

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

27 August 2003

Dear Councillor

HOUSING COMMITTEE – WEDNESDAY 3 SEPTEMBER 2003

You are requested to attend the next meeting of the **Housing Committee** to be held on **WEDNESDAY 3 SEPTEMBER 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

LC/KC

BUSINESS

INTIMATE APOLOGIES

1. BUDGETARY REPORTS

- 1.1 HOMES AND TECHNICAL SERVICES – CENTRAL REPAIRS ACCOUNT TO 27 JULY 2003 (PERIOD 4) (pages 1-2)** - Submit joint report dated 18 August 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 – Central Repairs Account for the period ended 27 July 2003 (Period 4).



- 1.2 HOMES AND TECHNICAL SERVICES – PROPERTY TO 27 JULY 2003 (PERIOD 4) (pages 3-4)** – Submit joint report dated 18 August 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 27 July 2003 (Period 4).

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- 1.3 HOMES AND TECHNICAL SERVICES – TECHNICAL SERVICES TO 27 JULY 2003 (PERIOD 4) (pages 5-6)** – Submit joint report dated 18 August 2003 (copy enclosed) by 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 – Technical Services for the period ended 27 July 2003 (Period 4).

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- 1.4 HOUSING REVENUE ACCOUNT TO 27 JULY 2003 (PERIOD 4) (pages 7-9)** - Submit joint report dated 18 August 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 27 July 2003 (Period 4).

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- 1.5 GENERAL FUND HOUSING TO 27 JULY 2003 (PERIOD 4) (pages 10-11)** - Submit joint report dated 18 August 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 period ended 27 July 2003 (Period 4)

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- 1.6 SUPPORTING PEOPLE ACCOUNT TO 27 JULY 2003 (PERIOD 4) (pages 12-13)** – Submit joint report dated 18 August 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 for the period ended 27 July 2003 (Period 4).

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- 2. AWARDING OF CONTRACTS (pages 14-20)** - Submit report dated 19 August 2003 (copy enclosed) by the Depute Chief Executive/Director of Corporate Resources providing, for information, details of tenders which have been accepted.

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3. **HOUSING CAPITAL PROGRAMME 2003/2004 - MONITORING STATEMENT (pages 21-29)** - Submit report dated 11 August 2003 (copy enclosed) by the Director of Homes and Technical Services advising of the current status of projects within the Housing Capital Programme 2003/2004 and setting out the current position in relation to financial monitoring and physical progress.



4. **CAPITAL WORKS - DECORATION ALLOWANCES: (pages 30-31)** - Submit report dated August 2003 (copy enclosed) by the Director of Homes and Technical Services to review the level of decoration allowances paid to tenants, following on from capital works.



5. **THE SUPPORTING PEOPLE PROGRAMME (pages 32-35)** – Submit joint report dated 8 August 2003 (copy enclosed) by the Director of Homes and Technical Services and the Director of Educational and Social Services advising of the implementation of this Scottish Executive initiative and its operation in East Ayrshire Council since April 2003.



6. **HOMELESSNESS STRATEGY UPDATE (pages 36-41)** – Submit report dated 13 August 2003 (copy enclosed) by the Director of Homes and Technical Services advising of the award of additional funding by the Scottish Executive to develop the Homelessness Strategy in East Ayrshire, detailing how this will be used, and providing an update on progress achieved to date.



7. **WRITE-OFF OF FORMER TENANT ARREARS (pages 42-43)** - Submit report dated 18 August 2003 (copy enclosed) by the Director of Homes and Technical Services seeking approval for the writing-off of those former tenant arrears accrued prior to 3 August 2003 which are no longer viable to pursue.



8. **HOUSING ALLOCATIONS POLICY AND PROCEDURES (pages 44-65)** - Submit report dated 18 August 2003 (copy enclosed) by the Director of Homes and Technical Services presenting the revised Housing Allocations Policy incorporating the changes arising from the Housing (Scotland) Act 2001, and advising of Service Improvement Developments.



9. **EAST AYRSHIRE COUNCIL SHORT SCOTTISH SECURE TENANCY AGREEMENT (pages 66-134)** - Submit report dated August 2003 (copy enclosed) by the Director of Homes and Technical Services seeking approval for the Short Scottish Secure Tenancy Agreement for East Ayrshire.



10. **TENANT PARTICIPATION (pages 135-143)** – Submit report dated August 2003 (copy enclosed) by the Director of Homes and Technical Services informing of the current position of the Registration of Recognised Tenants Organisations (RTOs), and providing an overview of the methods of Tenant Participation and consultation available that may be used within East Ayrshire.

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11. **SCOTTISH SOCIAL HOUSING STANDARD (pages 144-147)** - Submit report dated 1 August 2003 (copy enclosed) by the Director of Homes and Technical Services informing of the proposal by the Scottish Executive to establish a Scottish Social Housing Standard to deliver a minimum set of quality standards for tenants of all social landlords, as contained in the consultation document “Modernising Scotland’s Social Housing: A Consultation Paper” and advising of the introduction of Prudential Borrowing for Housing.

