

Stuart Nelson, Direct Dial: (01563) 576151

To: Councillors Kelly (Chair), McKay, Young, D Coffey, W Coffey, Reid, Cree, Weir, McIntyre, Macrae, Campbell, Knapp, Raymond, Finlayson, Jackson, Smith, Farrell, Menzies, N McGhee, Ross and Stewart

29 October 2003

Dear Councillor

HOUSING COMMITTEE – WEDNESDAY 5 NOVEMBER 2003

You are requested to attend the next meeting of the **Housing Committee** to be held on **WEDNESDAY 5 NOVEMBER 2003** in the **MEETING ROOM, COUNCIL HEADQUARTERS, LONDON ROAD, KILMARNOCK** commencing at **1000 HOURS** in order to discuss the undernoted business.

Yours sincerely



Fiona Lees
Depute Chief Executive/
Director of Corporate Resources
SN/KC

BUSINESS

INTIMATE APOLOGIES.

1. BUDGETARY REPORTS -

- 1.1 BUDGETARY CONTROL SUMMARY STATEMENT: HOMES AND TECHNICAL SERVICES - CENTRAL REPAIRS ACCOUNT TO 21 SEPTEMBER 2003 (PERIOD 6) (pages 1-2)** - Submit joint report dated 13 October 2003 (copy enclosed) by the Director of Finance and the Director of Homes and Technical Services advising of the current budgetary control position and the projected out-turn for Homes and

Technical Services - Central Repairs Account for the period ended 21 September 2003 (Period 6).



- 1.2 HOMES AND TECHNICAL SERVICES: PROPERTY TO 21 SEPTEMBER 2003 (PERIOD 6) (pages 3-4)** - Submit joint report dated 13 October 2003 (copy enclosed) by the Director of Finance and the Director of Homes and Technical Services advising of the current budgetary control position and the projected out-turn for the year for Homes and Technical Services - Property for the period ended 21 September 2003 (Period 6).



- 1.3 HOMES AND TECHNICAL SERVICES: TECHNICAL SERVICES TO 21 SEPTEMBER 2003 (PERIOD 6) (pages 5-6)** - Submit joint report dated 13 October 2003 (copy enclosed) by the Director of Finance and the Director of Homes and Technical Services advising of the current budgetary control position and the projected out-turn for Homes and Technical Services - Technical Services for the period ended 21 September 2003 (Period 6).



- 1.4 HOUSING REVENUE ACCOUNT TO 21 SEPTEMBER 2003 (PERIOD 6) (pages 7-9)** - Submit joint report dated 13 October 2003 (copy enclosed) by the Director of Finance and the Director of Homes and Technical Services advising of the current budgetary control position of the Housing Revenue Account for the period ended 21 September 2003 (Period 6).



- 1.5 GENERAL FUND HOUSING TO 21 SEPTEMBER 2003 (PERIOD 6) (pages 10-11)** - Submit joint report dated 13 October 2003 (copy enclosed) by the Director of Finance and the Director of Homes and Technical Services advising of the current budgetary control position and the projected out-turn for the year for the General Fund Housing for the period ended 21 September 2003 (Period 6).



- 1.6 SUPPORTING PEOPLE GRANT TO 21 SEPTEMBER 2003 (PERIOD 6) (pages 12-13)** - Submit joint report dated 13 October 2003 (copy enclosed) by the Director of Finance and the Director of Homes and Technical Services advising of the current budgetary control position and the projected out-turn for the year for Homes and Technical Services - Supporting People Grant for the period ended 21 September 2003 (Period 6).



- 1.7 **SUPPORTING PEOPLE ADMINISTRATION TO 21 SEPTEMBER 2003 (PERIOD 6) (pages 14-15)** - Submit joint report dated 13 October 2003 (copy enclosed) by the Director of Finance and the Director of Homes and Technical Services advising of the current budgetary control position and the projected out-turn for the year for Homes and Technical Services - Supporting People Administration for the period ended 21 September 2003 (Period 6).

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2. **FINAL MEASUREMENTS ON CONTRACTS (pages 16-21)** - Submit report dated October 2003 (copy enclosed) by the Director of Homes and Technical Services to inform on final measurements on contracts.

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3. **AWARDING OF CONTRACT (pages 22-23)** - Submit report dated 2 October 2003 (copy enclosed) by the Depute Chief Executive/Director of Corporate Resources to provide, for information, details of a tender which has been accepted.

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4. **HOUSING CAPITAL PROGRAMME 2003/04: MONITORING STATEMENT (pages 24-31)** - Submit report dated October 2003 (copy enclosed) by the Director of Homes and Technical Services advising of the current status of projects within the Housing Capital Programme 2003/04 and setting out the current position in relation to financial monitoring and physical progress.

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5. **PLANNED REPAIRS (pages 32-33)** - Submit report dated October 2003 (copy enclosed) by the Director of Homes and Technical Services to seek approval for the release of funds from the Repairs and Renewals Fund.

