

EAST AYRSHIRE COUNCIL**HOUSING COMMITTEE****MINUTES OF MEETING HELD ON WEDNESDAY 9 OCTOBER 1996
AT 1400 HOURS IN THE MEETING ROOM, COUNCIL HEADQUARTERS,
LONDON ROAD, KILMARNOCK**

PRESENT: Councillors Jim Kelly, Gordon Cree, Douglas Reid, Alan Campbell, John Knapp, David Fulton, Kim Nicoll, Robert McDill, David Sneller, George Smith, Jimmy Carmichael, Robert Taylor, John Smith and Tommy Farrell.

ATTENDING: Fiona Lees, Depute Chief Executive; John Hillis, Director of Housing; Chris McAleavey, Senior Depute Director of Housing (Operations); Alan McKnight, Depute Director of Housing (Policy and Strategy); Jim Maitland, Depute Director of Housing (Support and Technical); Joan Kendall, Principal Solicitor; Julie Armstrong, Senior Administrative Officer; David Morgan, Public Relations Officer; and Stuart Nelson, Administrative Officer.

APOLOGIES: Councillors Gordon McCredie, Drew McIntyre, Wilma Doyle, Provost Robert Stirling, Councillors Jane Darnbrough and David Macrae.

CHAIR: Councillor Jim Kelly, Chair.

HOUSING CAPITAL SUB-COMMITTEE

1. There were submitted (circulated) and approved both as a correct record and in respect of recommendations contained therein, the minutes of the Housing Capital Sub-Committee of 28 August 1996, as shown in the Appendix to these Minutes.

**DEMOLITION OF LOCK-UPS AT CRAIGIE PLACE/CAMPBELL PLACE,
KILMARNOCK (Item 13 Page 1098)**

2. There was submitted a report dated 2 October 1996 (circulated) by the Director of Housing providing details on the outcome of the site visit to the former lock-up centre at Craigie Place/Campbell Place, Kilmarnock, in respect of proposals to erect a new boundary wall at this location following demolition of the existing lock-ups as agreed by this Committee at the last meeting.

Having noted that the Chair and the local Member had inspected the site on 24 September 1996, it was agreed:

- (i) that a new boundary wall, to the specification referred to in the report, would be provided at the boundary between this site and two privately owned properties in Campbell Street, at an estimated total cost of £6,088 on an appropriate cost sharing basis with the two proprietors concerned;
- (ii) to note that the Council's anticipated share of the overall expenditure, including sole responsibility for demolition of the existing lock-ups, site clearance and erection of temporary fencing, amounting to £3,944 would be met from the current year's housing revenue budget;

- (iii) that it be remitted to the Head of Legal Services, prior to the proposed works proceeding, to obtain the appropriate consent of the proprietors of the two privately owned properties concerned to the works; and to confirm the responsibilities of these parties for the future maintenance of the proposed new boundary wall, all in terms of the relevant title deeds;
- (iv) that it be remitted to the Director of Housing to make arrangements to have the necessary works carried out subject to determination, to his satisfaction, of the matters referred to in (iii) above.

NEIGHBOUR DISPUTES SERVICE (Item 9, Page 877)

3. There was submitted a report (circulated) by the Director of Housing putting forward proposals in relation to the development of the Neighbour Disputes Service within East Ayrshire.

It was agreed:

- (i) to continue to provide a Neighbour Disputes Service which was currently available in the North of East Ayrshire, and to expand the remit of the Service to include the South of East Ayrshire, the service to be available to all residents within Council house areas in East Ayrshire;
- (ii) that the Neighbour Disputes Service would be provided through a "Serious Neighbour Disputes Section" within the Department of Housing and that the structure, management and duties/responsibilities of the Section would be as detailed in the report, the estimated total cost of providing the Service on this basis being £53,657 per annum;
- (iii) that it be remitted to the Director of Housing to ensure that residents without a telephone and who were particularly vulnerable, would have ready access to the Section;
- (iv) that the issue of grading for the posts of Officers to be employed within the Section would be referred to the Personnel Sub-Committee of the Policy and Resources Committee; and
- (v) that summary reports on cases dealt with by the Section be submitted to this Committee at quarterly intervals.

SCOTTISH OFFICE DEVELOPMENT DEPARTMENT: DRAFT CODE OF GUIDANCE ON HOMELESSNESS: DRAFT COMMENTS

4. There was submitted a report dated 25 August 1996 (circulated) by the Director of Housing advising of receipt, and the terms, of a revised draft Code of Guidance on Homelessness, issued by the Scottish Office Development Department; and proposing a response to the draft Code for consideration.

Having noted the report, it was agreed to approve the terms of the proposed response to the draft Code as detailed in the report and to authorise the Director of Housing to arrange for submission of same to the Department.

