

APPENDIX XVII

EAST AYRSHIRE COUNCIL

**FINANCE AND PROPERTY SUB-COMMITTEE OF THE POLICY AND
RESOURCES COMMITTEE**

**MINUTES OF MEETING HELD ON TUESDAY 3 SEPTEMBER 1996 AT 1400
HOURS IN THE MEETING ROOM, COUNCIL HEADQUARTERS, LONDON ROAD,
KILMARNOCK**

PRESENT: Councillors David Sneller, Wilma Doyle, Daniel Coffey, David Fulton, Kim Nicoll and Eric Jackson.

ATTENDING: David Montgomery, Chief Executive; Fiona Lees, Depute Chief Executive; Gordon Clark, Director of Finance; Barbara Haughan, Director of Support Services; Alex McPhee, Senior Depute Director of Finance; Robert McLeary, Head of Property Services; Sam McVie, Principal Surveyor; Julie Armstrong, Senior Administrative Officer and Alex Hewetson, Administrative Officer.

APOLOGIES: Councillors Drew McIntyre, Jim Kelly and Tommy Farrell.

CHAIR: Councillor David Sneller, Chair.

**ACCOUNTS OF EAST AYRSHIRE COUNCIL FOR THE
PERIOD 6 APRIL 1995 TO 31 MARCH 1996 (Item 3, page 933)**

1. There was submitted a report dated 20 August 1996 (circulated) by the Director of Finance advising the Sub-Committee of the finalisation of the audited accounts for East Ayrshire Council for the financial period 6 April 1995 to 31 March 1996.

It was agreed:-

- (i) to note the accounts for East Ayrshire Council for the period ended 31 March 1996; and
- (ii) to refer the report to the Policy and Resources Committee for approval.

**ACCOUNTS OF KILMARNOCK AND LOUDOUN DISTRICT COUNCIL FOR THE
FINANCIAL YEAR ENDED 31 MARCH 1996**

2. There was submitted a report dated 20 August 1996 (circulated) by the Director of Finance informing the Sub-Committee of the finalisation of the accounts for Kilmarnock and Loudoun District Council for the financial year ended 31 March 1996.

It was agreed:-

- (i) to note the accounts for Kilmarnock and Loudoun District Council for the period ended 31 March 1996; and
- (ii) to refer the report to the Policy and Resources Committee for approval.

**ACCOUNTS OF CUMNOCK AND DOON VALLEY DISTRICT COUNCIL FOR
FINANCIAL YEAR ENDED 31 MARCH 1996**

3. There was submitted a report dated 20 August 1996 (circulated) by the Director of Finance informing the Sub-Committee of the finalisation of the accounts for Cumnock and Doon Valley District Council for the financial year ended 31 March 1996.

It was agreed:-

- (i) to note the accounts for Cumnock and Doon Valley District Council for the period ended 31 March 1996; and
- (ii) to refer the report to the Policy and Resources Committee for approval.

GENERAL SERVICES CAPITAL PROGRAMME (PERIOD 4)

4. There was submitted a report dated 28 August 1996 (circulated) by the Director of Finance updating the Sub-Committee on the current position regarding the General Services Capital Programme 1996/97 and making recommendations on disbursement of additional capital funding between services.

It was agreed:-

- (i) to note the current budgetary control position of the General Services Capital Programme as at Period 4, 1996/97 as shown in Appendix I of the report; and
- (ii) to recommend approval of the disbursement of additional capital funding between services as detailed in Appendix 2 of the report.

HOUSING REVENUE ACCOUNT CAPITAL PROGRAMME (PERIOD 4)

5. There was submitted a report dated 27 August 1996 (circulated) by the Director of Finance advising the Sub-Committee of the current budgetary control position of the Housing Revenue Account for the period ended 19 July 1996 (Period 4).

Having heard the Director of Finance in explanation, it was agreed to note the contents of the report.

STATISTICAL INFORMATION ON REVENUE COLLECTION

6. There was submitted a report dated 27 August 1996 (circulated) by the Director of Finance showing the billing and collection position of the Council as at 31 July 1996 and seeking authorisation to transfer debt recovery responsibility from one firm of Sheriff Officers to another if it appeared prudent for him to do so.

Having heard the Senior Depute Director of Finance in explanation, it was agreed:-

- (i) to note the billing and collection position of the Council as at 31 July 1996; and
- (ii) to authorise the Director of Finance to transfer debt recovery responsibility from one firm of Sheriff Officers to another if it appeared prudent for him to do so.

DIRECT DEBIT INDEMNITY

7. There was submitted a report dated 19 August 1996 (circulated) by the Director of Finance seeking authority to execute a Form of Indemnity for various banking institutions who operate the Direct Debiting Scheme against loss arising from an error.

