

**EAST AYRSHIRE COUNCIL****HOUSING COMMITTEE****MINUTES OF MEETING HELD ON WEDNESDAY 26 AUGUST 1998 AT 1000 HOURS IN THE MEETING ROOM, COUNCIL HEADQUARTERS, LONDON ROAD, KILMARNOCK**

**PRESENT:** Councillors Jim Kelly, Gordon McCredie, Drew McIntyre, Gordon Cree, Douglas Reid, Wilma Doyle, Jane Darnbrough, Kathleen Hall, John Knapp, David Fulton, David Sneller, George Smith, Jim Carmichael and Tommy Farrell.

**ATTENDING:** David Montgomery, Chief Executive; John Hillis, Director of Housing; Barbara Haughan, Director of Support Services; Chris McAleavey, Senior Depute Director of Housing; Jim Maitland and Alan McKnight, Depute Directors of Housing; Kay Gilmour, Principal Officer (Social Work); David Mitchell, Principal Solicitor; David Morgan, Public Relations Officer; Alastair Gardiner, Senior Accountant; Julie Armstrong, Senior Administrative Officer; and Stuart Nelson, Administrative Officer.

**APOLOGIES:** Councillor Irene Reeves, Provost Robert Stirling and Councillors Alan Campbell, David Macrae, Kim Nicoll and Robert McDill.

**CHAIR:** Councillor Jim Kelly, Chair.

**BUDGETARY CONTROL SUMMARY STATEMENTS FOR PERIOD ENDED 17 JULY 1998 (PERIOD 4)****1.1 GENERAL FUND HOUSING**

There was submitted and noted a joint report dated 17 August 1998 (circulated) by the Acting Director of Finance and the Director of Housing which advised of the current budgetary control position and the projected out-turn for the current financial year for the General Fund Housing for the period ended 17 July 1998 (Period 4).

Arising from discussion, it was agreed that the Director of Housing would prepare and submit to the next meeting a report on progress in dealing with the backlog of work within the Benefits Section of the Housing Department.

**1.2 HOUSING REVENUE ACCOUNT**

There was submitted and noted a joint report dated 18 August 1998 (circulated) by the Acting Director of Finance and the Director of Housing which advised of the current budgetary control position and the projected out-turn for the current financial year on the Housing Revenue Account for the period ended 17 July 1998 (Period 4).

**SCOTTISH HOMES' STOCK TRANSFER: EAST AYRSHIRE (NORTH)  
(Item 2, Page 3348)**

2. There was submitted a report dated 1 July 1998 (circulated) by the Director of Housing which advised of the outcome of the Member/Officer Working Group Meetings on the forthcoming Scottish Homes' Stock Transfers in East Ayrshire (North).

It was agreed, having regard to all of the relevant circumstances, to support a bid by the new Housing Partnership Company to acquire the housing stock which is proposed for inclusion within Scottish Homes' Stock Transfer in East Ayrshire (North).

### **HOUSING PLAN 1998-2003: HOMES FOR ALL**

3. There was submitted a report dated 20 July 1998 (circulated) by the Director of Housing which outlined the structure and contents of the new East Ayrshire Council Housing Plan 1998-2003 entitled "Homes for All" and sought approval to the Plan prior to submission to the Scottish Office.

It was agreed:-

- (i) to approve the East Ayrshire Council Housing Plan 1998-2003 entitled "Homes for All" as referred to in the report;
- (ii) to authorise the Director of Housing to submit the Plan to The Scottish Office; and
- (iii) otherwise, to note the terms of the report.

### **SITES TO BE TRANSFERRED TO NEW HOUSING PARTNERSHIP (Item 3.2, Page 3349)**

4. There was submitted a report dated 26 August 1998 (circulated) by the Director of Housing which sought approval to the transfer of three sites to the New Housing Partnership at nil value subject to the approval of Secretary of State.

It was agreed:-

- (i) to approve the transfer of the three sites concerned, i.e. at Barshare, (Kingsway), Cumnock; Kirkland Avenue, Kilmarnock; and Muirkirk Road, Lugar, to the New Housing Partnership at nil value, subject to the consent of the Secretary of State;
- (ii) that the Head of Legal Services be authorised to make the appropriate application to the Secretary of State for consent in respect of the proposed transfer of the above sites;
- (iii) that in view of development constraints which had now been identified, the sites at High Street, Newmilns; Waterworks site, Dalrymple; Mill site, Catrine; and Carnshalloch Avenue (larger site), Patna, which had originally been approved for transfer to the New Housing Partnership at nil value, be placed on a reserve list of Council owned sites for potential future housing development; and
- (iv) otherwise, to note the terms of the report.