**SCOTTISH OFFICE SOCIAL WORK SERVICES INSPECTORATE:
WORKING WITH YOUNG HOMELESS PEOPLE:
GUIDANCE ON GOOD PRACTICE AND EFFECTIVE ACTION**

5. There was submitted a joint report (circulated) by the Directors of Housing and of Social Work drawing attention to the content of the Scottish Office Social Work Services Inspectorate Report entitled "Working with Young Homeless People: Guidance on Good Practice and Effective Action" which was issued in March of this year; and advising of the implications for East Ayrshire Council.

It was agreed:

- (i) to note that the Council's Homelessness Policy as previously adopted by this Committee, incorporated many elements of recognised good practice as identified in the Inspectorate Report;
- (ii) to endorse the approach of the Housing and Social Work Departments of continuous improvement of services in response to youth homelessness, through the on-going practice of developing services as identified in the report;
- (iii) to note the importance of joint strategies and joint working between Departments of the authority and also with external agencies and organisations, in responding to youth homelessness;
- (iv) to remit to the Director of Housing to arrange for regular summary reports on approaches which were made in future to the Council by young people for assistance in terms of the homelessness policy, and the corresponding response of the authority, be submitted to this Committee.

HOUSING ADAPTATIONS FOR PEOPLE WITH DISABILITIES (Item 8, Page 877)

6. There was submitted a report dated 27 September 1996 (circulated) by the Director of Housing advising of progress made to date on the operation of approved assessment and service provision arrangements for the adaptations service previously approved by the Council.

It was agreed:

- (i) to note the terms of the report which, amongst other things, explained:
 - (a) that all Category A referrals received to date had been passed to the appropriate contractor for immediate action and that work had been authorised in respect of all Category B referrals assessed prior to 30 June 1996 and on all Category C referrals assessed prior to 1 April 1996 with a balance of 159 (Category B) and 91 (Category C) referrals having been held in abeyance;
 - (b) that since 1 April 1996 the Department of Housing had registered a total of 1155 referrals for housing adaptations comprising Category A - 420, Category B - 598 and Category C - 137;
 - (c) that the Department of Housing had established a system of informing individuals of the progress in respect of the adaptation(s) which they required, including anticipated completion dates and/or any anticipated waiting times;

- (d) that the estimated committed expenditure on adaptations amounted to £372,000; and
- (ii) to note that further progress reports on the carrying out of adaptation works to houses would be prepared jointly by the Directors of Housing and of Social Work and would be submitted to future meetings of this Committee.

**GENERAL SERVICES HOUSING REVENUE BUDGET 1996/97:
PROPOSED SAVINGS (Item 5, Page 1193)**

7. There was submitted a report dated 2 October 1996 (circulated) by the Director of Housing proposing savings on the General Services Housing Revenue Budget 1996/97 in respect of the Housing Service, which could be referred to the Policy and Resources Committee in accordance with the decision of that Committee on 12 September 1996.

It was agreed to suggest to the Policy and Resources Committee that a saving of £10,000 (List A) could be identified within the homeless persons budget by restricting the use of bed and breakfast establishments for temporary accommodation through better use of pooled facilities and mainstream stock; and that an additional saving of £5,000 (List B) could be achieved, if required, through a further reduction in the use of bed and breakfast establishments.

SCOTTISH LOCAL GOVERNMENT QUALITY AWARDS (Item 18, Page 939)

8. There was submitted a report dated 2 October 1996 (circulated) by the Director of Housing on the submissions made by the Housing Department to the Convention of Scottish Local Authorities with regard to the Scottish Local Government Quality Awards.

It was agreed:

- (i) to note that the Department of Housing had submitted two projects for consideration within the Scottish Local Government Quality Awards, being in respect of the recent Benefits Campaign and the production of a Customer Focused Tenancy Agreement;
- (ii) to instruct the Director of Housing to begin the process of identifying potential projects for inclusion in next year's Quality Awards process.

EXCLUSION OF PRESS AND PUBLIC

9. 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 involves the likely disclosure of exempt information as defined in paragraph 6 of Part 1, Schedule 7A of the Act.

**HOUSING (SCOTLAND) ACT 1987: REQUEST TO WAIVE RESILING FEE
IN RESPECT OF MISSIVES CONCLUDED: COUNCIL HOUSE SALE - 6018**

10. There was submitted a report (circulated) by the Director of Support Services seeking authority to waive the standard fee relative to a request to resile from missives concluded in terms of the Housing (Scotland) Act 1987.

It was agreed to waive the standard resiling fee of £300 in respect of work carried out relative to the missives concluded in this case, on the grounds of hardship.

The meeting terminated at 1435 hours.