Having heard the Senior Depute Director of Finance in explanation, it was agreed:-

- (i) that the Council resolve to participate as an Originator in the Direct Debiting Scheme operated by certain members of the Association for Payment Clearing Services and the Northern Ireland Banker's Association; and
- (ii) to authorise the Director of Finance to execute a Form of Indemnity worded in the standard form required by those members.

REVIEW OF PAYMENT ARRANGEMENTS

8. There was submitted a report dated 27 August 1996 (circulated) by the Director of Finance seeking authority to set a target timescale for the payment of invoices by East Ayrshire Council from suppliers.

Having heard the Chief Executive and the Director of Finance in explanation, it was agreed:-

- (i) to authorise the Director of Finance to develop the principle that all invoices received by the Council would be paid within a 28 day period; and
- (ii) that Departments be asked to monitor the timescale of third party insurance compensation.

EXPENDITURE IMPLICATIONS - REVENUE REPAIRS BUDGET 1996-97

9. The Chair agreed to alter the order of business to consider this item next as the item did not involve the likely disclosure of exempt information as defined in paragraph 9 of Schedule 7A of the Local Government (Scotland) Act 1973.

There was submitted a report dated 22 August 1996 (circulated) by the Director of Support Services advising the Sub-Committee of the current revenue repairs expenditure and identifying potential problems which might arise during the current financial year.

Having heard the Head of Property Services in explanation, it was agreed:-

- (i) to remit to the Head of Property Services to prioritise all repairs in line with the procedures in the central repairs and maintenance system;
- (ii) that the Head of Property Services would submit a report and give a presentation on the criteria for prioritisation of maintenance to an appropriate meeting of the Sub-Committee; and
- (iii) otherwise to note the contents of the report.

EXCLUSION OF PRESS AND PUBLIC

10. The Sub-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 Paragraph 9 of Schedule 7A of the Act.

PROPOSED RENT REVIEW OF LEASED PROPERTIES AT 33 TOWNHEAD STREET, CUMNOCK

11. There was submitted a report dated 14 August 1996 (circulated) by the Director of Support Services requesting that the Sub-Committee authorise the Head of Property Services to settle the rent review of office premises at 33 Townhead Street, Cumnock

It was agreed to authorise the Head of Property Services to conclude negotiations for the rent review of the property with the leasee as detailed in paragraph 8.1 of the report.

LEASE TERMINATION - SITE OF REFUSE TRANSFER STATION, WESTERN ROAD DEPOT, KILMARNOCK

12. There was submitted a report dated 19 August 1996 (circulated) by the Director of Support Services requesting the Sub-Committee to grant authority to UK Waste Management Ltd to terminate the lease of the Refuse Transfer Station within the Western Road Depot, Kilmarnock.

Having heard the Chief Executive and the Head of Property Services in explanation, it was agreed:-

- (i) to grant authority to permit UK Waste Management Ltd to terminate the lease of the Refuse Transfer Station within the Western Road Depot, Kilmarnock with effect from 31 August 1996; and
- (ii) to remit to the Director of Support Services to make the necessary arrangements for the formal termination of the lease.

PROPOSED SALE OF LEASED PREMISES AT 43 and 45 TOWNHEAD STREET, CUMNOCK

13. There was submitted a report dated 19 August 1996 (circulated) by the Director of Support Services requesting the Sub-Committee's approval to authorise the Head of Property Services to enter into negotiations for the sale of premises at 43 and 45 Townhead Street, Cumnock.

It was agreed:-

- (i) to remit to the Head of Property Services to negotiate for the sale of 43 and 45 Townhead Street, Cumnock; and
- (ii) that the Director of Support Services submit a report on the outcome of the negotiations in due course.

PROPERTY DISPOSAL - SHOP UNITS AT 2-8 MAUCHLINE ROAD, HURLFORD

14. There was submitted a report dated 22 August 1996 (circulated) by the Director of Support Services requesting the Sub-Committee's approval to grant authority to the Head of Property Services to enter into a restricted tender procedure for the sale of shop premises at 2-8 Mauchline Road, Hurlford.

Having heard the Head of Property Services in explanation, it was agreed:-

- (i) to remit to the Head of Property Services to enter into a restricted tender procedure for the sale of shop premises at 2-8 Mauchline Road, Hurlford; and
- (ii) to submit a further report on offers received, in due course.

PROPOSALS FOR FUTURE USE OF FORMER GROUGAR PRIMARY SCHOOL AND SCHOOLHOUSE, MOSCOW

15. There was submitted a report dated 22 August 1996 (circulated) by the Director of Support Services advising the Sub-Committee of enquiries received for the former Grougar Primary School, Moscow and requesting the Sub-Committee's instructions in respect of the future of the property.

