

EAST AYRSHIRE COUNCIL**SPECIAL AD-HOC HOUSING PARTNERSHIP COMMITTEE****MINUTES OF MEETING HELD ON THURSDAY 27 AUGUST 1998 AT 1000 HOURS IN THE MEETING ROOM, COUNCIL HEADQUARTERS, LONDON ROAD, KILMARNOCK**

PRESENT: Councillors Jim Kelly, Daniel Coffey, David Sneller and Tommy Farrell.

ATTENDING: Alan McKnight, Depute Director of Housing; Gerry McMenemy, Solicitor; and Stuart Nelson, Administrative Officer.

APOLOGIES: Councillors Douglas Reid, Wilma Doyle and David Macrae.

CHAIR: Councillor Jim Kelly, Chair.

NEW HOUSING PARTNERSHIP BUDGET 1998/99

1. There was submitted a report dated 20 August 1998 (circulated) by the Director of Housing which outlined the aggregated New Housing Partnership budget for the current financial year and sought approval to expenditure of this year's allocation.

It was agreed:-

- (i) to approve the New Housing Partnership budget for 1998/99 as follows, namely:- demolition - £560,967; consultancy - £280,000; lender fees - £210,000; site preparation - £100,000; offices/equipment/promotion - £60,000; co-ordinator - £30,000; and training and expenses - £20,000. Total - £1,260,967;
- (ii) to authorise the Director of Housing to appropriately incur the expenditure referred to in (i) above, subject to the Council's normal reporting mechanisms and financial regulations; and
- (iii) otherwise, to note the terms of the report.

NEW HOUSING PARTNERSHIP BUSINESS PLAN

2. There was submitted a report dated August 1998 (circulated) by the Director of Housing which sought agreement to the terms of the draft Business Plan prepared for the New Housing Partnership.

It was agreed:-

- (i) to endorse the proposed principles, standards and performance for the New Housing Partnership contained within the Business Plan as set out in the report, subject to provision being made for housing repairs to be carried out by appointment during the evening hours;
- (ii) to endorse the proposed management and service arrangements for houses to be provided by the Partnership as set out in the report;
- (iii) to endorse the proposed wider role of the New Housing Partnership as set out in the report;

- (iv) in principle, that the Council's financial contribution to the New Housing Partnership would be approximately £8.5m spread over a period of 18 years, and that to enable detailed consideration of this matter, the Director of Housing would submit to a future meeting of this Committee a profile showing the breakdown of the financial contribution year by year;
- (v) to authorise the Head of Legal Services to enter into negotiation to prepare an offer of grant to the New Housing Partnership, and thereafter to enter into the appropriate Performance Standard Agreement.
- (vi) to recommend the Business Plan to the Board of the New Housing Partnership Company, subject to confirmation of the Council's financial contribution; and
- (vii) otherwise, to note the terms of the report.

PROPOSED GROUPING OF HOUSING DEVELOPMENT SITES

3. There was submitted a report dated July 1998 (circulated) by the Director of Housing which sought agreement to the proposed grouping of housing development sites to be referred to the New Housing Partnership Company.

It was agreed:-

- (i) to approve the three groupings of sites as detailed in the report and to recommend these groupings to the Board of the New Housing Partnership Company;
- (ii) to recommend to the Board of the New Housing Partnership Company that the site at Dundonald Road, Kilmarnock, be sold by the Company to achieve a capital receipt; and
- (iii) otherwise, to note the terms of the report.

Arising from discussion, it was also agreed that any flatted dwellings to be provided by the New Housing Partnership Company should have a self contained entrance/exit door or doors.

PROPOSED MEMORANDUM AND ARTICLES OF ASSOCIATION

4. There was submitted a joint report dated July 1998 (circulated) by the Directors of Housing and of Support Services which sought endorsement of the terms of the proposed Memorandum and Articles of Association for the New Housing Partnership, and recommended these for approval by the New Housing Partnership Company.

It was agreed:-

- (i) to approve the Memorandum and Articles of Association as set out in the report;
- (ii) to recommend the Memorandum and Articles of Association to the Board of the New Housing Partnership Company; and
- (iii) otherwise, to note the terms of the report.

HOUSING TECHNICAL SPECIFICATIONS

5. There was submitted a report dated July 1998 (circulated) by the Director of Housing which sought agreement to the proposed Technical Specifications to be applied to all social rented housing to be provided by the Housing Partnership Company.

It was agreed:-

- (i) to approve the Technical Specification to be used in connection with the building of social rented housing by the New Housing Partnership, as referred to in the report, subject to further investigation by the Officials concerned of the provision that all houses would be connected to cable television, as contained within Section 5 of the Specification under the heading "Services"; and
- (ii) otherwise, to note the terms of the report.

APPOINTMENT OF PROJECT MANAGERS

6. There was submitted a report dated August 1998 (circulated) by the Director of Housing which sought agreement to (a) recommend to the Board of the New Housing Partnership Company that it proceeds immediately to appoint Project Managers; and (b) the expenditure involved on the part of the Council.

It was agreed:-

- (i) to recommend that the Board of the New Housing Partnership Company appoints a professional Technical Project Management Company with the recommendation to commence competitive selection procedures immediately;
- (ii) to fund the appointment of the Project Managers for the remainder of the current financial year, the expenditure of £50,000 to be met from the current year's capital allocation for New Housing Partnership; and
- (iii) otherwise, to note the terms of the report.

COMPANY NAME AND VISUAL IDENTITY

7. There was submitted a report (circulated) by the Head of Public Relations and Marketing which invited the Committee to consider the issues to be addressed in establishing a name and identify for the New Housing Partnership.

It was agreed that this matter be referred to the Board of the New Housing Partnership for determination and that the Head of Public Relations and Marketing make appropriate assistance available to the Board in considering the matter.

The meeting terminated at 1055 hours.