

EAST AYRSHIRE COUNCIL**HOUSING COMMITTEE****MINUTES OF MEETING HELD ON WEDNESDAY 20 JANUARY 1999 AT 1000 HOURS IN THE MEETING ROOM, COUNCIL HEADQUARTERS, LONDON ROAD, KILMARNOCK**

PRESENT: Councillors Jim Kelly, Irene Reeves, Gordon Cree, Douglas Reid, Wilma Doyle, Jane Darnbrough, Kathleen Hall, John Knapp, David Macrae, Kim Nicoll, David Sneller, George Smith and Jim Carmichael.

ATTENDING: David Montgomery, Chief Executive; John Hillis, Director of Housing; Chris McAleavey, Senior Depute Director of Housing; Tom McHugh, Depute Director of Finance; Jim Maitland, Depute Director of Housing; Tom Wilkie, Head of Contracting and Technical Services; Graham Kerr, Public Relations Officer; Alistair Gardiner, Senior Accountant; Julie Armstrong, Senior Administrative Officer; Anna Gallagher, Solicitor/Team Leader; and Stuart Nelson, Administrative Officer.

APOLOGIES: Councillors Gordon McCredie, Drew McIntyre, Provost Robert Stirling, and Councillors Alan Campbell, David Fulton, Robert McDill and Tommy Farrell.

CHAIR: Councillor Jim Kelly, Chair.

HOUSING CAPITAL SUB-COMMITTEE OF 9 DECEMBER 1998

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 9 December 1998 (circulated) as shown in the Appendix to these Minutes.

BUDGETARY CONTROL SUMMARY STATEMENTS FOR PERIOD ENDED 4 DECEMBER 1998 (PERIOD 9)**2.1 GENERAL FUND HOUSING**

There was submitted and noted a joint report dated 7 January 1999 (circulated) by the Director of Finance and the Director of Housing on the current budgetary control position and the projected out-turn for the financial year 1998/99 for the General Fund Housing Account for the period ended 4 December 1998 (Period 9).

2.2 HOUSING REVENUE ACCOUNT

There was submitted and noted a joint report dated 15 January 1999 (circulated) by the Director of Finance and the Director of Housing on the current budgetary control position and the projected out-turn for the financial year 1998/99 for the Housing Revenue Account for the period ended 4 December 1998 (Period 9).

CHARTERED INSTITUTE OF HOUSING CONFERENCE: 9-12 MARCH 1999

3. There was submitted a report dated 5 January 1999 (circulated) by the Director of Housing which sought the agreement of the Committee to meet the cost of the delegate's fee to the Annual Conference of the Chartered Institute of Housing (Scottish Branch) to be held in Dundee from 9-12 March 1999.

It was agreed that the cost of the delegate's fee in this case, being £335 plus VAT, be met from the Housing Budget.

BENEFITS SECTION BACKLOG: PROGRESS REPORT (Item 7, Page 3932)

4. There was submitted and noted a report dated 6 January 1999 (circulated) by the Director of Housing on progress made to increase the services provided by the Benefits Section to claimants and on the arrangements which were in place to deal with the Rent Allowance backlog.

WRITE-OFF OF HOUSING RELATED BALANCES 1997/98

5. There was submitted a report dated 6 January 1999 (circulated) by the Director of Housing which advised of, and sought approval to, the writing-off of former tenant arrears for the period 1 April 1997 to 31 March 1998.

It was agreed:-

- (i) to approve the write-off of debts greater than £250, in respect of former tenant arrears which amounted, in total, to £54,287.89; and
- (ii) to note that the write-off of debts less than £250, in respect of former tenant arrears, amounted to £16,738.54.

**SINGLE PERSONS FLATS AT 116-146 BARSHARE ROAD, CUMNOCK:
REVIEW OF SERVICE CHARGES (Item 3, Page 3780)**

6. There was submitted a report (circulated) by the Director of Housing which advised of the outcome of a recent survey of tenants of the flats at 116-146 Barshare Road, Cumnock on service charges.

The Senior Depute Director of Housing intimated that, within paragraph 5.1 of the report, the annual charges indicated for different sizes of unfurnished accommodation within this block required to be confirmed and that the total annual income from tenants in respect of service charges was £12,500.

It was agreed:-

- (i) that the service charges applicable to these flats be removed and the associated services be discontinued with the exception of the caretaker service which would continue to be provided;
- (ii) that, where applicable, tenants be gifted the furniture which they presently enjoy; and
- (iii) that the Director of Housing submit a report to a future meeting to enable consideration to be given to policy relative to the provision of caretaking services for tenement and maisonette type flats.

**HOUSING CAPITAL PROGRAMME (HRA) 1998/99:
COMFORT PLUS CENTRAL HEATING CONTRACT (Item 15, Page 3934)**

7. There was submitted and noted a joint report dated 5 January 1999 (circulated) by the Director of Housing and Director of Support Services on the circumstances affecting the contract for the current year's Comfort Plus Central Heating Scheme, which resulted in additional expenditure on this contract.

MANAGING SEX OFFENDERS IN THE COMMUNITY (Item 6, Page 3010)

8. There was submitted a joint report dated 12 November 1998 (circulated) by the Director of Social Work and the Director of Housing which sought approval to the policy developed to assist staff in the management and supervision of sex offenders resident within East Ayrshire.

It was agreed:-

- (i) in respect of this Committee's interests, to recommend to Council the approval of the policy document as contained in Appendix I to the report;
- (ii) that Chief Officers review the policy, as necessary, in the light of operational experience and further Scottish Office guidance; and
- (iii) otherwise, to note the terms of the report.

KEY PERFORMANCE INDICATORS

9. There was submitted a report dated 16 December 1998 (circulated) by the Director of Housing which advised of the performance of the Housing Department in relation to statutory Key Performance Indicators for the period 1 April to 6 November 1998.

It was agreed:-

- (i) that the Director of Housing would submit a further report on this matter to the next meeting of the Committee; and
- (ii) otherwise, to note the terms of the report.

DISPOSAL OF SURPLUS DOMESTIC FURNITURE

10. There was submitted a report dated 23 December 1998 (circulated) by the Director of Housing which sought approval to the proposed disposal of a stock of domestic furniture previously maintained by the Housing Department for use in temporary furnished accommodation.

It was agreed that the Director of Housing make arrangements to dispose of the furniture in question to Blue Triangle Housing Association with any items not required by the Association to be offered to Women's Aid then to the furniture schemes in Kilmarnock and Cumnock, with anything remaining thereafter to be disposed of appropriately.

The meeting terminated at 1047 hours.