

Housing Services Committee
13 March 1997

Irvine, 13 March 1997 - At a Meeting of the Housing Services Committee of North Ayrshire Council at 2.00 p.m.

Present

Samuel Taylor, Gena Seales, Thomas Barr, Patrick Browne, James Clements, Thomas Dickie, John Donn, David Gallagher, Jane Gorman, Margaret Munn, Robert Rae and George Steven .

In Attendance

The Director of Housing Services, E. McNaught, Head of Customer Services, F. Kelly, Head of Strategy and Development, J. Paul, Head of Property Services and E. Munro, Capital Controller (Housing Services), H. Hunter, Accountant (Financial Services), M. Hewitt, Corporate Policy Officer and S. Paxton, Administration Officer (Chief Executive).

Chair

Mr. Taylor in the Chair.

Apologies for Absence

Irene Oldfather.

1. Minutes Confirmed

The Minutes of the Meeting of the Committee held on 30 January 1997, copies of which had previously been circulated, were confirmed.

2. Housing (Non-HRA) Capital Programme

(Previous Minute Reference: Housing Services Committee: 30 January 1997)

Submitted report by the Director of Housing Services on the Housing (Non-HRA) Capital Programme 1997/98.

The Corporate Strategy Committee on 4 March 1997 approved a non-HRA Capital Programme comprising estimated carry forward expenditure of £2.1m and additional uncommitted expenditure of £0.5m. This represents a 50% reduction in the figure contained in the draft non-HRA Capital Programme and is significantly less than that approved for last year.

In light of the approved budgetary provision for the non-HRA Capital Programme 1997/98 the Director of Housing Services will undertake a review of the non-HRA Capital Programme and report to the next meeting of the Committee with a revised Programme within the limits set by the Corporate Strategy Committee.

The Committee agreed that the Director of Housing Services report to the next meeting with detailed proposals for the non-HRA Capital Programme based on the approved budget provision.

3. National Housing Policy

Submitted report by the Chief Executive regarding a proposed National Housing Policy.

Highland Council's Housing Committee on 22nd January 1997 supported a resolution, copies of which had been forwarded to all Scottish Local Authorities, calling for representations to be made to all political parties regarding the need for a National Housing Policy to tackle housing need in Scotland.

Noted.

4. Central Heating Programme 1997/98: Combi-Boilers

Submitted report by the Director of Housing Services on the use of combi-boilers for the Council's Central Heating Programme.

The Director of Housing Services and the Architectural Services Manager have reviewed the Central Heating Programme and, in particular, the use of gas combi-boilers which combine in one unit a central heating boiler and water boiler. The review has been conducted in light of the installation cost savings, storage benefits, operational improvements, energy efficiency and ease of maintenance of these gas combi-boilers.

In view of these advantages, it is proposed that for a one year trial period in 1997/98 the Council discontinue offering to tenants the choice of gas back boiler and gas fan assisted wall mounted heaters and instead instal gas combi-boilers in all suitable houses. This will reduce installation costs, permitting more central heating systems to be installed and releasing capital resources for other initiatives.

The Committee agreed (a) that combi-boilers be used for all gas central heating systems installed under the 1997/98 Central Heating Programme; and (b) that the Director of Housing Services review the use of combi-boilers following the first year of operation and report.

5. Private Sector Housing Grants

(a) Delegated Powers

Submitted the annexed report (Appendix HS1) by the Chief Executive advising of the private sector housing grants approved in exercise of the powers delegated to him, following consultation with the Chair.

Noted.

(b) Grant Applications

Submitted the annexed report (Appendix HS2) by the Director of Housing Services on grant applications for improvement, disabled, lead replacement and environmental improvement grants.

The Committee agreed the decisions intimated in the final column of the said Appendix.

6. Stevenston No. 14 Housing Action Area for Improvement

Submitted report by the Director of Housing Services regarding the current position in relation to the Stevenston No. 14 Housing Action Area for Improvement. The building at 11-17 Fullarton Place, Stevenston is in a derelict condition and discussions have taken place between the Council and the owners regarding its future.

The Committee agreed to continue consideration of the matter to the next meeting.

7. Largs: 107 Nelson Street: Revocation of Closing Order

Submitted report by the Director of Housing Services on the Closing Order served by the former Cunninghame District Council on 9 June 1993 on a 2 apartment attic left flat at 107 Nelson Street, Largs. This property now meets the tolerable standard as defined by Section 86 of the Housing (Scotland) Act, 1987.

The Committee agreed to the revocation of the Closing Order.

8. Urgent Items

The Chair agreed that the following items be considered as a matter of urgency.

(a) Saltcoats Nos 1, 2 and 3 Housing Action Areas for Improvement

(Previous Minute reference: Housing Services Committee: 30 January 1997)

Submitted report by the Director of Housing Services on the financing of grouting works.

The Housing Services Committee on 30 January 1997 agreed to declare a Final Resolution in respect of the Saltcoats Nos 1, 2 and 3 Housing Action Areas for Improvement.

Enterprise Ayrshire had agreed to 100% funding for the necessary grouting works for the fifteen commercial properties while the costs of the grouting works to the fifteen residential properties would be met by Scottish Homes, the Council and the property owners. The owner of eight residential and two commercial properties has now intimated her intention to withdraw from the project and sell her properties which would entail the redistribution of that owner's costs to the remaining owners.