Councillor McIntyre joined the meeting during discussion of this item.

### **KILMAURS PARTNERSHIP (Item 4, Page 3023)**

5. There was submitted a report dated 15 July 1998 (circulated) by the Director of Housing which provided an update on progress made in respect of the Kilmaurs Partnership and sought approval to transfer part of the site in question at Ladeside Road, Kilmaurs, to Horizon Housing Association.

It was agreed:-

- (i) to approve the partnership agreement relative to this development, involving the Council, Horizon Housing Association, Scottish Homes and Ayrshire and Arran Health Board, as appended to the report;
- (ii) to note that Horizon Housing Association had been appointed development agents to the Council;
- (iii) that a joint publicity launch, involving the partners, be carried out at the commencement of construction of this development;
- (iv) that the Council owned land, upon which those properties to be owned by Horizon Housing Association will be erected, be transferred to the Association at nil value, subject to the consent of the Secretary of State; and
- (v) otherwise, to note the terms of the report.

**SCOTTISH OFFICE EMPTY HOMES INITIATIVE (Item 6, Page 3203)**

6. There was submitted a report dated 15 July 1998 (circulated) by the Director of Housing which advised of the outcome of the bid submitted by East Ayrshire Council to The Scottish Office under the Empty Homes Initiative.

It was agreed:-

- (i) to note the terms of the report which, amongst other things, explained:-
  - (a) that the Council had been allocated grant funding of £156,400 under the Empty Homes Initiative for the current financial year, £28,400 in respect of the continuation of the employment of the Empty Property Officer in the Department of Housing and £128,000 in respect of the redevelopment of the Brown's Institute in Newmilns; and
  - (b) that bids for resources to assist in the redevelopment of the Westgate Co-op, Newmilns, and properties in John Finnie Street, Kilmarnock, had been unsuccessful as their funding requirement extended beyond the end of the current financial year; and
- (ii) that the Director of Housing write to The Scottish Office relative to the reason for the refusal of the Council's bid in respect of the Westgate Co-op and John Finnie Street, particularly having regard to the emphasis which The Scottish Office is now placing upon financial planning covering three year periods.

Councillor McCredie left the meeting following determination of this item.

**LONGPARK REDEVELOPMENT STRATEGY: PHASE V (Item 12, Page 2376)**

7. There was submitted a report dated 2 July 1998 (circulated) by the Director of Housing which provided an update on the development of Phase V of the Longpark Strategy.

It was agreed to note the terms of the report which, amongst other things explained:-

- (i) that there could be the possibility of the Council receiving a financial receipt in respect of the disposal of the site in question, rather than the site being disposed of at nil value, as had previously been anticipated, this being due to underground mine workings not appearing to be as extensive as had originally been estimated with a resultant reduction in the cost of necessary consolidation works;
- (ii) that the development would comprise 50 houses for rent and the provision of approximately 66 houses as affordable housing for home ownership directed at first time buyers;
- (iii) that three tenders had been received for the development with Wimpey Homes being the successful tenderer, subject to acceptance by the Longpark Ownership Co-operative Kilmarnock (LOCK); and
- (iv) that it was anticipated that the development of the 50 houses for rent would commence on site during this calendar year for completion during the financial year 1999/2000 with the low cost home ownership element to commence on site in Summer 1999 for completion within two years.

#### **SCOTTISH HOMES SOUTH AND WEST REGIONAL PLAN 1998-2001**

8. There was submitted and a joint report dated 3 July 1998 (circulated) by the Directors of Housing and of Social Work which advised of the content of the Scottish Homes South and West Regional Plan 1998-2001.

It was agreed:-

- (i) to note the terms of the report, particularly the investment priorities of Scottish Homes for 1998-2001 and the issues arising from the Plan for the Council; and
- (ii) that the Director of Housing would, on behalf of the Committee, write to Scottish Homes expressing concern at the review of the Special Needs Allowance Package (SNAP) funding such that no further approvals for SNAP, beyond existing commitments, would be made under the current arrangements.

Councillor Fulton left the meeting following determination of this item.

#### **EAST AYRSHIRE COMMUNITY CARE PLAN VOLUME I AND VOLUME II**

9. There was submitted and noted a joint report (circulated) by the Directors of Housing and of Social Work on the East Ayrshire Council Joint Community Care Plan for the years 1998-2001.

