

**EAST AYRSHIRE COUNCIL****HOUSING COMMITTEE****MINUTES OF MEETING HELD ON WEDNESDAY 6 OCTOBER 1999 AT 1010 HRS  
IN THE MEETING ROOM, COUNCIL HEADQUARTERS,  
LONDON ROAD, KILMARNOCK**

**PRESENT:** Councillors Jimmy Kelly, Anne Hay, Willie Coffey, Robert Stevenson, John Weir, Drew McIntyre, David Macrae, Jane Darnbrough, John Knapp, Finlay MacLean, Tommy Farrell, Julie Faulds, William Menzies, Provost Jimmy Boyd and Councillor Jimmy Carmichael.

**ATTENDING:** David Montgomery, Chief Executive; Kate McVey, Solicitor to the Council; James Lavery, Director of Homes and Technical Services; Chris McAleavey, Head of Homes; Tom Wilkie, Head of Technical Services; John Pickering, Area Housing Manager; David McLellan, Financial Services Manager; Gerry Darroch, Operations Manager; David Morgan, Public Relations Officer; Julie Armstrong, Senior Administrative Officer; and Stuart Nelson, Administrative Officer.

**APOLOGIES:** Councillors Katie Hall, Stephanie Young, Douglas Reid, Jim Raymond, and George Smith.

**CHAIR:** Councillor Jimmy Kelly, Chair.

**BUDGETARY CONTROL REPORTS****1.1 HOMES AND TECHNICAL SERVICES - CENTRAL REPAIRS AND SURPLUS  
PROPERTY TO 27 AUGUST 1999 (PERIOD 5)**

There was submitted and noted a joint report (circulated) by the Director of Finance and the Director of Homes and Technical Services which advised of the current budgetary control position and the projected out-turn for the year for Homes and Technical Services - Central Repairs and Surplus Property for the period ended 27 August 1999 (Period 5).

**1.2 HOMES AND TECHNICAL SERVICES - PROPERTY TO 27 AUGUST 1999  
(PERIOD 5)**

There was submitted and noted a joint report (circulated) by the Director of Finance and the Director of Homes and Technical Services which advised of the current budgetary control position and the projected out-turn for the year for Homes and Technical Services - Property for the period ended 27 August 1999 (Period 5).

**1.3 HOMES AND TECHNICAL SERVICES - CONTRACTING AND TECHNICAL  
SERVICES TO 27 AUGUST 1999 (PERIOD 5)**

There was submitted and noted a joint report (circulated) by the Director of Finance and the Director of Homes and Technical Services which advised of the current budgetary control position and the projected out-turn for the year for Homes and Technical Services - Contracting and Technical Services for the period ended 27 August 1999 (Period 5).

#### **1.4 HOUSING REVENUE ACCOUNT TO 27 AUGUST 1999 (PERIOD 5)**

There was submitted and noted a joint report (circulated) by the Director of Finance and the Director of Homes and Technical Services which advised of the current budgetary control position and the projected out-turn for the year for the Housing Revenue Account for the period ended 27 August 1999 (Period 5).

#### **1.5 GENERAL FUND HOUSING TO 27 AUGUST 1999 (PERIOD 5)**

There was submitted and noted a joint report (circulated) by the Director of Finance and the Director of Homes and Technical Services which advised of the current budgetary control position and the projected out-turn for the year for the General Fund Housing for the period ended 27 August 1999 (Period 5).

### **VOID PROPERTIES**

2. There was submitted a report dated 23 September 1999 (circulated) by the Director of Homes and Technical Services which advised of the current situation with regard to vacant houses, identified areas where there is little or no demand and recommended a variety of approaches to tackle some of these problems.

