

APPENDIX II**EAST AYRSHIRE COUNCIL****HOUSING CAPITAL SUB-COMMITTEE OF THE HOUSING COMMITTEE****MINUTES OF MEETING HELD ON WEDNESDAY 11 AUGUST 1999 AT 1000 HOURS IN THE MEETING ROOM, COUNCIL HEADQUARTERS, LONDON ROAD, KILMARNOCK**

PRESENT: Councillors Jimmy Kelly, John Weir, Drew McIntyre, David Macrae, John Knapp, Julie Faulds and Provost Jimmy Boyd.

ATTENDING: James Lavery, Director of Homes and Technical Services; Ken Hathaway, Client Services Manager; Campbell Johnston, Design Services Manager; Joan Kendall, Solicitor; Robin Baker, Treasury Services Manager; and Stuart Nelson, Administrative Officer.

APOLOGIES: Councillors Katie Hall, Douglas Reid, Willie Coffey and Tommy Farrell.

CHAIR: Councillor Jimmy Kelly, Chair.

HOUSING CAPITAL PROGRAMME MONITORING GROUP

1. There were submitted and noted the Minutes of the Meeting of the Housing Capital Programme Monitoring Group held on 30 July 1999 (circulated).

HOUSING CAPITAL PROGRAMME (HRA) 1999/2000

- 2.1 **CONSTRUCTION WORKS** - There was submitted and noted a statement dated 3 August 1999 (circulated) by the Director of Homes and Technical Services on construction works on housing projects included in the Housing Capital Programme 1999/2000.
- 2.2 **CAPITAL RECEIPTS** - There was submitted a report dated 2 August 1999 (circulated) by the Solicitor to the Council on the position in respect of housing capital receipts for the Financial Year 1999/2000.

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

- (i) that as at 28 June 1999 Right to Buy receipts amounted to approximately £1,567,000 in terms of transactions settled up to that date; and
- (ii) that for the whole of the financial year 1999/2000, Right to Buy receipts were estimated at £5,400,000, assuming that the application rate remains consistent, and that further receipts were estimated at £20,000.

2.3 AWARD OF TENDERS

There was submitted and noted a report dated 23 July 1999 (circulated) by the Director of Corporate Services, which provided, for information, details of tenders which had been awarded in respect of housing contracts, as shown in the Annexation to these Minutes.

2.4 NETHERTHIRD: CONVERSION OF FORMER CHILDREN'S HOME TO BARRIER FREE HOUSING (Item 2.4, Page 129)

There was submitted a report dated 4 August 1999 (circulated) by the Director of Homes and Technical Services on proposals for the conversion of the former

Children's Home at Netherthird, Cumnock to barrier free housing and which sought approval to proceed to tender.

It was agreed to recommend:-

- (i) the carrying out of conversion work involving the provision of eight single persons flats (4 ground floor and 4 first floor) to barrier free standard together with a video door entry system linked to the warden call system at the adjacent sheltered housing complex in James Young Avenue, under the current year's Housing Capital Programme (HRA) at an estimated total cost of £280,000 including fees; and
- (ii) that the Director of Homes and Technical Services, if necessary, proceed to tender.

2.5 STRUCTURAL REPAIRS TO HOUSES AT 26, 30, 58 AND 62 IRVINE ROAD, CROSSHOUSE (Item 2.4, Page 129)

There was submitted a report dated 3 August 1999 (circulated) by the Director of Homes and Technical Services on proposals for structural repairs to the houses at 26, 30, 58 and 62 Irvine Road, Crosshouse and which sought approval to proceed to tender.

It was agreed to recommend:-

- (i) the carrying out of structural repairs to the houses at 26, 30, 58 and 62 Irvine Road, Crosshouse under the current year's Housing Capital Programme (HRA) at an estimated total cost of £105,000 including fees;
- (ii) that the Director of Homes and Technical Services, if necessary, proceed to tender; and
- (iii) that consideration be given to the carrying out of similar works to the houses at 70 and 74 Irvine Road, Crosshouse under the Housing Capital Programme (HRA) for 2000/2001.

2.6 ALLOCATION OF UNCOMMITTED BALANCE

There was submitted a report dated 2 August 1999 (circulated) by the Director of Homes and Technical Services which advised of the projected uncommitted balance on the Housing Capital Programme (HRA) 1999/2000 and put forward proposals for utilisation of the uncommitted balance.

It was agreed

- (i) to recommend that the uncommitted balance of £92,653 identified in the Housing Capital Programme (HRA) 1999/2000 be used to carry out the undernoted works to the values indicated, namely:-
 - Asbestos Removal - additional expenditure of £46,000 (total now £157,000 for 1999/2000)
 - Electrical Rewiring - additional expenditure of £46,000 (total now £346,000 for 1999/2000);
- (ii) to note that additional programmed work for electrical rewiring was being instructed in order to maintain contract values on the current contracts for Electric Comfort Plus Heating which contain an element of electrical rewiring, due to a downturn in the uptake of this type of heating;

- (iii) that the appropriate local Members be informed of any additional addresses within their wards at which electrical rewiring would be carried out; and
- (iv) otherwise, to note the terms of the report.

