

Housing Services Committee  
30 January 1997

**Irvine, 30 January 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, Thomas Dickie, David Gallagher, Jane Gorman, Margaret Munn, Irene Oldfather and Robert Rae .

**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 (Housing Services), A. Smart, Head of Works, Roads and Transport (Commercial Services), A. Fraser, Principal Legal Officer (Legal Services) J. Hair, Principal Officer, Accountancy Services (Financial Services), M. Hewitt, Corporate Policy Officer and S. Paxton, Administration Officer (Chief Executive).

**Chair**

Mr. Taylor in the Chair.

**Apologies for Absence**

James Clements, John Donn, Samuel Gooding and George Steven.

**1. Minutes Confirmed**

The Minutes of the Meeting of the Committee held on 5 December 1996, copies of which had previously been circulated, were confirmed.

**2. Housing (HRA) Capital Programme**

Submitted report by the Director of Housing Services on the Housing (HRA) Capital Programme.

The Housing (HRA) Capital Programme seeks to address the requirement to meet local housing need in the context of changes in Government policy, new legislation, IDC stock transfer and the reduction in capital resources.

The Council's total capital allocation for 1997/98 of £5,965,000, represents a considerable reduction in the capital allocation for the present financial year of around £9,500,000.

The draft Capital Programme, attached as an appendix to the Director's report, incorporated programmes to address various housing needs, including homelessness and community care initiatives, major repairs and improvements (e.g. the metal window replacement and central heating programme), urban regeneration and environmental schemes.

Concerns were expressed about the Government's introduction of new "set-aside" rules in connection with the use of capital receipts which place further restrictions on the capital available to fund the housing programme.

The Committee agreed (a) to approve the report; and (b) to refer the draft Capital Programme to the Corporate Strategy Committee for approval.

### **3. Housing (Non-HRA) Capital Programme**

Submitted report by the Director of Housing Services concerning the need for a review of the non-HRA capital programme and proposals for non-HRA capital expenditure in 1997/98.

Cunninghame District Council had operated a relatively large non-HRA Capital Programme as a result of their Housing Action Area programme which had been successful in addressing town centre deterioration, tackling "below tolerable standard (BTS)" housing and attracting complementary investment from Scottish Homes. The remainder of the non-HRA Capital Programme was expenditure on discretionary grants, such as lead replacement and repairs grants.

Cunninghame District Council's Housing Plan recognised a need to review the future direction of the non-HRA Capital Programme. Factors detailed in the report such as the findings of a 1993 Local House Condition survey, the development of community care, the proposed reform of the grants system and the Home Energy Conservation Act 1995, support the case for a review.

Taking these factors into account, the main elements of the review are likely to include the scaling down of Housing Action Area activity from previous levels and the adoption of alternative programmes which will target BTS and serious disrepair across North Ayrshire cost effectively and according to the priorities agreed by the Council.

The proposed non-HRA Capital Programme 1997/98 was attached as an Appendix to the report. This takes account of the factors identified by the review of the non-HRA Capital Programme.

The Committee agreed (a) to approve the need for a review of the non-HRA Capital Programme; and (b) to refer the proposals for non-HRA capital expenditure in 1997/98 to the Corporate Strategy Committee for consideration.

### **4. Houses in Multiple Occupation**

(Previous Minute Reference: Housing Services Committee: 30 May 1996)

Submitted report by the Director of Housing Services regarding houses in multiple occupation.

The Committee on 30 May 1996 (a) noted that the former Cunninghame District Council in pursuit of its strategy for dealing with houses in multiple occupation (HMOs) had exercised its powers under Section 152 of the Housing (Scotland) Act, 1987 and confirmed a Scheme of Registration for HMOs setting minimum standards for lighting, ventilation, sanitary facilities, food preparation, refuse disposal and fire and safety management; and (b) agreed that the Director of Housing Services report on the proposed extension of the Scheme to the whole of North Ayrshire and the staffing implications involved.

The pilot scheme involved the registration of 46 premises in Ardrossan, Saltcoats, Stevenston, Irvine and Kilwinning. Premises were surveyed to check whether they met the minimum standard but the scheme merely provided a register of what exists and did not involve any obligation to comply with standards.

A future scheme would be extended to all of North Ayrshire but would require further resources to maintain the Register, inspect premises and take follow-up action. This would involve close co-operation between the relevant Directorates and other agencies.

The Committee agreed to the establishment of an Officer Working Group comprising officers from the Directorates of Housing Services, Planning, Roads and the Environment and Chief Executive (Legal and Architectural Services) to examine the issue and report.

## **5. Feu Superiority**

Submitted report by the Director of Housing Services on the Council's policy with regard to Feu Superiority.

Houses in Scotland which are sold by means of a feu disposition allow the feu superior to retain an interest in the land on which the property was built. North Ayrshire Council holds the feu superiority for houses which it sells to sitting tenants.

In June 1993 Cunninghame District Council resolved that all feu dispositions granted to purchasers contained the grant of superior's consent unless that consent concerned the sub-division of a building or feu or the waiving of restrictions of land use in the title. Owners therefore do not need to ask the Council for consent for small alterations such as the erection of porches, garages, etc.

It remains the owners' responsibility to obtain any statutory permissions such as Building Warrants and Planning Permissions that may be necessary for any proposed adaptations to buildings.

Noted.

## **6. Allocation Policy Review**

Submitted report by the Director of Housing Services regarding a proposed review of the allocation policy.

Various issues have prompted a review of the Council's present allocation policy which was established by the former Cunninghame District Council in 1988. All Members of the Council will be involved in the discussions on this review.

The Committee agreed (a) that a review of the allocation policy be undertaken by means of a series of Seminars concluding with a Special Meeting of the Housing Services Committee; (b) to approve the timetable and subject areas for the series of Seminars; and (c) noted that liaison with General Practitioners and the Community Medicine Specialist will be included within the review.

## **7. Temporary Furnished Accommodation for Homeless Persons**

(Previous Minute Reference: Housing Services Committee: 5 December 1996)

Submitted report by the Director of Housing Services regarding temporary furnished accommodation for homeless persons.

