

APPENDIX I

EAST AYRSHIRE COUNCIL

HOUSING CAPITAL SUB-COMMITTEE OF THE HOUSING COMMITTEE

MINUTES OF MEETING HELD ON 30 JUNE 1997 AT 1530 HOURS IN THE MEETING ROOM, COUNCIL HEADQUARTERS, LONDON ROAD, KILMARNOCK.

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

ATTENDING: Fiona Lees, Depute Chief Executive; John Hillis, Director of Housing; Jim Maitland, Depute Director of Housing; Tom Wilkie, Head of Contracting and Technical Services; Ken Hathaway, Principal Client Services (Contracting and Technical Services); Joan Kendal, Principal Solicitor; Ian Baird, Principal Officer (Technical); Robin Baker, Senior Accountant; Bill Walkinshaw, Principal Administrative Officer; and Stuart Nelson, Administrative Officer.

APOLOGY: Councillor Wilma Doyle.

CHAIR: Councillor Jim Kelly, Chair.

HOUSING CAPITAL PROGRAMME MONITORING GROUP

1. There were submitted the minutes of the Housing Capital Programme Monitoring Group meeting held on the 11 June 1997 (circulated).

It was agreed:

- (i) to recommend that in future, prior to the carrying out of external painterwork at blocks of houses within which one or more of the houses have been sold, the appropriate local Member would be consulted in respect of the colour to be used; and
- (ii) otherwise, to note the Minutes of the Monitoring Group.

HOUSING CAPITAL PROGRAMME (HRA)

2.1 CONSTRUCTION WORKS

There was submitted a report dated 11 June 1997 (circulated) by the Head of Contracting and Technical Services advising of progress on construction work on housing projects included in the Housing Capital Programme 1997/98.

In this connection, the Director of Housing also reported that, over and above the sum of £6,824,340 accounted for in the report, it was anticipated that an additional sum of approximately £260,000 would be available to expend on the current Housing Capital Programme (HRA) comprising an underspend on last year's programme of approximately £190,000 and greater than anticipated receipts from house sales this financial year amounting to £70,000 approximately.

It was agreed:

- (i) to note the terms of the report and the further information provided by the Director of Housing; and

- (ii) that the Director of Housing would submit a report to the next meeting of this Sub-Committee putting forward proposals as to how the anticipated additional sum of £260,000 approximately could be expended.

2.2 PROBLEM HOUSE AREAS AND REMEDIAL WORKS: PRIORITISATION OF WORK

There was submitted a report dated 20 June 1997 (circulated) by the Director of Housing identifying problem housing areas throughout the Council's stock with suggested courses of action.

It was agreed that the Director of Housing would:

- (i) arrange for the appropriate Local Committees, in conjunction with affected tenants and residents, to be consulted in order to agree a range of appropriate options in respect of the way forward relative to each of the housing areas identified in the report; and
- (ii) following the consultation process, submit a report to this Sub-Committee in order to enable consideration to be given to the inclusion of appropriate works in future Housing Capital Programmes, the report to include a detailed analysis of the cost implications involved.

Councillor Sneller joined the meeting during consideration of this item.

AWARD OF TENDERS

- 3. There was submitted and noted a report dated 17 June 1997 (circulated) by the Director of Support Services providing, for information, details of tenders which had been awarded to the Commercial Operations Department in respect of the undernoted contracts for the reinstatement of fire damage to council houses as follows, namely:-

ADDRESS	AMOUNT
37A Treesbank Road, Kilmarnock	£11,960.84
15 Mossdale Terrace, Dalmellington	£33,375.06
53 Mossdale Terrace, Dalmellington	£37,562.71

MISUSE OF DOOR ENTRY SYSTEMS

- 4. There was submitted a report dated 19 June 1997 (circulated) by the Director of Housing on the misuse of door entry security systems and the possible options for dealing with this matter.

It was agreed:

- (i) to recommend that the following measures be undertaken, at an estimated cost of £450 per entry, namely:-
 - (a) that an advice leaflet providing guidance in respect those items detailed in para 3.2 of the report; be issued to occupants of properties fitted with a door entry security system; and

- (b) that improved security measures, as detailed in para 3.3 of the report be introduced to those existing door entry security systems which experienced sustained and repeated damage; and
- (ii) that the effectiveness of the measures referred to in (i) (a) and (b) above be the subject of ongoing monitoring by the Director of Housing in educational, financial and performance terms.

DRY DASH PROPERTIES: LOW PRESSURE WASHING (Item 9, Page 1476)

5. There was submitted a report dated 19 June 1997 (circulated) by the Director of Housing on the possibility of improving the exterior appearance of dry dash properties by low pressure power washing as raised by the Irvine Valley Local Committee.

It was agreed to recommend that a pilot programme of low pressure power washing be carried out at six houses within the Irvine Valley Local Committee's area, the houses concerned to be identified by the Director of Housing and a report on the effectiveness of the work to be submitted to a future meeting of this committee.

The meeting terminated at 1553 hours.