

**EAST AYRSHIRE COUNCIL****HOUSING COMMITTEE****MINUTES OF MEETING HELD ON WEDNESDAY 8 MARCH 2000 AT 1002 HOURS IN THE MEETING ROOM, COUNCIL HEADQUARTERS, LONDON ROAD, KILMARNOCK**

**PRESENT:** Councillors Jimmy Kelly (Chair), Katie Hall, Stephanie Young, Willie Coffey, Douglas Reid, Drew McIntyre, David Macrae, Jane Darnbrough, John Knapp, Jim Raymond, Finlay MacLean, George Smith, Julie Faulds, William Menzies and Jimmy Carmichael.

**ATTENDING:** David Montgomery, Chief Executive; Fiona Lees, Depute Chief Executive; James Lavery, Director of Homes and Technical Services; Kate McVey, Solicitor to the Council; Chris McAleavey, Head of Homes; Tom Wilkie, Head of Technical Services; David McLellan, Financial Services Manager; Bill Walkinshaw, Principal Administrative Officer; and Stuart Nelson, Administrative Officer.

**APOLOGIES:** Councillors Ann Hay, Robert Stevenson, John Weir and Tommy Farrell and Provost Jimmy Boyd.

**CHAIR:** Councillor Jimmy Kelly, Chair.

**HOUSING CAPITAL SUB-COMMITTEE OF 22 FEBRUARY 2000**

1. There were submitted and approved, both as a correct record and in respect of recommendations contained therein, the Minutes of the Housing Capital Sub-Committee of 22 February 2000 (circulated) as shown in the Appendix to these Minutes.

**BUDGETARY CONTROL REPORTS****2.1 HOMES AND TECHNICAL SERVICES - CENTRAL REPAIRS AND SURPLUS PROPERTY TO 14 JANUARY 2000 (PERIOD 10)**

There was submitted and noted a joint report dated 7 February 2000 (circulated) by the Director of Finance and the Director of Homes and Technical Services which advised of the current budgetary control position and the projected out-turn for the year for Homes and Technical Services - Central Repairs and Surplus Property for the period ended 14 January 2000 (Period 10).

**2.2 HOMES AND TECHNICAL SERVICES - PROPERTY TO 14 JANUARY 2000 (PERIOD 10)**

There was submitted and noted a joint report dated 7 February 2000 (circulated) by the Director of Finance and the Director of Homes and Technical Services which advised of the current budgetary control position and the projected out-turn for the year for Homes and Technical Services - Property for the period ended 14 January 2000 (Period 10).

### **2.3 HOMES AND TECHNICAL SERVICES - CONTRACTING AND TECHNICAL SERVICES TO 14 JANUARY 2000 (PERIOD 10)**

There was submitted and noted a joint report dated 7 February 2000 (circulated) by the Director of Finance and the Director of Homes and Technical Services which advised of the current budgetary control position and the projected out-turn for the year for Homes and Technical Services - Contracting and Technical Services for the period ended 14 January 2000 (Period 10).

### **2.4 HOUSING REVENUE ACCOUNT TO 14 JANUARY 2000 (PERIOD 10)**

There was submitted and noted a joint report dated 7 February 2000 (circulated) by the Director of Finance and the Director of Homes and Technical Services which advised of the current budgetary control position of the Housing Revenue Account for the period ended 14 January 2000 (Period 10).

### **2.5 GENERAL FUND HOUSING TO 14 JANUARY 2000 (PERIOD 10)**

There was submitted and noted a joint report dated 7 February 2000 (circulated) by the Director of Finance and the Director of Homes and Technical Services which advised of the current budgetary control position and the projected out-turn for the year for the General Fund Housing for the period ended 14 January 2000 (Period 10).

## **FINANCIAL ASSISTANCE TO NATIONAL PARTNER ORGANISATIONS FINANCIAL YEAR 2000/2001**

3. There was submitted a report dated 17 February 2000 (circulated) by the Director of Homes and Technical Services on the level of financial contributions which were to be made to National Partner Organisations and others for 2000/2001.