The Housing Services Committee on 5 December 1996 agreed in principle to the establishment of self-contained furnished accommodation for temporary use by homeless persons.

In order that the Council can reduce the routine use of bed and breakfast accommodation and increase the range of temporary accommodation available for homeless families, ten suitable self contained, furnished units could be identified throughout North Ayrshire. Start-up costs will be met from the 1996/97 Capital Programme within the funding allocation identified for homelessness and rents will be established at a level which will allow the scheme to be self financing. Tenancies will not normally exceed three months and will be co-ordinated and managed by the Tenure Manager.

The Committee agreed (a) to the designation of ten properties from the housing stock throughout the Authority area as temporary furnished accommodation for homeless families; (b) that properties be designated as temporary furnished accommodation for 2 years only, with a rolling programme established to select the properties in consultation with local Councillors; (c) to approve the necessary expenditure from the Capital Programme 1996/97; and (d) that rents be

established at a level which permits the Scheme to be self-financing.

## **8. Initiative on Rough Sleeping**

Submitted report by the Director of Housing Services on Scottish Office proposals with regard to rough sleepers.

The Scottish Office Development Department has invited the Council's views on a consultation document on a scheme to deal with rough sleeping following widespread concerns, particularly with regard to young vulnerable people and those with mental health problems. This scheme involves setting up a Challenge Fund for which local authorities, in partnership with other agencies, would bid to fund schemes to provide accommodation and support for roofless persons. Bids should be submitted by June 1997 for implementation at the end of the year and should provide details of a demonstrable need for this provision, which would involve an estimate of the number of people sleeping rough locally.

There are considerable difficulties in estimating the scale and nature of rooflessness and no clear method has been recommended for a local audit. It is therefore proposed that a request be submitted to the Scottish Office for funding to carry out an audit, in conjunction with East and South Ayrshire Councils, Scottish Homes and Ayrshire and Arran Health Board, to establish the housing needs of young people in relation to rough sleeping and homelessness within the context of the Council's Housing Plan and the Accommodation Strategy for Homeless Persons.

The Committee agreed that a submission be made to the Scottish Office for funding to carry out a survey of rough sleepers.

## **9. The Home Energy Conservation Act, 1995**

Submitted report by the Director of Housing Services on the Home Energy Conservation Act, 1995.

The Home Energy Conservation Act, 1995, which came into force on 1 December 1996, requires that all local authorities in Scotland prepare a report setting out measures which would lead to a significant improvement in the energy efficiency of their residential stock. This report is to be submitted to the Secretary of State for Scotland by 1 September 1997 and to be followed by regular progress reports. The Secretary of State has set Authorities a target to achieve a 30% increase in energy efficiency in residential stock over the next 10 years but has not allocated additional resources for this purpose.

It is proposed that the Council adopt a partnership approach to the implementation of the Home Energy Conservation Act, consistent with the Council's approach to Local Agenda 21, and which will require consultation meetings with the Scottish Office, Scottish Homes, Energy Advice Organisations, the public power utilities and other agencies.

The Committee agreed that the Director of Housing Services prepare the report for submission to the Scottish Office in September 1997.

## **10. Kilwinning: Montgomerie Terrace: Strategy for Action**

(Previous Minute Reference: Housing Services Committee: 19 September 1996)

Submitted report by the Director of Housing Services regarding a strategy for action to address the issues at Montgomerie Terrace, Kilwinning.

The Housing Services Committee on 19 September 1996 agreed to establish a Member/Officer Working Group to examine the issues at Montgomerie Terrace, Kilwinning. A survey and public consultation meeting with local residents highlighted the issues which have contributed to the gradual deterioration of Montgomerie Terrace, including high void rates and a

low demand for vacancies. This is associated with perceived problems regarding the suitability of single adults for tenancies, drug and alcohol abuse, traffic management and incidences of vandalism and violence.

The Member/Officer Working Group has proposed a strategy, which was detailed in the report, to address the problems at Montgomerie Terrace by creating demand for vacancies, encouraging a better sense of community and improving the security of residents.

The Committee agreed to implement the strategy as outlined in the report for a period of 6 months, following which an evaluation report will be submitted to the Housing Services Committee.

#### **11. Stevenston: Glen Crescent: Condensation and Dampness**

Submitted report by the Director of Housing Services concerning condensation and dampness problems in the Council's housing stock at Glen Crescent, Stevenston.

The 19 houses at Glen Crescent, Stevenston, which are of unusual design, are prone to condensation problems. The bedrooms are on the ground floor below the living room and so do not benefit from any heat transmitted from the main living area. They are heated by electric white meter systems installed in 1985.

The costs of installing gas supplies and heating systems to the houses would be prohibitively high. In order to address the need to reduce condensation levels in these houses, tenants could be offered a choice of new electric storage heating or an electric wet heating system. Scottish Power representatives and Housing Officers would visit each tenant to explain the alternative systems. Scottish Power will carry out a monitoring exercise on running costs and customer satisfaction in the first year after installation. The cost of the installation of electric heating systems could be met from the 1997/98 Capital Programme.

The Committee agreed (a) to offer the tenants of the houses in Glen Crescent the choice of new electric storage heating or electric wet heating systems; (b) that the cost be met from the Housing HRA Capital Programme in 1997/98; and (c) that the effects of the new systems on heating costs and comfort levels be monitored.

#### **12. Irvine Development Corporation: Housing Stock**

Submitted report by the Director of Commercial Services on the maintenance of the former Irvine Development Corporation housing stock.

The Works Section of the Commercial Services Directorate is responsible for the maintenance repairs to former IDC housing stock and to ensure the smooth transition of responsibilities has agreed rates to carry out this work with the private contractors who were responsible to IDC for the maintenance of its housing stock until February 1997. The Works Section will then assume full responsibility for the stock maintenance.

Noted.

#### **13. Housing Action Areas: Final Resolutions**

Submitted reports by the Director of Housing Services regarding various Final Resolutions and the service of Repair Notices.

