

EAST AYRSHIRE COUNCIL**HOUSING COMMITTEE****MINUTES OF MEETING HELD ON WEDNESDAY 20 NOVEMBER 1996
AT 1400 HOURS IN THE MEETING ROOM, COUNCIL HEADQUARTERS,
LONDON ROAD, KILMARNOCK**

PRESENT: Councillors Jim Kelly, Gordon McCredie, Drew McIntyre, Gordon Cree, Douglas Reid, Wilma Doyle, Provost Robert Stirling, Councillors Alan Campbell, John Knapp, David Macrae, Kim Nicoll, David Sneller, George Smith, Robert Taylor, John Smith and Tommy Farrell.

ATTENDING: David Montgomery, Chief Executive; John Hillis, Director of Housing; Chris McAleavey, Senior Depute Director of Housing (Operations); Alan McKnight, Depute Director of Housing (Policy and Strategy); Jim Maitland, Depute Director of Housing (Support and Technical); Alex Taylor, Chief Accountant (Finance); Joan Kendall, Principal Solicitor; Julie Armstrong, Senior Administrative Officer; Graeme Kerr, Public Relations Officer; and Stuart Nelson, Administrative Officer.

APOLOGIES: Councillors Jane Darnbrough, David Fulton, Robert McDill and Jimmy Carmichael.

CHAIR: Councillor Jim Kelly, Chair.

HOUSING CAPITAL SUB-COMMITTEE

1. There was submitted (circulated) the Minutes of the Housing Capital Sub-Committee of 21 October 1996, as shown in the Appendix to these Minutes.

It was agreed:-

- (i) to note further information provided by the Director of Housing, in relation to item 2.3 contained within the Minutes, indicating that the estimated cost of carrying out work to the Local Housing Office at Western Road, Kilmarnock, amounted to £33,000 and that the specification would include the provision of suitable access to the premises for disabled persons; and
- (ii) otherwise, to approve the Minutes of the Sub-Committee both as a correct record and in respect of the recommendations contained therein.

**MEMBER/OFFICER HOUSING WORKING GROUP ON HARMONISATION OF
HOUSING ISSUES (Item 4, Page 1095)**

2. There were submitted (circulated) and noted Minutes of the Meetings of the Member/Officer Housing Working Group on Harmonisation of Housing Issues held on 9 and 28 October 1996.

**SCOTTISH HOMES: AYRSHIRE, DUMFRIES AND GALLOWAY
DISTRICT PLAN 1996-1999**

3. There was submitted and noted a report dated 6 November 1996 (circulated) by the Director of Housing advising of the contents of Scottish Homes' Ayrshire, Dumfries and Galloway District Plan 1996-1999, with particular reference to those matters relating to the East Ayrshire Council area.

**SCOTTISH HOMES: PROPOSED TRANSFER OF HOUSING STOCK
(Item 3, Page 738)**

4. There was submitted and noted a report dated 11 November 1996 (circulated) by the Director of Housing on the proposed transfer of Scottish Homes' housing stock within the former Cumnock and Doon Valley District Council area, excluding those houses in Drongan, to Shire Housing Association.

**LOMOND AVENUE, HURLFORD: PROPOSAL TO DECLARE SITE
SURPLUS TO REQUIREMENTS**

5. There was submitted a report dated 4 November 1996 (circulated) by the Director of Housing asking the Committee to declare a site at Lomond Avenue, Hurlford, surplus to the requirements of the Council, and to authorise action in respect of the sale and future use of the site.

It was agreed:

- (i) to declare the site in question, as identified in the report, surplus to the requirements of the Council;
- (ii) to authorise the Head of Property to negotiate the sale of the site to Cairn Housing Association for development comprising rented amenity cottages for elderly people, mainstream rented housing for families and shared ownership housing.

SHELTERED HOUSING COMPLEXES: CHARGES FOR FUEL COSTS

6. There was submitted a report dated 31 October 1996 (circulated) by the Director of Housing on the proposed harmonisation of service charges for fuel costs in sheltered housing complexes within the Council's area.

Councillor Macrae, seconded by Councillor John Smith moved:-

- (i) that the Council proceed with the harmonisation of fuel cost charges levied on tenants of Sheltered Housing Complexes within East Ayrshire, over a period of ten years commencing financial year, 1997/98 and each Complex to be dealt with on an individual basis;
- (ii) that after 1 April 1997, all new tenants of Sheltered Housing Complexes within East Ayrshire be required to pay the full fuel costs relative to the particular Complex within which they reside, as referred to in the report; and
- (iii) that consultation in respect of (i) and (ii) above be undertaken with the local Elderly Forums.

