

EAST AYRSHIRE COUNCIL

**HOUSING CAPITAL SUB-COMMITTEE OF THE
HOUSING COMMITTEE**

**MINUTES OF MEETING HELD ON TUESDAY 16 MAY 2000 AT 1000 HRS
IN THE MEETING ROOM, COUNCIL HEADQUARTERS,
LONDON ROAD, KILMARNOCK**

PRESENT: Councillors Jimmy Kelly, Drew McIntyre, John Knapp, Tommy Farrell, Julie Faulds and Provost Jimmy Boyd.

ATTENDING: James Lavery, Director of Homes and Technical Services; Chris McAleavey, Head of Homes; Tom Wilkie, Head of Technical Services; Campbell Johnston, Design Services Manager; Allan Rodger, Senior Accountant; Anna Gallagher, Solicitor/Team Leader; Julie Armstrong, Senior Administrative Officer; and Stuart Nelson, Administrative Officer.

APOLOGY: Councillors Katie Hall, Willie Coffey, Douglas Reid, John Weir and David Macrae.

CHAIR: Councillor Jimmy Kelly, Chair.

HOUSING CAPITAL PROGRAMME MONITORING GROUP

1. There was submitted a report dated 28 April 2000 (circulated) by the Director of Homes and Technical Services which proposed to discontinue the practice of presenting Minutes of the Capital Programme Monitoring Group to this Sub-Committee.

It was agreed that, in future, Minutes of the Capital Programme Monitoring Group be not submitted to this Sub-Committee, but that all appropriate matters arising at the Group meetings be the subject of separate reports to this Sub-Committee.

HOUSING CAPITAL PROGRAMME

2.1 AWARDING OF CONTRACTS

There was submitted and noted a report dated 3 May 2000 (circulated) by the Director of Corporate Services which provided, for information, details of tenders which had been accepted in respect of housing contracts, as shown in Annexation A to these Minutes.

2.2 CAPITAL RECEIPTS 1999/2000 AND 2000/2001

There was submitted a report dated 9 May 2000 (circulated) by the Solicitor to the Council on the position on the finalised Housing Capital Receipts for the financial year 1999/2000; and on the position in respect of Housing Capital Receipts for the financial year 2000/2001.

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

- (i) that the total gross housing capital receipts for the financial year 1999/2000 was £7,263,668, comprising Right to Buy receipts of £7,175,160.09 and other receipts of £88,507.14;

- (ii) that as at 20 April 2000, Right to Buy receipts in respect of the 2000/2001 financial year amounted to £266,282.50 in respect of transactions settled to date; and
- (iii) that for the whole of the financial year 2000/2001, Right to Buy receipts were estimated at £6,300,000, having regard to the application rate and the anticipated take-up rate of offers to sell for the remainder of the year; and that other capital receipts for the year were estimated at £20,000.

2.3 RE-ALLOCATION OF MONIES 2000/2001 (Item 4 (ii) (b), page 751, 99/02)

There was submitted a report dated 28 April 2000 (circulated) by the Director of Homes and Technical Services which sought approval to amend the financial allocations made in respect of certain schemes included in the current year's Housing Capital Programme.

It was agreed to recommend

- (i) that the financial allocation for kitchen replacement be reduced from £1.613m to £1m; and
- (ii) that the balance available from the kitchen replacement scheme of £613,000 and an under-commitment of £63,136 on this scheme, together with enhanced income of £140,424 (total £816,560) be re-allocated as follows:

<u>Scheme</u>	<u>Previously Approved Allocation</u>	<u>New Allocation</u>
Re-roofing	£413,000	£1,288,000
Modernisation	£200,000	£900,000
Rewiring	£203,560	£788,560

2.4 REPLACEMENT OF EXTERNAL DOORS AND SCREENS (Item 3, page 750, 99/02)

There was submitted a report dated 28 April 2000 (circulated) by the Director of Homes and Technical Services which sought approval in respect of the Specification for the replacement of external doors and screens

It was agreed:

- (i) to recommend that, in accordance with tenants' expressed preferences, the Council would install uPVC external doors and screens of similar quality to that fitted under the Council's Window Replacement Programme, subject to review if and when necessary; and
- (ii) that other authorities/organisations be consulted on their experiences, and that a small pilot scheme be undertaken, in respect of the fitting of secondary glazing or of double glazed units at houses which are currently fitted with single glazed uPVC windows, which may suffer from problems such as condensation, the outcome of these exercises to be evaluated in terms of value for money, tenant satisfaction and technical effectiveness and a report thereon to be submitted to a future meeting of this Sub-Committee.