On 25 June 1996 North Ayrshire Council agreed to make Draft Resolutions declaring the Saltcoats Nos. 1, 2 and 3 Housing Action Areas for Improvement in respect of the properties at 7-15, 23-27 and 39-45 Countess Street. On 28 August 1996 the Corporate Strategy Committee agreed to make Draft Resolutions declaring (a) the Skelmorlie Nos. 1 and 2 Housing Action Areas for Improvement in respect of the properties at 70-82 Shore Road and 2-10 Skelmorlie Castle Road; (b) the Stevenston Nos. 1 and 2 Housing Action areas for Improvement in respect of

properties at 172-182 New Street and 2-10 Moorpark Road East and 150-152 New Street; and (c) the Ardrossan Nos. 1 and 2 Housing Action Areas for Improvement at 10-12 Seton Street and 13-15 Eglinton Road.

The Secretary of State subsequently gave his approval to allow Draft Resolution Notices to be served on the owners. No objections were received during the two month period required.

The Committee (a) agreed to declare Final Resolutions in respect of each of the above Housing Action Areas for Improvement as detailed at Appendix HS1; and (b) to authorise the service of (i) Repairs Notices in respect of the above properties; and (ii) Repairs Notices and Improvement Orders in respect of the properties at 29-33 Countess Street, Saltcoats.

#### **14. Private Sector Housing Grants**

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

The Committee agreed the decisions intimated in the final column of the appendix.

#### **15. Stevenston: 83 Boglemart Street: Revocation of Closing Order**

(Previous Minute Reference: Housing Services Committee: 30 May 1996)

Submitted report by the Director of Housing Services on the Closing Order served on 2 July 1996 on the ground floor flat at 83 Boglemart Street, Stevenston. 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 this Closing Order.

#### **16. Conference**

Submitted report by the Chief Executive on an invitation to attend the Chartered Institute of Housing in Scotland Conference to be held in Dundee from 25-28 February 1997.

The Committee agreed that the Chair and Vice-Chair or their nominees should attend.

#### **17. Stevenston: Warner Street Children's Unit**

The Social Work Committee on 29th January 1997 considered a report on the proposed closure of Warner Street Children's Unit in Stevenston and agreed amongst other decisions that the Director of Social Work report on ways of meeting the accommodation needs of children being looked after by the Local Authority to the Member/Officer Working Group on the Accommodation Strategy for Homeless Persons.

Noted.

#### **18. 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.

#### **19. Ardrossan No. 4 Housing Action Area for Improvement**

(Previous Minute Reference: Housing Services Committee: 31 October 1996)

Submitted report by the Director of Housing Services regarding one of the properties within the Ardrossan No. 4 Housing Action Area for Improvement.

The Housing Services Committee on 31 October 1996 authorised the service of Repairs Notices in terms of Section 108 of the Housing (Scotland) Act 1987 on properties in this Housing Action Area and approved improvement and repairs grants.

Solicitors acting for one of the owners of property at 4 Glasgow Street and 43 Princes Street, Ardrossan have indicated that their client is unable to raise the initial funding for his share of the costs of the works. Uncertainty regarding the commencement of work on certain properties could result in the project being delayed.

The Committee agreed (a) to authorise the exercise of the powers available to the Council under Section 108 of the Housing (Scotland) Act, 1987 to execute the necessary common repair works to the attic property at 4 Glasgow Street and shop premises at 43 Princes Street, Ardrossan which are required to meet the specified Housing Action Area standard; and (b) to recover all non-eligible grant costs from the owner.

The Meeting ended at 3.10 p.m.



**SALTCOATS NO. 1 (7-15 COUNTESS STREET) HOUSING ACTION AREA FOR IMPROVEMENT: FINAL RESOLUTION**

If satisfied that the North Ayrshire Council:-

- (a) duly made on 25 June 1996 the Saltcoats No. 1 Housing Action Area for Improvement Draft Resolution 1996;
- (b) submitted the said Draft Resolution to the Secretary of State on 19 August 1996 and have not been directed to rescind it;
- (c) duly published and served notice of the Draft Resolution in accordance with Section 90 of the Housing (Scotland) Act 1987; and
- (d) have had no representations made to them within two months of such publication and service.

CONSIDER WHETHER IN EXERCISE OF THE POWERS CONFERRED UPON THEM BY SECTION 95(1) OF THE SAID ACT TO MAKE A RESOLUTION IN THE FOLLOWING TERMS:-

- (1) The area of land edged red and coloured orange on the map signed and sealed and marked as relative hereto shall be known as the Saltcoats No. 1 Housing Action Area for Improvement\*;
- (2) The area shall be dealt with by securing that all the houses in the area:-
  - (a) shall meet the Tolerable Standard,
  - (b) shall be in a good state of repair (disregarding the state of internal decorative repair) having regard to the age, character and locality of the houses, and
  - (c) shall be provided with all of the standard amenities;
- (3) The manner in which the buildings in the area shall be dealt with is set out in the Schedule to this Resolution;
- (4) This Resolution may be cited as the Saltcoats No. 1 Housing Action Area for Improvement Resolution 1997.

\* *A copy of the map is available in the Housing Services Directorate*



## **SALTCOATS NO. 2 (23-27 COUNTESS STREET) HOUSING ACTION AREA FOR IMPROVEMENT: FINAL RESOLUTION**

If satisfied that the North Ayrshire Council:-

- (a) duly made on 25 June 1996 the Saltcoats No. 2 Housing Action Area for Improvement Draft Resolution 1996;
- (b) submitted the said Draft Resolution to the Secretary of State on 19 August 1996 and have not been directed to rescind it;
- (c) duly published and served notice of the Draft Resolution in accordance with Section 90 of the Housing (Scotland) Act 1987; and
- (d) have had no representations made to them within two months of such publication and service.

CONSIDER WHETHER IN EXERCISE OF THE POWERS CONFERRED UPON THEM BY SECTION 95(1) OF THE SAID ACT TO MAKE A RESOLUTION IN THE FOLLOWING TERMS:-

- (1) The area of land edged red and coloured orange on the map signed and sealed and marked as relative hereto shall be known as the Saltcoats No. 2 Housing Action Area for Improvement\*;
- (2) The area shall be dealt with by securing that all the houses in the area:-
  - (a) shall meet the Tolerable Standard,
  - (b) shall be in a good state of repair (disregarding the state of internal decorative repair) having regard to the age, character and locality of the houses, and
  - (c) shall be provided with all of the standard amenities;
- (3) The manner in which the buildings in the area shall be dealt with is set out in the Schedule to this Resolution;
- (4) This Resolution may be cited as the Saltcoats No. 2 Housing Action Area for Improvement Resolution 1997.

