

EAST AYRSHIRE COUNCIL

HOUSING COMMITTEE – 12 SEPTEMBER 2001

PLANNED CAPITAL REPAIRS – EXTENT OF WORKS

Report by the Director of Homes and Technical Services

1. PURPOSE OF REPORT

- 1.1 At its meeting of the last Housing Capital Sub-Committee of 8 March 2001, Members agreed that monitoring statements submitted to future meetings, inter alia, provide information on the type of, and progress with, works being carried out under the header of Planned Capital Repairs.
- 1.2 In addition the Repairs Review indicated that where possible and appropriate certain repairs should be carried out on a planned and programmed basis, rather than response repairs.
- 1.3 This report therefore advises Members of the type and nature of work to be undertaken, as we move towards full implementation of the Repairs Review.
- 1.4 The report also recommends the use of part of the Repairs and Renewals Fund to increase the Planned Repairs Programme, as part of the move towards the implementation of the Repairs Review.

2. BACKGROUND

- 2.1 Provision is made within the 2001/02 Housing Capital Programme for diverse works of a planned repair nature, funded from the following budgetary headings:-
- | | | |
|-------|-----------------------------------------------|-------------|
| 2.1.1 | Improvement and Repairs – Environmental Works | £200,000.00 |
| 2.1.2 | Estate Initiatives – Area Initiatives | £300,000.00 |
| 2.1.3 | Estate Initiatives – Tenement Upgrading | £100,000.00 |
- 2.2 Further works of a specific nature, namely the works to timber clad houses is included within the Estate Initiatives budgetary heading. These works are the subject of a separate report to Committee.

3. TYPE AND NATURE OF WORK

- 3.1 Proposals to fully commit the respective budgetary heading are as listed hereunder. These proposals may be revised, upon detailed survey as the works progress, to ensure that the budgetary targets are met.

3.1.1 IMPROVEMENT AND REPAIRS - Environmental Projects

Kilmarnock Rd, Annandale Ln	Kilmarnock	Fencing/Railings and Associated Painterwork
73 Altonhill Av	Kilmarnock	Fencing/Railings and Associated Painterwork
16&22 Onthank Dr	Kilmarnock	Fencing/Railings and Associated Painterwork
33-77 Henrietta Street	Galston	Fencing/Railings and Associated Painterwork
31-33 & 47-49 Haining Av	Kilmarnock	Fencing/Railings and Associated Painterwork
53-87 John Morton Cr	Darvel	Fencing/Railings and Associated Painterwork
6c Cessnock Av	Hurlford	Fencing/Railings and Associated Painterwork
1C & 3c Craigie Road	Hurlford	Fencing/Railings and Associated Painterwork
Crookedholm Park Seright Sq	Crookedholm	Fencing/Railings and Associated Painterwork
2 Seright Cresc	Crookedholm	Fencing/Railings and Associated Painterwork
43 Seright Sq	Crookedholm	Fencing/Railings and Associated Painterwork
39 Cessnock Av	Hurlford	Fencing/Railings and Associated Painterwork
43-49 Peatland Quadrant	Kilmarnock	Fencing/Railings and Associated Painterwork
128-130 Hopes Av	Dalmellington	External Works
Loch Rd	Mauchline	External Works
20-22 Woodlands Rd	Sorn	External Works
78 Mauchline Rd	Catrine	External Works
Main Street	Muirkirk	External Works
30/32 Orchard Gds	Kilmarnock	External Works
Path across Open Space	Kilmarnock	External Works
Dundas Walk NFL	Kilmarnock	External Works
Morris/Fulton Lane, Boyd St,	Kilmarnock	External Works
McGregor Dr	Kilmarnock	External Works
42 West Edith St	Darvel	External Works
40 Morris Cr	Hurlford	External Works
10a&b Brown St	Newmilns	External Works
common area, Kathrine Ct	Kilmarnock	External Works
Lockups 142 Treeswdhd	Kilmarnock	External Works
1-9 Lawers Crs	Kilmarnock	External Works
37 Sutherland Drive	Kilmarnock	Roughcast/Masonry Paint
Gillsburn Gds	Kilmarnock	Street Lighting
1-21 Covenantors Court	Newmilns	Street Lighting