It was agreed:

- (i) that, within the Cairnhill estate, New Cumnock, the programmed demolition of a further 70 houses be carried out at an indicative cost of £400,000, including ground reinstatement; and that local tenants be consulted regarding phasing of the work involved;
- (ii) that, within the Longpark estate, Kilmarnock (a) a rolling programme of demolition of houses be carried out over a period of five years at an indicative total cost of £1m, subject to an ongoing dialogue with residents and the incremental redevelopment of the estate; (b) that, as soon as possible, the five vacant blocks comprising 18 houses at 15-21 and 23-29 Northcraig Road, 11 Campbeltown Drive/37A Northcraig Road and 21-27 Campbeltown Drive be demolished at an indicative cost of £115,000 including ground reinstatement;
- (iii) that, within the Riccarton West estate, the possibility of stock transfer to another landlord be explored, in consultation with local tenants, and a further report on the outcome to be submitted to a future meeting;
- (iv) that, within the Onthank estate, Kilmarnock, the 24 tenement flats at No 54-60 Meiklewood Road be demolished at an indicative cost of £200,000 including ground reinstatement and Home Loss Payments; and that the remaining tenants within these flats be rehoused on a priority basis in accordance with the Council's House Allocation Policy;
- (v) to note the information provided within Appendix 1 to the report on areas where there is little or no demand for either the area or for specific house types within the area, and that a further more detailed report on these areas be submitted to a future meeting;
- (vi) that a further report be submitted to the Housing Capital Sub-Committee for consideration on those projects referred to in Appendix 2 to the report, ie Onthank: Thorn Terrace/Bankend Place - conversion of 32 single persons flats to family accommodation at an indicative cost of £640,000; and Gainford

Place/Mossie Place - full modernisation works including streetscaping at an indicative cost of £2,475,000; and Cairnhill estate, New Cumnock - demolition of 22 houses at an indicative cost of £100,000 including ground reinstatement;

(vii) otherwise, to note the terms of the report.

It was also agreed that the Director of Homes and Technical Services would provide to Councillor Weir, information on the number of (a) vacant four apartment maisonettes within the New Farm Loch estate, Kilmarnock; and (b) vacant Council owned single person's flats within Kilmarnock.

**REVIEW OF IMPLEMENTATION OF COUNCIL POLICY ON  
ANTI-SOCIAL BEHAVIOUR ORDERS (Item 7, Page 4290, 96/99)**

3. There was submitted a report dated 23 September 1999 (circulated) by the Director of Homes and Technical Services which advised on the implementation of Council Policy on Anti-Social Behaviour Orders and the financial implications since the introduction of the legislation on 1 April 1999.

It was agreed:

- (i) that the Council's current policy on the implementation of Anti-Social Behaviour Orders as outlined in the report, be continued; and
- (ii) otherwise, to note the terms of the report.

**ALLOCATIONS POLICY (Item 11, Page 214, 99/02)**

4. There was submitted a report dated 28 September 1999 (circulated) by the Director of Homes and Technical Services which advised of progress in the introduction of the new Allocations Policy supported by the Orchard Integrated Housing Management System and highlighted areas within the Policy which required to be reviewed with proposals for amendment. A presentation on the proposed amendments to the Policy had been made to Members of the Council prior to the meeting.

It was agreed:

- (i) to recommend to Council the following amendments to the Allocations Policy, namely:
  - (a) that, while the quota system be retained, a degree of flexibility be introduced to the rota system in order to expedite the process of matching applicants with accommodation and to accelerate the throughput of applicants; and that a report on the operation of the revised arrangement be submitted to this Committee on a quarterly basis;
  - (b) that the practice of allocating long-term temporary accommodation to homeless applicants in the former Cumnock and Doon Valley area be discontinued;
  - (c) that, where appropriate, homeless applicants be offered suitable accommodation outwith their chosen areas, where this would be reasonable as defined in the Code of Guidance on Homelessness;
  - (d) that appropriate points awards be made to housing applicants on Management Transfer grounds at a level which would ensure an early allocation;

