

APPENDIX**EAST AYRSHIRE COUNCIL****HOUSING CAPITAL SUB-COMMITTEE OF THE HOUSING COMMITTEE****MINUTES OF MEETING HELD ON TUESDAY 22 FEBRUARY 2000 AT 1000 HOURS IN THE MEETING ROOM, COUNCIL HEADQUARTERS, LONDON ROAD, KILMARNOCK**

PRESENT: Councillors Jimmy Kelly, Katie Hall, Willie Coffey, Douglas Reid, Drew McIntyre, David Macrae, John Knapp, Julie Faulds and Provost Jimmy Boyd.

ATTENDING: David Montgomery, Chief Executive; James Lavery, Director of Homes and Technical Services; Chris McAleavey, Head of Homes; Tom Wilkie, Head of Technical Services; Ken Hathaway, Client Services Manager; David McLellan, Financial Services Manager; Anna Gallagher, Solicitor/Team Leader; and Stuart Nelson, Administrative Officer.

APOLOGIES: Councillors John Weir and Tommy Farrell.

CHAIR: Councillor Jimmy Kelly, Chair.

HOUSING CAPITAL PROGRAMME MONITORING GROUP

1. There were submitted and noted the Minutes of the meeting of the Housing Capital Programme Monitoring Group held on 7 February 2000 (circulated).

HOUSING CAPITAL PROGRAMME (HRA) 1999/2000**2.1 CONSTRUCTION WORKS**

There was submitted and noted a statement dated 9 February 2000 (circulated) by the Director of Homes and Technical Services on construction works on housing projects included within the Housing Capital Programme 1999/2000.

2.2 CAPITAL RECEIPTS

There was submitted a report dated 7 February 2000 (circulated) by the Solicitor to the Council on the position in respect of Housing Capital Receipts for the financial year 1999/2000.

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

- (i) that as at 4 February 2000, Right to Buy Receipts amounted to approximately £5,540,000 in terms of transactions settled up to that date; and
- (ii) that for the whole of the financial year 1999/2000, Right to Buy Receipts were now estimated at £7,200,000, 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 were estimated at £81,500.

2.3 AWARDING OF TENDERS

There was submitted and noted a report dated 7 February 2000 (circulated) by the Director of Corporate Services which provided, for information, details of tenders which had been accepted, as undernoted, namely

CONTRACT	SUCCESSFUL CONTRACTOR	AMOUNT
Asbestos Removal (Storage Tanks) 1999/2000 Programme Phase 2	Angus (Asbestos Removal) Ltd, Johnstone	£24,051.63
St Sophia's Primary School, Galston - Re-roofing and roof strapping and window surround repairs	Pirie & Co (Paisley) Ltd, Paisley	£46,844.60
Dick Institute, Elmbank Avenue, Kilmarnock - Solum Asbestos Removal/Encapsulation	Reigart Contracts Ltd, Coatbridge	£113,686.02
Hand-held Fire Fighting Equipment Maintenance Term Contract	Kiddie Thorn Fire Protection Manchester Ltd,	Fire schedule of rates price

HOUSING CAPITAL PROGRAMME

3. There was submitted and noted a report dated 10 February 2000 (circulated) by the Director of Homes and Technical Services on proposals for the replacement of external doors and screens, the upgrading of kitchens, the upgrading of bathrooms and the installation of cavity wall insulation, under future housing capital programmes.

HOUSING CAPITAL ALLOCATION AND CAPITAL PROGRAMME 2000/2001

4. There was submitted a report (circulated) by the Director of Homes and Technical Services on the proposed Housing Capital Programme (HRA) for 2000/2001.

It was agreed:-

- (i) to note the terms of the report which, amongst other things, indicated that the expected funding available for 2000/2001 for new works on the Housing Capital Programme was: Allocation - £3.489 m; Anticipation - £0.170 m; Usable Capital Receipts (Council House Sales) - £1.270 m; Usable Capital Receipts (Others) - £0.025 m; Total CFCR (including Rent Harmonisation) - £4.055 m; less Overspend brought forward from 1999/2000 - £0.064 m; Total - £8.945 m; and
- (ii) to recommend as follows, namely:-

- (a) that from 1 April 2000, a programme of replacement be commenced for existing central heating systems which have reached the end of their useful working lives; and
- (b) approval of the proposals for the 2000/2001 capital programme, as detailed in the Annexation to this Minute, subject to possible further adjustment in the course of the year on the basis of subsequent reports by Officers taking account of technical assessments and survey results as appropriate.

The meeting terminated at 1053 hours.

ANNEXATION 1

PROPOSED CAPITAL PROGRAMME 2000/2001	PROPOSED	
	HOUSES	COST
ENERGY EFFICIENCY	2000/2001	£M
Doors & Screens	649	0.5
Gas Central Heating Replacement of Obsolete Systems	633	1.5
Solid Fuel c/h Replacement of Obsolete Systems	27	0.08
Electric Conversion Replacement of Obsolete Systems	35	0.08
Insulation	1150	0.21
Heatwise ILM Project		
* Draughtproofing	Subject to survey	0.08
* Internal Insulation	Subject to survey	0.23
* Energy Auditing	Subject to survey	0.18
	Sub Total	2.86
DAMPNESS & CONDENSATION		
Re-roofing	208	0.875
External painterwork and roughcast	213	0.165
Structural repairs	8	0.2
	Sub Total	1.24
IMPROVEMENTS & REPAIRS		
Modernisation (non-trad)	16	0.7
Electrical rewiring	483	0.585
Bathroom refurbishment	186	0.15
Environmental works	n/a	0.2
Kitchen refurbishment	1109	1.613
	Sub Total	3.248
SAFETY & CRIME PREVENTION		
Lead pipe removal	183	0.125
Door entry systems and security	154	0.12
Demolitions	n/a	0.399
Asbestos removal	126	0.17
	Sub Total	0.814
OFFICE ACCOMMODATION		
Housing Offices (Including requirements of Disability Discrimination Act)	n/a	0.15
	Sub Total	0.15
OPERATIONAL REQUIREMENTS		
Information Technology	Provisional sum	0.25
House Attributes Survey	Provisional sum	0.1
	Sub Total	0.35
TOTAL OF CONTRACTS	2000/2001	8.662
RETENTIONS CARRIED FORWARD FROM	1999/2000	0.283
TOTAL CAPITAL PROGRAMME COSTS	2000/2001	8.945