

Housing Services Committee
5 December 1996

Irvine, 5 December 1996 - 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, John Donn, David Gallagher, Samuel Gooding, Jane Gorman, Margaret Munn, Robert Rae and George Steven.

In Attendance

The Director of Housing Services, E. McNaught, Head of Customer Services and F. Kelly, Head of Strategy and Development (Housing 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.

1. Minutes Confirmed

The Minutes of the Meeting of the Housing Services Committee held on 31 October 1996, copies of which had previously been circulated, were confirmed.

2. Policy on Homelessness

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

Submitted report by the Director of Housing Services on the proposed Policy on Homelessness.

The Housing Services Committee at its meeting on 19 September 1996 agreed to remit the draft Policy on Homelessness to a Member/Officer Working Group. The Working Group has now completed its task following consultation with the Social Work Committee and interested groups.

In addition, the Committee agreed on 31 October 1996, to approve in principle the provision of self contained accommodation for the temporary use of homeless applicants in towns throughout the Authority and to establish a Member/Officer Working Group to prepare an Accommodation Strategy for Homeless Persons which would provide a range of supported accommodation throughout the Authority. This Strategy will be important for the implementation of the Policy. The Chair advised that following a recent presentation to the Social Work Committee by Members of the Who Cares? (Scotland) Group he intended to meet with them to hear their views on the provision of accommodation for young people leaving care.

The Policy on Homeless, attached as an appendix to the Director's report, aims to assist all homeless persons within North Ayrshire in a professional, compassionate and effective manner. This is to be achieved through co-operation with other Directorates and agencies; examining means of preventing homelessness; and adopting criteria for the "priority need" status of applicants (where the Council would have a duty to provide accommodation).

It is proposed that the Policy be implemented immediately, with the exception of the aspects of the Policy relating to the Accommodation Strategy, young people aged 16 or 17 and offenders aged under 21. These will be brought into effect on 1 April 1997.

Housing Services Directorate staff will receive appropriate training on the implementation of the Policy. The range of assistance available to homeless persons will be publicised and the Policy will be monitored against the targets identified.

The Committee agreed to adopt the Policy on Homelessness.

3. Irvine Development Corporation: Transfer of Housing Responsibilities to North Ayrshire Council

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

Submitted report by the Director of Housing Services on the progress of the transfer of housing responsibilities from Irvine Development Corporation (IDC) to the Housing Services Directorate.

The Support Services Committee on 1 October 1996 agreed to the revised staffing structure of the Housing Services Directorate following the decision that properties in four of the five IDC ballot areas would transfer to North Ayrshire Council.

In order to establish a housing service from the date of transfer of 28 November 1996 it has been necessary to resolve issues relating to service levels, staffing and accommodation.

(a) Service Levels

Procedures are now in place which will allow officers to provide the agreed level of service to tenants transferring from IDC.

(b) Staffing

Around 20 members of staff will transfer from IDC to the Housing Services Directorate.

A draft match-in plan has been prepared following discussion with employee representatives on the proposed structure of the Housing Services Directorate, although five IDC staff remain dissatisfied with the posts being offered to them.

(c) Office Accommodation

The second floor of Bridgegate House, Irvine is now available for use by the Housing Services Directorate. The necessary upgrading works will not, however, be completed prior to the transfer of properties and the existing Council offices will provide a service for these properties on the first floor of Bridgegate House in the interim period.

The Director of Commercial Services has indicated that he will be able to deliver the same level of service to former IDC tenants as presently given to North Ayrshire Council tenants.

The Committee (a) approved the arrangements to provide a housing service until permanent accommodation is made available in Bridgegate House; and (b) agreed that the Director of Commercial Services report to the next meeting on the arrangements made for the maintenance of former IDC housing stock.

4. Millport: Golf Club: Sale of Assets

Submitted report by the Director of Housing Services on the proposed sale of the property at 10 Golf Road, Millport.

Millport Golf Club have expressed an interest in purchasing the property at 10 Golf Road,

Millport which they have leased from the former Cunninghame District Council since 1980 and currently use as a residence for their Club Master.

Organisations do not have a right to buy at a discounted price Council property which they currently lease and the Club have been advised accordingly. The market price for the property would be around £35,000 and the Club have now formally approached the Council with an offer of purchase.

