

APPENDIX III**EAST AYRSHIRE COUNCIL****HOUSING CAPITAL SUB-COMMITTEE****MINUTES OF MEETING HELD ON TUESDAY 11 NOVEMBER 1997 AT 1400 HRS
IN THE MEETING ROOM, COUNCIL HEADQUARTERS,
LONDON ROAD, KILMARNOCK**

PRESENT: Councillors Jim Kelly, John Knapp, Kim Nicoll and George Smith.

ATTENDING: John Hillis, Director of Housing; Jim Maitland, Depute Director of Housing; Tom Wilkie, Head of Contracting and Technical Services; Anna Gallagher, Assistant Principal Solicitor; Robin Baker, Senior Financial Accountant; Julie Armstrong, Senior Administrative Officer; and Stuart Nelson, Administrative Officer.

APOLOGIES: Councillors Douglas Reid and David Sneller.

CHAIR: Councillor Jim Kelly, Chair.

HOUSING CAPITAL PROGRAMME MONITORING GROUP

1. There were submitted the Minutes of the Housing Capital Programme Monitoring Group Meeting held on 9 October 1997 (circulated).

It was agreed:

- (i) to note an amendment to the terms of the Minutes under Section 4.0 - Maisonette Deck Access, as intimated by the Director of Housing, such that the entry under this heading should read "The programme is unlikely to proceed this year" rather than "unlikely to proceed" as contained within the report; and
- (ii) otherwise, to note the Minutes of the Monitoring Group.

HOUSING CAPITAL PROGRAMME (HRA)**2.1 CONSTRUCTION WORKS**

There was submitted and noted a statement (circulated) by the Head of Contracting and Technical Services advising of progress on construction works for housing projects included in the Housing Capital Programme 1997/98.

2.2 AWARD OF TENDERS

There was submitted and noted a report (circulated) by the Director of Support Services providing, for information, details of tenders which had been awarded in respect of housing contracts, as undernoted:-

<u>Contract</u>	<u>Amount</u>	<u>Contractor</u>
Replacement of Doors and Screens - Ross Court Sheltered Housing Unit, Galston	£ 20,916.94	East Ayrshire Council Commercial Operations Department
Replacement of Windows - Phase 6	£352,878.52	Sunline Frames Ltd,

(203 houses)		Wishaw
Replacement of Windows - Phase 7 (115 houses)	£189,356.47	Regency Windows Group (Scotland) Ltd, Glasgow

2.3 CAPITAL RECEIPTS 1997/98

There was submitted and noted a report dated 5 November 1997 (circulated) by the Director of Support Services on the financial position in respect of Housing Capital Receipts for the financial year 1997/98.

2.4 PROPOSALS FOR ADDITIONAL EXPENDITURE

There was submitted a report dated 3 November 1997 (circulated) by the Director of Housing seeking approval for the allocation of funding to new projects of work and to increase the level of expenditure on a number of existing projects.

It was agreed:

- (i) to note that there was an anticipated underspend of £622,610 on the Housing Capital Programme (HRA) for 1997/98;
- (ii) to recommend that the sum of £622,610 referred to above be used to carry out additional works as undernoted and to the estimated value indicated, namely:-

<u>Proposed Work</u>	<u>Estimated Cost</u>
Replacement of Windows Phases 2 and 3 (Unforeseen additional cost of door replacement)	£139,000
Three Sheltered Housing Boiler Conversions (Solid Fuel to Gas)	£213,000
Modernisation of Non-Traditional housing stock (additional four properties)	£176,000
Provision of Local Housing Office in Shortlees, Kilmarnock (additional expenditure)	£ 15,000
Reroofing	£ 79,500; and

- (iii) that, in order to expedite the additional work under this heading as referred to above, to recommend that the existing contract for the modernisation of non-traditional housing stock be extended at the same rates and on the same terms and conditions up to a maximum total value, including professional fees, of £176,000 and subject to the contractor concerned being able to carry out the additional work prior to the end of the current financial year.

2.5 ALLOCATION OF ADDITIONAL RESOURCES TO IMPROVE ENERGY EFFICIENCY IN LOCAL AUTHORITY HOUSING STOCK 1997/98

There was submitted a report dated 31 October 1997 (circulated) by the Director of Housing on additional borrowing consent for the Housing Capital Programme (HRA) to improve energy efficiency in the Council's stock in 1997/98.

It was agreed:

- (i) to note the additional supplementary allocation of £76,000 on the Housing Capital Programme (HRA) for 1997/98 and the Scottish Office Development Department's proposals for the distribution of additional resources in 1998/99, as detailed in the report; and
- (ii) to recommend that the additional allocation of £76,000 made available for this purpose for the current financial year, be used to meet part of the cost of the replacement of obsolete and inefficient solid fuel boilers with gas boilers at the sheltered housing complexes at Ellisland Court, Mauchline, Afton Court, New Cumnock and Rowantree Court, Drongan, as dealt with in terms of Item 2.4, above.

2.6 HOME SECURITY MEASURES

There was submitted a report dated 3 November 1997 (circulated) by the Director of Housing which advised of the number of properties still requiring home security measures and which provided an estimate of the costs for completion of this programme of work.

It was agreed:

- (i) to note the information provided in the report; and
- (ii) to recommend that home security measures should be considered for inclusion in future years' Housing Capital Programmes and that the detail of any works to be carried out under this heading should be determined (a) in the light of the overall financial position on the Programmes and other priorities; and (b) subject to consideration of the relative costs of carrying out this work to houses on a street by street basis or alternatively by targeting individual houses within the Council's stock.

The meeting terminated at 1427 hrs.