Councillor Reid, seconded by Councillor Nicoll moved as an amendment that the Committee defer consideration of proposals for harmonisation of fuel cost charges in Sheltered Housing Complexes pending examination of the Council's overall budgetary position and following consultation with the local Elderly Forums.

On a division by a show of hands, the motion was carried by 12 votes to 4.

It was also agreed to remit to the Director of Housing in consultation with the Director of Social Work, to arrange for appropriate information and advice to be made available to the residents within Sheltered Housing Complexes in East Ayrshire in

order to ensure that such residents were made aware of the Benefits which they are entitled to claim.

Councillor Sneller joined the meeting during consideration of the above item.

HOUSE ALLOCATION POLICY

7. There was submitted a report dated 11 November 1996 (circulated) on the progress made in formulating a new House Allocation Policy for East Ayrshire Council.

It was agreed:-

- (i) to note the progress made towards formulation of a new House Allocation Policy for East Ayrshire Council;
- (ii) that a presentation be made to all members of the Council on the proposed policy to enable detailed discussion on this matter; and
- (iii) that following the presentation, detailed consultation in respect of the proposed policy take place with relevant local Community Groups and national organisations, including Shelter, the Tenant Participation Advisory Service and the Commissioner for Local Administration in Scotland.

MEASURED TERM MAINTENANCE CONTRACTS: PREPARATIONS FOR RE-TENDERING

8. There was submitted a report dated 27 September 1996 (circulated) by the Director of Housing advising of progress made in the preparations for re-tendering of the Council's Measured Term Maintenance Contracts, and outlining the requirements of the Department of Housing in this Connection.

It was agreed:-

- (i) to approve the proposals outlined in the report in respect of re-tendering of the Measured Term Maintenance Contracts, which provided for the introduction of an appointments system, a tenants' right to redress; composite working arrangements; local repair teams; a password system; evening repairs and repairs categories and timescales as follows:- Emergency - 2 hours; 24 hour 24 hours; Urgent - 3 days; Routine - 25 days; with the timescales relative to the "programme" and "cyclic" categories to be determined; and
- (ii) otherwise, to note the terms of the report.

EX-GRATIA PAYMENTS TO TENANTS

9. There was submitted a report (circulated) by the Director of Housing outlining proposals for the payment of ex-gratia payments to new tenants of Council houses and tenants who experience disturbance as the result of certain works carried out under the Housing Capital Programme.

It was agreed:-

- (i) that, with effect from the start of the next financial year, ex-gratia payments be made to all new tenants of Council houses to assist with decoration costs at the following rates according to the size of property let, namely:- 1 part - £30; 2 apt - £40; 3 apt - £50; 4 apt - £60; 5 apt - £70.

- (ii) that, with effect from the start of the next financial year, ex-gratia payments be made to tenants of Council houses who experience disturbance as the result of certain works carried out under the Housing Capital Programme, the qualifying categories of work and the corresponding rates of payment being as follows, namely:- Replacement of windows - £40; Installation of central heating - £40; Electrical rewiring - £40; and Modernisation; Living Room - £80; Kitchen - £40; Bathroom - £40; Hall - £40; Hall and Stair - £65; and Bedroom - £65.

In respect of "Modernisation" works, tenants will have the choice of accepting the specified ex-gratia payment or of having the decoration work carried out by the Council; and

- (iii) that in order, amongst other things, to endure value for money and to maximise the economic impact on communities within East Ayrshire, the above mentioned ex-gratia payments be made in the form of vouchers redeemable at local outlets and, if practicable, in respect of the carrying out of appropriate works by local firms.

**HOUSING REVENUE ACCOUNT:
EXPENDITURE POSITION AS AT 13 SEPTEMBER 1996**

10. There was submitted a report dated 12 November 1996 (circulated) by the Director of Finance advising of the current budgetary control position in respect of the Housing Revenue Account for the period ended 13 September 1996.

It was agreed:-

- (i) to note the contents of the report;
- (ii) that the expenditure position be notified to the Policy and Resources Committee in order that the projected financial outturn position could be considered together with the possible release of an element of the estimated balances for re- investment within the Housing Account; and
- (iii) to ask the Director of Housing to consider possible options and to report back accordingly in the light of the recommendations made by the Policy and Resources Committee.

The meeting terminated at 1445 hours.