Councillor Fulton re-joined the meeting following determination of this item.

#### **HEATWISE EAST AYRSHIRE: ENERGY EFFICIENCY AND INTERMEDIATE LABOUR MARKET (ILM) PROJECT: TRAINEES GAINING EMPLOYMENT (Item 7, Page 3350)**

10. There was submitted and noted a report dated 31 July 1998 (circulated) by the Director of Housing which advised of the success of trainees in gaining employment following training with the joint project being undertaken by East Ayrshire Council and Heatwise East Ayrshire.

**HOME ENERGY CONSERVATION ACT 1995: FIRST REPORT: RESPONSE  
FROM THE SCOTTISH OFFICE (Item 9, Page 1837)**

11. There was submitted a report dated 13 August 1998 (circulated) by the Director of Housing which outlined the response of The Scottish Office to the Council's Energy Strategy 1997-2007 entitled "Bridging the Gaps".

It was agreed:-

- (i) to note the comments of The Scottish Office on the Council's Energy Strategy, as detailed in the report; and
- (ii) to note that the first progress report on the implementation of measures contained within the Strategy, in terms of the Home Energy Conservation Act 1995, would require to be submitted to The Scottish Office sometime after June 1999.

**KEY PERFORMANCE INDICATORS**

12. There was submitted a report dated 21 August 1998 (circulated) by the Director of Housing which advised of the performance of the Housing Department in relation to statutory key performance indicators, for the period 1 April 1997 to 31 March 1998.

It was agreed:-

- (i) that the Director of Housing would submit to each future meeting of this Committee a report indicating the performance of the Housing Department relative to the performance indicators featured in the report and providing information on measures implemented over the period concerned to improve performance;
- (ii) that the Director of Housing would submit to the next meeting, a report on proposals to improve the management of void properties; and
- (iii) otherwise, to note the terms of the report.

**PROPOSED DISPOSALS OF GROUND**

**13.1 CATRINE: GROUND ADJACENT TO 23 JAMES TAYLOR AVENUE**

There was submitted a report dated 11 August 1998 (circulated) by the Director of Housing which sought approval to the transfer, to the Education Department, of an area of ground located adjacent to 23 James Taylor Avenue, Catrine, extending to approximately 90 square metres.

It was agreed:-

- (i) that the ground in question be declared surplus to requirements; and
- (ii) that it be remitted to the Head of Property to negotiate the transfer of the ground on suitable terms to the Education Department.

**13.2 CUMNOCK: GROUND AT REAR OF 1 RICHMOND TERRACE**

There was submitted a report dated 11 August 1998 (circulated) by the Director of Housing which sought approval to the sale of an area of ground, extending to 34.6 square metres, located at the rear of 1 Richmond Terrace, Cumnock.

It was agreed:-

- (i) that the ground in question be declared surplus to requirements; and
- (ii) that it be remitted to the Head of Property to negotiate the sale of the ground on suitable terms to the owner of the property at 1 Richmond Terrace, Cumnock.

#### **EXCLUSION OF PRESS AND PUBLIC**

14. 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 Paragraphs 2 and 6 of Schedule 7A of the Act.

#### **PROPOSED DISPOSAL OF GROUND: KILMARNOCK**

15. There was submitted a report dated 10 August 1998 (circulated) by the Director of Housing which sought approval to the sale of an area of ground in Kilmarnock.

It was agreed:-

- (i) that the ground in question be declared surplus to requirements; and
- (ii) that it be remitted to the Head of Property to negotiate the sale of the ground in question on suitable terms to the prospective purchaser referred to in the report.

#### **CONTRACT DISPUTE (Item 7, Page 3359)**

16. There was submitted a report dated 19 August 1998 (circulated) by the Director of Support Services which sought approval to proposed settlement terms relative to a contractual dispute which had arisen between a contractor and the Council in respect of a contract let by the former Kilmarnock and Loudoun District Council in 1985.

It was agreed:-

- (i) to approve the settlement terms outlined in Paragraph 4.01 of the report, the cost involved to be met from the provision made within the current year's housing capital programme for this purpose;
- (ii) to authorise the Head of Legal Services to effect settlement;
- (iii) otherwise, to note the terms of the report; and
- (iv) arising from discussion, that the Director of Support Services submit to an early meeting of the Policy and Resources Committee, a report setting out the contractual and other safeguards which are in place to prevent the Council becoming involved in similar disputes in future.

The meeting terminated at 1215 hours.