

APPENDIX

EAST AYRSHIRE COUNCIL

HOUSING CAPITAL SUB-COMMITTEE OF THE HOUSING COMMITTEE

**MINUTES OF MEETING HELD ON WEDNESDAY 16 APRIL 1997 AT 1400 HOURS
IN THE MEETING ROOM, COUNCIL HEADQUARTERS,
LONDON ROAD, KILMARNOCK**

PRESENT: Councillors Jim Kelly, Douglas Reid, Wilma Doyle, David Sneller and George Smith.

ATTENDING: John Hillis, Director of Housing; Jim Maitland, Depute Director of Housing; Tom Wilkie, Head of Contracting and Technical Services; Ken Hathaway, Principal Client Services (Contracting and Technical Services); Joan Kendall, Principal Solicitor; Ian Baird, Principal Officer (Technical); Julie Armstrong, Senior Administrative Officer; and Stuart Nelson, Administrative Officer.

APOLOGIES: Councillors John Knapp and Kim Nicoll.

CHAIR: Councillor Jim Kelly, Chair.

**HOUSING CAPITAL PROGRAMME MONITORING GROUP:
MINUTES OF MEETING**

1. There were submitted and noted Minutes of the Meeting of the Housing Capital Programme Monitoring Group held on 20 March 1997 (circulated).

HOUSING CAPITAL PROGRAMME (HRA) - 1996/97

2.1 CONSTRUCTION WORKS

There was submitted a report dated 20 March 1997 (circulated) by the Head of Contracting and Technical Services advising of progress on construction works on housing projects included in the Housing Capital Programme 1996/97.

It was agreed:-

- (a) to note the terms of the report; and
- (b) that the Head of Contracting and Technical Services submit to the next meeting a report detailing the final position in respect of works carried out under the Housing Capital programme for 1996/97.

2.2 CAPITAL RECEIPTS

There was submitted a report dated 11 April 1997 (circulated) by the Director of Support Services on the position in respect of Housing Capital Receipts for the financial year 1996/97.

It was agreed to note the terms of the report which indicated that as at 31 March 1997, housing capital receipts had amounted to £7.3 million approximately, which exceeded the Scottish Office consent by £1.3 million approximately, taking account of additional sums for stock transfer and other land sales.

SITE VISIT: FINLAYSON DRIVE, KILMARNOCK (Item 1, Page 1833)

3. There was submitted a report (circulated) by the Director of Housing on the outcome of the site visit to the maisonette deck access blocks at 7-11 Finlayson Drive, Kilmarnock.

It was agreed:-

- (i) to note
 - (a) the terms of the report; and
 - (b) comments by the Director of Housing indicating that a report would be submitted to the next meeting of this Sub-Committee to enable consideration to be given to the prioritisation of work under future Housing Capital Programmes;
- (ii) that the report referred to in (i)(b) above include identification of problem house types within the Council's area and the remedial works which could be carried out to such properties, with costings; and
- (iii) that feasibility studies be carried out by the Director of Housing in respect of the options suggested for the properties at 7-11 Finlayson Drive i.e. upgrading; demolition; conversion to alternative house types; and stock transfer, which would be taken into account in preparation of the report referred to in (i)(b) above.

HOUSING CAPITAL PROGRAMME (HRA) 1997/98**4.1 ALLOCATION (Item 3.1, Page 1842)**

There was submitted a report dated 11 April 1997 (circulated) by the Director of Housing on the formal announcement from the Scottish Office regarding the housing capital consent (HRA) for 1997/98.

It was agreed to note the terms of the report which, amongst other things, indicated:-

- (a) that the Scottish Office estimate of the capital resources available on the housing revenue account for 1997/98 amounted to £4.810 million comprising: capital allocation - £3.435 million; and usable receipts - £1.375 million;
- (b) that the total funding available during 1997/98 for new works on the housing revenue account was £5.520 million comprising, in addition to (i) above, sums of £1.000 million (capital contribution from revenue), and £0.870 million (rent harmonisation), less £1.160 million (legally committed); and
- (c) that the approved Housing Capital Programme (HRA) for 1997/98 providing for works up to a total value of £5.870 million would proceed in order to allow for slippage and to ensure that the allocation for 1997/98 was fully expended.

4.2 AWARD OF TENDERS

There was submitted a report dated 11 April 1997 (circulated) by the Director of Support Services providing, for information, details of tenders which had been awarded in respect of housing contracts.

It was agreed:-

- (a) to note the terms of the report, which amongst other things indicated that, in accordance with the Policy and Resources Committee decision of 13 June 1996, the undernoted contracts had been awarded to East Ayrshire Council's Commercial Operations Department following negotiation, namely:-

<u>CONTRACT</u>	<u>AMOUNT</u>
Replacement of Lead Water Pipes (64 Houses)	£33,898.35
Electrical Rewiring - Phase 1 (41 Houses)	£49,869.03
Masonry Painting (123 Houses)	£84,570.19
Re-Roofing Phase 1 (40 Houses)	£94,933.29
Comfort Plus Upgrade to Central Heating Installations (106 Houses)	£145,331.09
Installation of Solid Fuel Central Heating (17 Houses)	£42,441.85
Replacement of Windows 1996/97 Programme - Phase 5 (69 Houses)	£144,567.85
Replacement of Windows - Phase 1 (141 Houses)	£282,753.93

- (b) that future reports of this kind would also include the allocation included in the Housing Capital Programme for the scheme concerned, as well as the contract amount.

4.3 and associated components within the housing stock throughout East Ayrshire.
ELECTRICAL REWIRING: NORTH AREA

There was submitted a report (circulated) by the Director of Housing on the work to be carried out under the Housing Capital Programme 1997/98 for electrical rewiring.

It was agreed to continue consideration of this matter to a future meeting pending submission of a further report by the Director of Housing providing a comprehensive assessment of the condition of electrical wiring

4.4 ENERGY EFFICIENCY AND ASSOCIATED WORKS: SHELTERED HOUSING COMPLEXES

There was submitted a report dated 11 April 1997 (circulated) by the Director of Housing on the energy efficiency programme for sheltered housing complexes in relation to dampness, condensation, heat loss and security.

It was agreed to recommend:-

- (a) that the funding included in the Housing Capital Programme 1997/98 for energy improvement works be used to carry out the replacement of windows at the Springhill Gardens Sheltered Housing Complex, Kilmarnock on the grounds of energy efficiency, eradication of dampness and security;
- (b) that the Director of Housing would arrange for all tenants of sheltered houses within East Ayrshire to be provided with appropriate advice on energy efficiency in respect of their particular houses; and

- (c) that the Director of Housing submit a report to a future meeting of this Sub-Committee to enable consideration to be given to the works to be carried out under this heading in future financial years, the report to include an assessment of the need for energy efficiency etc works at those sheltered houses which were not located within a self contained complex.

The meeting terminated at 1435 hours.