

APPENDIX I**EAST AYRSHIRE COUNCIL****HOUSING CAPITAL SUB-COMMITTEE OF THE HOUSING COMMITTEE****MINUTES OF MEETING HELD ON WEDNESDAY 3 SEPTEMBER 1997 AT 0915 HOURS IN THE MEETING ROOM, COUNCIL HEADQUARTERS, LONDON ROAD, KILMARNOCK**

PRESENT: Councillors Jim Kelly, John Knapp, Kim Nicoll and George Smith.

ATTENDING: John Hillis, Director of Housing; Tom McHugh, Depute Director of Finance; Jim Maitland, Depute Director of Housing; Tom Wilkie, Head of Contracting and Technical Services; Ken Hathaway, Principal Client Services - Contracting and Technical Services; Anna F Gallagher, Assistant Principal Solicitor; Julie Armstrong, Senior Administrative Officer; Andrew Brown, Accountancy Assistant; and Stuart Nelson, Administrative Officer.

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

CHAIR: Councillor Jim Kelly, Chair.

HOUSING CAPITAL PROGRAMME (HRA)**1.1 CONSTRUCTION WORKS**

There was submitted and noted a report dated 29 August 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 1997/98.

1.2 AWARD OF TENDERS

There was submitted and noted a report (circulated) by the Director of Support Services providing, for information, details of tenders which had been awarded in respect of housing contracts, as undernoted, namely:-

<u>CONTRACT</u>	<u>AMOUNT</u>	<u>CONTRACTOR</u>
Installation of Door Entry Systems (127 houses)	£58,779.27	East Ayrshire Council Commercial Operations Department
Re-Roofing - Phase 3 (51 houses)	£138,583.42	East Ayrshire Council Commercial Operations Department
Reinstatement of Fire Damage - 15 Kirkton Road, Kilmarnock	£15,884.41	East Ayrshire Council Commercial Operations Department
Replacement of Windows - Phase 2 (223 houses)	£340,430.69	Tayside Windows Ltd, Forfar
Replacement of Windows -	£287,666.09	Regency Windows Group

Phase 3 (184 houses)		(Scotland) Ltd, Glasgow
Replacement of Windows - Phase 4 (177 houses)	£337,175.73	Sunline Frames Ltd, Wishaw
Replacement of Windows - Phase 5 (211 houses)	£220,984.36	Pyramid Windows (UPVC) Ltd, Airdrie
House Modernisation at Riccarton, Kilmarnock - Phase 6A (17 houses)	£535,107.73	Cruden Building & Renewals Ltd, Glasgow
Modernisation of Non-Traditional Houses, Stewarton (4 houses)	£158,218.60	Robinson & Davidson Ltd, Mauchline
Cavity Wall Insulation (200 houses)	£36,469.54	Miller Pattison Ltd, Falkirk
Housing for the Elderly - Energy Management	£46,193.59	Sunline Frames Ltd, Wishaw
Installation of Gas Central Heating - Phase 1 (495 houses)	£1,025,363.11 (fixed specification)	Installation CFM Building Services, Carluke
	- £392,914.79 and leased specification	Leasing Milesfield Commercial Funding Ltd
Installation of Gas Central Heating - Phase 2 (505 houses)	£632,448.32)	
	£1,042,390.08 (fixed specification)	Installation Peter Craig and Son Ltd, Newhouse
Re-roofing - Phase 2 (13 houses)	- £283,745.86 and leased specification	Leasing Milesfield Commercial Funding Ltd
	- £758,644.22)	
Re-roofing - Phase 2 (13 houses)	£32,516.45	East Ayrshire Council Commercial Operations Department

1.3 CAPITAL RECEIPTS

There was submitted a report dated 28 August 1997 (copy enclosed) by the Director of Support Services on the position in respect of Housing Capital Receipts for the financial year 1997/98.

It was agreed to note the terms of the report which indicated that as at 27 August 1997, Right to Buy receipts amounted to £2.1m.

1.4 PROPOSALS FOR ADDITIONAL EXPENDITURE

There was submitted a report dated 28 August 1997 (circulated) by the Director of Housing asking the Sub-Committee to allocate funding to new projects of work and to increase the level of expenditure on a number of existing projects.

It was agreed:

- (i) to note that there was an anticipated underspend of £524,240 on the housing capital programme (HRA) for 1997/98; and
- (ii) to recommend that the sum of £524,240 referred to above be used to carry out additional works as undernoted and to the estimated value indicated, namely:-

<u>PROPOSED WORKS</u>	<u>ESTIMATED COST</u>
Provision of Additional Local Offices	£60,000
Provision of Local Housing Office in Shortlees, Kilmarnock	£50,000
Selected Demolition (New Cumnock - 6 terraced houses; Muirkirk - 8 tenant flats)	£100,000
Re-Roofing	£40,000
Replacement of Windows	£214,000
Housing Needs Assessment	£60,000

Arising from discussion, it was also agreed that the Director of Housing would submit to the next meeting of this Sub-Committee, a report, with costs, on the possibility of completing the home security works which were commenced, but not completed, by the former Kilmarnock and Loudoun District Council.

The meeting terminated at 0925 hours.