2.5 UPGRADING OF KITCHENS (Item 3, page 750, 99/02)

There was submitted a report dated 28 April 2000 (circulated) by the Director of Homes and Technical Services which sought approval in respect of the Specification for the replacement of kitchen units.

It was agreed to recommend:

- (i) that the Specification and arrangements for carrying out kitchen upgrading be as set out in paragraphs 3.1, 3.2 and 4.1 of the report;
- (ii) that the selection of houses to be included in the kitchen upgrading programme be based on houses at which rewiring to modern standards has already been carried out; and
- (iii) that an ex gratia payment of £80 be paid to the tenants of each of the houses at which kitchen upgrading is carried out, in the form of Decoration Vouchers.

2.6 UPGRADING OF BATHROOM SANITARYWARE (Item 3, page 750, 99/02)

There was submitted a report dated 12 April 2000 (circulated) by the Director of Homes and Technical Services which sought approval in respect of the Specification for the replacement of bathroom sanitaryware.

It was agreed to recommend:

- (i) that the Specification for the upgrading of bathrooms be as detailed within paragraphs 3.1 and 4.1 of the report; and
- (ii) that address selection be needs driven on the basis of bath replacements identified by area teams.

2.7 DEMOLITIONS (Item 4 (ii) (b), page 751, 99/02)

There was submitted a report dated 8 May 2000 (circulated) by the Director of Homes and Technical Services which sought approval for the proposed address specific list of demolitions for inclusion in the 2000/2001 Capital Programme.

It was agreed:

- (i) to recommend that the following addresses/buildings be demolished under the Programme for 2000/2001, namely:- Kilmarnock: Meiklewood Road - Nos 54-60 (even); Northcraig Road - Nos 23-29 (odd), and 26-32 (even); Campbeltown Drive - Nos 11-13 (odd), 21-27 (odd); Kirn Road - Nos 15-21 (odd); 38-44 (even); Western Road - Nos 18-20; Etrick Crescent - Nos 33-35; Stables Cottage, Mount House Estate and associated buildings/outhouses (to be demolished by the Council only if necessary having regard to the arrangements for the disposal of these properties as part of the sale of the Mount House); Donaldson Drive - seven lock-ups; and New Cumnock: Blarene Drive - Nos 1-7 (odd); Connell View - Nos 1-7 (odd), and 17-23 (odd); Glenafton Drive - Nos 5, 7, 25, 27, 33-43 (odd); Stellhead Avenue - Nos 14-16; Greenhill Avenue - Nos 1-7 (odd), 13-19 (odd), 74-80 (even); Farden Avenue - Nos 17-19, 30-40 (even) and 45-55 (odd); and High Park Avenue: Nos 18-20 and 38-44 (even); and
- (ii) otherwise to note the terms of the report.

2.8 PROGRAMME 2000/2001: MONITORING STATEMENT

There was submitted and noted a report dated 3 May 2000 (circulated) by the Director of Homes and Technical Services which advised of the current status with regard to the financial monitoring and physical progress of projects contained within the Housing Capital Programme 2000/2001.

2.9 FINAL MEASUREMENTS ON CONTRACTS

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

The meeting terminated at 1024 hrs.