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6. **REVIEW OF OUTDOOR RENT COLLECTION SERVICE (item 8, Page 2148,96/99) (pages 34-35)** - Submit report dated 9 September 2003 (copy enclosed) by the Director of Finance seeking approval for revised Outdoor Rent Collection arrangements.

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7. **LOCAL HOUSING STRATEGY: HOUSING (SCOTLAND) ACT 2001 (Item 4, Page 2594, 99/03) (pages 36-38)** - Submit report dated October 2003 (copy enclosed) by the Director of Homes and Technical Services advising on the proposed launch of a consultation exercise on the draft of East Ayrshire Council's Local Housing Strategy in early December 2003; and providing details of the progress towards developing the Local Housing Strategy.

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8. **HOUSING STOCK OPTION APPRAISAL (pages 39-41)** - Submit report dated 7 October 2003 (copy enclosed) by the Director of Homes and Technical Services seeking authority to submit a Brief to Communities Scotland requesting funding to commission a full Housing Stock Option Appraisal exercise.

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9. **THE SUPPORTING PEOPLE PROGRAMME (Item 8, Page 3172, 99/03) (pages 42-44)** - Submit joint report dated October 2003 (copy enclosed) by the Director of Homes and Technical Services and Director of Educational and Social Services advising of the implementation of this Scottish Executive initiative and its operation within East Ayrshire since April 2003.

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10. **FORMER TENANT ARREARS (pages 45-47)** - Submit report dated October 2003 (copy enclosed) by the Director of Homes and Technical Services to seek approval for the writing-off of those former tenant arrears accrued prior to 17 October 2003 which are no longer viable to pursue; and advising of the current situation with regard to the contracted Debt Collection Agencies.

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11. **ANNUAL SERVICE PLAN (pages 48-57)** - Submit report dated October 2003 (copy enclosed) by the Director of Homes and Technical Services seeking approval to the terms of the Homes Division's Service Plan for 2003/04.




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12. **JOINT PROTOCOL FOR ACCOMMODATING SERVICE USERS WITH COMMUNITY CARE NEEDS AND SERVICE USERS DISCHARGED FROM ACUTE HEALTH CARE SERVICES (pages 58-65)** - Submit joint report dated October 2003 (copy enclosed) by the Director of Homes and Technical Services and the Director of Educational and Social Services seeking approval for the introduction of a joint protocol for accommodating service users with Community Care needs and service users discharged from Acute Health Care Services.

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13. **SECOND ANNUAL REVIEW OF EAST AYRSHIRE JOINT COMMUNITY CARE PLAN 2001-04 (INCORPORATING REVIEW OF THE EAST AYRSHIRE PARTNERSHIP IN PRACTICE AGREEMENT) (Item 14, Page 2761, 99/03) (pages 66-70)** - Submit joint report dated 13 October 2003 (copy enclosed) by the Director of Educational and Social Services and the Director of Homes and Technical Services seeking endorsement of the second Annual Review of the East Ayrshire Joint Community Care Plan 2001-04 which incorporates a review of the East Ayrshire Partnership in Practice Agreement 2001-04; and authority to submit the review to the Scottish Executive as required by National Guidance and Directions.

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14. **HOUSING (SCOTLAND) ACT 2001: IMPLEMENTATION OF THE IMPROVEMENT AND REPAIRS GRANTS PROVISIONS (pages 71-75)** - Submit report dated 14 October 2003 (copy enclosed) by the Director of Homes and Technical Services advising of the proposed transitional arrangements for the operation of the Improvement and Repairs Grants system following the implementation of Part VI of the Housing (Scotland) Act 2001.

15. **PROPOSED TRANSFER OF LAND AT MONTGOMERY PLACE, KILMARNOCK (pages 76-78)** - Submit report dated October 2003 (copy enclosed) by the Director of Homes and Technical Services requesting that the Committee declare surplus to requirements an area of land at Montgomery Place, Kilmarnock extending to 811m² or thereby, for the purpose of a transfer to the Department of Educational and Social Services.

16. **DISPOSAL OF VACANT BED-SITS AT 4A, 4B, 4C AND 4D VINEPARK DRIVE, KILMAURS (pages 79-82)** - Submit report dated October 2003 (copy enclosed) by the Director of Homes and Technical Services requesting that the Committee declare surplus to requirements the four bed-sit flats at 4A, 4B, 4C and 4D Vinepark Drive, Kilmaurs and authorise the Director of Homes and Technical Services to market the properties for sale on the basis of conversion to a single dwellinghouse or larger flatted accommodation.