2.7 CARRYING OUT OF CAPITAL WORKS BY BUILDING AND WORKS SECTION

There was submitted a report dated 2 August 1999 (circulated) by the Director of Homes and Technical Services which proposed that certain projects forming part of the Council's Capital Programme be carried out by Building and Works.

It was agreed:-

- (i) to recommend that, subject to the necessary consent being obtained from the Scottish Executive, contracts for the undernoted works contained within the Housing Capital Programme be awarded to Building and Works without the need to obtain competitive tenders, namely:-

Re-roofing Phase 2

Electrical Re-Wiring Phase 3

Structural Repairs

Kilmarnock Modernisation

Netherthird Sheltered Housing

Peden Court Conversion

Office Accommodation; and

- (ii) that the Emergency Powers Committee be requested to deal with the proposed award of General Services Contracts to Building and Works.

The meeting terminated at 1017 hours.

ANNEXATION

CONTRACT	SUCCESSFUL CONTRACTOR	AMOUNT (EXCLUDING FEES)
Fire Damage Reinstatement - 11 Boswell Crescent, Logan	D B Contract Services Ltd, Hurlford	£15,064.35
Fire Damage Reinstatement - 98 Henderson Drive, Muirkirk	Anderson & Innes Ltd, Kilmarnock	£21,976.19
Fire Damage Reinstatement - 49 Fleming Street, Kilmarnock	CT & CF, Lugton	£13,668.61
Fire Damage Reinstatement - 141 Barshare Road, Cumnock	James Wilson & Son (Auchmillan) Ltd, Mauchline	£20,563.85
Fire Damage Reinstatement- 6-7 Clinchyard Place, Galston	East Ayrshire Council, Kilmarnock	£22,564.01
Storm Damage Reinstatement - Castleview Flats, Galston	Meikle Construction, Lanark	£23,276.87
Replacement of Windows to 300 Houses, 1999/2000 Programme Phase 1	J & S McFadyen Ltd, Carluke	£695,062.75
Replacement of Windows to 300 Houses, 1999/2000 Programme Phase 2	Anglian Windows Ltd, Glasgow	£643,970.79
Replacement of Windows to 237 Houses, 1999/2000 Programme Phase 3	Tayside Windows Ltd, Forfar	£514,523.35
Door Entry Systems to 75 Houses, Various Locations 1999/2000 Programme	Chubb Electronic Security Ltd, Stevenson	£59,185.54
Installation of Gas Central Heating to 543 Houses, together with Operational Leasing 1999/2000 Programme - Phase 1	CFM Building Services Ltd, Carluke	£1,297,431.26
Installation of Gas Central Heating to 539 Houses, together with Operational Leasing 1999/2000 Programme - Phase 2	D Campbell & Co Ltd, Glasgow	£1,278,468.30

CONTRACT	SUCCESSFUL CONTRACTOR	AMOUNT (EXCLUDING FEES)
External Masonry Paintwork to 190 Houses, 1999/2000 Programme	Baxter & Gillespie, Clydebank	£122,531.33
Electrical Rewiring to 105 Houses 1999/2000 Programme - Phase 1	Star Electrics Ltd, Paisley	£100,567.95
Electrical Rewiring to 105 Houses 1999/2000 Programme - Phase 2	John McCaig Electrical, Ayr	£159,709.37
Installation of Solid Fuel Central Heating to 70 Houses 1999/2000 Programme	C & K Heating, Glasgow	£184,050.82
Comfort Plus Central Heating Installations to 95 Houses 1999/2000 Programme - Phase 1	Scottish Power Contracting, Hamilton	£220,338.36
Comfort Plus Central Heating Installations to 92 Houses 1999/2000 Programme - Phase 2	Scottish Power Contracting, Hamilton	£200,127.73
Non-Traditional Modernisation of 8 Houses, Stewarton, 1999/2000 Programme	Tarmac Contract Housing, Glasgow	£387,342.45
Replacement of Lead Water Services to 45 Houses, 1999/2000 Programme	R Johnston & Son, Dalmellington	£24,606.75
Home Security Measures to Various Locations within East Ayrshire 1999/2000 Programme	Star Electrics Ltd, Paisley	£66,628.08
Timber Infestation Repairs Term Contract	Skillbase (John Mowlen & Co plc), Livingston	Schedule of Rates
Void Property Security Term Contract	Sitex Security Products Ltd, Glasgow	Schedule of Rates
Bitumen Felt Roofing Term Contract	Foxbar Contracts, Kilmarnock	Schedule of Rates

CONTRACT	SUCCESSFUL CONTRACTOR	AMOUNT (EXCLUDING FEES)
Non Domestic Lift Maintenance Term Contract	Lift Maintenance, Glasgow	Schedule of Rates
Bitumen Macadam Term Contract	Tough Construction Ltd, Glasgow	Schedule of Rates
Graffiti Removal Term Contract	Moss Decorators, Paisley	Schedule of Rates
Flexible Floor Coverings Term Contract	Foxbar Contracts, Kilmarnock	Schedule of Rates
Mechanical Drain Cleaning Term Contract	Enviro-Clean Scotland Ltd, East Kilbride	Schedule of Rates
Manned Security Term Contract	Trustcare Security Ltd, Cumnock	Schedule of Rates