It was agreed:

- (i) that a grant of £96 be paid to the Scottish Council for Single Homeless, the expenditure to be met from the Housing Revenue Account;
- (ii) that the application for financial assistance from the Tenant Participation Advisory Service Limited be refused; and
- (iii) to note that the Director of Homes and Technical Services would report to a future meeting on anticipated requests for financial assistance from Shelter and the Chartered Institute of Housing.

## **ENERGY ADVICE UNIT: UPDATE REPORT**

4. There was submitted and noted a report dated 21 January 2000 (circulated) by the Director of Homes and Technical Services which provided an update on recent developments in the implementation of the Council's response to its obligations under the terms of the Home Energy Conservation Act 1995.

## **MANAGING ABSENCE**

5. There was submitted and noted a report dated 21 February 2000 (circulated) by the Director of Homes and Technical Services which provided an analysis of the incidents of absence within the Department for the fourth quarter of 1999 and

indicated action which was being taken by the Department in relation to the management of absence.

### **ROUGH SLEEPERS INITIATIVE (Item 3, Page 618, 99/02)**

6. There was submitted a report dated 1 March 2000 (circulated) by the Director of Homes and Technical Services on the outcome of the recent submission for funding from the Scottish Executive under the Rough Sleepers Initiative for 2000/2001 and 2001/2002.

It was agreed to note the terms of the report which, amongst other things, indicated (a) that the Scottish Executive had approved funding, under this heading, of £504,160 jointly to East, North and South Ayrshire Councils for the period 2000/2001 and 2001/2002; and (b) that funding would be targeted for the continuation of the rough sleepers outreach service and the creation of health development posts as part of the Supported Training and Resettlement Team project.

### **EAST AYRSHIRE HOUSING PARTNERSHIP: REVERSION OF SITES TO PROPERTY PORTFOLIO (Item 4, Page 3613, 96/99)**

7. There was submitted a report dated 22 February 2000 (circulated) by the Solicitor to the Council which advised of the current position with regard to the proposed transfer of a number of identified sites to East Ayrshire Housing Partnership and which requested that those sites within the remit of this Committee identified in Appendix 1 to the report, with the exception of the Dundonald Road site, revert to the Council's property portfolio according to their holding department..

It was agreed:

- (i) to note the position with regard to the reversion to their original status of a number of sites previously identified for transfer to East Ayrshire Housing Partnership;
- (ii) to retain the sites identified in Appendix 1 to the report, with the exception of the Dundonald Road site, within the Council's property portfolio, according to their holding department;
- (iii) to note that the consent of the Secretary of State in respect of the gift of the sites identified in Appendix 2 to the report would not be implemented; and
- (iv) otherwise to note the terms of the report.

### **PROPOSED DISPOSAL OF LAND AT 133-145 MAIN STREET, MUIRKIRK**

8. There was submitted a report (circulated) by the Director of Homes and Technical Services on the proposed disposal of an area of ground, extending to approximately 3570 square metres, located at 133-145 Main Street, Muirkirk.

It was agreed:

- (i) that the area of ground in question be declared surplus to requirements; and
- (ii) that the Director of Development Services be authorised to divide the site into individual housing plots suitable for marketing and sale and to advertise the plots accordingly.

## EXCLUSION OF PRESS AND PUBLIC

9. The Committee resolved 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 involved the likely disclosure of exempt information as defined in the paragraph of Schedule 7A of the Act as shown against each item.

### LONGPARK REDEVELOPMENT STRATEGY: PROPOSED DISPOSAL OF GROUND AT NORTH LONGPARK (PARA 9) (Item 7, Page 3614, 96/99)

10. There was submitted a report dated 16 February 2000 (circulated) by the Director of Homes and Technical Services which provided an update on the development of Phase V of the Longpark Strategy and sought authority to dispose of certain areas of ground.