\* *A copy of the map is available in the Housing Services Directorate*

### **SALTCOATS NO. 3 (39-45 COUNTESS STREET) HOUSING ACTION AREA FOR IMPROVEMENT: FINAL RESOLUTION**

If satisfied that the North Ayrshire Council:-

- (a) duly made on 25 June 1996 the Saltcoats No. 3 Housing Action Area for Improvement Draft Resolution 1996;
- (b) submitted the said Draft Resolution to the Secretary of State on 19 August 1996 and have not been directed to rescind it;
- (c) duly published and served notice of the Draft Resolution in accordance with Section 90 of the Housing (Scotland) Act 1987; and
- (d) have had no representations made to them within two months of such publication and service.

CONSIDER WHETHER IN EXERCISE OF THE POWERS CONFERRED UPON THEM BY SECTION 95(1) OF THE SAID ACT TO MAKE A RESOLUTION IN THE FOLLOWING TERMS:-

- (1) The area of land edged red and coloured orange on the map signed and sealed and marked as relative hereto shall be known as the Saltcoats No. 3 Housing Action Area for Improvement\*;
- (2) The area shall be dealt with by securing that all the houses in the area:-
  - (a) shall meet the Tolerable Standard,
  - (b) shall be in a good state of repair (disregarding the state of internal decorative repair) having regard to the age, character and locality of the houses, and
  - (c) shall be provided with all of the standard amenities;
- (3) The manner in which the buildings in the area shall be dealt with is set out in the Schedule to this Resolution;
- (4) This Resolution may be cited as the Saltcoats No. 3 Housing Action Area for Improvement Resolution 1997.

\* *A copy of the map is available in the Housing Services Directorate*

## **SKELMORLIE NO. 1 (70-82 SHORE ROAD) HOUSING ACTION AREA FOR IMPROVEMENT: FINAL RESOLUTION**

If satisfied that the North Ayrshire Council:-

- (a) duly made on 28 August 1996 the Skelmorlie No. 1 Housing Action Area for Improvement Draft Resolution 1996;
- (b) submitted the said Draft Resolution to the Secretary of State on 25 September 1996 and have not been directed to rescind it;
- (c) duly published and served notice of the Draft Resolution in accordance with Section 90 of the Housing (Scotland) Act 1987; and
- (d) have had no representations made to them within two months of such publication and service.

CONSIDER WHETHER IN EXERCISE OF THE POWERS CONFERRED UPON THEM BY SECTION 95(1) OF THE SAID ACT TO MAKE A RESOLUTION IN THE FOLLOWING TERMS:-

- (1) The area of land edged red and coloured orange on the map signed and sealed and marked as relative hereto shall be known as the Skelmorlie No. 1 Housing Action Area for Improvement\*;
- (2) The area shall be dealt with by securing that all the houses in the area:-
  - (a) shall meet the Tolerable Standard,
  - (b) shall be in a good state of repair (disregarding the state of internal decorative repair) having regard to the age, character and locality of the houses, and
  - (c) shall be provided with all of the standard amenities;
- (3) The manner in which the buildings in the area shall be dealt with is set out in the Schedule to this Resolution;
- (4) This Resolution may be cited as the Skelmorlie No. 1 Housing Action Area for Improvement Resolution 1997.

\* *A copy of the map is available in the Housing Services Directorate*

**SKELMORLIE NO. 2 (2-10 SKELMORLIE CASTLE ROAD) HOUSING ACTION AREA FOR IMPROVEMENT: FINAL RESOLUTION**

If satisfied that the North Ayrshire Council:-

- (a) duly made on 28 August 1996 the Skelmorlie No. 2 Housing Action Area for Improvement Draft Resolution 1996;
- (b) submitted the said Draft Resolution to the Secretary of State on 25 September 1996 and have not been directed to rescind it;
- (c) duly published and served notice of the Draft Resolution in accordance with Section 90 of the Housing (Scotland) Act 1987; and
- (d) have had no representations made to them within two months of such publication and service.

CONSIDER WHETHER IN EXERCISE OF THE POWERS CONFERRED UPON THEM BY SECTION 95(1) OF THE SAID ACT TO MAKE A RESOLUTION IN THE FOLLOWING TERMS:-

- (1) The area of land edged red and coloured orange on the map signed and sealed and marked as relative hereto shall be known as the Skelmorlie No. 2 Housing Action Area for Improvement\*;
- (2) The area shall be dealt with by securing that all the houses in the area:-
  - (a) shall meet the Tolerable Standard,
  - (b) shall be in a good state of repair (disregarding the state of internal decorative repair) having regard to the age, character and locality of the houses, and
  - (c) shall be provided with all of the standard amenities;
- (3) The manner in which the buildings in the area shall be dealt with is set out in the Schedule to this Resolution;
- (4) This Resolution may be cited as the Skelmorlie No. 2 Housing Action Area for Improvement Resolution 1997.

\* *A copy of the map is available in the Housing Services Directorate*

**STEVENSTON NO. 1 (172-182 NEW STREET AND 2-10 MOORPARK ROAD EAST) HOUSING ACTION AREA FOR IMPROVEMENT: FINAL RESOLUTION**

If satisfied that the North Ayrshire Council:-

- (a) duly made on 28 August 1996 the Stevenston No. 1 Housing Action Area for Improvement Draft Resolution 1996;
- (b) submitted the said Draft Resolution to the Secretary of State on 25 September 1996 and have not been directed to rescind it;
- (c) duly published and served notice of the Draft Resolution in accordance with Section 90 of the Housing (Scotland) Act 1987; and
- (d) have had no representations made to them within two months of such publication and service.

