

EAST AYRSHIRE COUNCIL

HOUSING COMMITTEE

MINUTES OF MEETING HELD ON WEDNESDAY 13 SEPTEMBER 2000 AT 1000 HOURS IN THE MEETING ROOM, COUNCIL HEADQUARTERS, LONDON ROAD, KILMARNOCK

PRESENT: Councillors Jimmy Kelly, Stephanie Young, Daniel Coffey, Willie Coffey, Lilian MacLean, John Weir, Drew McIntyre, Alan Campbell, Jane Darnbrough, John Knapp, Jim Raymond, Tommy Farrell, Julie Faulds, William Menzies, Provost Jimmy Boyd and Councillor Jimmy Carmichael.

ATTENDING: David Montgomery, Chief Executive; Fiona Lees, Depute Chief Executive/Director of Corporate Resources; James Lavery, Director of Homes and Technical Services; Chris McAleavey, Head of Homes; David Mitchell, Legal Manager; Anna Gallagher, Solicitor/Team Leader; Campbell Johnston, Design Services Manager; David McLellan, Financial Services Manager; Julie Armstrong, Principal Administrative Officer; Caroline Gordon, Public Relations Assistant; and Stuart Nelson, Administrative Officer.

APOLOGIES: Councillors Ann Hay, David Macrae, Douglas Reid and George Smith.

CHAIR: Councillor Jimmy Kelly, Chair.

HOUSING CAPITAL SUB-COMMITTEE OF 30 AUGUST 2000

1. There were submitted and approved as a correct record, the Minutes of the Housing Capital Sub-Committee of 30 August 2000 (circulated) as shown in the Appendix to these Minutes.

Councillor Farrell left the meeting at this point.

BUDGETARY REPORTS

2.1 HOMES AND TECHNICAL SERVICES - CENTRAL REPAIRS ACCOUNT TO 28 JULY 2000 (PERIOD 4)

There was submitted and noted a joint report dated 28 August 2000 (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 Account for the period ended 28 July 2000 (Period 4).

2.2 HOMES AND TECHNICAL SERVICES - PROPERTY TO 28 JULY 2000 (PERIOD 4)

There was submitted and noted a joint report dated 28 August 2000 (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 28 July 2000 (Period 4).

2.3 HOMES AND TECHNICAL SERVICES - TECHNICAL SERVICES TO 28 JULY 2000 (PERIOD 4)

There was submitted and noted a joint report dated 28 August 2000 (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 - Technical Services for the period ended 28 July 2000 (Period 4).

2.4 HOUSING REVENUE ACCOUNT TO 28 JULY 2000 (PERIOD 4)

There was submitted a joint report dated 28 August 2000 (circulated) by the Director of Finance and the Director of Homes and Technical Services which advised of the current budgetary control position of the Housing Revenue Account for the period ended 28 July 2000 (Period 4).

Councillor Kelly, seconded by Councillor McIntyre moved that the Director of Homes and Technical Services be instructed to prepare an immediate action plan to address the problem of void properties for submission to the next Budget Monitoring Group and a fuller report stating also medium and longer term options to address the problem for submission to the next meeting of this Committee.

Councillor W Coffey, seconded by Councillor D Coffey moved as an amendment to reject the report and to request the Scottish Executive to undertake an investigation into the failure of the Department of Homes and Technical Services to deliver an efficient, Best Value service for the management of void properties to the tenants of East Ayrshire Council.

On a division by a show of hands, the motion was carried by 8 votes to 6.

2.5 GENERAL FUND HOUSING TO 28 JULY 2000 (PERIOD 4)

There was submitted and noted a joint report dated 28 August 2000 (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 28 July 2000 (Period 4).

Councillor Farrell rejoined the meeting at this point.

ARREARS CONTROL - ACCOUNTS COMMISSION STUDY (Item 4, Page 874, 99/02)

3. There was submitted and noted a report dated 24 August 2000 (circulated) by the Director of Homes and Technical Services on the findings of the Accounts Commission Study, "Managing Rent Arrears" which had been carried out in conjunction with Scottish Homes.

Councillor Raymond left the meeting at this point.

BUILDING AND WORKS INFORMATION TECHNOLOGY SYSTEM

4. There was submitted a report dated 28 August 2000 (circulated) by the Director of Homes and Technical Services which sought approval to withdraw from the current arrangements of using the Glasgow Servitor computer system and to acquire the new Servitor System supported by East Ayrshire Council's IT Services.

It was agreed to authorise the Director of Homes and Technical Services to proceed during 2000/2001 with the acquisition of the standard FCS Servitor package for Building and Works at the estimated costs set out in paragraph 6.1 of the report totalling £137,100.

Councillors Young and Darnbrough left the meeting at this point.

REVIEW OF THE REPAIRS SERVICE: RESULTS (Item 2, Page 874, 99/02)

5. There was submitted a report dated 28 August 2000 (circulated) by the Director of Homes and Technical Services which advised on the outcomes and results of the review of the Repairs Service and on the outcomes of the PMP Audit; made interim recommendations and proposals for further consultation on the matters which effect tenants; and suggested that elements of the report be referred to the Best Value Officer Implementation Group.

It was agreed:-

- (i) to note and to refer the report to the Member/Officer Service Review Group on Housing Repairs for consideration;
- (ii) to note that the Director of Homes and Technical Services would be proceeding, meantime, with (a) the implementation of tools to provide better information to tenants in reporting repairs, in categorising and prioritising repairs, and in reporting on their outcomes as set out in Section 14 of the report; and (b) the consultation arrangements set out in Section 18 of the report; and
- (iii) to receive a further report on this matter from the Director of Homes and Technical Services in the light of the outcome of the Service Review Group's deliberations, the report to also include the identification of measures for the improvement of the repairs service which could be implemented with immediate effect.

