

APPENDIX

EAST AYRSHIRE COUNCIL

HOUSING CAPITAL SUB-COMMITTEE OF THE HOUSING COMMITTEE

MINUTES OF MEETING HELD ON WEDNESDAY 30 AUGUST 2000 AT 1000 HOURS IN THE MEETING ROOM, COUNCIL HEADQUARTERS, LONDON ROAD, KILMARNOCK

PRESENT: Councillors Jimmy Kelly, Lilian MacLean, John Weir, David Macrae, John Knapp, Tommy Farrell, Julie Faulds and Provost Jimmy Boyd.

ATTENDING: James Lavery, Director of Homes and Technical Services; Chris McAleavey, Head of Homes; Anna Gallagher, Solicitor/Team Leader; David McLellan, Financial Services Manager; Alistair Gardiner, Senior Accountant; Julie Armstrong, Principal Administrative Officer; and Stuart Nelson, Administrative Officer.

APOLOGIES: Councillors Willie Coffey, Douglas Reid and Drew McIntyre.

CHAIR: Councillor Jimmy Kelly, Chair.

HOUSING CAPITAL PROGRAMME

1.1 FINAL MEASUREMENTS ON CONTRACTS

There was submitted and noted a report dated 17 August 2000 (circulated) by the Director of Homes and Technical Services on final measurements for various works undertaken in recent years, as shown in Annexation A to these Minutes .

1.2 PROGRESS REPORT 2000/2001

There was submitted a report dated 16 August 2000 (circulated) by the Director of Homes and Technical Services which advised of the financial and physical progress of the Housing Capital Programme 2000/2001.

It was agreed:-

- (i) to note the terms of the report and the current level of projected overspend, being £18,329.50; and
- (ii) that the Director of Homes and Technical Services continue to monitor the financial situation and carry out such actions as are required to maintain the programme within the agreed capital allocation.

1.3 CAPITAL RECEIPTS 2000/2001

There was submitted a report dated 23 August 2000 (circulated) by the Solicitor to the Council which provided an update on the position with regard to the estimated Housing Capital Receipts for the current financial year.

It was agreed to note the content of the report, which, amongst other things, indicated:-

- (i) that as at 28 July 2000, capital receipts amounted to £2,195,189 in respect of 170 transactions settled up to that date; and

- (ii) that for the whole of the financial year, capital receipts were now estimated at £6,300,000 having regard to the application rate and the anticipated take-up rate of offers to sell for the remainder of the year; and that other capital receipts were estimated at £20,000.

1.4 AWARDING OF CONTRACTS

There was submitted and noted a report dated 24 August 2000 (circulated) by the Director of Corporate Resources which provided, for information, details of tenders which had been accepted, as shown in Annexation B to these Minutes.

PROPERTIES AT 2-110 CASTLEVIEW, GALSTON

- 2. There was submitted a report (circulated) by the Director of Homes and Technical Services on the options available in respect of the flatted/maisonette properties at 2-110 Castleview, Galston.

It was agreed:-

- (i) to note, meantime, the information presented in the report particularly in relation to the outcome of a survey which had recently been undertaken of the properties and on the options available for action; and
- (ii) that the Director of Homes and Technical Services consult with tenants of the flats in Castleview to determine their views on the issues raised by the survey and on the options for action and report back to this Sub-Committee on the outcome.

The meeting terminated at 1023 hours.

ANNEXATION A

CONTRACT	AMOUNT OF FINAL MEASUREMENT
Re-roofing of 49 houses, 1996/97 Programme. Phase 2	£83,674.61
Re-roofing of 31 houses, 96/97 programme. Phase 3	£83,342.50
Heating Improvement Works, Bellfield Primary School, Kilmarnock	£88,340.00
Demolition of pavilion at Dean Park, Kilmarnock	£4,345.00
Reinstatement of fire damage to 2 Burnock Street, Ochiltree	£16,551.92
Heating Improvement Works, Auchinleck Academy	£143,662.58
Proposed changing pavilion at Dean Park, Kilmarnock	£81,833.33
Electric re-wiring to 115 houses 96/97 programme, Phase 2	£100,073.16
Alterations to London Road Centre, Phase 5	£232,204.37
Extension to Gargieston Primary School, Kilmarnock	£296,011.07
Heating Improvement works to Kirkstyle Primary School, Kilmarnock	£73,892.16
Heating improvement works to John Fulton Memorial Hall, Fenwick	£24,748.88
Design supply and installation of door entry system at 54 Fraser Walk, Kilmarnock	£53,442.75
Roof repairs to Altonhill Community Centre, Kilmarnock	£24,315.10
Proposed internal refurbishment to 25-27 Ayr Road, Cumnock	£23,200.78
Alterations to London Road Centre, Phase 6	£169,839.76
Proposed women's refuge, 95-97 Backrogerton Crescent, Auchinleck	£169,224.30
Replacement of Lead Water Services 97-98 programme, Phase 1	£31,014.01
Comfort plus upgrade to central heating to 106 houses at various locations	£147,871.77