CONSIDER WHETHER IN EXERCISE OF THE POWERS CONFERRED UPON THEM BY SECTION 95(1) OF THE SAID ACT TO MAKE A RESOLUTION IN THE FOLLOWING TERMS:-

- (1) The area of land edged red and coloured orange on the map signed and sealed and marked as relative hereto shall be known as the Stevenston No. 1 Housing Action Area for Improvement\*;
- (2) The area shall be dealt with by securing that all the houses in the area:-
  - (a) shall meet the Tolerable Standard,
  - (b) shall be in a good state of repair (disregarding the state of internal decorative repair) having regard to the age, character and locality of the houses, and
  - (c) shall be provided with all of the standard amenities;
- (3) The manner in which the buildings in the area shall be dealt with is set out in the Schedule to this Resolution;
- (4) This Resolution may be cited as the Stevenston No. 1 Housing Action Area for Improvement Resolution 1997.

\* *A copy of the map is available in the Housing Services Directorate*

## **STEVENSTON NO. 2 (150-152 NEW STREET) HOUSING ACTION AREA FOR IMPROVEMENT: FINAL RESOLUTION**

If satisfied that the North Ayrshire Council:-

- (a) duly made on 28 August 1996 the Stevenston No. 2 Housing Action Area for Improvement Draft Resolution 1996;
- (b) submitted the said Draft Resolution to the Secretary of State on 25 September 1996 and have not been directed to rescind it;
- (c) duly published and served notice of the Draft Resolution in accordance with Section 90 of the Housing (Scotland) Act 1987; and
- (d) have had no representations made to them within two months of such publication and service.

CONSIDER WHETHER IN EXERCISE OF THE POWERS CONFERRED UPON THEM BY SECTION 95(1) OF THE SAID ACT TO MAKE A RESOLUTION IN THE FOLLOWING TERMS:-

- (1) The area of land edged red and coloured orange on the map signed and sealed and marked as relative hereto shall be known as the Stevenston No. 2 Housing Action Area for Improvement\*;
- (2) The area shall be dealt with by securing that all the houses in the area:-
  - (a) shall meet the Tolerable Standard,
  - (b) shall be in a good state of repair (disregarding the state of internal decorative repair) having regard to the age, character and locality of the houses, and
  - (c) shall be provided with all of the standard amenities;
- (3) The manner in which the buildings in the area shall be dealt with is set out in the Schedule to this Resolution;
- (4) This Resolution may be cited as the Stevenston No. 2 Housing Action Area for Improvement Resolution 1997.

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## **ARDROSSAN NO. 1 (10-12 SETON STREET) HOUSING ACTION AREA FOR IMPROVEMENT: FINAL RESOLUTION**

If satisfied that the North Ayrshire Council:-

- (a) duly made on 28 August 1996 the Ardrossan No. 1 Housing Action Area for Improvement Draft Resolution 1996;
- (b) submitted the said Draft Resolution to the Secretary of State on 25 September 1996 and have not been directed to rescind it;
- (c) duly published and served notice of the Draft Resolution in accordance with Section 90 of the Housing (Scotland) Act 1987; and
- (d) have had no representations made to them within two months of such publication and service.

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- (2) The area shall be dealt with by securing that all the houses in the area:-
  - (a) shall meet the Tolerable Standard,
  - (b) shall be in a good state of repair (disregarding the state of internal decorative repair) having regard to the age, character and locality of the houses, and
  - (c) shall be provided with all of the standard amenities;
- (3) The manner in which the buildings in the area shall be dealt with is set out in the Schedule to this Resolution;
- (4) This Resolution may be cited as the Ardrossan No. 1 Housing Action Area for Improvement Resolution 1997.

\* *A copy of the map is available in the Housing Services Directorate*



## **ARDROSSAN NO. 2 (13-15 EGLINTON ROAD) HOUSING ACTION AREA FOR IMPROVEMENT: FINAL RESOLUTION**

If satisfied that the North Ayrshire Council:-

- (a) duly made on 28 August 1996 the Ardrossan No. 2 Housing Action Area for Improvement Draft Resolution 1996;
- (b) submitted the said Draft Resolution to the Secretary of State on 25 September 1996 and have not been directed to rescind it;
- (c) duly published and served notice of the Draft Resolution in accordance with Section 90 of the Housing (Scotland) Act 1987; and
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- (2) The area shall be dealt with by securing that all the houses in the area:-
  - (a) shall meet the Tolerable Standard,
  - (b) shall be in a good state of repair (disregarding the state of internal decorative repair) having regard to the age, character and locality of the houses, and
  - (c) shall be provided with all of the standard amenities;
- (3) The manner in which the buildings in the area shall be dealt with is set out in the Schedule to this Resolution;
- (4) This Resolution may be cited as the Ardrossan No. 2 Housing Action Area for Improvement Resolution 1997.

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**Housing Services Committee  
30/01/97**

Appendix No  
**HOU 2**

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
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**APPLICATIONS FOR IMPROVEMENT GRANT (DISABLED OCCUPANT)**

5	IG/171/96 2/12/96	Jane Docherty	15 Weston Terrace West Kilbride	446	335 (75%)
5	IG/178/96 31/12/96	Mary Fallon	22 Sinclair Drive Largs	1775	1331 (75%)
5	IG/170/96 2/12/96	G. Sweeney	69 Meadowfoot Road West Kilbride	291	218 (75%)
5	IG/172/96 6/12/96	Mr. J. Brown	115 Sillars Meadow Irvine	12600 (max)	9450 (75%)
5	IG/168/96 28/11/96	Mr. R. Clark	82 Herbertson Crescent Irvine	2334	1751 (75%)
5	IG/163/96 22/11/96	Mr. W. Cunningham	9 Heatherstane Way Irvine	1954	1466 (75%)
5	IG/166/96 28/11/96	Mrs. G. Cook	8 Hillview Place Brodick Arran	395	296 (75%)
5	IG/164/96 2/12/96	Mr. D. Brown	12 Boydston Road Ardrossan	1745	1309 (75%)
5	IG/108/96 19/8/96	Mr. W. Mynes	191 Hayocks Road Stevenston	201	151 (75%)
5	IG/165/96 22/11/96	Mr. W. McGonigle	1 Girdle Gate Irvine	5213	3910 (75%)
5	IG/175/96 30/12/96	Mr. D. Watters	43 Sommerville Park Irvine	3540	2655 (75%)
5	IG/176/96 30/12/96	D. Banks	6 Manse Road West Kilbride	774	581 (75%)
5	IG/167/96 28/11/96	Martha Mair per McMillan & Cronin Architects 24 Main Street Largs	27 Brisbane Street Largs	6094	4570 (75%)
5	IG/173/96 13/12/96	Kathleen Finnie	22 Keir Hardie Road Stevenston	721	541 (75%)