The Committee agreed (a) that the property at 10 Golf Road, Millport be approved for sale; and (b) to recommend to the Support Services Committee that it be considered for sale to Millport Golf Club.

5. Private Sector Housing Grants

Submitted the annexed report (Appendix HS1) by the Director of Housing Services on applications for improvement, disabled, lead replacement and repairs grants.

The Committee agreed to approve the decisions intimated in the final columns of the said Appendix.

6. Tenant Participation Advisory Service Executive Council

Submitted report by the Chief Executive advising that the Tenant Participation Advisory Service (TPAS) has requested nominations for landlord and tenant places on its Executive Council.

TPAS, following adoption of its new Articles of Association, has requested that Member Organisations consider forwarding the name of either an officer or Member for nomination for one additional landlord place on the TPAS Executive Council. There are currently nine landlord places on the Council, six are held by Local Authority representatives and three by Housing Association representatives.

The Committee agreed that the Vice Chair be nominated for a landlord place on the TPAS Executive Council.

7. Conference

Submitted report by the Chief Executive on an invitation to attend the Chartered Institute of Housing Annual Conference and Exhibition in Harrogate from 23 - 27 June 1997.

The Committee agreed to be represented by the Chair and Vice Chair.

8. Urgent Item

The Chair agreed to the consideration of the undernoted items as a matter of urgency.

(a) Houses in Multiple Occupation

The Committee agreed that a report be submitted to its next meeting on the current position with regard to Houses in Multiple Occupation.

(b) Ardrossan, Saltcoats and Stevenston: Transfer of Scottish Homes Housing Stock

The results of the ballot process in which a majority of Scottish Homes tenants in Ardrossan, Saltcoats and Stevenston had elected to transfer to the Cunninghame Housing Association were reported to the Committee. Of the 327 tenants eligible to vote, 236 had returned their ballot paper. Of these tenants 148 voted to transfer to the Association and 86 to remain with Scottish Homes. Two ballot papers were spoilt.

Noted.

The Meeting ended at 2.50 p.m.

**Housing Services Committee
05/12/96**

Appendix No

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/96/152 30/10/96	Margaret Campbell	42 Paterson Avenue Irvine	1655	1241 (75%)
5	IG/96/158 11/11/96	Jean Murray	80 Campbell Avenue Stevenston	1140	855 (75%)
5	IG/96/149 18/10/96	William Cunninghame	10 Haylie Gardens Largs	765	573 (75%)
5	IG/96/135 18/9/96	Mrs. A. Bannatyne	8 Ardneil Court Ardrossan	1089	817 (75%)
5	IG/96/148 18/10/96	Mrs. J. Strain	57 Hunter Drive Irvine	600	450 (75%)
5	IG/96/154 13/11/96	George Wentworth	14 Semple Crescent Fairlie	3604	2703 (75%)
5	IG/96/96 23/7/96	Joan Walker	9F Silverdale Gardens Largs	2208	1656 (75%)
5	IG/96/159 19/11/96	S. Johnstone	17 Western Crescent Kilbirnie	12600	9450 (75%)
5	IG/96/147 18/10/96	Mrs. M. Allan	18 Southneuk Kilbirnie	8264	6198 (75%)
5	IG/96/155 11/11/96	Karen Maxwell	8 Five Roads Kilwinning	774	581 (75%)
5	IG/96/150 22/10/96	Mrs. E. Brown	141 Clark Drive Irvine	8134	6101 (75%)
5	IG/96/161 19/11/96	Mary McDermid	5 Welsh Place Saltcoats	4795	3596 (75%)
5	IG/96/160 13/11/96	Mrs. Mary Feeney	8 Fergushill Road Kilwinning	2065	1549 (75%)
APPLICATIONS FOR ADDITIONAL IMPROVEMENT GRANT (DISABLED OCCUPANT)					
5	IG/95/164/D 14/9/96	Michael Di Paolo	Winton Lodge 3 The Crescent Skelmorlie	10834	8125 (75%)
5	IG/96/95/D 17/7/96	M. Cameron	86 Culzean Place Kilwinning	1557	1168 (75%)
5	IG/96/65/D 29/3/96	Mr. J. Mackay	39 Lawfield Avenue West Kilbride	2156	1617 (75%)
5	IG/94/120/D	Linda Cairns	29 James Street	9374	7030 (75%)

