

## EAST AYRSHIRE COUNCIL

### HOUSING COMMITTEE

#### MINUTES OF MEETING HELD ON WEDNESDAY 31 MAY 2000 AT 1000 HOURS IN THE MEETING ROOM, COUNCIL HEADQUARTERS, LONDON ROAD, KILMARNOCK

**PRESENT:** Councillors Jimmy Kelly, Stephanie Young, John Weir, Drew McIntyre, Jane Darnbrough, John Knapp, Jim Raymond, Finlay MacLean, George Smith, Julie Faulds, William Menzies, Provost Jimmy Boyd and Councillor Jimmy Carmichael.

**ATTENDING:** David Montgomery, Chief Executive; James Lavery, Director of Homes and Technical Services; Kate McVey, Solicitor to the Council; Chris McAleavey, Head of Homes; Campbell Johnston, Design Services Manager; David McLellan, Financial Services Manager; Ken Robinson, Principal Administrative Officer; David Morgan, Public Relations Officer; and Stuart Nelson, Administrative Officer.

**APOLOGIES:** Councillors Katie Hall, Ann Hay, Willie Coffey, Douglas Reid, David Macrae and Tommy Farrell.

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

#### HOUSING CAPITAL SUB-COMMITTEE OF 16 MAY 2000

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 16 May 2000 (circulated) as shown in the Appendix to these Minutes, subject to the following amendment, namely:- Item 2.3(ii), Page 1015 - that the "Previously Approved Allocations" for re-roofing, modernisation and rewiring should be £875,000, £700,000 and £585,000 respectively.

It was also agreed to approve amended addresses in relation to the list of demolitions for inclusion in the 2000/2001 Capital Programme, namely:- Item 2.7(i), Page 1016 - that "Campbeltown Drive - Nos 11-13 (odd), 21-27 (odd);" should read "Campbeltown Drive - No 11/Northcraig Road - No 37A; Campbeltown Drive - Nos 21-27 (odd)".

#### REVIEW OF COUNCIL HOSTEL ACCOMMODATION (Item 14, Page 809 99/02)

2. There was submitted a joint report dated 23 May 2000 (circulated) by the Director of Social Work and the Director of Homes and Technical Services which advised of the findings of a review of Council Hostel Accommodation and sought agreement to implement the recommendations contained within the report.

It was agreed:-

- (i) to authorise the Director of Homes and Technical Services and the Director of Social Work to discuss options for the future use of Longpark Hostel with the current tenants and other interests;
- (ii) to authorise the Director of Homes and Technical Services to cease allocations of tenancies at Longpark Hostel until completion of the above mentioned exercise;

- (iii) to authorise the Director of Homes and Technical Services and the Director of Social Work to undertake a needs analysis and future service plan for sheltered housing/hostels;
- (iv) to authorise the Director of Homes and Technical Services and the Director of Social Work to make arrangements for the joint assessment of individuals prior to the allocation of tenancies in sheltered housing/hostels;
- (v) to authorise the Director of Homes and Technical Services and the Director of Social Work to develop revised eligibility criteria for sheltered housing/hostel tenancies for further consideration by the Committee;
- (vi) to require the Director of Homes and Technical Services and the Director of Social Work to report further to the relevant Committees in respect of the above matters; and
- (vii) otherwise, to note the terms of the report.

### **ENERGY ADVICE UNIT: UPDATE REPORT**

3. There was submitted and noted a report dated 18 April 2000 (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 (HECA).

### **MANAGING ABSENCE**

4. There was submitted and noted a report dated 17 May 2000 (circulated) by the Director of Homes and Technical Services which provided an analysis of the incidents of absence within the Homes and Technical Services Department for the first quarter of 2000 and indicated what action the Department was taking in relation to the management of absence.

### **KEY PERFORMANCE INDICATORS**

5. There was submitted a report dated 17 May 2000 (circulated) by the Director of Homes and Technical Services which provided information on the performance of the Homes and Technical Services Department in relation to Statutory Key Performance Indicators over the period 1 April to 31 December 1999.

It was agreed:-

- (i) to note the terms of the report; and
- (ii) that a further report on the performance of the Department for the year 1999/2000 be submitted to the next meeting of this Committee.

### **BUILDING AND WORKS REPAIRS PERFORMANCE: UPDATE REPORT**

6. There was submitted and noted a report dated 22 May 2000 (circulated) by the Director of Homes and Technical Services which provided an update in relation to the number of outstanding repairs for Council houses held by Building and Works.

### **EXCLUSION OF PRESS AND PUBLIC**

7. 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 Paragraph 6 of Schedule 7A of the Act.

## **DISPOSALS OF LAND**

### **8.1 KILMARNOCK: DONALDSON DRIVE**

There was submitted a report (circulated) by the Director of Homes and Technical Services which requested that an area of ground located at Donaldson Drive, Kilmarnock, extending to approximately 72 square metres, be declared surplus to requirements; and that the Director of Development Services be authorised to negotiate terms and conditions for disposal to an interested party.

It was agreed that the area of ground in question be declared surplus to requirements and that the Director of Development Services be authorised to negotiate the terms and conditions of disposal to the interested party .

### **8.2 KILMARNOCK: MACPHAIL DRIVE**

There was submitted a report (circulated) by the Director of Homes and Technical Services which requested that an area of ground located at MacPhail Drive, Kilmarnock, extending to approximately 90 square metres, be declared surplus to requirements; and that the Solicitor to the Council be authorised to dispose of the ground to an interested party.

It was agreed that the area of ground in question be declared surplus to requirements and that the Solicitor to the Council be authorised to conclude the disposal to the interested party on the terms and conditions detailed in the report.

### **8.3 LUGAR: MUIRKIRK ROAD**

There was submitted a report (circulated) by the Director of Homes and Technical Services which requested that two areas of ground located at Muirkirk Road, Lugar, extending in total to approximately 1491 square metres be declared surplus to requirements; and that the Director of Development Services be authorised to negotiate the terms and conditions of disposal to an interested party.

It was agreed that the areas of ground in question be declared surplus to requirements; and that the Director of Development Services is authorised to negotiate appropriate terms and conditions of disposal with the applicant.

## **BUILDING AND WORKS BUSINESS PLAN**

- 9.** There was submitted a report dated 23 May 2000 (circulated) by the Director of Homes and Technical Services which recommended approval of the Business Plan for the Building and Works Division for the year 2000/2001.

It was agreed to approve the three year Business Plan (2000/1 to 2002/3) for the Building and Works DLO, as attached to the report; and its associated financial targets for 2000/1.

## **KILMARNOCK: OWNERSHIP AND PROPOSED REDEVELOPMENT OF PROPERTIES (Item 17, Page 3854, 96-99)**

- 10.** There was submitted a joint report (circulated) by the Director of Homes and Technical Services and the Director of Development Services on the current

situation with regard to properties in Kilmarnock and which recommended a course of action to secure the redevelopment of the site.

It was agreed:-

- (i) to authorise the appropriate Officers to proceed with the action outlined in Section 9 of the report;
- (ii) to instruct the relevant Directors of Services to further report on progress to future meetings of the appropriate Committees; and
- (iii) otherwise, to note the terms of the report.

The meeting terminated at 1039 hours.