Having heard the Head of Property Services in explanation, Councillor Sneller seconded by Councillor Jackson moved that the Sub-Committee authorise the Head of Property Services to market the former Grougar Primary School and Schoolhouse on the basis outlined within the report and report back on the market return addressing options for the site and including community use of the buildings.

Councillor Nicoll seconded by Councillor Coffey moved as an amendment the direct negative.

On a division by a show of hands the motion was carried by four votes to two.

PROPOSED DISPOSAL OF SITE OF FORMER NEW FARM PRIMARY SCHOOL, MACKELLAR PLACE, KILMARNOCK

16. There was submitted a report dated 22 August 1996 (circulated) by the Director of Support Services requesting the Sub-Committee's instructions in respect of the disposal of the site of the former New Farm Primary School, MacKellar Place, Kilmarnock

It was agreed to remit to the Head of Property Services in conjunction with the Director of Housing to approach Scottish Homes, in the light of interest being expressed, subject to Gro-grant assistance being available.

CAPITAL RECEIPTS UPDATE

17. There was submitted and noted a report dated 22 August 1996 (circulated) by the Director of Support Services advising Sub-Committee of the progress in achieving the Capital Receipts target set for the current financial year 1996/97.

**THE LOCAL AUTHORITIES (PROPERTY TRANSFER)
(SCOTLAND) ORDER 1995 (Item 5, page 973)**

- 18.** There was submitted a report dated 15 August 1996 (circulated) by the Director of Support Services updating the Sub-Committee on the current position regarding referrals to the Property Commission arising from the Local Authorities (Property Transfer) (Scotland) Order 1995.

It was agreed:-

- (i) to accept the proposed settlement for the pooled office accommodation in Ayrshire;
- (ii) to note that with reference to paragraph 4.1 of the report, agreement had been reached with both North and South Ayrshire Councils in respect of the pooled office accommodation in Ayrshire;
- (iii) to remit to the Head of Property Services to formally convey to North and South Ayrshire Councils, East Ayrshire's agreement to the proposed settlement for the pooled accommodation within Ayrshire and the subsequent withdrawal of the relevant referrals lodged with the Property Commission;
- (iv) to remit to the Head of Legal Services to enter into an appropriate Minute of Agreement on behalf of East Ayrshire Council regarding the abovementioned pooled accommodation;
- (v) to authorise the withdrawal of all referrals to the Property Commission prior to 30 September 1996 with the exception of the subjects outlined at paragraphs 3.3(b), 3.3(c) and 3.3(d) of the report;
- (vi) to note the position in respect of the Merlin House, Hillington, referral to the Property Commission and that the Head of Property Services would advise on the outcome of the referral in due course;
- (vii) to authorise the Head of Property Services to withdraw the referral in respect of the subjects outlined in paragraphs 3.3(b), 3.3(c) and 3.3(d) of the report in the event of agreement being reached thereon by all parties with interests therein prior to 30 September 1996, with the proviso that they would be advised of the outcome of this referral in due course; and
- (viii) to note the position with respect to Kaimes Outdoor Centre, Muirkirk regarding ownership vesting in South Lanarkshire Council.

**APPLICATION FOR A MINUTE OF WAIVER, GARDEN GROUND AT 3 SEATH
DRIVE, DALRYMPLE**

- 19.** There was submitted a report dated 19 August 1996 (circulated) by the Director of Support Services requesting the Sub-Committee's instructions in respect of an application for a Minute of Waiver over garden ground at 3 Seath Drive, Dalrymple.

The Sub-Committee agreed to refuse the application and re-consider the matter should the applicant decide to pursue it further.

PROPOSED DISPOSAL OF GROUND AT GALSTON ROAD, HURLFORD

- 20.** There was submitted a report dated 20 August 1996 (circulated) by the Director of Support Services seeking Sub-Committee's approval for the proposed disposal of 3,100m² (0.766 acres) or thereby of ground at Galston Road, Hurlford.

Having heard the Head of Property Services in explanation, it was agreed:-

- (i) to remit to the Director of Support Services to conclude the transaction on behalf of East Ayrshire Council under the provisionally agreed terms and conditions as detailed in paragraph 5.1 of the report; and
- (ii) to reserve in the title a real burden restricting the use of the land as garden ground to ensure that in the event of any future proposal for alternative use the Council would be entitled to an appropriate additional price.

PROPERTY TRANSACTIONS

- 21.** There was submitted and noted a report dated 19 August 1996 (circulated) by the Director of Support Services providing the Sub-Committee with an update on the various property transactions which had been undertaken by the Head of Property Services on behalf of the Council since 1 April 1996.

The meeting terminated at 1528 hrs.