

EAST AYRSHIRE COUNCIL**HOUSING COMMITTEE****MINUTES OF MEETING HELD ON WEDNESDAY 17 NOVEMBER 1999 AT 1000 HOURS IN THE MEETING ROOM, COUNCIL HEADQUARTERS, LONDON ROAD, KILMARNOCK**

PRESENT: Councillors Jimmy Kelly, Katie Hall, Ann Hay, Stephanie Young, Willie Coffey, Douglas Reid, Robert Stevenson, John Weir, Drew McIntyre, David Macrae, Jane Darnbrough, John Knapp, Finlay MacLean, George Smith, Tommy Farrell, Julie Faulds, William Menzies, Provost Jimmy Boyd and Councillor Jimmy Carmichael.

ATTENDING: David Montgomery, Chief Executive; James Lavery, Director of Homes and Technical Services; Chris McAleavey, Head of Homes; Tom Wilkie, Head of Technical Services; David McLellan, Financial Services Manager; Anna Gallagher, Solicitor/Team Leader; Caroline McElhone, Public Relations Assistant; Julie Armstrong, Senior Administrative Officer; and Stuart Nelson, Administrative Officer.

APOLOGY: Councillor Jim Raymond.

CHAIR: Councillor Jimmy Kelly, Chair.

HOUSING CAPITAL SUB-COMMITTEE OF 2 NOVEMBER 1999

1. There were submitted and approved, both as a correct record and in respect of the recommendations contained therein, the Minutes of the Housing Capital Sub-Committee of 2 November 1999 (circulated) as shown in the Appendix to these Minutes.

BUDGETARY CONTROL REPORTS**2.1 HOMES AND TECHNICAL SERVICES: CENTRAL REPAIRS AND SURPLUS PROPERTY TO 24 SEPTEMBER 1999 (PERIOD 6)**

There was submitted and noted a joint report (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 24 September 1999 (Period 6).

2.2 HOMES AND TECHNICAL SERVICES - PROPERTY TO 24 SEPTEMBER 1999 (PERIOD 6)

There was submitted and noted a joint report (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 24 September 1999 (Period 6)

2.3 HOMES AND TECHNICAL SERVICES - TECHNICAL SERVICES TO 24 SEPTEMBER 1999 (PERIOD 6)

There was submitted and noted a joint report (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 - Technical Services for the period ended 24 September 1999 (Period 6).

2.4 HOUSING REVENUE ACCOUNT TO 24 SEPTEMBER 1999 (PERIOD 6)

There was submitted and noted a joint report (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 24 September 1999 (Period 6).

2.5 GENERAL FUND HOUSING TO 24 SEPTEMBER 1999 (PERIOD 6)

There was submitted and noted a joint report (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 24 September 1999 (Period 6).

REVIEW OF THE REPAIRS SERVICE

3. There was submitted a report dated 9 November 1999 (circulated) by the Director of Homes and Technical Services which indicated (i) that it was proposed to carry out a thorough and wide ranging review of the Repairs Service and which set out the scope and approach of that review; and (ii) the timescales and involvement of Elected Members, Council Committees and the Accounts Commission in connection with the work which had already been scheduled to be carried out within the Council's established Best Value process and procedures, and in connection with the Repairs Review.

It was agreed:-

- (i) to note the detailed proposals for a wide ranging review of the Repairs Service as set out in the report;
- (ii) that the Director of Homes and Technical Services bring forward interim reports to this Committee at appropriate intervals; and
- (iii) that regular reports be submitted to this Committee on the performance of private contractors engaged in carrying out work under the Council's Repairs Service.

MANAGING ABSENCE

4. There was submitted and noted a report dated 2 November 1999 (circulated) by the Director of Homes and Technical Services which provided an analysis of the incidents of absence within the Department for the period August - October 1999 and advised of action which was being taken by the Department in relation to the management of absence.

ENERGY ADVICE UNIT: UPDATE REPORT (Item 17, Page 216, 99/02)

5. There was submitted and noted a report dated 18 October 1999 (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.

Arising from discussion it was also agreed that the Director of Homes and Technical Services examine the possibility of cavity wall insulation being provided at non-traditional house types.

SAFE BARSHARE GROUP: REQUEST FOR PROPERTIES FOR USE AS A COMMUNITY FACILITY

6. There was submitted a report dated 1 November 1999 (circulated) by the Director of Homes and Technical Services on a request from the Safe Barshare Group, Cumnock for the Council to provide 3 self-contained properties in Barshare for use by the Group as a community facility.

It was agreed:-

- (i) that the properties at 145, 147 and 149 Barshare Road, Cumnock be let to the Safe Barshare Group for use as a community facility at a nominal rent; and
- (ii) that the Director of Homes and Technical Services, in consultation with the Solicitor to the Council negotiate and finalise the lease of the properties to the Group.

EAST AYRSHIRE GARDEN COMPETITION 1999 (Item 7, Page 4451, 96-99)

7. There was submitted a report dated 3 November 1999 (circulated) by the Director of Homes and Technical Services which advised of the winners of the East Ayrshire Garden Competition 1999; submitted for consideration a date and venue for the awards ceremony; and provided an update on progress towards enabling East Ayrshire Garden Club to administer and continue the Competition.

It was agreed:-

- (i) to note, and extend congratulations to, the winners of the 1999 Competition;
- (ii) that the awards presentation for the winners be held in the Dumfries Arms Hotel, Cumnock on Wednesday 24 November 1999, the detailed arrangements to be made by the Director of Homes and Technical Services in consultation with the Chair; and
- (iii) that the Director of Homes and Technical Services progress the proposed transfer of the administration of the Garden Competition to the East Ayrshire Gardening Club, a report on the proposed future format to be submitted to this Committee prior to next year's Competition.

PERFORMANCE INDICATORS

8. There was submitted a report dated 3 November 1999 (circulated) by the Director of Homes and Technical Services which advised of the Department's performance in relation to Statutory Key Performance Indicators and Local Housing Indicators for the period 1 April to 30 September 1999.

It was agreed:-

- (i) to note, as reported by the Director of Homes and Technical Services, that in paragraph 3.6 of the report the figure for "The total number of homeless households in priority need per 10,000 households" was 38.1 rather than 45.4 as indicated;

- (ii) that future reports would, relative to the indicators concerned (a) highlight any trends which may emerge; and (b) provide an appropriate comparison with other Councils;
- (iii) otherwise, to note the terms of the report; and
- (iv) that a further report on this matter be submitted to this Committee in six months time.

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.

PATNA: PROPOSED DISPOSAL OF GARAGE CENTRE AND ADJACENT LAND AT WHITEHILL AVENUE (PARA 9)

10. There was submitted a report dated 1 November 1999 (circulated) by the Director of Homes and Technical Services on a request to purchase land currently partly occupied by the Garage Centre adjacent to Whitehill Avenue, Patna.

It was agreed:-

- (i) that the area of ground in question be declared surplus to Departmental requirements and that it be remitted to the Director of Development Services to negotiate the sale of the ground on suitable terms to the applicant; and
- (ii) that Lethanhill Flying club be relocated to an adjacent site, as referred to in the report, at a charge equivalent to the Club's current annual rental charge.

BUDGETARY CONTROL REPORT - BUILDING AND WORKS DLO - 24 SEPTEMBER 1999 (PERIOD 6) (PARA 6)

11. There was submitted and noted a joint report (circulated) by the Director of Finance and the Director of Homes and Technical Services which advised of the current budgetary control position relative to the Building and Works DLO for the period ended 24 September 1999 (Period 6).

The meeting terminated at 1048 hours.