CONTRACT	AMOUNT OF FINAL MEASUREMENT
Re-roofing of 40 houses 97/98 programme, Phase 1	£83,850.53
Heating improvement works at Kilmaurs Primary School	£75,625.75
Heating upgrade to Drongan Primary School	£25,248.96
Reinstatement of fire damage at 37A Treesbank Road, Kilmarnock	£9,600.34
Re-roofing of Muirkirk Primary School	£31,991.52
Re-roofing of Technical Block, St Joseph's Academy, Kilmarnock	£43,567.86
Re-roofing of Games Hall, Auchinleck Academy	£25,797.89
Replacement windows to 184 houses 97/98 programme, Phase 3	£297,147.07
CCTV systems Phase 1 - extension of Kilmarnock Town Centre	£50,860.38
Reinstatement of fire damage at 14A Barr Street, Galston	£12,812.90
Replacement windows to 177 houses, 97/98 programme, Phase 4	£424,718.38
Modernisation of 17 houses at Riccarton, Kilmarnock 97/98 programme, Phase 6A	£495,029.53
Cavity wall insulation to 200 houses, 97/98 programme	£31,660.91
Cemetery extension, Kirkton Road, Kilmaurs	£76,881.50
Sewer and pumping station at Loudoun Academy, Galston	£70,930.44
Structural repairs to Hurlford Primary School, Kilmarnock 97/98 programme	£211,067.74
Local Office, Well Road, Auchinleck	£36,917.95 plus direct payments of £306
CCTV systems, Phase 2 - Kilmaurs, Stewarton, Galston and Cumnock Town Centres	£172,243.84
Local Office, Bellfield Library, Kilmarnock	£35,245.13

CONTRACT	AMOUNT OF FINAL MEASUREMENT
Demolition of former housing stock at 18-20 Stellhead Avenue and 73-79 Greenhill Avenue, New Cumnock	£25,848.00
Replacement windows to 115 houses 97/98 programme, Phase 7	£184,987.46
Installation of gas central heating 280 houses together with operational leasing, 97/98 programme, Phase 2 completion project	£525,345.36
Conversion to form Resource Centre, 15 Shortlees Crescent, Kilmarnock	£23,142.15
Replacement boiler plant at Ellisland Court Sheltered Housing, Mauchline	£50,528.28
Replacement boiler plant at Afton Court Sheltered Housing, New Cumnock	£60,857.12
Replacement boiler plant at Rowantree Court Sheltered Housing, Drongan	£66,901.86
Electrical re-wiring and fire alarm installation, Civic Centre, Kilmarnock	£88,252.61
Local Office, Patna Library	£42,166.49
Local Office, Greenholm Street, Kilmarnock	£16,196.15
Re-roofing of art block at Auchinleck Academy	£18,177.62
Re-roofing of Cairnhill Primary School, New Cumnock	£18,784.44
Electrical rewiring of 94 houses, 97/98 programme, Phase 2	£86,017.74
Alterations at Croft Street, Kilmarnock	£23,397.67
Demolition of former housing stock at various locations in New Cumnock	£47,222.50
Alterations to London Road Centre, 97/98 programme, Phase 7	£196,013.75
Replacement boiler plant at Grange Academy, Kilmarnock	£105,442.64
Installation of solid fuel central heating to 40 houses, 98/99 programme	£79,364.60