3.1.2 ESTATE INITIATIVES - Area Initiatives

Bryce Av/Baillie Dr	Logan	Fencing/Railings and Associated Painterwork
Keir Hardie Hill	Cumnock	Fencing/Railings and Associated Painterwork
Keir Hardie Hill	Cumnock	Fencing/Railings and Associated Painterwork
Ardnith/Blaren Dr	New Cumnock	Fencing/Railings and Associated Painterwork
Ardnith/Blaren Dr	New Cumnock	Fencing/Railings and Associated Painterwork
Mosssdale/Eriff	Bellsbank	Fencing/Railings and Associated Painterwork
Mosssdale/Eriff	Bellsbank	Fencing/Railings and Associated Painterwork
56 -81, 82-91 Chapel Lane	Galston	Fencing/Railings and Associated Painterwork
7-16 Manse Pl	Galston	Fencing/Railings and Associated Painterwork
Keir Hardie Hill	Cumnock	External Works
James Young Av	Netherthird	External Works
James Young Av	Netherthird	External Works
1-7 Dixton Av	Logan	External Works
35-41 Holmhead Cr	Logan	External Works
Barshare	Cumnock	External Works
Middlefield Dr	Muirkirk	External Works
Eriff Road	Bellsbank	External Works
D Dale Av, 13-23 & 25-35	Stewarton	External Works
D Dale Av to 60/62 Morton Rd	Stewarton	External Works
72-94 Lainshaw St	Stewarton	External Works
Keir Hardie Hill	Cumnock	Roughcast/Masonry Paint
2-8 Hillcrest	Bellsbank	Roughcast/Masonry Paint
10-12 Hillcrest	Bellsbank	Roughcast/Masonry Paint
23 Eriff Rd	Bellsbank	Roughcast/Masonry Paint
114-120 Dalharco Av	Patna	Roughcast/Masonry Paint

2-86evens appr Shortlees Cr	Kilmarnock	Roughcast/Masonry Paint
3 Mosshead	Kilmarnock	Roughcast/Masonry Paint
2 Underwood Pl	Kilmarnock	Roughcast/Masonry Paint
37a-37f Hurlford Rd	Kilmarnock	Roughcast/Masonry Paint
46 New St	Kilmarnock	Roughcast/Masonry Paint
35 Sutherland Drive	Kilmaurs	Roughcast/Masonry Paint
2,4,6,8 Barnweil Rd	Hurlford	Paint Common Entries
1a-1d Lintmill Rd	Darvel	Paint Common Entries
6a-6d Lintmill Rd	Darvel	Paint Common Entries
9a-9d Lintmill Rd	Darvel	Paint Common Entries
12a-12d Lintmill Rd	Darvel	Paint Common Entries
44a-44f New Street	Kilmarnock	Paint Common Entries
8a-8d Gateside Pl	Kilmarnock	Paint Common Entries
15-32 Craigie Pl	Galston	Paint Common Entries
37a-f Hurlford Rd	Kilmarnock	Paint Common Entries
67a-d77a-d 87a-dWhattrig	Kilmarnock	Paint Common Entries
Katrine Court	Kilmarnock	External Security Lights (Front and Back)
1a-d Lawers Cresc	Kilmarnock	Door Entry
David Dale Av	Stewarton	Door Entry
38,40,44 High Street	Stewarton	Door Entry
David Dale Av	Stewarton	Street Lighting
Fraser Walk	Kilmarnock	CCTV

3.1.3 ESTATE INITIATIVE - Tenement Upgrading

D Dale Av, 49-83	Stewarton	External Works
D Dale Av 61-71	Stewarton	External Works
David Dale Av	Stewarton	Paint Common Entries
Dean Street	Kilmarnock	Paint Common Entries

4. PROPOSED USE OF THE REPAIRS AND RENEWALS FUND

4.1 The Repairs and Renewals Fund currently contains the sum of £421,426.40. As we move towards the implementation of the Repairs Review it will be important to demonstrate to tenants that the Council is committed to the implementation of programmed work. In addition to the work already identified in this report therefore, it is recommended to Members that they utilise a sum of money from the Repairs and Renewals Fund, not exceeding £100,000, in order to improve the programmed work. This sum will primarily be spent on kitchens, in houses where the Capital Programme will not impact for some time. Kitchen improvements would vary, dependant upon the condition of the houses, and would not necessarily be the fitting of full kitchens as is currently carried out within the Capital Programme. However such work would always be organised to allow an easy upgrade to fully fitted kitchens in due course. There may also be the opportunity to carry out other planned work as part of this expenditure including modest amounts of work such as cleaning rhones and gutters or other external works.

4.2 Details of the addresses of such properties will be reported to Committee in the normal way, once the final programmes are worked out.

5. LEGAL/POLICY IMPLICATIONS

5.1 To carry out the planned maintenance of the housing stock.

6. FINANCIAL IMPLICATIONS

- 6.1 To commit the relative budgetary heading of the Housing Capital Programme, and to commit additional funds from the Repairs and Renewals Fund

7. RECOMMENDATION

- 7.1 Members are asked to:

- (i) Approve the expenditure of a sum not exceeding £100,000 for the Repairs and Renewals Fund on additional planned work and to note that the addresses and details of this work will be reported to Committee within the next cycle; and
- (ii) To otherwise note the contents of this report.

James Lavery
Director of Homes and Technical Services
28 August 2001

LIST OF BACKGROUND PAPERS

Nil

For further information please contact James Clark, Senior Project Planning Officer, Homes, on 01563 576658

Implementation Officer: Chris McAleavey, Head of Homes

AGENDA