

APPENDIX II

EAST AYRSHIRE COUNCIL

HOUSING CAPITAL SUB-COMMITTEE OF THE HOUSING COMMITTEE

**MINUTES OF MEETING HELD ON THURSDAY 6 FEBRUARY 1997 AT
1000 HOURS IN THE MEETING ROOM, COUNCIL HEADQUARTERS,
LONDON ROAD, KILMARNOCK**

PRESENT: Councillors Jim Kelly, Douglas Reid, Wilma Doyle, Kim Nicoll, 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; Ian Baird, Principal Housing Officer; Joan Kendall, Principal Solicitor; Robin Baker, Senior Accountant; Julie Armstrong, Senior Administrative Officer; Cameron Smith, Senior Liaison Officer (Contracting and Technical Services); Margaret Meechan, Office Manager (Education); and Stuart Nelson, Administrative Officer.

CHAIR: Councillor Jim Kelly, Chair.

APOLOGY: Councillor John Knapp.

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

1. There were submitted and noted Minutes of the Housing Capital Programme Monitoring Group meeting held on 23 January 1997 (circulated).

HOUSING CAPITAL PROGRAMME (HRA) 1996/97

2.1 REQUEST FOR ADDITIONAL ALLOCATION

There was submitted a report by the Director of Housing (circulated) advising of the response from the Scottish Office Development Department to the Council's request to be considered for additional housing revenue account capital resources in the current financial year (1996/97) should these be made available.

It was agreed to note that the Department had indicated on 15 January 1997, that the Council's bid for additional resources on the housing capital account for this financial year had been unsuccessful, as indicated in the report.

Councillor David Sneller joined the meeting during discussion of the above item.

2.2 AWARDING OF TENDERS

There was submitted and noted a report dated 27 January 1997 (circulated) by the Director of Support Services giving details of tenders which had been awarded in respect of housing capital contracts for 1996/97, as detailed in Annexation 1 to these Minutes.

2.3 CONSTRUCTION WORKS

There was submitted a statement dated 24 January 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 further comments of the Director of Housing who indicated that provision would be made within the Measured Term Maintenance Contract for Housing, for the maintenance of smoke detectors installed within the Council's housing stock; and
- (b) otherwise, to note the terms of the report.

2.4 CAPITAL RECEIPTS

There was submitted and noted a report dated 24 January 1997 (circulated) by the Director of Support Services providing an update on the position in respect of estimated housing capital receipts for the financial year 1996/97.

2.5 PROPOSED TRANSFER OF LAND AND FORMER SRC HOUSING STOCK

There was submitted a joint report dated 29 January 1997 (circulated) by the Director of Housing and Head of Property on the possible transfer of former Strathclyde Regional Council housing stock, land and other property to the housing revenue account.

It was agreed:-

- (a) to recommend:-
 - (i) that the seven former Strathclyde Regional Council houses, as listed in the Schedule to the report, be transferred to the housing revenue account during financial year 1996/97 at a cost of £82,500;
 - (ii) that the land at St. Andrew's Street, Kilmarnock, upon which a short term residential complex had been constructed, be transferred to the housing revenue account during financial year 1996/97 at a cost of £75,000; and
 - (iii) that the land and premises at Ayr Road, Cumnock, which were to be used for a decentralised housing office, be transferred to the housing revenue account during financial year 1996/97 at a cost of £12,500; and
- (b) that a report would be prepared by the Director of Housing and the Head of Property for submission to a future meeting of this Sub-Committee, identifying all non former District Council housing stock which were within the ownership of East Ayrshire Council and the refurbishment required to these properties.

HOUSING CAPITAL PROGRAMME (HRA) 1997/98

3.1 ALLOCATION FOR 1997/98

There was submitted a report dated 28 January 1997 (circulated) by the Director of Housing advising of the announcement from the Scottish Office regarding the housing capital consent in respect of procedural amendments commencing in, and the allocation for, 1997/98.

It was agreed:-

- (a) to note:-
 - (i) the amendments to the arrangements for issuing housing revenue account capital allocations in future years, such that allocations would be issued on a net basis;
 - (ii) that the Scottish Office estimate of the capital resources available on the housing revenue account for 1997/98 amounted to £4.810m comprising: capital allocation - £3.435m; and usable receipts - £1.375m; and
 - (iii) that the total funding available during 1997/98 for new capital works on the housing revenue account was expected to be £5.870m, comprising, in addition to (ii) above, sums of £1.240m (Capital Contribution from Revenue), and £0.870m, less £1.050m (legally committed);
- (b) to recommend:-
 - (i) that a core programme of proposed works to be carried out under the housing capital programme 1997/98, as detailed in Annexation 2 to these minutes, be approved;
 - (ii) that it be remitted to the Director of Housing, in consultation with the Head of Contracting and Technical Services, to select the addresses to be included in the programme for all categories of work, a copy of the list of those houses which were to be selected on a needs basis to be circulated to Elected Members when available;
 - (iii) that in respect of the gas central heating programme for 1997/98, 50% of the funding available be used to provide this facility under the "Heating for Health" category with the balance of 50% of the allocation to be used to provide gas central heating at houses selected on the basis of "date of house construction"; and
 - (iv) that the Head of Contracting and Technical Services consults with the Director of Commercial Operations, in respect of his Department's interest, prior to inviting competitive tenders for the works involved in the proposed housing capital programme for 1997/98; and
- (c) that the Director of Housing prepare and submit to future meetings of this Sub-Committee, reports on the following matters, namely:-
 - (i) the possible misuse of door entry systems provided within the Council's housing stock;

- (ii) the issues relating to the application of common service charges and the re-charging of private occupiers in respect of common services within Council housing areas; and
- (iii) the extent of the various ongoing programmes of work being undertaken by the Council under the housing capital programme, this report to include an analysis of progress achieved in each project and the balance of work still outstanding.

