

APPENDIX I**EAST AYRSHIRE COUNCIL****HOUSING CAPITAL SUB-COMMITTEE OF THE HOUSING COMMITTEE****MINUTES OF MEETING HELD ON WEDNESDAY 6 MAY 1998 AT 1500 HOURS IN
THE MEETING ROOM, COUNCIL HEADQUARTERS, LONDON ROAD,
KILMARNOCK**

PRESENT: Councillors Jim Kelly, Kathleen Hall, John Knapp, David Macrae 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; David Mitchell, Principal Solicitor; Ken Hathaway, Principal Client Services - Contracting and Technical Services; Ian Baird, Principal Housing Officer (Technical); Sam McVie, Principal Surveyor - Property Services; Julie Armstrong, Senior Administrative Officer; Robin Baker, Senior Finance Accountant; and Stuart Nelson, Administrative Officer.

APOLOGIES: Councillors Douglas Reid, Wilma Doyle, Provost Robert Stirling and Councillors Kim Nicoll and David Sneller.

CHAIR: Councillor Jim Kelly, Chair.

HOUSING CAPITAL PROGRAMME MONITORING GROUP (Item 1, Page 3026)

1. There were submitted and noted the minutes of the Housing Capital Programme Monitoring Group meeting held on 28 April 1998 (circulated).

HOUSING CAPITAL PROGRAMME (HRA) 1997/98**2.1 CONSTRUCTION WORKS (Item 2.1, Page 3026)**

There was submitted and noted a report dated 30 April 1998 (circulated) by the Head of Contracting and Technical Services on construction works on housing projects included in the Housing Capital Programme 1997/98.

2.2 CAPITAL RECEIPTS (Item 2.2, Page 3026)

There was submitted a report dated 30 April 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 March 1998, Right to Buy receipts amounted to £6.6 million approximately and that receipts in respect of other land sales amounted to £33,000 approximately.

2.3 AWARDING OF TENDERS (Item 2.4, Page 3027)

There was submitted and noted a report dated 30 April 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:-

<u>CONTRACT</u>	<u>AMOUNT</u>	<u>CONTRACTOR</u>
New Housing Partnership (Financial and Legal Advice)	£87,500	R P S Cairns/McGrigor Donald/Duncan Young and Co
Replacement of Windows - Phase I (491 houses)	£862,079.60	Regency Group (Scotland) Ltd, Glasgow
Replacement of Windows - Phase II (385 houses)	£699,234.50	Tayside Windows Ltd, Forfar
Replacement of Windows - Phase III (414 houses)	£862,487.17	North Ayrshire Council, Stevenston
Installation of Gas Central Heating - Phase I (631 houses)	£1,376,100.71	Scottish Gas Services, Hamilton
Installation of Gas Central Heating - Phase II (631 houses)	£1,436,541.92	D Campbell and Co, Ltd, Glasgow
Demolition of Houses, New Cumnock	£46,961.77	W McClounie, New Cumnock

HOUSING CAPITAL PROGRAMME (HRA) 1998/99

3.1 SCOTTISH OFFICE: CONSENT TO MEET CAPITAL EXPENSES ON HOUSING IN 1998/99 (Item 3.2, Page 3028)

The Director of Housing reported on the terms of a letter recently received from the Scottish Office Development Department advising of the Council's consent to meet capital expenses on housing in 1998/99, explaining, amongst other things, that the Authority's capital allocation for the year amounted to £3.489 million together with amounts in respect of usable capital receipts and the capital contribution from revenue.

Noted.

3.2 CONSTRUCTION WORKS (Item 3.2, Page 3028)

There was submitted a report dated 1 May 1998 (circulated) by the Head of Contracting and Technical Services on progress on construction works on housing projects included in the Housing Capital Programme 1998/99.

Arising from the report, the Director of Housing reported that the Council had been successful in obtaining funding from the Scottish Office for the current financial year under the New Housing Partnership heading in respect of specific projects and that this would have implications for the funding of certain works from the Housing Capital budget.

It was agreed to note the terms of the report and the comments by the Director of Housing.

3.3 UPGRADING OF OFFICE ACCOMMODATION AT JOHN DICKIE STREET, KILMARNOCK (Item 3.2, Page 3028)

There was submitted a report dated 29 April 1998 (circulated) by the Director of Housing which sought approval to upgrade the Collection Hall and the general accommodation used by the Department of Housing at John Dickie Street, Kilmarnock.

It was agreed to recommend that the provisional sum of £145,000 included for housing offices within the Housing Capital Programme (HRA) for the financial year 1998/99 be used to undertake upgrading works as detailed within the report, at the Collection Hall and general accommodation at John Dickie Street, Kilmarnock.

3.4 SHELTERED HOUSING AT NETHERTHIRD, CUMNOCK: FUTURE USE OF NETHERTHIRD CHILDREN'S HOME (Item 3.2, Page 3028)

There was submitted a report dated 30 April 1998 (circulated) by the Director of Housing which outlined the possible use of the former Netherthird Children's Home as a communal facility and accommodation for the Sheltered Housing Complex at James Young Avenue, Netherthird.