REPAIRS SERVICE PERFORMANCE MANAGEMENT AND PLANNING

6. There was submitted and noted a report dated 13 September 2000 (circulated) by the Director of Homes and Technical Services on the outcome of the 1999/2000 Performance Management and Planning (PMP) Audit in respect of the repairs service which had been undertaken by Audit Scotland and highlighted the requirements for the PMP Audit in the current financial year.

SINGLE GLAZING UPGRADING/SECONDARY GLAZING (Item 2.4, Page 1015, 99/02)

7. There was submitted a report (circulated) by the Director of Homes and Technical Services on the interim findings in respect of the approach for upgrading single glazed windows.

It was agreed:-

- (i) to note the terms of the report; and
- (ii) that a further report on this matter be submitted to a future meeting of this Committee, to incorporate information from the House Condition Survey and on the outcome of the pilot study to be undertaken in respect of the fitting of

secondary glazing or double glazed units at houses which are currently fitted with single glazed UPVC windows.

MANAGING ABSENCE

8. There was submitted and noted a report dated 21 August 2000 (circulated) by the Director of Homes and Technical Services which provided an analysis of absence within the Homes and Technical Services Department for the second quarter of 2000 and indicated what action the Department was taking in relation to the management of absence.

PERFORMANCE INDICATORS

9. There was submitted a report dated 28 August 2000 (circulated) by the Director of Homes and Technical Services on the performance of the Department of Homes and Technical Services in relation to Statutory Key Performance Indicators and certain Non-Statutory Performance Indicators for the period 1 April 1999 to 31 March 2000.

It was agreed:-

- (i) to note the terms of the report; and
- (ii) that a further report on the performance of the Department for the period 1 April to 30 September 2000 be submitted to a future meeting of this Committee.

BETTER HOMES FOR SCOTTISH COMMUNITIES - THE SCOTTISH EXECUTIVE PROPOSALS FOR THE HOUSING BILL

10. There was submitted a report dated August 2000 (circulated) by the Director of Homes and Technical Services which submitted, for consideration, proposed comments on the Scottish Executive's Consultation Paper "Better Homes for Scotland's Communities".

It was agreed to authorise the Director of Homes and Technical Services to respond, on behalf of the Council, to the Scottish Executive on the Consultation Paper on the terms set out in the report, subject to further comment on the following matters, namely:-

- (i) the Council's concerns at the continuing residualisation of local authority housing stock as a consequence of the Right to Buy; and
- (ii) clarification of the Council's position in respect of stock transfer.

EXCLUSION OF PRESS AND PUBLIC

11. 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 items of business on the grounds that they involved the likely disclosure of exempt information as defined in Paragraph 6 of Schedule 7A of the Act.

**PROPOSED DISPOSAL OF FLATS AT 25-31 BURNS AVENUE, MUIRKIRK
(Item 16, Page 3935, 96/99)**

12. There was submitted a joint report dated 8 September 2000 (circulated) by the Director of Homes and Technical Services and the Solicitor to the Council which requested that the Committee note the outcome of a recent initial marketing exercise carried out by the Director of Development Services in respect of the block of 4 flats at 25-31 Burns Avenue, Muirkirk; and authorise the Director of Homes and Technical Services to consider alternative options in respect of the future use of these properties.

It was agreed:-

- (i) to note the outcome of the recent marketing of these properties;
- (ii) not to accept any of the offers received, as detailed in the report, in view of the value for money aspects highlighted by the Director of Development Services; and
- (iii) that the Director of Homes and Technical Services consider alternative options in respect of the future use of the properties and submit a further detailed report to a future meeting of this Committee for consideration.

**PROPOSED DISPOSAL OF LAND ADJACENT TO 11 BURNHOUSE COTTAGES,
DUNLOP**

13. There was submitted a report dated 25 August 2000 (circulated) by the Director of Homes and Technical Services on the proposed disposal of an area of ground extending to approximately 42 square metres adjacent to 11 Burnhouse Cottages, Dunlop.

It was agreed that the area in question be declared surplus to requirements and that the Solicitor to the Council be authorised to conclude the disposal to the interested party on the terms and conditions detailed in the report.

**PROPOSED LEASE/DISPOSAL OF FORMER BUILDING AND WORKS DEPOT,
BLAIR ROAD, HURLFORD**

14. There was submitted a report dated September 2000 (circulated) by the Director of Homes and Technical Services on the proposed lease/disposal of the former Building and Works Depot, Blair Road, Hurlford.

It was agreed:-

- (i) that the property in question be declared surplus to the requirements of the Building and Works Section; and
- (ii) that the Director of Development Services be authorised to negotiate appropriate terms and conditions for the lease/disposal of the property to the interested party indicated in the report or, failing agreement being reached with the third party, to advertise the property on the open market, either for disposal or lease.

**BUDGETARY CONTROL REPORT - BUILDING AND WORKS DLO TO 28 JULY
2000 (PERIOD 4)**

15. There was submitted and noted a joint report dated 28 August 2000 (circulated) by the Director of Finance and the Director of Homes and Technical Services on the current budgetary control position of the Building and Works DLO for the period ended 28 July 2000 (Period 4).

The meeting terminated at 1156 hours.

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

AGENDA