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12. **RENT POLICY (pages 148-151)** - Submit report dated August 2003 (copy enclosed) by the Director of Homes and Technical Services seeking approval to go to Tenant Consultation on the introduction of an East Ayrshire Rent Setting Policy.

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13. **PRIVATE SECTOR HOUSING GRANT (pages 152-155)** - Submit report dated 15 August 2003 (copy enclosed) by the Director of Homes and Technical Services informing of the proposed allocation of Private Sector Housing Grant (PSHG) to individual local authorities, as contained in the consultation paper “Private Sector Housing Grant (PSHG) Proposed Arrangements for 2004/2005 and 2005/2006” from the Scottish Executive.

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14. **MORTGAGE TO RENT SCHEME (pages 156-158)** - Submit report dated August 2003 (copy enclosed) by the Director of Homes and Technical Services seeking approval for the Department to take part, where appropriate, in the Mortgage to Rent Scheme.

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15. **CAPITAL CONTRACTS AND OWNER OCCUPIERS (pages 159-162)** - Submit report dated 25 August 2003 (copy enclosed) by the Director of Homes and Technical Services to advise of current procedures for dealing with owner occupiers whose houses are effected by Council building contracts.

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16. **PERFORMANCE INDICATORS (pages 163-168)** - Submit report dated August 2003 (copy enclosed) by the Director of Homes and Technical Services informing of the performance of the Department of Homes and Technical Services in relation to Statutory Key Performance Indicators from 1 April 2002 to 31 March 2003.



17. **HEALTH AND SAFETY ACTION PLAN (pages 169-173)** - Submit report dated 28 July 2003 (copy enclosed) by the Director of Homes and Technical Services up-dating the Departmental Health and Safety Action Plan for 2003/2004.



18. **MANAGING ABSENCE (pages 174-176)** - Submit report dated August 2003 (copy enclosed) by the Director of Homes and Technical Services analysing absence within the Department of Homes and Technical Services for the second quarter of 2003 and indicating what action the Department is taking in relation to the management of absence.



19. **PROPOSED INITIATIVE AREAS (pages 177-182)** - Submit report dated 1 August 2003 (copy enclosed) by the Director of Homes and Technical Services seeking authority to invite expressions of interest from appropriate housing developers/partners for the sustained regeneration of various housing areas.



20. **PROPOSED DISPOSAL OF GROUND AT 1-7 CASTLEVIEW AVENUE, GALSTON (pages 183-186)** - Submit report dated 14 August 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 629 square metres situated adjacent to 1-7 Castleview Avenue, Galston, and authorise disposal of same.



21. **EXCLUSION OF PRESS AND PUBLIC** - Recommend that the Committee pass the following resolution: "That under Section 50(A)(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 relevant Paragraph of Schedule 7A of the Act, as shown against each item".

22. **PROPOSED DISPOSAL OF LAND ADJACENT TO 8 LOVEDALE CRESCENT, MUIRKIRK (PARA 9) (pages 187-189)** - Submit report dated 31 July 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 244 square metres situated adjacent to 8 Lovedale

Crescent, Muirkirk and authorise disposal of same. **Report not enclosed - Refer to Exclusion of Press and Public paragraph above.**

23. **PROPOSED DISPOSAL OF LAND ADJACENT TO 24 WELLPARK AVENUE, KILMARNOCK (PARA 9) (pages 190-192)** - Submit report dated May 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 76 square metres situated immediately adjacent to 24 Wellpark Avenue, Kilmarnock and authorise disposal of same. **Report not enclosed - Refer to Exclusion of Press and Public paragraph above.**
24. **PROPOSED ACQUISITION AND DISPOSAL OF LAND AT TOWNHEAD STREET, CUMNOCK (PARA 9) (pages 193-196)** - Submit report dated 15 August 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 2024 square metres situated to the south of Townhead Street, Cumnock and to authorise disposal of the same; and to further authorise the requisition of an area of ground extending 713 square metres situated to the south of Townhead Street, Cumnock. **Report not enclosed - Refer to Exclusion of Press and Public paragraph above.**
25. **PROPOSED DISPOSAL OF LAND AT KIRKLAND PARK , DUNLOP (PARA 9) (pages 197-200)** - Submit report dated 20 August 2003 (copy enclosed) by the Director of Homes and Technical Services requesting that the Committee declare surplus to current operational requirements an area of ground extending to 205 square metres located to the east of Kirkland Road, Dunlop; and authorise (i) the lease of the area of ground to the party indicated in the report; and (ii) the granting of a servitude right of access over the existing unadopted road leading from Kirkland Road, Dunlop to the area of ground. **Report not enclosed - Refer to Exclusion of Press and Public paragraph above.**
26. **BUILDING AND WORKS DLO - TO 27 JULY 2003 (PERIOD 4) (PARA 6) (pages 201-205)** - Submit joint report dated 18 August 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 27 July 2003 (Period 4). **Report not enclosed - Refer to Exclusion of Press and Public paragraph above.**