The grouting work is almost complete and in order to ensure equitable treatment for both commercial and residential owners, the Council's contribution to these improvement works could be met directly from the Housing non-HRA Capital Programme rather than the individual grant awards.

The Committee agreed that the share of grouting costs attributable to residential owners be met directly from the Housing non-HRA Capital Programme.

(b) Conference

The Committee agreed that the Chair or his nominee attend the Energy Action Conference to be held in Edinburgh on 25th March 1997.

9. Exclusion of Public

Resolved in terms of Section 50A of the Local Government (Scotland) Act 1973 to exclude from the meeting the press and the public for the following item of business on the grounds that it involved the likely disclosure of exempt information as defined in paragraph 6 of Part 1 of Schedule 7a of the Act.

10. Irvine: Application for Improvement Grant

Submitted report by the Director of Housing Services regarding an application for an improvement grant.

The applicant currently resides in a bungalow which has been suitably adapted to meet his needs as a disabled person and now intends to move to a one-storey house which would require the construction of a single storey rear extension, incorporating a bathroom and bedroom, at a

total cost of £28,273.

The Committee agreed to refuse the application for an improvement grant for a disabled person on the grounds that the applicant is moving from a property which meets the needs of his disability to one which does not.

The Meeting ended at 2.25 p.m.

**Housing Services Committee
13/03/97**

Appendix No
HOU 1

| Code | Ref No & Date Rec'd | Name & Address of Applicant (and of Owner if different) | Property to be Repaired/Improved | Lowest Estimate | Amount & Rate of Grant |
|-------------|------------------------------------|--|---|----------------------------|---------------------------------------|
|-------------|------------------------------------|--|---|----------------------------|---------------------------------------|

APPLICATIONS FOR IMPROVEMENT GRANT (DISABLED OCCUPANT)

| | | | | | |
|---|----------------------|-----------------|---|-------|------------|
| 5 | IG/96/260 24/2/97 | Mary Robertson | 28 Highthorne Crescent West Kilbride | 2657 | 1993 (75%) |
| 5 | IG/96/259 24/2/97 | Flora Thomson | 9 Bellard Road West Kilbride | 2298 | 1724 (75%) |
| 5 | IG/96/258 21/2/97 | George Brown | 7 Carrick Drive Irvine | 3928 | 2946 (75%) |
| 5 | IG/96/261 25/2/97 | William Kelly | 6 Lomond Crescent Beith | 12600 | 9450 (75%) |
| 5 | IG/96/263 12/3/97 | Ellen Templeton | 17 Highthorne Crescent West Kilbride | 97 | 73 (75%) |
| 5 | IG/96/264 12/3/97 | Irene Frew | 21 Highthorne Crescent West Kilbride | 179 | 134 (75%) |
| 5 | IG/96/265 12/3/97 | Alexander Young | 79 Main Street West Kilbride | 202 | 152 (75%) |

APPLICATIONS FOR ADDITIONAL IMPROVEMENT GRANT

| | | | | | |
|---|-----------------------|-----------------------------------|---------------------------------|------------------------------------|-------|
| 1 | IG/94/133 10/11/94 | Anne Sutherland & Stephen Read | 44 Nelson Street (2/L) Largs | 38201 (original grant award) | 53337 |
|---|-----------------------|-----------------------------------|---------------------------------|------------------------------------|-------|

APPLICATIONS FOR LEAD REPLACEMENT GRANT

| | | | | | |
|----|----------------------|-------------------|--------------------------------|------|------------|
| 15 | LG/96/111 24/2/97 | David Cunninghame | 22 North Crescent Ardrossan | 380 | 297 (90%) |
| 15 | LG/96/110 25/2/97 | Rhoda Farquhar | 67 East Road Irvine | 1677 | 1464 (90%) |

APPLICATIONS FOR REPAIRS GRANT

| | | | | | |
|----|---------------------|---------------------|-------------------------------------|------|------------|
| 18 | RG/96/79 24/2/97 | Elizabeth Armstrong | 19 Orchard Street West Kilbride | 5338 | 2644 (50%) |
| 18 | RG/96/82 12/3/97 | Agnes Murchland | 26 Tarbert Avenue West Kilbride | 699 | 325 (50%) |
| 18 | RG/96/83 12/3/97 | David & Mary McLean | 24 Tarbert Avenue West Kilbride | 699 | 325 (50%) |
| 18 | RG/96/84 12/3/97 | John Wallace | 79 Meadowfoot Road West Kilbride | 2886 | 1418 (50%) |

APPLICATIONS FOR ADDITIONAL ENVIRONMENTAL IMPROVEMENT GRANT

| | | | | | |
|----|----------------------|---|----------------------------------|------------------------------------|-------|
| 21 | EG/95/2 31/1/95 | The Owners | 101-121 Main Street Largs | 34516 (original grant award) | 68249 |
| 21 | EG/96/2 29/1/96 | The Owners per Isle of Cumbrae Housing Association 49 Stuart Street Millport | 40/44 Glasgow Street Millport | 47499 (original grant award) | 50709 |
| 21 | EG/95/18 16/10/95 | The Owners per Cunninghame Housing Association 82/84 Glasgow Street Ardrossan | 20/24 Cardiff Street Millport | 34833 (original grant award) | 37473 |