

**APPENDIX I**

**EAST AYRSHIRE COUNCIL**

**HOUSING CAPITAL SUB-COMMITTEE OF THE HOUSING COMMITTEE**

**MINUTES OF MEETING HELD ON WEDNESDAY 18 FEBRUARY 1998 AT 1330 HOURS IN THE MEETING ROOM, COUNCIL HEADQUARTERS, LONDON ROAD, KILMARNOCK**

**PRESENT:** Councillors Jim Kelly, Douglas Reid, John Knapp, Kim Nicoll, David Sneller and George Smith.

**ATTENDING:** David Montgomery, Chief Executive, John Hillis, Director of Housing; Jim Maitland, Depute Director of Housing; Tom Wilkie, Head of Contracting and Technical Services; Bill Walkinshaw, Principal Administrative Officer; Ken Hathaway, Principal Client Services - Contracting and Technical Services; Ian Baird, Principal Housing Officer (Technical); Anna F Gallagher, Assistant Principal Solicitor; Robin Baker, Senior Finance Accountant; and Stuart Nelson, Administrative Officer.

**APOLOGIES:** Councillor Wilma Doyle

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

**HOUSING CAPITAL PROGRAMME MONITORING GROUP**

1. There were submitted and noted the Minutes of the Housing Capital Programme Monitoring Group meeting held on 21 January 1998 (circulated).

**HOUSING CAPITAL PROGRAMME (HRA) 1997/98**

**2.1 CONSTRUCTION WORKS**

There was submitted and noted a report dated 12 February 1998 (circulated) by the Head of Contracting and Technical Services advising of progress on construction works on housing projects included in the Housing Capital Programme 1997-98.

**2.2 CAPITAL RECEIPTS**

There was submitted a report dated 11 February 1998 (circulated) by the Director of Support Services on the position in respect of Housing Capital Receipts for the financial year 1997-98.

It was agreed to note the terms of the report which indicated that as at 31 December 1997, Right to Buy Receipts amounted to £5.4 million approximately.

**2.3 SALE OF COUNCIL HOUSES**

Arising from discussion pertaining to Item 2.2, above, it was agreed that the Director of Housing would submit a report to the next meeting of this Sub-Committee providing information on the number of Council houses within each electoral ward of East Ayrshire and thereafter, reports on the number of "Right to Buy" sales would be submitted to the Sub-Committee at quarterly intervals.

## 2.4 AWARDING OF TENDERS

There was submitted and noted a report dated 9 February 1998 (circulated) by the Director of Support Services providing, for information, details of tenders which had been awarded in respect of housing contracts as undernoted, namely :-

<b><u>CONTRACT</u></b>	<b><u>AMOUNT</u></b>	<b><u>CONTRACTORS</u></b>
Re-roofing - Phase 4 (15-32 Craigie Place, Galston)	£21,826.46	JBR Roofing, Kilmarnock
Demolitions and Associated Works: 26-40 Harwood Avenue, Muirkirk	£17,763.90	J B Black Construction Services, Maybole
Demolitions and Associated Works: 73-79 Greenhill Avenue and 18-20 Stellhead Avenue, New Cumnock	£23,504.25	W McClounie, New Cumnock
Installation of Gas Central Heating - Phase 2 (Completion Project - 280 houses)	£575,249.10 (fixed specification - £265,776.35 and leased specification £309,472.75)	D Campbell & Co Ltd, Glasgow
New Housing Partnership (Financial and Legal Advice - one month contract)	£9,500.00	Harper Macleod
Assessment of Housing Needs	£58,825.00	Market Research Scotland Ltd, Glasgow
Replacement Boiler Plant - Sheltered Housing, Mauchline	£51,615.78	East Ayrshire Council, Commercial Operations Department
Replacement Boiler Plant - Sheltered Housing, New Cumnock	£62,011.95	East Ayrshire Council, Commercial Operations Department
Replacement Boiler Plant - Sheltered Housing, Drongan	£71,312.70	East Ayrshire Council, Commercial Operations Department
Alterations to Shortlees Housing Office, Caprington Avenue, Kilmarnock	£58,341.05	CT and CF Limited, Lugton
Reinstatement of Fire Damage at 75 Morton Crescent, Darvel	£28,909.03	East Ayrshire Council, Commercial Operations Department

## **HOUSING CAPITAL PROGRAMME (HRA) 1998/99**

### **3.1 TENDER LISTS: WINDOW/DOOR REPLACEMENT AND GAS CENTRAL HEATING**

There was submitted a report dated 3 February 1998 (circulated) by the Director of Support Services seeking approval in respect of arrangements for the invitation of offers to carry out the work involved in the Housing Capital Programme 1998/99 for the replacement of windows/doors and the installation of gas central heating systems, in order to comply with European Union Directives.

It was agreed:-

- (i) to recommend that it be remitted to the Director of Support Services to invite offers from appropriate contractors to carry out the work involved in the Housing Capital Programme 1998/99 for window/door replacement and the installation of gas central heating, on the terms detailed within the report and outlined below, and subject to the necessary checks being carried out by the Head of Contracting and Technical Services, namely:-

Replacement of Windows - The work would be carried out in six separate phases, running concurrently, each with a value of £670,000 approximately, and where possible six contractors would be invited to tender for each phase on the basis that no contractor would be awarded more than two phases unless the Head of Contracting and Technical Services determines otherwise in the light of an assessment of the circumstances of a particular contractor; and

Installation of Gas Central Heating - The work would be carried out in three separate phases, running concurrently, each with a value of £1,250,000 approximately, and where possible six contractors would be invited to tender for each phase on the basis that no contractor would be awarded more than one phase unless the Head of Contracting and Technical Services determines otherwise in the light of an assessment of the circumstances of a particular contractor; and

- (ii) otherwise, to note the terms of the report and the action taken by the Head of Contracting and Technical Services as detailed therein.

### **3.2 ALLOCATION FOR 1998/99 AND THREE YEAR CAPITAL PROGRAMME 1998/99 - 2000/2001**

There was submitted a report dated 11 February 1998 (circulated) by the Director of Housing (a) advising of the announcement from the Scottish Office regarding the Council's Housing Capital Allocation for 1998/99; and (b) providing, for consideration, a three year capital programme with indicative costings.

It was agreed:-

- (i) to note the terms of the report which, amongst other things, indicated that the expected funding available in 1998/99 for new works on the Housing Capital Programme was: Capital Allocation - £3.489m Useable Receipts - £1.390m; Capital Contribution from Revenue - £1.000m; Rent Harmonisation (North Area) - £1.340m; Anticipation - £0.175m; and Annuities - £5.200m; Total - £12.594m; and

- (ii) to recommend approval of a three year capital programme as detailed in the Annexation to this minute, which provided, amongst other things, for total proposed expenditure of £12.6 million during 1998/99; £10.075 million during 1999/2000; and £10.475 million during 2000/2001, subject to further review of this programme at the appropriate time prior to the commencement of the financial years 1999/2000 and 2000/2001.

Councillor Sneller left the meeting during discussion of this item.

The meeting terminated at 1415 hours.