

APPENDIX

EAST AYRSHIRE COUNCIL

HOUSING CAPITAL SUB-COMMITTEE OF THE HOUSING COMMITTEE

**MINUTES OF MEETING HELD ON MONDAY 21 OCTOBER 1996 AT 1400 HRS
IN THE MEETING ROOM, COUNCIL HEADQUARTERS,
LONDON ROAD, KILMARNOCK**

PRESENT: Councillors Jimmy Kelly, Wilma Doyle, John Knapp, Kim Nicoll, David Sneller and George Smith.

ATTENDING: David Montgomery, Chief Executive; John Hillis, Director of Housing; Chris McAleavey, Senior Depute Director of Housing; Jim Maitland, Depute Director of Housing; Tom Wilkie, Head of Contracting and Technical Services; Cameron Smith, Senior Liaison Officer (Contracting and Technical Services); Anna F Gallagher, Senior Solicitor; Ian Baird, Principal Officer (Technical); Alex Taylor, Chief Accountant; Julie Armstrong, Senior Administrative Officer; and Anne Marie Carr, Administrative Officer.

CHAIR: Councillor Jimmy Kelly, Chair.

APOLOGY: Councillor Douglas Reid.

**HOUSING CAPITAL PROGRAMME MONITORING GROUP:
MINUTES OF MEETING**

1. There was submitted and noted Minutes of the Meeting of the Housing Capital Programme Monitoring Group held on 24 September 1996 (circulated).

HOUSING CAPITAL PROGRAMME (HRA) 1996/97

2.1 CONSTRUCTION WORKS

There was submitted and noted a progress report dated 19 September 1996 (circulated) by the Head of Contracting and Technical Services on construction works on housing projects included in the Housing Capital Programme for 1996/97.

2.2 SITE VISIT: FRASER WALK, KILMARNOCK (Item 2.1, page 1359)

There was submitted and noted a report (circulated) by the Director of Housing on the outcome of the site visit to the properties at 54-58 Fraser Walk, Kilmarnock by members of the Sub-Committee on 9 October 1996 in order to inspect the Closed Circuit TV system which was installed at the properties.

2.3 ADDITIONAL PROJECTS

There was submitted a report dated 16 October 1996 (circulated) by the Director of Housing requesting the Sub-Committee to consider proposals for the present balance of expenditure from the Housing Capital Account on the current year's projects.

The Director of Housing reported that the projected underspend on the Housing Capital Account now stood at £178,000 and that this would not impact significantly on those additional projects outlined in the report.

It was agreed:

- (i) that those projects detailed in Section 3 of the report be recommended for approval, viz:- Women's Aid Hostel, Auchinleck, provision of Council telephone helpline; Alteration to the Housing Office at Western Road, Kilmarnock; Purchase of property at 87 Hurlford Road, Kilmarnock; and additional window replacement within the north area of East Ayrshire;
- (ii) arising from a query from Councillor Knapp, that the Director of Housing prepare outline costs for the extension of the parking facilities at the Housing office at Western Road, Kilmarnock, for consideration by this Sub-Committee.

IMPROVEMENT AND REPAIRS GRANTS

3. There was submitted a report dated 10 October 1996 (circulated) by the Director of Housing on the level of grant approvals and expenditure as at 26 September 1996 and detailing proposals for the re-apportionment of uncommitted additional funding of £53,000 from the Scottish Office.

It was agreed:

- (i) to recommend that the re-apportionment of the available budget for Improvement and Repairs Grants as detailed in paragraph 3 of the report be approved subject to confirmation from the Policy and Resources Committee that the Council's finances were on target and that there had been no slippage within the General Services Capital Programme;
- (ii) to recommend that grant assistance for re-roofing and damp-proof works be added to the approved priority list;
- (iii) that the Director of Housing keep the position under review; and
- (iv) otherwise, to note the report.

EXCLUSION OF PRESS AND PUBLIC

4. The Sub-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 item of business on the grounds that it involved the likely disclosure of exempt information as defined in paragraph 6 of Schedule 7A of the Act.

FIRST GLASGOW HOUSING ASSOCIATION - COVENANTERS HOTEL, NEWMILNS - DISCRETIONARY REPAIR AND IMPROVEMENT GRANT

5. There was submitted a report (circulated) by the Director of Housing regarding an application for discretionary Repair and Improvement Grant from the First Glasgow Housing Association for the redevelopment of the Covenanters Hotel, Newmilns.

It was agreed to recommend that, as the application did not meet the Council's criteria for Improvement and Repairs Grants, that no grant assistance be given.

The Press and public were re-admitted.

HOUSING CAPITAL PROGRAMME (HRA) 1996/97: CAPITAL RECEIPTS

6. The Senior Solicitor (Anna Gallagher) reported on the up-to-date position with regard to estimated Housing Capital receipts for the financial year 1996/97 and advised the Sub-Committee that as at 11 October 1996 Right To Buy receipts amounted to approximately £2,453,000 in terms of transactions settled to date.

It was also reported that while this figure indicated a projected outcome of £5m for the financial year, this amount assumed that the application rate would remain static (comparable to previous years). Accordingly, a revised Right To Buy receipts forecast at this stage indicated approximately £6m would be achieved, which figure accorded with the Scottish Office consent letter if the additional sum for stock transfer was taken into account.

It was agreed to note the report.

ADDITIONAL ITEM

7. **IMPROVEMENT AND REPAIRS GRANTS - HARMONISATION OF MEANS TESTING**

The Chair agreed that this additional item be considered as an early decision was required.

The Director of Housing reported on proposals for the harmonisation of means testing within the Improvement and Repairs Grants system.

It was agreed to recommend that the adoption of the former Cumnock and Doon Valley District Council's methodology for means testing grant applications be approved.

The meeting terminated at 1430 hrs.