It was agreed:-

- (i) to recommend that a sum of £130,000 be set aside from the current year's Housing Capital allocation (HRA) for the purchase of the former children's home at Netherthird, and conversion of this building to provide communal facilities and additional accommodation for the sheltered housing complex in James Young Avenue; and
- (ii) that a report be submitted to a future meeting to enable the Sub-Committee to consider:-
 - (a) the proposals for the conversion of the building; and
 - (b) the proposed arrangements for the operation of the facilities to be provided.

PROBLEM HOUSE AREAS AND REMEDIAL WORKS (Item 2.2, Page 2378)

4. There was submitted a report dated 29 April 1998 (circulated) by the Director of Housing which advised of progress to date in dealing with problem housing areas within the Council's stock. It was noted that the Members of the Sub-Committee had visited the areas concerned prior to the meeting.

It was agreed to recommend, in respect of the areas concerned as follows, namely:-

- (i) 7/11 Finlayson Drive, New Farm Loch, Kilmarnock (maisonettes) - that these properties be demolished (the cost of this work to be met from the New Housing Partnership allocation);
- (ii) Longpark, Kilmarnock (4 in a block properties) - that consideration of the options for addressing the high level of vacant housing stock within this area be continued to a future meeting, pending submission of a further report by the Director of Housing in the light of the outcome of consultation on this matter involving the Local Committees concerned;

- (iii) 23-29 Amlaird Road, Flats/Shops at Amlaird Road and Flats at Meiklewood Road, Onthank, Kilmarnock (3 storey tenement flats):-
 - (a) that the flats at 23-29 Amlaird Road, be demolished (the cost of this work to be met from the New Housing Partnership allocation);
 - (b) that consideration of the future of the shops and flats located above at Amlaird Road be continued to a future meeting pending submission of a further report by the Director of Housing in the light of the outcome of the consultation process involving the Local Committee concerned and further examination of the particular issues pertaining to ownership and possible relocation of the shops; and
 - (c) that consideration of the future of the flats at Meiklewood Road be continued to a future meeting pending submission of a further report by the Director of Housing in the light of the outcome of consultation involving the Local Committee concerned.
- (iv) Mossie Place and Gainford Place, Onthank, Kilmarnock (semi-detached and 4 in a block properties) - that modernisation and/or improvement works be carried out to the properties in these streets, together with possible environmental improvements to the streetscapes, the Director of Housing to prepare and submit detailed proposals to a future meeting of this Sub-Committee for consideration;
- (v) Thorn Terrace and Bankend Place, Onthank, Kilmarnock (1 apt annexes) - that these properties be converted to provide family sized accommodation, the Director of Housing to prepare and submit detailed proposals for this work to a future meeting for consideration;
- (vi) Lochore Terrace, Darvel (tenement flats) - that these properties be demolished (the cost of this work to be met from the New Housing Partnership allocation);
- (vii) Harwood Avenue, Burns Avenue and Stoneyhill Avenue, Muirkirk (tenement flats) - that vacant flats in Stoneyhill Avenue and Harwood Avenue be demolished and the cleared sites landscaped (the cost of this work to be met from the New Housing Partnership allocation);
- (viii) Cairnhill Estate, New Cumnock (terraced and semi-detached) - that a programme of selective demolition of properties in the Cairnhill Estate be undertaken in consultation with the local Member and the local community (the cost of this work to be met from the New Housing Partnership allocation).

HOUSEWARMING 2000: CENTRAL HEATING SURVEYS (Item 3.2, Page 3028)

5. There was submitted a report dated 30 April 1998 (circulated) by the Director of Housing which advised of the results and implications of the Tenants' Choice Survey carried out in advance of central heating installation.

It was agreed:-

- (i) to recommend that the budget allowance of £9.340m for Housewarming 2000 for 1998/99 be re-distributed to take account of a lower number of central heating installations than had been anticipated, and a higher than anticipated unit cost for window replacement due to an increased specification; and

- (ii) otherwise, to note the terms of the report.

EXCLUSION OF PRESS AND PUBLIC

- 6. It was agreed 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 item of business on the grounds that it involved the likely disclosure of exempt information as defined in Paragraph 6 of Schedule 7A of the Act.

CONTRACT DISPUTE

- 7. There was submitted a report dated 29 April 1998 (circulated) by the Director of Support Services on a contractual dispute which had arisen between a contractor and the Council in respect of a contract let by the former Kilmarnock and Loudoun District Council in 1985.

It was agreed:-

- (i) to recommend that the Director of Housing make appropriate financial provision within the current year's housing capital programme for any costs which might require to be met by the Council arising from the dispute; and
- (ii) otherwise, to note the terms of the report.

The meeting terminated at 1602 hours.