ANNEXATION A

CONTRACT	SUCCESSFUL CONTRACTOR	AMOUNT (EXCLUDING FEES)
Cavity Wall Insulation to 600 Houses - 2000/2001 Programme, Phase 1	Miller Pattison Ltd Falkirk	£91,969.15
Electrical Rewiring to 243 Houses - 2000/2001 Programme, Phase 1	G D Chalmers Ltd Paisley	£205,268.70
Installation of Gas Central Heating to 260 House - 2000/2001 Programme, Phase 1	D Campbell & Co Ltd Glasgow	£523,287.17
Pro-Active Fire Alarm Systems (Non-Addressable) Maintenance Contract - 1 April 2000 to 30 June 2001	Bain Welsh Electrical Contractors Ltd, Stevenson	Schedule of Rates Basis
Supply, Delivery and Erection of Street Signs - 2000 Contract	National Signs Co Glasgow	Schedule of Rates Basis

The undernoted contracts were awarded to Building and Works in terms of the variation to Section 19(B) Direction by the Scottish Executive, namely:-

CONTRACT	AMOUNT
Proposed Barrier Free Housing, Former Children's Home, Netherthird, Cumnock - 1999/2000	£256,865.65
Installation of Gas Central Heating to 32 Houses, 1999/2000 Programme, Phase 4	£68,965.05
Replacement of Doors to 152 Houses, 1999/2000 Programme	£98,741.42

ANNEXATION B

HOUSING REVENUE ACCOUNT

CONTRACT TITLE	AMOUNT OF FINAL MEASUREMENT
External Painterwork and Roughcast Repairs to 127 Houses, 1995/96 Programme Phase 2	£69,538.00
Masonry Painting (North) 1996/97 Programme, Phase 3	£47,843.24
Replacement of Windows to 141 Houses, 1997/98 Programme, Phase 1	£282,701.34
Re-Roofing to 13 Houses 1997/98 Programme, Phase 2	£28,215.38
Installation of Gas Central Heating to 495 Houses, together with Operational Leasing 1997/98 Programme, Phase 1	£1,365,031.40
Replacement of Windows, Doors and Screens St Maurs Sheltered Housing Unit, Kilmaurs	£15,636.33
Replacement of Windows to 211 Houses 1997/98 Programme, Phase 5	£293,634.70
Replacement of Windows to 203 Houses, 1997/98 Programme, Phase 6	£345,708.63
Replacement of Doors and Screens, Ross Court Sheltered Housing Unit, Galston	£18,461.52
Re-Roofing of 15-32 Craigie Place, Galston 1997/98 Programme Phase 4	£20,808.05
Re-Roofing of Ross Court, Galston 1997/98 Programme Phase 6	£9,921.46
Replacement of Windows and Doors to 385 Houses, 1998/99 Programme Phase 2	£722,080.00
Lead Water Pipe Replacement to 36 Houses 1998/99 Programme	£19,156.00
Re-Roofing of 36 Houses 1998/99 Programme Phase 1	£228,268.29
Demolitions and Associated Land Rehabilitation Works at Various Locations in Muirkirk	£57,218.90
Replacement of Windows to 223 Houses 1997/98 Programme Phase 2	£408,695.34
Demolition and Associated Land Rehabilitation Works at 1-6 Lochore Terrace, Darvel	£75,123.00
Replacement of Windows and Security Upgrade, Cumnock Town Hall	£22,144.67
Demolitions and Associated Land Rehabilitation Works at 23-29 Amlaird Road, Kilmarnock	£51,099.45
Electrical Upgrade, Civic Centre, John Dickie Street, Kilmarnock, 1998/99 Programme	£82,898.75
	£1,925.14 Direct IT Payments
	£84,823.89

HOUSING REVENUE ACCOUNT

CONTRACT TITLE	AMOUNT OF FINAL MEASUREMENT
Replacement of Windows to 12 Houses, Hastings Square, Darvel	£54,781.10
60 Lanehead Terrace, New Cumnock	£23,224.58
Window Replacement to Civic Centre, John Dickie Street, Kilmarnock	£38,032.89
Demolitions of former Housing Stock at Greenhill Avenue, New Cumnock - Phase 2	£88,309.25

CENTRAL REPAIRS ACCOUNT

CONTRACT TITLE	AMOUNT OF FINAL MEASUREMENT
Proposed Sewer and Pumping Station at Loudoun Academy, Galston	£70,930.44
Proposed Local Office at Bellfield Library, Kilmarnock	£35,245.13

AGENDA