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- (e) that, where a Management Transfer is sanctioned, a housing allocation outwith the applicant's areas of choice be permitted; and
- (f) that points awards be made to applicants under the heading of extenuating circumstances, in recognition of unmet needs outwith the normal needs assessment of the Policy, as determined by the Head of Homes or nominated Senior Officer and in accordance with the undernoted bandings:
  - 1-5 - Has an unmet need, but not of an urgent nature;
  - 6-10 - Has some unmet needs, but not of an urgent nature;
  - 11-15 - Has unmet need(s) which could lead to a deteriorating situation;
  - 16-20 - Has an urgent requirement for rehousing;
- (ii) otherwise, to note the terms of the report; and
- (iii) that the Director of Homes and Technical Services report to this Committee on the operation of the amended provisions after a period of six months from implementation.

**HOUSING REPAIRS SERVICE: UPDATE ON IMPLEMENTATION OF  
MULTI TRADE CONTRACTS (Item 6, Page 343, 99/02)**

5. There was submitted a report (circulated) by the Director of Homes and Technical Services on progress on implementing the multi trade contracts for the repair of Council houses and public buildings; on progress in implementing the Building and Works/Information Technology plan; and on the number of outstanding housing repairs.

Provost Boyd left the meeting at this point.

Councillor Kelly, seconded by Councillor Macrae moved:

- (i) to note the terms of the report;
- (ii) that the Director of Homes and Technical Services submit further reports to this Committee on proposals for, and progress in, accurately quantifying and reducing the number of outstanding housing response repairs; and
- (iii) that the Director of Homes and Technical Services report to the next meeting on the arrangements for the imminent review of the housing response repairs service, including confirmation of the timescales and involvement of Council Committees, Elected Members and the Accounts Commission in connection with the work already scheduled to be undertaken for the Best Value process; and that, in the meantime, and prior to the next Council meeting, the Director write to the Members of the Committee outlining the position.

Councillor W Coffey, seconded by Councillor Stevenson moved as an amendment that the Accounts Commission be requested to undertake a full audit on the Council's housing repairs service.

On a division by a show of hands the motion was carried by eight votes to six.

### **STATUTORY PERFORMANCE INDICATORS**

6. There was submitted a report dated 23 September 1999 (circulated) by the Director of Homes and Technical Services which advised of the performance of the Homes Section in relation to statutory performance indicators for the period 1 April 1998 to 31 March 1999.

It was agreed to note:

- (i) the terms of the report; and
- (ii) comments by the Director of Homes and Technical Services indicating amendments to the figures contained within Section 3.7 of the report in relation to the number of households accommodated within self-contained accommodation and the average length of stay for 1997/98 which were 21 and 119, respectively, rather than 19 and 114, respectively, as shown in the report.

### **EXCLUSION OF PRESS AND PUBLIC**

7. The Committee resolved 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 items of business on the grounds that they involved the likely disclosure of exempt information as defined in the paragraph of Schedule 7A of the Act as shown against each item.

### **DISPOSAL OF GROUND AT BLAIR CRESCENT, GALSTON (PARA 9)**

8. There was submitted a report dated 13 September 1999 (circulated) by the Director of Homes and Technical Services which sought approval to the sale of an area of ground extending to approximately 126 square metres located at the rear of Blair Crescent, Galston.

It was agreed:

- (i) that the area of ground in question be declared surplus to Departmental requirements; and
- (ii) that it be remitted to the Director of Development Services to negotiate the sale of the ground on suitable terms to the owner of the adjacent property.

### **BUDGETARY CONTROL REPORT - BUILDING AND WORKS DLO - 27 AUGUST 1999 (PERIOD 5) (PARA 6)**

9. There was submitted and noted a joint report (circulated) by the Director of Finance and the Director of Homes and Technical Services which advised of the current budgetary control position of the Building and Works DLO for the period ended 27 August 1999 (Period 5).

The meeting terminated at 1126 hours.