It was agreed that the Solicitor to the Council be instructed to proceed with negotiations for the disposal of areas B and D, as identified in the report, to the developer concerned, subject to the consent of the Scottish Executive in terms of Section 12(7) of the Housing (Scotland) Act 1987 and to the conditions set out in Section 6 of the report.

### DEVELOPMENT AT AMLAIRD ROAD, KILMARNOCK (PARA 9)

11. There was submitted a joint report dated 28 February 2000 (circulated) by the Director of Homes and Technical Services and the Solicitor to the Council which sought authority to discuss with the developer proposals for a housing development at Amlaird Road, Kilmarnock and to discuss acquisition of the shopkeepers' interests at the site.

Councillor Kelly seconded by Councillor Macrae moved:-

- (i) to authorise Officers of the Council (a) to proceed with discussions with the developer with a view to bringing forward a partnering proposal for the development/re-development of Amlaird Road for low cost social housing; and (b) to commence discussions with the shop proprietors on proposed terms and conditions for the acquisition of the shop properties;
- (ii) that the local Member for the area be kept fully informed of any progress with regard to the above-mentioned discussions; and
- (iii) to note that a report on the outcome of the discussions would be submitted to a future meeting.

Councillor W Coffey seconded by Councillor Reid moved as an amendment:-

- (i) to authorise Officers of the Council (a) to proceed with discussions with the developer with a view to bringing forward a partnering proposal for the development/re-development of Amlaird Road for low cost social housing; and (b) to commence discussions with the shop proprietors on proposed terms and conditions for the acquisition of the shop properties;
- (ii) to vigorously pursue all possible sources of external funding, including European Structural Funds, which could be utilised in relation to the proposed regeneration to facilitate retention of retail services in the area, particularly a Post Office facility;

- (iii) that the local Member for the area be kept fully informed of any progress with regard to the above-mentioned discussions; and
- (iv) to note that a report on the outcome of the discussions would be submitted to a future meeting.

On a division by a show of hands the motion was carried by 9 votes to 5.

**LAND AT EAST PARK DRIVE, KILMAURS (PARA 6)**

12. There was submitted a report dated 22 February 2000 (circulated) by the Director of Homes and Technical Services which requested that an area of ground located at East Park Drive, Kilmaurs, extending to approximately 154 square metres be declared surplus to requirements and disposed of to an interested party.

It was agreed:

- (i) that the area of ground in question be declared surplus to requirements; and
- (ii) that the Solicitor to the Council be instructed to conclude the disposal of the ground to the party concerned, subject to the consent of the Scottish Executive in terms of Section 12(7) of the Housing (Scotland) Act 1987 and the terms and conditions detailed in Section 7 of the report.

**LAND AT SPRINGHILL PLACE, KILMARNOCK (PARA 6)**

13. There was submitted a report dated 22 February 2000 (circulated) by the Director of Homes and Technical Services which requested that an area of ground located at Springhill Place, Kilmarnock, extending to approximately 59.5 square metres be declared surplus to requirements and disposal of to an interested party.

It was agreed:

- (i) that the area of ground in question be declared surplus to requirements; and
- (ii) that the Solicitor to the Council be instructed to conclude the disposal to the party concerned subject to the consent of the Scottish Executive in terms of Section 12(7) of the Housing (Scotland) Act 1987 and the terms and conditions detailed in Section 7 of the report.

**BUDGETARY CONTROL REPORT - BUILDING AND WORKS DLO TO  
14 JANUARY 2000 (PERIOD 10) (PARA 6)**

14. There was submitted and noted a joint report dated 7 February 2000 (circulated) by the Director of Finance and the Director of Homes and Technical Services which (a) advised of the current budgetary control position relative to the Building and Works DLO for the period ended 14 January 2000 (Period 10); and (b) provided information on the number of outstanding repairs and void repairs.

The meeting terminated at 1111 hours.