

EAST AYRSHIRE COUNCIL

HOUSING COMMITTEE

**MINUTES OF MEETING HELD ON THURSDAY 4 MARCH 1999 AT 1300 HOURS
IN THE MEETING ROOM, COUNCIL HEADQUARTERS, LONDON ROAD,
KILMARNOCK**

PRESENT: Councillors Jim Kelly, Irene Reeves, Gordon Cree, Jane Darnbrough, Kathleen Hall, David Fulton, David Macrae, George Smith and Jim Carmichael.

ATTENDING: David Montgomery, Chief Executive; John Hillis, Director of Housing; Chris McAleavey, Senior Depute Director of Housing; David Mitchell, Principal Solicitor; Anna Gallagher, Solicitor/Team Leader; Alistair Gardiner, Senior Accountant; John Pilkington, Senior Neighbour Disputes Officer; and Stuart Nelson, Administrative Officer.

APOLOGIES: Councillors Gordon McCredie, Douglas Reid, Provost Robert Stirling and Councillors Alan Campbell, Robert McDill, David Sneller and Tommy Farrell.

CHAIR: Councillor Jim Kelly, Chair.

**BUDGETARY CONTROL SUMMARY STATEMENTS FOR PERIOD ENDED 29
JANUARY 1999 (PERIOD 11)**

1.1 GENERAL FUND HOUSING

There was submitted and noted a joint report (circulated) by the Director of Finance and the Director of Housing on the current budgetary control position and the projected out-turn for the financial year 1998/99 for the General Fund Housing Account for the period ended 29 January 1999 (Period 11).

Councillor Cree joined, and Councillor Fulton left, the meeting following discussion of the above sub-item.

1.2 HOUSING REVENUE ACCOUNT

There was submitted and noted a joint report (circulated) by the Director of Finance and the Director of Housing on the current budgetary control position and the projected out-turn for the financial year 1998/99 for the Housing Revenue Account for the period ended 29 January 1999 (Period 11).

Councillor Darnbrough joined the meeting during discussion of the above sub-item.

MANAGING ABSENCE

2. There was submitted and noted a report dated 15 February 1999 (circulated) by the Director of Housing which analysed the incidents of absence within the Housing Department during Quarter 4, 1998, and indicated action being taken by the Department in relation to the management of absence.

NEW HOUSING PARTNERSHIPS: BID FOR ADDITIONAL FUNDING

3. The Director of Housing reported and it was noted that the Council's bid to the Scottish Office for additional new housing partnership funding had been refused and that a detailed report on the outcome of the bid would be submitted to the next meeting.

SCOTTISH OFFICE: EMPTY HOMES INITIATIVE (Item 6, Page 3614)

4. There was submitted a report dated 12 February 1999 (circulated) by the Director of Housing which advised of the bid submitted to the Scottish Office under the Empty Homes Initiative for the financial years 1999/2000 to 2001/2002, inclusive.

It was agreed:-

- (i) to approve the Council's bid to the Scottish Office for funding under the Empty Homes Initiative, amounting, in total, to £1,679,049 over the three year period, as submitted by the Director of Housing and detailed in Appendix 1 to the report; and
- (ii) otherwise, to note the terms of the report.

WRITE OFF OF HOUSING RELATED BALANCES: SOUTH AREA

5. There was submitted a report dated 11 February 1999 (circulated) by the Director of Housing which advised of, and sought approval to, the writing off of former tenant arrears in the South Area for the period 1 April 1997 to 31 March 1998.

It was agreed:-

- (i) to approve the write off of debts for the South Area greater than £250, in respect of former tenants' arrears which amounted, in total, to £40,073.41; and
- (ii) to note that the write off of bad debts less than £250, in respect of former tenant arrears in the South Area, amounted to £9,864.64.

Councillor Reeves left the meeting following discussion of the above item.

REVIEW OF TEMPORARY ACCOMMODATION SERVICES

6. There was submitted a report dated 18 February 1999 (circulated) by the Director of Housing which advised of the first year of operation of St Andrews Court Hostel, Kilmarnock, and sought approval to a future Strategy for Temporary Accommodation Services and the upgrading of reception and resident accommodation at the Peden Court Hostel, Cumnock.

It was agreed:-

- (i) to note the progress made during the first year of operation at St Andrews Court, Kilmarnock, as indicated in the report;
- (ii) to approve the long-term Strategy for Temporary Accommodation Services as detailed in the Appendix to the report; and
- (iii) to approve, in principle, the carrying out of works at Peden Court, Cumnock, to improve resident access and egress and to provide natural day lighting to the residents lounge.

Arising from discussion pertaining to this item, it was agreed that the Director of Housing would prepare and submit to a future meeting a report providing an analysis of the causes of homelessness affecting those persons who approach the Council for assistance under the Homeless Persons legislation.

ANTI-SOCIAL BEHAVIOUR ORDERS: PROPOSED POLICY

7. There was submitted a joint report dated 16 February 1999 (circulated) by the Director of Housing and the Solicitor to the Council which advised of the provisions of the Crime and Disorder Act 1998 relating to anti-social behaviour orders and sought approval of a proposed policy for East Ayrshire Council, and a public information document.

It was agreed:-

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| C | <ul style="list-style-type: none"> (i) to recommend to the Council approval of the policy on Anti-Social Behaviour Orders contained in Appendix 1 to the report; (ii) to approve for use, subject to the Council's adoption of the Policy referred to in (i) above, the "Public Information on Anti-Social Behaviour Orders" document contained in Appendix 2 to the report, with the insertion of additional information on accessing the Council's full policy statement; (iii) that the Director of Housing would arrange a public meeting for the purpose of consulting with other landlords, both public and private, on the policy, prior to 1 April 1999, being the date on which the policy will become effective; and (iv) that the Director of Housing monitor the financial implications arising from the implementation of the Council's policy in respect of Anti-Social Behaviour Orders for a period of six months from 1 April 1999, and, thereafter, a report providing a detailed analysis of the cost implications to be submitted to this Committee. | C |
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KEY PERFORMANCE INDICATORS

8. There was submitted a report dated 15 February 1999 (circulated) by the Director of Housing which advised of the performance of the Housing Department in relation to statutory key performance indicators for the period from 1 April 1998 to 1 January 1999.

It was agreed:-

- (i) that the Director of Housing would submit a further report on this matter to the next meeting of the Committee; and
- (ii) otherwise, to note the terms of the report.

SHOPS AT 2 AND 4 AUCHENCAR DRIVE, KILMARNOCK: PROPOSED DISPOSAL

9. There was submitted a report dated 12 February 1999 (circulated) by the Director of Housing which advised of the current situation regarding the shop units at Nos 2 and 4 Auchencar Drive, Altonhill, Kilmarnock, which were held on the Housing Revenue Account and invited the Committee to consider the most appropriate course of action.

It was agreed:-

- (i) to declare the properties in question surplus to Departmental requirements; and
- (ii) to remit to the Head of Property (a) to undertake a trawl of other Council Departments to determine whether any Department would wish to make use of these properties; and (b) failing any positive response to the trawl of Departments, to make arrangements for the properties to be sold on the open market.

The meeting terminated at 1548 hours.