CONTRACT	AMOUNT OF FINAL MEASUREMENT
Re-roofing of dining block at Hillhead Primary School and various areas of Shortlees Primary School, Kilmarnock	£39,795.79
Re-roofing of Grange Academy, Kilmarnock	£111,039.11
Demolition and associated land rehabilitation works at 7-11 Finlayson Drive, Kilmarnock	£129,854.50
Heating upgrade to Grange Academy, Kilmarnock	£41,040.16
Re-roofing of Catrine Primary School	£26,576.87
Internal alterations and heating upgrade to Crookedholm Community Centre	£34,474.56
Replacement boiler plant at James Hamilton Academy	£99,208.81
Re-roofing of London Road Annexe, Kilmarnock	£14,965.00
Reinstatement of fire damage at 9 Mosside Place, Kilmarnock	£24,992.17
Replacement of existing floor coverings at Grange Academy, Kilmarnock	£19,611.08
Replacement boiler plant at Cumnock Academy	£87,993.40
Refurbish home economics classrooms at Grange and Cumnock Academies	£69,907.31
Traffic management scheme at Catrine Primary School	£25,085.00
Re-roofing of Block E, Grange Academy, Kilmarnock	£37,590.40
External wall repairs Civic Centre, Kilmarnock	£19,014.00
Upgrading and electrical works to various Community Education Centres	£31,676.10
Upgrading works to fire doors, various secondary schools, Kilmarnock	£16,250.60
Replacement asbestos ceilings at various schools	£13,291.00
Conversion of Datum Dynamics, Cumnock	£28,413.63
Erection and dismantling of seasonal street and tree lighting	£31,209.74

99/2000 programme

ANNEXATION B**HOUSING CAPITAL PROGRAMME**

CONTRACT	SUCCESSFUL CONTRACTOR	AMOUNT (EXCLUDING FEES)
Non-traditional Modernisation to 10 houses, Broomhill Quadrant, Kilmarnock 2000/2001 Programme, Phase 1	CT & CF, Lugton	£352,911.96
Electrical Rewiring to 240 houses - 2000/2001 Programme, Phase 2	Alan J Smith (Electrical Services) Ltd, Grangemouth	£237,402.90
Re-roofing of approximately 60 houses - 2000/2001 Programme, Phase 3	Southwest Roofing Services Ltd, Dumfries	£177,509.39
Cavity wall insulation to 550 houses - 2000/2001 Programme, Phase 2	Miller Pattison Ltd, Falkirk	£84,862.83
Masonry painting to 213 houses 2000/2001 Programme, Phase 1	Bell Decorating Group Ltd, Airdrie	£104,033.72
Installation of Gas Central Heating to 255 houses, 2000/2001 Programme, Phase 3	British Gas Services Ltd, Uddingston	£498,055.09
Demolition of Ex-housing stock at 5-7, 25-27, 33-40 Glenafton Drive and 14-16 Stellhead Avenue, New Cumnock	W H McClounie, New Cumnock	£66,850.88
Demolition of Ex-housing stock at 1-7 and 17-23 Connel View and 1-7 Blarene Drive, New Cumnock	W H McClounie, New Cumnock	£47,492.55
Demolition of Ex-housing stock at 18-20, 38-40, 42-44 Highpark Avenue and 17-19, 45-47, 49-55 Farden Avenue, New Cumnock	J B Black Construction Services, Maybole	£71,849.82
Demolition of Ex-housing stock at 1-7, 13-19, 74-80 Greenhill Avenue and 30-40 Farden Avenue, New Cumnock	W H McClounie, New Cumnock	£75,824.91

BUILDING MATERIAL SUPPLY CONTRACTS

Plumbing and Heating Materials		
Section	Description	Successful Tender
1	Copper Pipe & Fittings	Caledonian Plumbing & Heating Supplies, Motherwell
2	Plastic Pipe & Fittings	Caledonian Plumbing & Heating Supplies, Motherwell
3	Cylinders, Tanks etc.	Caledonian Plumbing & Heating Supplies, Motherwell
4	Sanitary Ware	William Wilson Ltd, Ayr
5	Radiators, Pumps & Valves	William Wilson Ltd, Ayr
6	Heating	Wolsley Centres Ltd, Glasgow

Electrical Materials		
Section	Description	Successful Tender
1	Consumer Units etc.	Edmunson Electrical, Ayr
2	Cables, Clips etc	Holland House, Kilmarnock
3	Lighting Accessories	Riverbank Electrical Wholesalers, Kilmarnock
4	Heaters, Immersers etc.	Edmunson Electrical, Ayr
5	Fans	Edmunson Electrical, Ayr
6	Cookers & Parts	Ross Electrical, Ayr
7	Smoke Detectors	Riverbank Electrical Wholesalers, Kilmarnock
8	Door Entry Systems	Edmunson Electrical, Ayr