17. **EXCLUSION OF PRESS AND PUBLIC** - Recommend that the Committee pass the following Resolution:- "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 involve the likely disclosure of exempt information as defined in the paragraph of Schedule 7A of the Act as shown against each item".
18. **HOUSING DEVELOPMENT PROGRAMME, RESOURCES AND TRANSFER OF THE MANAGEMENT OF DEVELOPMENT FUNDING (PARA 2) (pages 83-89)** - Submit report dated 13 October 2003 (copy enclosed) by the Director of Homes and Technical Services informing of progress with regard to the development programme and the proposed Transfer of the Management of Development Funding (TMDF); and seeking Committee approval for the provision of resources to meet the expanding development role as a result of the proposed Transfer of Management of Development Funding. **Report not enclosed - Refer to Exclusion of Press and Public paragraph.**
19. **KILMARNOCK: OWNERSHIP AND PROPOSED REDEVELOPMENT OF PROPERTIES (PARA 6) (Item 13, Page 2336, 99/03) (pages 90-94)** - Submit joint report dated October 2003 (copy enclosed) by the Director of Homes and Technical Services and the Director of Development Services informing of the current position with regard to the proposed redevelopment of properties in

Kilmarnock. **Report not enclosed - Refer to Exclusion of Press and Public paragraph.**

20. **LEASE OF 8 AND 10 TOURHILL ROAD, KILMARNOCK (PARA 9) (pages 95-97)** - Submit report dated 20 October 2003 (copy enclosed) by the Director of Homes and Technical Services advising of a request from Northwest Kilmarnock Lone Parents Resource ("The Avenue Project") to lease the two Council houses at 8 and 10 Tourhill Road, Kilmarnock. **Report not enclosed - Refer to Exclusion of Press and Public paragraph.**
21. **PROPOSED DISPOSAL OF LAND AT 28 HILLMOSS, KILMAURS (PARA 9) (pages 98-100)** - Submit report dated October 2003 (copy enclosed) by the Director of Homes and Technical Services requesting that the Committee declare surplus to requirements an area of ground extending to 19m² adjacent to 28 Hillmoss, Kilmaurs and authorise disposal of same. **Report not enclosed - Refer to Exclusion of Press and Public paragraph.**
22. **PROPOSED DISPOSAL OF LAND AT 29 HILLMOSS, KILMAURS (PARA 9) (pages 101-103)** - Submit report dated October 2003 (copy enclosed) by the Director of Homes and Technical Services requesting that the Committee declare surplus to requirements an area of ground extending to 25m² adjacent to 29 Hillmoss, Kilmaurs and authorise disposal of same. **Report not enclosed - Refer to Exclusion of Press and Public paragraph.**
23. **DISPOSAL OF GROUND SITUATED AT THE SOUTH OF CARNSHALLOCH AVENUE, PATNA (PARA 9) (pages 104-106)** - Submit report dated October 2003 (copy enclosed) by the Director of Homes and Technical Services requesting that Committee declare surplus to requirements an area of ground extending to 8762m² situated at the south of Carnshalloch Avenue, Patna and authorise the Director of Development Services to negotiate the disposal of part of the site extending to 688m² to the party identified in the report and to market the remainder of the site extending to 8074m² in accordance with the Council's agreed procedures for the disposal of surplus property. **Report not enclosed - Refer to Exclusion of Press and Public paragraph.**
24. **PROPOSED TITLE REALIGNMENT AT 74 AND 76 LOUDOUN AVENUE, KILMARNOCK (PARA 9) (pages 107-110)** - Submit report dated October 2003 (copy enclosed) by the Director of Homes and Technical Services requesting that Committee approve the re-acquisition of an area of ground extending to 0.6m² situated at the rear of 74 and 76 Loudoun Avenue, Kilmarnock for the purpose of incorporation within the tenanted extent of the property at 76 Loudoun Avenue and declare surplus to requirements an area of ground extending to 22m² situated at the rear of 74 and 76 Loudoun Avenue, Kilmarnock and authorise disposal of same. **Report not enclosed - Refer to Exclusion of Press and Public paragraph.**
25. **PROPOSED DISPOSAL OF LAND AT 15A SAMSON AVENUE, KILMARNOCK (PARA 9) (pages 111-113)** - Submit report dated October 2003 (copy enclosed) by the Director of Homes and Technical Services

requesting that the Committee declare surplus to requirements an area of ground extending to 62m² situated adjacent to 15A Samson Avenue, Kilmarnock and authorise disposal of same. **Report not enclosed - Refer to Exclusion of Press and Public paragraph.**

26. **PROPOSED DISPOSAL OF GROUND AT THE REAR OF 40 CESSNOCK AVENUE, HURLFORD (PARA 9) (pages 114-116)** - Submit report dated 13 October 2003 (copy enclosed) by the Director of Homes and Technical Services requesting that Committee declare surplus to requirements an area of ground extending to 106m² situated at the rear of 40 Cessnock Avenue, Hurlford and authorise disposal of same. **Report not enclosed - Refer to Exclusion of Press and Public paragraph.**
27. **BUILDING AND WORKS DLO TO 21 SEPTEMBER 2003 (PERIOD 6) (PARA 6) (pages 117-121)** - Submit joint report dated 13 October 2003 (copy enclosed) by the Director of Finance and the Director of Homes and Technical Services advising of the current budgetary control position of the Building and Works DLO for the period to 21 September 2003 (Period 6). **Report not enclosed - Refer to Exclusion of Press and Public paragraph.**