

APPENDIX

EAST AYRSHIRE COUNCIL

HOUSING CAPITAL SUB-COMMITTEE OF THE HOUSING COMMITTEE

MINUTES OF MEETING HELD ON FRIDAY 4 JUNE 1999 AT 1000 HOURS IN THE MEETING ROOM, COUNCIL HEADQUARTERS, LONDON ROAD, KILMARNOCK

PRESENT: Councillors Jimmy Kelly, Douglas Reid, John Weir, Drew McIntyre, David Macrae, John Knapp, Provost Jimmy Boyd, and Councillor Tommy Farrell.

ATTENDING: David Montgomery, Chief Executive; James Lavery, Director of Homes and Technical Services; Jim Maitland, Depute Executive Director; Tom Wilkie, Head of Technical Services; Ken Hathaway, Client Services Manager; Anna F Gallagher, Solicitor/Team Leader; Julie Armstrong, Senior Administrative Officer; and Stuart Nelson, Administrative Officer.

APOLOGIES: Councillors Katie Hall, Willie Coffey and Julie Faulds.

CHAIR: Councillor Jimmy Kelly, Chair.

HOUSING CAPITAL PROGRAMME MONITORING GROUP

1. There was submitted and noted the Minutes of the meeting of the Housing Capital Programme Monitoring Group held on 1 June 1999 (circulated).

HOUSING CAPITAL PROGRAMME (HRA)

2.1 CONSTRUCTION WORKS

There was submitted and noted a statement dated 2 June 1999 (circulated) by the Director of Homes and Technical Services on construction works on housing projects included in the Housing Capital Programme 1999/2000.

2.2 CAPITAL RECEIPTS

There was submitted a report dated 2 June 1999 (circulated) by the Solicitor to the Council on the finalised gross housing capital receipts for the financial year 1998/1999 and the estimated gross housing capital receipts for the financial year 1999/2000.

It was agreed to note the terms of the report which, amongst other things, indicated (a) that for the 1998/99 financial year, Right to Buy receipts amounted to £5,684,585 and that other receipts amounted to £39,733.86; (b) that as at 8 May 1999 Right to Buy receipts amounted to £282,820 in respect of transactions settled up to that date; and (c) that for the whole of the financial year 1999/2000, Right to Buy receipts were estimated at £5,400,000 and other receipts at £20,000.

2.3 PROPOSED IMPROVEMENTS AT PEDEN COURT, CUMNOCK

There was submitted a report dated 27 May 1999 (circulated) by the Director of Homes and Technical Services on the proposed upgrading of reception and resident accommodation at the Peden Court Hostel in Cumnock.

It was agreed to recommend approval of the carrying out of works at Peden Court, Cumnock to improve resident access and egress and to provide natural daylighting to the residents' lounge at an estimated cost of £28,000.00, the expenditure to be met from the HRA Capital Programme 1999/2000.

2.4 HOUSING CAPITAL ALLOCATION AND CAPITAL PROGRAMME 1999/2000 - 2001/2002

There was submitted a report dated 2 June 1999 (circulated) by the Director of Homes and Technical Services which advised of the announcement from the Scottish Office regarding the housing capital allocation for 1999/2000 and provided a three year capital programme with indicated costings for consideration by the Committee.

It was agreed:

- (i) to note the terms of the report which, amongst other things, indicated that the expected funding available in 1999/2000 for new works on the housing capital programme (HRA) was:

Capital Allocation	£3.489 m
Useable Receipts	£1.350 m
Anticipation	£0.175 m
Annuities	£2.000 m
Rent Harmonisation	£1.800 m

Less

Anticipation 1998/99	£0.157 m
Overspend 1998/99	£0.115 m
Total	<u>£8.542 m</u>

- (ii) to recommend approval of the three year capital programme as detailed in the Annexation to this minute, which provided, amongst other things, for proposed expenditure of £8.542 m during 1999/2000; £8.500 m during 2000/2001; and £8.500 m during 2001/2002, subject to further review of this programme at the appropriate time prior to commencement of the financial years 2000/2001 and 2001/2002.

The Chair agreed to consider the following two items at this point.

2.5 PROGRAMME FOR 1998/1999

There was submitted and noted a report dated 18 January 1999 (circulated) by the Director of Homes and Technical Services which advised of the out-turn position on the Housing Revenue Account Capital Programme for 1998/1999.

2.6 HOUSEWARMING 2000 - GAS CENTRAL HEATING INSTALLATIONS

There was submitted a report dated 2 June 1999 (circulated) by the Director of Homes and Technical Services which provided an update on contract procurement in respect of the installation of gas central heating systems.

It was agreed to recommend:

- (i) that an uncommitted balance of lease funding amounting to £167,291.78 be utilised for the installation of gas central heating at an estimated 118 houses and that the Director of Homes and Technical Services be authorised to negotiate a tender with British Gas Services Limited to carry out the work involved; and
- (ii) that the existing contracts for the installation of gas central heating systems with CFM Building Services Limited, Carluke and D Campbell and Co Limited, Glasgow be extended on the same terms and conditions in respect of the carrying out of an additional 165 installations, these to be suitably apportioned between the two contractors, 82 installations at a cost of £233,496.39, and an additional 83 installations at a cost of £234,642.12, respectively, the cost to be met from the Housing Capital Programme 1999/2000.

2.7 EXCLUSION OF PRESS AND PUBLIC

The Sub-Committee 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 2 of Schedule 7A of the Act.

2.8 AIDS AND ADAPTATIONS TO COUNCIL DWELLING IN KILMARNOCK

There was submitted a report dated 24 March 1999 (circulated) by the Director of Homes and Technical Services which sought approval to an additional cost of £9,495 in respect of the carrying out of additional aids and adaptations work to a house in Kilmarnock.

It was agreed to recommend approval of the additional expenditure involved.

The meeting terminated at 1018 hours.