1/11/94

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APPLICATIONS FOR IMPROVEMENT GRANT

12	IG/96/156 11/11/96	Mary McGowan	21 Moorburn Road Largs	482	241 (50%)
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APPLICATIONS FOR LEAD REPLACEMENT GRANT

15	LG/96/88 13/11/96	Mrs. Evelyn Wilson	28 Burnside Road Largs	443	353 (90%)
15	LG/96/84 24/10/96	Mr. A. Branch	9 Montgomery Crescent Fairlie	246	174 (90%)
15	LG/96/83 22/10/96	E. Graham	10 Springvale Street Saltcoats	397	312 (90%)
15	LG/96/82 18/10/96	Mr. G. Scholes	18 Beach Way Largs	316	239 (90%)
15	LG/96/78 16/10/96	Mary Stewart	29 Bankhouse Avenue Largs	363	281 (90%)
15	LG/96/85 24/10/96	Patricia Fox	21 Charles Street Largs	450	360 (90%)
15	LG/96/86 24/10/96	Emily Brown	21A Charles Street Largs	442	352 (90%)
15	LG/96/87 8/11/96	Alan Roy	84 Stevenston Road Kilwinning	440	351 (90%)
15	LG/96/90 19/11/96	James & Agnes Kinloch	22 Skelmorlie Castle Road Skelmorlie	560	459 (90%)
15	LG/96/91 19/11/96	Sandra Skimming	10 Springvale Street Saltcoats	397	312 (90%)

APPLICATIONS FOR ADDITIONAL LEAD REPLACEMENT GRANT

15	LG/96/77 11/10/96	D. Smith 290 Churchill Drive Glasgow	10 Springvale Street (1/R) Saltcoats	397	312 (90%)
15	LG/96/75 4/10/96	J. McNairney	10 Springvale Street (T/R) Saltcoats	397	312 (90%)

APPLICATIONS FOR REPAIRS GRANT

17	RG/96/47 11/11/96	A. McGuinness per Director of Housing Services Cunninghame House Irvine	15 Townhead Road Saltcoats	3417	1684 (50%)
17	RG/96/43 24/10/96	Hugh M. Fyfe per Director of Housing Services Cunninghame House	1 Craigton Road Kilbirnie	2523	1236 (50%)

		Irvine			
17	RG/96/33 3/10/96	M. & W. Kelbie per Director of Housing Services Cunninghame House Irvine	14 Highthorne Crescent West Kilbride	2789	1369 (50%)
17	RG/96/40 10/10/96	C. Lamb per Director of Housing Services Cunninghame House Irvine	24 Campbell Place Dreghorn	2523	1237 (50%)
17	RG/96/42 24/10/96	James Welsh per Director of Housing Services Cunninghame House Irvine	16 Seton Street Ardrossan	2789	1370 (50%)
17	RG/96/45 30/10/96	Mr. and Mrs. J. Fisher per Director of Housing Services Cunninghame House Irvine	14 Anderson Drive Saltcoats	4796	2373 (50%)
17	RG/96/44 30/10/96	J. Gray per Director of Housing Services Cunninghame House Irvine	4 Anderson Drive Saltcoats	4796	2373 (50%)
17	RG/96/48 11/11/96	Isobel Oxley per Director of Housing Services Cunninghame House Irvine	28 Glenriddet Avenue Kilbirnie	2523	1236 (50%)
17	RG/96/50 19/11/96	Steven Doyle per Director of Housing Services Cunninghame House Irvine	157 Chapelhill Mount Ardrossan	4620	2285 (50%)
17	RG/96/49 19/11/96	Dennis Gray per Director of Housing Services Cunninghame House Irvine	12 Old Raise Road Saltcoats	2932	1441 (50%)
APPLICATIONS FOR ADDITIONAL REPAIRS GRANT					
18	RG/96/14 11/4/96	Mary McMillan	20 Orchard Street West Kilbride	627	289 (50%)