3.2 COMPONENT RENEWAL

There was submitted a joint report dated 31 January 1997 (circulated) by the Director of Housing and Head of Contracting and Technical Services on the contract specification for window replacement and gas central heating installations to be carried out under the housing capital programme for 1997/98 and beyond.

It was agreed:-

- (a) to recommend:-
 - (i) that, in respect of the window replacement programme, fixed pane "picture windows" be an option for installation at living-rooms only in ground floor situations and that all other ground floor windows should not contain fixed panes;
 - (ii) that, effective from the 1997/98 central heating programme, gas fires be no longer provided as part of the gas central heating installation; and
 - (iii) that the following seven contractors be invited to tender for the work involved in the housing capital programme 1997/98 for the replacement of windows, the contractors concerned having previously carried out similar work for the former District Authorities within the last three years, namely:- Regency Window Group (Scotland) Ltd, Glasgow; Sunline Frames Ltd, Wishaw; Tayside Windows Ltd, Forfar; Pyramid Windows (UPVC) Ltd, Airdrie; East Dunbartonshire Council - Connect Maintenance, Stepps; CR Windows Systems Ltd, Lockerbie; and East Ayrshire Council - Department of Commercial Operations, Kilmarnock;
- (b) to continue consideration of the internal finish to be provided in respect of houses provided with replacement windows under the next and future years' housing capital programmes, at a future meeting, pending inspection of houses at which the alternative finishes had been used; and
- (c) that the Director of Housing, in consultation with the Head of Contracting and Technical Services, investigate with Fuel Companies, the possible extension of mains gas supplies within East Ayrshire to include those communities which were not currently provided with this facility, a report on the outcome including identification of the communities affected, to be submitted to a future meeting of this Sub-Committee.

The meeting terminated at 1105 hours.

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ANNEXATION 1

HOUSING CAPITAL PROGRAMME 1996/97

AWARDING OF TENDERS

(a) Tenders Awarded To East Ayrshire Council³'s Commercial Operations Department: -

Contract	Amount (Exc. Professional Fees)
Electrical Rewiring to 115 Houses - Phase 2	£129,024.94
Home Security Measures: 180 Houses	£ 38,724.50
Re-roofing to 31 Houses - Phase 3	£ 81,493.18
Masonry Painting (North) - Phase 3	£ 56,091.51
Reinstatement of Fire Damage at 145 Tumberry Drive, Kilmarnock	£ 22,653.26
Internal Refurbishment (North) - Phase 1	£139,988.80
Replacement of Windows to 187 Houses	£479,096.91
Door and Window Security (North)	£ 98,381.78
Priority Treatment Areas	£ 49,500.00
Installation of Door Entry Systems to 206 Houses, Various Locations	£ 73,661.99
Alterations to North West Area Housing Office, Western Road, Kilmarnock	£ 25,120.59
Internal Refurbishment at 25-27 Ayr Road, Cumnock	£ 27,777.38

(b) Tenders Awarded To Other Contractors:-

Contract	Contractor	Amount (Exc. Professional Fees)
Design, Supply and Installation of Door Entry System at 54 Fraser Walk, Kilmarnock	Integrated Security Manufacturing Ltd	£ 55,792.80

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ANNEXATION 2**EAST AYRSHIRE COUNCIL****PROPOSED HOUSING CAPITAL PROGRAMME 1997/98**

Project	Value	Comment
Window Replacement	£2.570m	Includes rent harmonisation income.
Central Heating:-		
Gas	£1.000m	Additional funding will be available from operating lease
Solid Fuel	£0.050m	
Electric Comfort Plus	£0.1 75m	
Insulation	£0.040m	To enable work to commence on Phase 6 with completion in 1998/99.
Re-roofing	£0. 300m	
Riccarton Modernisation	£0.500m	
Energy Improvement	£0.050m	To enable work to commence on a further block in New Farm Loch with completion in 1998/99.
External Painterwork	£0.100m	
Electric Rewiring	£0.175m	
Replacement of Lead Waterpipes	£0.040m	
Home Security	£0.070m	
Maisonette Upgrades	£0.100m	
Non Traditional Houses	£0.200m	Continue with the refurbishment of prefabs in Stewarton.
Information Technology	£0.100m	New refuge in Auchinleck.
Women's Aid	£0. 050m	
Demolitions	£0.050m	Selective demolition of long term vacant stock.
Heatwise Project	£0 240m	Joint energy initiative.
Unallocated	£0 060m	
TOTAL	<u>£5.870m</u>	

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