

EAST AYRSHIRE COUNCIL

HOUSING CAPITAL SUB-COMMITTEE OF THE HOUSING COMMITTEE

MINUTES OF MEETING HELD ON TUESDAY 6 MARCH 2001 AT 1000 HOURS IN THE MEETING ROOM, COUNCIL HEADQUARTERS, LONDON ROAD, KILMARNOCK

PRESENT: Councillors Jimmy Kelly, Willie Coffey, Douglas Reid, Lilian MacLean, Drew McIntyre, John Knapp, Tommy Farrell, Julie Faulds and Provost Boyd.

ATTENDING: David Montgomery, Chief Executive; James Lavery, Director of Homes and Technical Services; Chris McAleavey, Head of Homes; Bill Walkinshaw, Administration Manager; Campbell Johnston, Design Services Manager; David McLellan, Financial Services Manager; and Stuart Nelson, Administrative Officer.

APOLOGIES: Councillors John Weir and David Macrae.

CHAIR: Councillor Jimmy Kelly, Chair.

FINAL MEASUREMENTS ON CONTRACTS

1. There was submitted and noted a report (circulated) by the Director of Homes and Technical Services on final measurements for various works undertaken in recent years, as shown in Annexation I to these Minutes.

HOUSING CAPITAL PROGRAMME 2000/2001

2.1 AWARDING OF CONTRACTS

There was submitted and noted a report dated 15 February 2001 (circulated) by the Depute Chief Executive/Director of Corporate Resources which provided, for information, details of tenders which had been accepted, as shown in Annexation II to these Minutes.

2.2 CAPITAL RECEIPTS

There was submitted a report dated 15 February 2001 (circulated) by the Solicitor to the Council which provided an update on the position with regard to the estimated Housing Capital Receipts for the current financial year.

It was agreed to note the content of the report, which amongst other things indicated:-

- (i) that as at 9 February 2001, Capital Receipts in respect of house sales amounted to £6,389,117 in respect of 492 transactions settled up to that date; and
- (ii) that for the whole of the financial year, Capital Receipts in respect of house sales were now estimated at £7,600,000 and that other useable Capital Receipts were estimated at £68,169.

2.3 MONITORING STATEMENT

There was submitted a report (circulated) by the Director of Homes and Technical Services which advised of the financial and physical progress of the Housing Capital Programme 2000/2001.

It was agreed:-

- (i) that monitoring statements submitted to future meetings should (a) clearly indicate the phasing arrangements for the carrying out of works under the Housing Capital Programme, including the identification of phases which it is anticipated may be carried out in future financial years; and (b) provide information on the type of, and progress with, works being carried out under the heading of "Planned Capital Repairs"; and
- (ii) otherwise, to note the terms of the report.

PILOT CONTRACT TO UPGRADE EXISTING PVCU SINGLE GLAZED WINDOWS TO DOUBLE GLAZED UNITS

3. There was submitted a report (circulated) by the Director of Homes and Technical Services on the results of the Pilot Scheme for the upgrading of existing single glazed PVCu windows to double glazed windows and provided information to assist in the formulation of future Housing Capital Programmes.

Councillor Kelly, seconded by Councillor McIntyre moved to recommend that no programme of upgrading single glazed units to double glazed units be identified within the Capital Programme.

Councillor W Coffey, seconded by Councillor Reid moved as an amendment that the Director of Homes and Technical Services submit a further report to this Sub-Committee to provide a detailed assessment of the technical issues arising from the Pilot Scheme and further information on the nature and outcome of consultation with the tenants of those houses involved, in order to enable consideration to be given to a modest programme of window upgrading being carried out under future capital programmes.

On a division by a show of hands, the motion was carried by 5 votes to 4.

It was also noted that the Director of Homes and Technical Services would take into account the alternative courses of action where available for dealing with the problem of condensation in houses.

HOUSING CAPITAL ALLOCATION AND CAPITAL PROGRAMME 2001/2002

4. There was submitted a report (circulated) by the Director of Homes and Technical Services on the proposed Housing Capital Programme (HRA) for 2001/2002.