5	IG/162/96 22/11/96	John Keenan	7 Adams Walk Irvine	1740	1305 (75%)
5	IG/167/96 28/11/96	John Morrison	29 Bute Court Dreghron	1795	1346 (75%)
5	IG/169/96 2/12/96	Marion Quinn	28 Underwood Kilwinning	1728	1296 (75%)
5	IG/174/96 16/12/96	Mrs. A. Carmichael	28 Overton Court West Kilbride	173	130 (75%)
5	IG/96/177 3/1/97	J. Christie	7 Sourlie Terrace Girdle Toll	1255	941 (75%)
5	IG/96/218 14/1/97	Mr. and Mrs. Briggs	Woodlands Threepwood Road Beith	12600 (max)	9450 (75%)
5	IG/96/215 13/1/97	Margaret Cordiner	75 Lomond Crescent Beith	6678	5008 (75%)
5	IG/96/203 15/1/97	W. Hodge	11 Almswall Road Kilwinning	1120	840 (75%)

#### **APPLICATIONS FOR ADDITIONAL IMPROVEMENT GRANT (DISABLED OCCUPANT)**

5	IG/186/95 6/11/95	G. Graham	69 Gateside Street West Kilbride	4965	3724 (75%)
5	IG/69/96/D 30/4/96	William Thomson	27 Bellesdale Avenue Largs	12003	9002 (75%)
5	IG/96/111/D 23/8/96	Mr. Kerr	6 Churchill Drive Ardrossan	11264	8448 (75%)

#### **APPLICATIONS FOR IMPROVEMENT GRANT**

1	IG/96/182 6/1/97	Derek Andres per Cunninghame Housing Association 82/84 Glasgow Street Ardrossan	13 Eglinton Road (G/L) Ardrossan	19700	17685 (90%)
1	IG/96/179 6/1/97	Mr. and Mrs. Boyd per Cunninghame Housing Association	13 Eglinton Road (G/R) Ardrossan	42161	37899 (90%)
1	IG/96/181 6/1/97	Jennifer Elliot and John Weatherston per Cunninghame Housing Association	13 Eglinton Road (1/L) Ardrossan	42161	37899 (90%)
1	IG/96/185 6/1/97	Mr. C. Cranwell per Cunninghame Housing Association	13 Eglinton Road (1/R) Ardrossan	42449	38159 (90%)

1	IG/96/184 6/1/97	Mrs. Mary Welsh per Cunninghame Housing Association	15 Eglinton Road (G/L) Ardrossan	37972	34129 (90%)
1	IG/96/180 6/1/97	Mr. and Mrs. Shennan per Cunninghame Housing Association	15 Eglinton Road (G/R) Ardrossan	38176	34313 (90%)
1	IG/96/183 6/1/97	Mr. P. Anderson per Cunninghame Housing Association	15 Eglinton Road (1/L) Ardrossan	38464	34572 (90%)
1	IG/96/186 6/1/97	Mrs. A. Munro per Cunninghame Housing Association	15 Eglinton Road (1/R) Ardrossan	38176	34313 (90%)
1	IG/96/197 6/1/97	Stuart Raeburn per Cunninghame Housing Association	10 Seton Street (G/L) Ardrossan	36627	32919 (90%)
1	IG/96/192 6/1/97	Mr. and Mrs. Muir per Cunninghame Housing Association	10 Seton Street (G/R) Ardrossan	41320	37143 (90%)
1	IG/96/195 6/1/97	Mrs. I. Chance per Cunninghame Housing Association	10 Seton Street (1/L) Ardrossan	41032	36883 (90%)
1	IG/96/193 6/1/97	Mr. A. Aldis per Cunninghame Housing Association	10 Seton Street (1/R) Ardrossan	41320	37143 (90%)
1	IG/96/188 6/1/97	Mr. L. Milne per Cunninghame Housing Association	10 Seton Street (A/L) Ardrossan	29069	26117 (90%)
1	IG/96/198 6/1/97	Mr. I. Arnott per Cunninghame Housing Association	10 Seton Street (A/R) Ardrossan	29069	26117 (90%)
1	IG/96/187 6/1/97	Mr. Wm. Arthur per Cunninghame Housing Association	12 Seton Street (G/L) Ardrossan	40825	36697 (90%)
1	IG/96/189 6/1/97	Mr. and Mrs. Frye per Cunninghame Housing Association	12 Seton Street (G/R) Ardrossan	41434	37245 (90%)
1	IG/96/190 6/1/97	Miss C. Naismith per Cunninghame Housing Association	12 Seton Street (1/L) Ardrossan	38409	34523 (90%)
1	IG/96/194 6/1/97	Mr. and Mrs. R. Cain per Cunninghame Housing Association	12 Seton Street (1/R) Ardrossan	38409	34523 (90%)
1	IG/96/196 6/1/97	Mr. P. McKenzie per Cunninghame Housing Association	12 Seton Street (A/L) Ardrossan	29287	26313 (90%)

