM, COUNCIL HEADQUARTERS,
LONDON ROAD, KILMARNOCK**

PRESENT: Councillors Jimmy Kelly, Ann Hay, Stephanie Young, Daniel Coffey, Willie Coffey, Douglas Reid, John Weir, Drew McIntyre, Isabella Macrae, 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; 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 Lilian MacLean and Alan Campbell.

CHAIR: Councillor Jimmy Kelly, Chair.

BUDGETARY REPORTS**1.1 HOMES AND TECHNICAL SERVICES - CENTRAL REPAIRS ACCOUNT TO 28 JULY 2002 (PERIOD 4)**

There was submitted and noted a joint report dated 23 August 2002 (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 28 July 2002 (Period 4).

1.2 HOMES AND TECHNICAL SERVICES - PROPERTY TO 28 JULY 2002 (PERIOD 4)

There was submitted and noted a joint report dated 23 August 2002 (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 28 July 2002 (Period 4).

1.3 HOMES AND TECHNICAL SERVICES - TECHNICAL SERVICES TO 28 JULY 2002 (PERIOD 4)

There was submitted and noted a joint report dated 23 August 2002 (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 28 July 2002 (Period 4).

1.4 HOUSING REVENUE ACCOUNT TO 28 JULY 2002 (PERIOD 4)

There was submitted a joint report dated 23 August 2002 (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 28 July 2002 (Period 4).

It was agreed:

- (i) to note that the Director of Homes and Technical Services would provide ongoing analysis in future reports on the overall financial position of the HRA as a result of management action;
- (ii) to note that the officers concerned would ensure that appropriate information was available to tenants with regard to the revised Right to Buy provisions contained within the Housing (Scotland) Act 2001; and
- (iii) otherwise, to note the terms of the report.

1.5 GENERAL FUND HOUSING TO 28 JULY 2002 (PERIOD 4)

There was submitted and noted a joint report dated 23 August 2002 (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 General Fund Housing for the period ended 28 July 2002 (Period 4).

1.6 SUPPORTING PEOPLE ACCOUNT TO 28 JULY 2002 (PERIOD 4)

There was submitted and noted a joint report dated 23 August 2002 (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 - Supporting People for the period ended 28 July 2002 (Period 4).

FINAL MEASUREMENTS ON CONTRACTS

- 2. There was submitted and noted a report dated 23 August 2002 (circulated) by the Director of Homes and Technical Services which advised on final measurements for contracts, as shown in Appendix I to these Minutes.

AWARDING OF CONTRACTS

- 3. There was submitted and noted a report dated 21 August 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 II to these Minutes.

HOUSING CAPITAL PROGRAMME 2002-2003: MONITORING STATEMENT

- 4. There was submitted a report dated 23 August 2002 (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 Director of Homes and Technical Services would report to Committee on, and seek approval for, any proposals to undertake additional demolition work under the Housing Capital Programme in lieu of ground reinstatement to sites where demolitions have been carried out; and
- (ii) otherwise, to note the terms of the report.

VOID MANAGEMENT: AUCHINLECK AND NEW CUMNOCK

5. There was submitted a report dated 20 August 2002 (circulated) by the Director of Homes and Technical Services which advised of the outcome of a series of meetings held with the Stoner/Hillside Residents Association, Auchinleck and residents of Greenhill Avenue, Highpark Avenue and Farden Avenue, New Cumnock on the Council's proposals to deal with the problem of low demand housing within these areas.

It was agreed:-

- (i) to note the outcome of the consultation meetings with the residents as detailed in Section 3 of the report;
- (ii) to proceed with demolitions in Stoner Crescent/Hillside Crescent, Auchinleck and Greenhill Avenue/Highpark Avenue and Farden Avenue, New Cumnock as detailed in paragraph 4.1 of the report; and
- (iii) to authorise the Director of Homes and Technical Services to proceed to re-house the tenants involved.

PROPOSED DEMOLITION OF LOCK-UP BLOCK AT ST MAUR'S PLACE, KILMARNOCK

6. There was submitted a report dated 23 August 2002 (circulated) by the Director of Homes and Technical Services which requested approval for the demolition of lock-ups at St Maur's Place, Kilmarnock under the Housing Revenue Account.

It was agreed:-

- (i) to the demolition of the block of lock-ups at St Maur's Place, Kilmarnock; and
- (ii) otherwise, to note the terms of the report.

PLANNED REPAIRS

7. There was submitted a report dated August 2002 (circulated) by the Director of Homes and Technical Services which sought approval for the release of funds from the Repairs and Renewals Fund.

