

EAST AYRSHIRE COUNCIL

SPECIAL AD HOC HOUSING PARTNERSHIP COMMITTEE

MINUTES OF MEETING HELD ON WEDNESDAY 23 SEPTEMBER 1998 AT 0900 HOURS IN THE MEETING ROOM, COUNCIL HEADQUARTERS, LONDON ROAD, KILMARNOCK

PRESENT: Councillors Jim Kelly, Daniel Coffey, David Sneller and Tommy Farrell.

ATTENDING: Alan McKnight, Depute Director of Housing; Allan Moyes, Housing Partnership Co-ordinator; and Stuart Nelson, Administrative Officer.

APOLOGIES: Councillors Douglas Reid, Wilma Doyle and David Macrae.

CHAIR: Councillor Jim Kelly, Chair.

NEW HOUSING PARTNERSHIPS: THE NEXT PHASE

1. There was submitted a report dated 11 September 1998 (circulated) by the Director of Housing which outlined the content of the letter from the Scottish Office, dated 24 August 1998, advising the Council of the next phase of bidding for the New Housing Partnership's Initiative.

It was agreed:-

- (i) that, in respect of the additional funding of £2 million made available by the Scottish Office for New Housing Partnership Initiatives within Scotland during 1998/99, the Director of Housing be authorised to negotiate an agreement with housing developers in the area and to submit an appropriate bid for funding to the Scottish Office, following consultation with the Chair, by the due date of 24 September 1998;
- (ii) to note that the Council was required to prepare bids for submission to the Scottish Office by 15 December 1998, for New Housing Partnership funding for the financial years 1999/2000, 2000/2001 and 2001/2002, for which sums of £23 million, £95 million and £160 million, respectively, have been allocated;
- (iii) that the site of the Glebe Centre, Kilmarnock, be transferred to the East Ayrshire Housing Partnership at nil value in order to facilitate community regeneration, subject to the consent of the Policy and Resources Committee;
- (iv) to authorise the appropriate officials to negotiate an extension to the existing contract with RPS Cairns to provide the necessary support consultancy services for the preparation of the Council's bids for New Housing Partnership funding as referred to in (ii) above; and
- (v) otherwise, to note the terms of the report.

EXCLUSION OF PRESS AND PUBLIC

2. 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 9 of Part 1 of Schedule 7A of the Act.

PROJECT MANAGERS' APPRAISAL

3. It was agreed that this item be withdrawn from the Agenda since the matter had already been dealt with by the Emergency Powers Committee in view of the urgency of the business concerned.

EXPRESSIONS OF INTEREST

4. There was submitted a report dated 11 September 1998 (circulated) by the Director of Housing which set out the findings from the appraisal of the submissions received from the housebuilders and housing associations which replied to the Expression of Interest and outlined the conclusions of the East Ayrshire Housing Partnership Shadow Board Working Group.

It was agreed:-

- (i) that tenders for the three contract packages involved in the provision of 300 social rented properties and 127 low cost house ownership properties at 12 sites within East Ayrshire be invited from the undernoted contractors as follows, namely:-

Contract 1 - Beazer Partnership Homes and Wimpey Homes;

Contract 2 - Tarmac and Tilbury Douglas; and

Contract 3 - J B Bennett and Miller Homes; and

- (ii) that in view of the merits of the proposal, Beazer Partnership Homes be invited to lead a consortium bid for all three packages, in addition to its tender for Contract Package 1, with the condition that the other developers referred to in (i) would be excluded from taking part in the consortium bid;
- (iii) that the following Housing Associations be invited to submit tenders for agency services to manage and maintain the 300 rented properties during the development period to March 2001, namely:-

Cube Housing Association, Glasgow;

Shire Housing Association Ltd, Cumnock; and

Irvine Housing Association, Irvine.

The meeting terminated at 0917 hours.