Councillor Kelly, seconded by Provost Boyd moved:-

- (i) to note the terms of the report;
- (ii) to recommend approval of the proposals for the 2001/2002 Capital Programme as detailed in the report; and
- (iii) to refer this recommendation to the Housing Committee for approval.

Councillor W Coffey, seconded by Councillor Reid moved as an amendment to note the terms of the report as the proposals would be discussed at the Housing Committee.

On a division by a show of hands, the motion was carried by 5 votes to 4.

The meeting terminated at 1102 hours.

ANNEXATION I

CONTRACT	AMOUNT OF FINAL MEASUREMENT
Alterations to Crosshouse Primary School, Crosshouse	£48,893.99
Replacement of Roof Decking on Art Department, St Joseph's Academy, Kilmarnock	£84,363.21
Re-roofing to Main Block at Kilmarnock Academy	£45,891.92
Re-roofing of High Level Roof to Main Block at Loudoun Academy	£94,918.20
Re-roofing of Low Level Roof to Main Block at Loudoun Academy	£40,515.52
Re-roofing at Art Department, St Joseph's Academy, Kilmarnock	£21,774.14

ANNEXATION II

HOUSING CAPITAL PROGRAMME

CONTRACT	SUCCESSFUL CONTRACTOR	AMOUNT (EXCLUDING FEES)
Demolition of Former Housing Stock at Meiklewood Road, Etrick Crescent and Western Road, Kilmarnock	J B Black Construction Services, Maybole	£83,883.45
Replacement of Kitchen Fitments to 128 Houses, 2000/2001 Programme, Phase 2	CFM Building Services Ltd, Carluke	£165,011.39
Replacement of Kitchen Fitments to 132 Houses, 2000/2001 Programme, Phase 4	Anderson and Innes, Kilmarnock	£240,861.78
Modernisation and Asbestos Removal to 24 Houses 2000/2001 Programme	John Moulds (Kilmarnock) Ltd, Kilmarnock	£169,587.44
Removal of Asbestos Insulated Storage Tanks, etc, 2000/2001 Programme, Phase 1	Angus (Asbestos Removal) Ltd, Johnstone	£59,040.21
Removal of Asbestos Insulated Storage Tanks, etc, 2000/2001 Programme, Phase 2	Angus (Asbestos Removal) Ltd, Johnstone	£48,194.91
Removal of Asbestos Insulated Storage Tanks, etc, 2000/2001 Programme, Phase 3	Carymar Construction Services, Kirkintilloch	£23,257.08
Reinstatement of Fire Damage at 11 Cameron Drive, Auchinleck	James Wilson & Son (Auchmillan) Ltd, Mauchline	£20,441.23
Removal of Cavity Insulation and Sundry Works at Fulton Lane, Kilmarnock	Construction Technical & Commercial Facilities, Lugton	£26,242.62
Replacement of Lead Water Services to 187 Houses 2000/2001 Programme	Fullwood Holdings Ltd, Bellshill	£112,911.03
Re-roofing of Block 1, 3 and 4 Bellsland Place, Kilmarnock 2000/2001 Programme, Phase 7	Southwest Roofing Services Ltd, Dumfries	£101,153.47

Re-roofing to 50 Houses 2000/2001 Programme, Phase 6	Southwest Roofing Services Ltd, Dumfries	£168,225.72
Installation of Audio Door Entry System to 120 Houses 2000/2001 Programme	John McCaig & Sons Ltd, Ayr	£76,447.51
Electrical Re-wiring to 130 Houses 2000/2001 Programme, Phase 4	John McCaig & Sons Ltd, Ayr	£111,309.24
Banking Hall - Civic Centre North - Refurbishment	Fullwood Holdings Ltd, Lugton	£109,271.66
Provision of Water Testing (Legionella) Service Contract	Rentokil Hygiene, East Kilbride	£70,546.00

AGENDA