It was agreed:-

- (i) to release £200,000 from the Repairs and Renewals Fund for the purpose of undertaking a programme of gutter cleaning; and
- (ii) to authorise the Director of Homes and Technical Services to secure the consent of the Scottish Executive as required, in respect of this proposal; and
- (iii) to note that the Director of Homes and Technical Services would provide in future reports additional information on the types and numbers of, and the timescales for works under the planned Gutter Cleaning Programme.

SUPPORTING PEOPLE PROGRAMME

8. There was submitted and noted a joint report (circulated) by the Director of Homes and Technical Services and the Director of Educational and Social Services which advised of the continuing arrangements being made for the implementation of the Supporting People Programme, which is a Scottish Executive initiative.

TENANT PARTICIPATION STRATEGY: HOUSING (SCOTLAND) ACT 2001

9. There was submitted a report dated 19 August 2002 (circulated) by the Director of Homes and Technical Services which advised of the progress in developing a Tenant Participation Strategy in line with the requirements of Section 53 of the Housing (Scotland) Act 2001.

It was agreed:-

- (i) to note the contents of this updated report; and
- (ii) to note that further progress reports would be submitted to this Committee, as required.

PILOT CARE AND REPAIR PROJECT

10. There was submitted a report (circulated) by the Director of Homes and Technical Services which provided an update with regard to developing proposals for a Pilot Care and Repair Scheme in East Ayrshire.

It was agreed:-

- (i) to note the terms of the report;
- (ii) to approve the recommendations of the Steering Group as detailed in the Appendix to the report; and
- (iii) to note that a further report on the level of grant funding to support the Pilot Project would be submitted to a future meeting for consideration.

HOMELESSNESS STRATEGY UPDATE

11. There was submitted a report dated 23 August 2002 (circulated) by the Director of Homes and Technical Services which advised of the award of additional funding by the Scottish Executive to develop the Homelessness Strategy in East Ayrshire and of proposals detailing how this funding will be used; and provided an update on the progress achieved to date.

It was agreed:-

- (i) to note the allocation of additional funding for 2002/2003 and 2003/2004;
- (ii) to approve the establishment of a range of furnished temporary accommodation to house homeless families within the Council housing stock;
- (iii) to approve the reconfiguration of the existing hostels to provide supported accommodation for individuals with complex needs;
- (iv) to approve the establishment of new support arrangements as outlined in paragraph 4.6 of the report, subject to further discussion with the Head of Personnel;
- (v) to approve the spending proposals set out within the report;

- (vi) to note the progress achieved to date in developing new methods of delivering improved information and advice;
- (vii) to note that further reports on progress would be submitted to this Committee in due course; and
- (viii) to note that the Director of Homes and Technical Services would report to a future meeting on issues relating to the allocation of houses suitable to the needs of the prospective tenants.

ANTI-SOCIAL BEHAVIOUR - FAST TRACK INITIATIVE

- 12.** There was submitted a report dated 14 August 2002 (circulated) by the Director of Homes and Technical Services which advised of the Department's new strategy to seek to deal with incidents of anti-social behaviour quickly and effectively and where necessary to bring those responsible before the courts at an early date.

It was agreed:-

- (i) to establish a local Anti-Social Behaviour Strategy on the basis set out in the report;
- (ii) that the Director of Homes and Technical Services would submit to a future meeting, for consideration, proposed protocols in relation to the citing of individuals to attend court to give evidence; and
- (iii) otherwise to note the content of the report.

WIDER ACTION PROPOSALS, LONGPARK, KILMARNOCK

- 13.** There was submitted a report dated 20 August 2002 (circulated) by the Director of Homes and Technical Services which advised of proposals for wider action in Longpark which respond to the findings contained in the Wider Action Research Project for Longpark, Kilmarnock.

It was agreed:-

- (i) to note the terms of the report;
- (ii) to approve consultation with residents in the Longpark area with regard to the proposed selective demolitions outlined in the report;
- (iii) to approve consultation with residents in the Longpark area with regard to the proposed programme of safety measures for the properties outline in the report;
- (iv) to approve the costs associated with further proposed selective demolitions in Longpark, as outlined in the report; and
- (v) to note that a further report on progress would be submitted to this Committee at a future meeting.

AYRSHIRE JOINT COMMUNITY CARE PLAN 2001-2004 (INCORPORATING A REVIEW OF THE EAST AYRSHIRE PARTNERSHIP AND PRACTICE AGREEMENT)

- 14.** There was submitted a joint report dated 19 August 2002 (circulated) by the Director of Educational and Social Services and the Director of Homes and Technical Services which sought (i) the endorsement of the first annual review of the East

Ayrshire Joint Community Care Plan 2001-2004 which incorporates a review of the East Ayrshire Partnership and Practice Agreement 2001/2004; and (ii) authority to submit the review to the Scottish Executive as required by national guidance and directions.