1	IG/96/191 6/1/97	Mr. and Mrs. W. Bell per Cunninghame Housing Association	12 Seton Street (A/R) Ardrossan	30120	27063 (90%)
1	IG/96/199 6/1/97	Mr. F. Webster per Cunninghame Housing Association	150 New Street Stevenston	34140	30681 (90%)
1	IG/96/200 6/1/97	Mrs. M. Burns per Cunninghame Housing Association	152 New Street Stevenston	27534	24735 (90%)
1	IG/96/201 6/1/97	Mr. Gary Hand per Cunninghame Housing Association	176 New Street (G/F) Stevenston	37345	33565 (90%)
1	IG/96/202 6/1/97	Miss C. O'Pray per Cunninghame Housing Association	178 New Street (G/F) Stevenston	22417	20130 (90%)
1	IG/96/206 6/1/97	Mr. and Mrs. G. Kean per Cunninghame Housing Association	2 Moorpark Road East (1/R) Stevenston	28244	25374 (90%)
1	IG/96/205 6/1/97	Ms. A. McAdam per Cunninghame Housing Association	2 Moorpark Road East (1/L) Stevenston	29434	26445 (90%)
1	IG/96/206 6/1/97	Mr. F. Dick per Cunninghame Housing Association	2 Moorpark Road East (1/L) Stevenston	39637	35628 (90%)
1	IG/96/208 6/1/97	Ms. C. McManus per Cunninghame Housing Association	2 Moorpark Road East (1/R) Stevenston	37990	34146 (90%)
1	IG/96/214 6/1/97	Mr. and Mrs. Bell per Cunninghame Housing Association	6 Moorpark Road East (G/F) Stevenston	12137	10878 (90%)
1	IG/96/210 6/1/97	Mr. and Mrs. McLaughlan per Cunninghame Housing Association	8 Moorpark Road East (1/L) Stevenston	13503	12107 (90%)
1	IG/96/211 6/1/97	Ms. C. McCartney per Cunninghame Housing Association	8 Moorpark Road East (1/R) Stevenston	13685	12271 (90%)
1	IG/96/212 6/1/97	Mr. and Mrs. Gamble per Cunninghame Housing Association	10 Moorpark Road East (G/R) Stevenston	21002	18856 (90%)
1	IG/96/235 20/1/97	Mr. and Mrs. Bichard per Director of Housing Services North Ayrshire Council	70 Shore Road Skelmorlie	28379	25496 (90%)

1	IG/96/234 20/1/97	Mr. and Mrs. Cameron per Director of Housing Services	72 Shore Road Skelmorlie	40475	36382 (90%)
1	IG/96/236 21/1/97	Mr. M.F. To per Director of Housing Services	74-76 Shore Road Skelmorlie	15631	11723 (75%)
1	IG/96/233 20/1/97	Mr. and Mrs. Lord per Director of Housing Services	78 Shore Road Skelmorlie	35735	32116 (90%)
1	IG/96/232 20/1/97	Mr. and Mrs. Nicol per Director of Housing Services	80 Shore Road Skelmorlie	57486	51692 (90%)
1	IG/96/231 20/1/97	Mr. D. Selkirk per Director of Housing Services	82 Shore Road Skelmorlie	5533	4934 (90%)
3	IG/209/96 16/1/97	John Armstrong per Cunninghame Housing Association	11 Countess Street (1/F) Saltcoats	47210	42444 (90%)
3	IG/219/96 16/1/97	John Armstrong per Cunninghame Housing Association	11 Countess Street (2/F) Saltcoats	47210	42444 (90%)
1	IG/216/96 13/1/97	Shakuntla Magon per AGM Architects Portland Road Irvine	11A Countess Street (1/F) Saltcoats	46262	41635 (90%)
1	IG/217/96 13/1/97	Nisha Magon per AGM Architects	11A Countess Street (2/F) Saltcoats	46262	41635 (90%)
1	IG/220/96 16/1/97	Alexander Jamieson per Cunninghame Housing Association	25 Countess Street (1/R) Saltcoats	55254	49683 (90%)
5	IG/221/96 16/1/97	Mrs. E. Maroni per Cunninghame Housing Association	33 Countess Street (1/F and Attic) Saltcoats	54992	49492 (90%)
3	IG/224/96 16/1/97	Veronica Hendren 22 Montgomerie Cres. Saltcoats per Cunninghame Housing Association	41 Countess Street (1/L) Saltcoats	28256	25430 (90%)
3	IG/225/96 16/1/97	Veronica Hendren 22 Montgomerie Cres. Saltcoats per Cunninghame Housing Association	41 Countess Street (1/LM) Saltcoats	28256	25430 (90%)
3	IG/223/96 16/1/97	Veronica Hendren 22 Montgomeri Cres. Saltcoats	41 Countess Street (1/RM) Saltcoats	28256	25430 (90%)

3	IG/222/96 16/1/97	per Cunninghame Housing Association Veronica Hendren 22 Montgomerie Cres. Saltcoats per Cunninghame Housing Association	41 Countess Street (1/R) Saltcoats	28256	25430 (90%)
3	IG/226/96 16/1/97	Veronica Hendren 22 Montgomerie Cres. Saltcoats per Cunninghame Housing Association	41 Countess Street (2/L) Saltcoats	28256	25430 (90%)
3	IG/227/96 16/1/97	Veronica Hendren 22 Montgomerie Cres. Saltcoats per Cunninghame Housing Association	41 Countess Street (2/LM) Saltcoats	28256	25430 (90%)
3	IG/228/96 16/1/97	Veronica Hendren 22 Montgomerie Cres. Saltcoats per Cunninghame Housing Association	41 Countess Street (2/RM) Saltcoats	28256	25430 (90%)
3	IG/229/96 16/1/97	Veronica Hendren 22 Montgomerie Cres. Saltcoats per Cunninghame Housing Association	41 Countess Street (2/R) Saltcoats	28256	25430 (90%)

#### **APPLICATIONS FOR ADDITIONAL IMPROVEMENT GRANT**

5	IG/96/68 10/3/95	Mary G. Kellock	12 Well Street West Kilbride	8916	6687 (75%)
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#### **APPLICATIONS FOR LEAD REPLACEMENT GRANT**

15	LG/98/96 11/12/96	Ian Hunter	Hunters Tryst Lamlash Arran	260	189 (90%)
15	LG/99/96 11/12/96	Liz Cherry	Seafield Lamlash Arran	260	189 (90%)
15	LG/97/96 6/12/96	John Workman	105 Main Street West Kilbride	750	630 (90%)
15	LG/57/96 2/8/96	John Bamford	4 Park View Beith	293	219 (90%)
15	LG/58/96 2/8/96	Jacqueline Bishop	4 Park View Beith	293	219 (90%)
15	LG/95/96 29/11/96	John Gemmell	12 Fullarton Drive West Kilbride	364	283 (90%)