It was agreed:-

- (i) to endorse the first annual review of the East Ayrshire Joint Community Care Plan 2001-2004; and
- (ii) to authorise the Director of Educational and Social Services, in consultation with the statutory planning partners, to submit the Review to the Scottish executive.

PERFORMANCE INDICATORS

- 15.** There was submitted a report dated 19 August 2002 (circulated) by the Director of Homes and Technical Services which advised of the performance of the Department of Homes and Technical Services in relation to Statutory Key Performance Indicators for the period 1 April 2001 to 31 March 2002.

It was agreed:-

- (i) to note the terms of the report; and
- (ii) to note that a further report would be submitted to this Committee on the performance of the Department for the period 1 April 2002 to 30 September 2002.

HEALTH AND SAFETY ACTION PLAN

- 16.** There was submitted a report dated 19 August 2002 (circulated) by the Director of Homes and Technical Services which recommended an updated Departmental Health and Safety Action Plan for 2002-2003.

It was agreed:-

- (i) to approve the Action Plan contained within Appendix I to the report; and
- (ii) to note that the Director of Homes and Technical Services will provide regular progress reports on the contents of the Action Plan.

MANAGING ABSENCE

- 17.** There was submitted and noted a report dated July 2002 (circulated) by the Director of Homes and Technical Services which provided an analysis of absence within the Department of Homes and Technical Services for the second quarter of 2002 and indicated what action the Department was taking in relation to the management of absence.

WARM HOMES PROJECT: INTEREST FREE LOAN

- 18.** There was submitted a report dated 22 August 2002 (circulated) by the Director of Homes and Technical Services which advised of the success of the Warm Homes Project; and which sought authority to offer an interest free loan of £17,000 to Southwest Scotland Energy Efficiency Advice Centre to re-launch the project and increase the impact of the Home Energy Conservation Act 1995 (HECA) requirements of the Council.

It was agreed:-

- (i) that the Warm Homes Project be given an interest free loan of £17,000 to be fully repaid over the next two financial years; and
- (ii) otherwise, to note the terms of the report.

PROPOSED TRANSFER OF GROUND AT WESTERN ROAD, GALSTON TO THE EDUCATIONAL AND SOCIAL SERVICES DEPARTMENT

19. There was submitted a report dated 6 August 2002 (circulated) by the Director of Homes and Technical Services which requested that the Committee declare surplus to requirements an area of ground at Western Road, Galston, extending to 1,625m² or thereby, for the purpose of transfer to the Educational and Social Services Department.

It was agreed:-

- (i) that the 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 1987, be transferred to the Educational and Social Services Department; and
- (ii) to authorise the Director of Finance to regularise the transfer of funds.

EXCLUSION OF PRESS AND PUBLIC

20. 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 AT LOMOND AVENUE, HURLFORD

21. There was submitted a report dated 22 August 2002 (circulated) by the Director of Homes and Technical Services which requested that the Committee declare surplus to requirements an area of ground at Lomond Avenue, Hurlford extending to 1.004 hectares or thereby and authorise disposal of same to the Shire Housing Association Limited.

It was agreed:-

- (i) that the land at Lomond Avenue, Hurlford extending to 1.004 hectares or thereby be surplus to requirements and to authorise disposal of the same to Shire Housing Association; and
- (ii) to authorise the Director of Development Services to finalise negotiations for the disposal of the site.

ACCESS AGREEMENT WITH CUMNOCK JUNIOR BOYS CLUB "THE FLUSHES" BARSHARE ROAD, CUMNOCK

22. There was submitted a report dated 19 August 2002 (circulated) by the Director of Homes and Technical Services which sought approval for an access agreement to allow Cumnock Junior Boys Club to use land at "The Flushes", Barshare Road, Cumnock for regular football matches.

It was agreed:-

- (i) to approve the access agreement which will allow Cumnock Junior Boys Club the use of "The Flushes", Barshare Road, Cumnock; and
- (ii) to authorise the Head of Administrative and Legal Services to conclude the transaction.

HOUSING (SCOTLAND) ACT 1987: SECTION 61: SALE OF COUNCIL HOUSE

23. There was submitted a report dated 19 August 2002 (circulated) by the Director of Homes and Technical Services on a request received from a tenant in connection with an application to purchase a property under the Right to Buy Provisions contained within Section 61 of the Housing (Scotland) Act 1987.

It was agreed:-

- (i) to allow the purchase to proceed in the name of one of the children of the tenant, as identified in the report, as a joint purchaser; and
- (ii) to instruct the Solicitor to the Council to conclude the transaction accordingly.

PROPOSED DISPOSAL OF LAND ADJACENT TO 25 MAIN STREET, SORN

24. There was submitted a report dated 19 August 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 202m² located adjacent to 25 Main Street, Sorn; and to authorise the disposal of same.

It was agreed:-

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

**BUDGETARY PROGRESS REPORT: BUILDING AND WORKS DLO
TO 28 JULY 2002 (PERIOD 4)**

25. There was submitted and noted a joint report dated 23 August 2002 (circulated) by the Director of Finance and the Director of Homes and Technical Services which advised of the current budgetary control position of the Building and Works DLO for the period ended 28 July 2002 (Period 4).

The meeting terminated at 1210 hours.

APPENDIX I**FINAL MEASUREMENTS ON CONTRACTS**

Contract Title	Amount of Final Measurement
Window Replacement 1998/99 Programme Phase 5	£801,876.53
Renewal of Underfloor Heating Pipework, London Road Centre, Kilmarnock	£37,360.90
Rewiring of first floor Offices at Croft Street Kilmarnock	£49,721.40
Refurbishment of Computer Rooms, St. Joseph's Academy, Kilmarnock	£56,991.31
Electrical Rewiring, Council Offices, Lugar	£18,819.39
Electrical upgrading works to 2 The Cross, Kilmarnock, 3 rd floor	£85,387.08
Refurbishment at Galston Nursery School	£46,941.04
Electrical Upgrading works to 2 The Cross Kilmarnock 2 nd floor	£68,774.34
Non.Traditional Modernisation to 10 Houses, Broomhill Quadrant 2000/01 Programme Phase 1	£309,112.43
Cavity Wall Insulation to 550 Houses, 2000/01 Programme Phase 2	£174,274.99
Installation of Gas Central Heating to 255 houses, 2000/01 Programme Phase 3	£722,783.47
Masonry Painting to 213 Houses, 2000/01 Programme Phase 1	£93,029.90
Grange Academy Block A, Replacement of Asbestos Ceiling Tiles	£39,324.55
Re-roofing of Block , Grange Academy, Kilmarnock	£40,913.14
Re-roofing of Mauchline and Drongan Games Halls	£30,987.40
Non Traditional Modernisation to 6 houses Broomhill Quadrant, Kilmarnock 200/01 Programme Phase 2	£198,758.35
Replacement of Asbestos Ceiling Tiles and Light Fittings, Grange Academy Kilmarnock Ph.2	£26,912.10
Install of Audio Door Entry Systems to 102 Houses, 2001/02 Programme	£66,329.34
Roofing and Internal Alterations, Hillbank Nursery, Kilmarnock	£34,541.42
Re-roofing of Loanhead Primary School Kilmarnock	£123,519.79
Installation of Gas Central Heating to 118 Houses, 2001/02 Programme Phase 2	£229,430.45
Replacement of Kitchen Fitments to 115 Houses, 2000/01 Programme Phase 3	£211,490.65

APPENDIX II**AWARDING OF CONTRACTS**

<u>CONTRACT</u>	<u>SUCCESSFUL CONTRACTOR</u>	<u>AMOUNT (EXCLUDING FEES)</u>
Installation of Gas Central Heating to 103 Houses, Phase 2, 2002-2003 Programme	CFM Building Services Ltd, Carluke	£241,671.96
Re-roofing of 4 Blocks of Flats - 2002-2003 Programme, Phase 2	Weatherproofing Advisors Ltd, Blantyre	£140,393.09
Demolition of Housing Stock at Farden Avenue, New Cumnock and Dalfarson Avenue, Dalmellington	W H McClounie, New Cumnock	£64,734.07
Preferred Energy Supplier Partnership Service	Scottish Hydro-Electric, Perth	Schedule of Rates basis
Demolition and Associated Land Rehabilitation Work at Shawlands Street, Catrine	Burnfield Builders and Demolishers Limited, Glasgow	£44, 625.00
Landscaping Works at Stoner Crescent, Auchinleck, Farden Avenue and High Park Avenue, New Cumnock	Allseasons (Ayrshire) Ltd, Galston	£28,735.40
Environmental Improvements - 121-155 David Dale Avenue, Stewarton	Fullwood Holdings Ltd T/A CT & CF Ltd, Stewarton	£76,518.89
*Tenant Participation Strategy Consultancy Service	TIS (Tenants Information Service), Glasgow	£61,471.00