15	LG/101/96 27/12/96	Edith McKenzie	15 Gogo Street Largs	248	178 (90%)
15	LG/96/96 29/11/96	Joseph McAlees	94 Moorburn Road Largs	308	232 (90%)
15	LG/93/96 28/11/96	Helen Irvine	19A Charles Street Largs	329	251 (90%)
15	LG/94/96 28/11/96	Alan Johnstone	19 Charles Street Largs	329	251 (90%)
15	LG/96/102 6/1/97	C. Medine	9 Springvale Place Saltcoats	529	431 (90%)
15	LG/96/104 13/1/97	Ms. A. Stevenson	7 Springvale Place Saltcoats	692	578 (90%)
15	LG/96/103 7/1/97	Mr. W. Wylie	39 Sinclair Drive Largs	408	367 (90%)
15	LG/96/105 15/1/97	A. Taylor	4 East Castle Avenue Largs	290	216 (90%)

#### APPLICATIONS FOR REPAIRS GRANT

17	RG/96/53 6/12/96	Mr. P. Lawler per Director of Housing Services	21 Anderson Drive Saltcoats	2945	1452 (50%)
17	RG/96/52 6/12/96	J. Spencer per Director of Housing Services	148 Chapelhill Mount Ardrossan	4620	2285 (50%)
17	RG/96/55 13/12/96	M.P. Cassidy per Director of Housing Services	158 Chapelhill Mount Ardrossan	4620	2285 (50%)
17	RG/96/56 30/12/96	The Owner per Director of Housing Services	29B Sloan Avenue Irvine	5500	2750 (50%)
18	RG/96/54 16/12/96	Mrs. C. McLaughlin	29 Ritchie Street West Kilbride	1307	629 (50%)
18	RG/96/57 9/1/97	Elizabeth McAskill	8 Manse Road West Kilbride	1455	702 (50%)
18	RG/96/58 9/1/97	A. Wentworth	21A Portencross Road West Kilbride	1325	637 (50%)
18	RG/96/59 9/1/97	Margaret Hogg	12 Yerton Brae West Kilbride	3442	1696 (50%)
7	RG/96/46 30/10/96	Mrs. Elizabeth Bernardo per Director of Housing Services	8 Highthorne Crescent West Kilbride	2789	1369 (50%)
17	RG/96/65 15/1/97	J. Quinn per Director of	15 Langside Place Kilbirnie	2958	1454 (50%)

		Housing Services			
17	RG/96/64 15/1/97	R. Sinclair per Director of Housing Services	20 Old Raise Road Saltcoats	2932	1441 (50%)
4	RG/66/96 16/1/97	Mr. P. Watson per Cunninghame Housing Association	7 Countess Street (shop) Saltcoats	22795	17096 (75%)
4	RG/67/96 16/1/97	Jane Watson per Cunninghame Housing Association	9 Countess Street (shop) Saltcoats	22795	17096 (75%)
2	RG/60/96 13/1/97	Kamal Magon per AGM Architects Portland Road Irvine	15 Countess Street (shop) Saltcoats	20336	15252 (75%)
	RG/68/96 16/1/97	Lidia Piacentini per Cunninghame Housing Association	17/21 Countess Street Saltcoats		
2	RG/69/96 16/1/97	Margaret Barr per Cunninghame Housing Association	23 Countess Street (shop) Saltcoats	26790	20092 (75%)
2	RG/70/96 16/1/97	John Fleming per Cunninghame Housing Association	27 Countess Street (shop) Saltcoats	26790	20092 (75%)
7	RG/71/96 16/1/97	William Maroni per Cunninghame Housing Association	29/31 Countess Street (Cafe) Saltcoats	30585	15292 (50%)
4	RG/72/96 16/1/97	Alan Walker for Wm. Hill Organisation per Cunninghame Housing Association	39 Countess Street (shop) Saltcoats	25313	18984 (75%)
4	RG/73/96 16/1/97	Veronica Hendren per Cunninghame Housing Association	43 Countess Street (shop) Saltcoats	19324	14493 (75%)
4	RG/74/96 16/1/97	Veronica Hendren per Cunninghame Housing Association	45 Countess Street (shop) Saltcoats	18037	13527 (75%)
4	RG/96/61 6/1/97	Wazir Ahmad per Cunninghame Housing Association	180 New Street (shop) Stevenston	5669	4251 (75%)
4	RG/96/62 6/1/97	Mr. Amash Shah Syed per Cunninghame Housing Association	182 New Street (shop) Stevenston	7129	5346 (75%)
4	RG/96/63 6/1/97	Wazir Ahmad per Cunninghame Housing Association	4/6 Moorpark Road East (store)	13028	9771 (75%)

## APPLICATIONS FOR ENVIRONMENTAL IMPROVEMENT GRANT

22	EG/96/9 9/1/97	The Owners per Director of Housing Services	Dirrans Terrace, Smith Crescent, Alexandra Terrace, Bartonholm Terrace, Kilwinning	11209	11209
21	EG/96/11 14/1/97	The Owners per Gray Aitken Partnership 7 Glasgow Street Ardrossan	10-18 Glasgow Street Ardrossan	20999	20999
	EG/10/96 13/1/97	The Owners per AGM Architects Portland Road Irvine	11-13 Countess Street Saltcoats	9552	9552
	EG/16/96 22/1/97	The Owners per Cunninghame Housing Association	7-11 and 17-45 Countess Street Saltcoats	75000	75000
21	EG/96/14 14/1/97	The Owners per Cunninghame Housing Association	172-182 New Street Stevenston	61357	42000
21	EG/96/15 14/1/97	The Owners per Cunninghame Housing Association	150 and 152 New Street Stevenston	7203	6000
21	EH/96/13 14/1/97	The Owners per Cunninghame Housing Association	10-12 Seton Street Ardrossan	35969	35969
21	EG/96/12 14/1/97	The Owners per Cunninghame Housing Association	13-15 Eglinton Road Ardrossan	23888	23888