

Property Services Committee  
13 October 1999

**Irvine, 13 October 1999** - At a Meeting of the Property Services Committee of North Ayrshire Council at 2.00 pm.

**Present**

Joseph McKinney, John Bell, Thomas Barr, Jacqueline Browne, Ian Clarkson, David Gallagher, Jane Gorman, James Jennings, Margaret McDougall, Elizabeth McLardy, Margaret Munn, David O'Neill, Robert Rae, John Sillars and Samuel Taylor.

**In Attendance**

B Devine, Chief Executive; T Orr, Corporate Director (Property Services); M Macfarlane, Assistant Chief Executive (Personnel); N Buchan, Head of Roads; F Kelly, Head of Housing; J Paul, Head of Technical Services; A Smart, Head of Building Services; J Kelly, Operations Manager Catering and Cleaning (Property Services); D Nibloe, Chief Financial Accountant (Finance); G Clark, Operations Manager - Grounds Maintenance (Property Services); M McCormick, Media Relations Officer; M Adams, Corporate Police Officer and J Bannatyne, Administration Officer (Chief Executive's).

**Chair**

Mr McKinney in the Chair.

**Apologies for Absence**

Stewart Dewar and Richard Wilkinson.

**1. Minutes Confirmed**

The Minutes of the Meeting of the Committee held on 1 September 1999, copies of which had previously been circulated, were confirmed.

**2. Winter Maintenance**

Submitted report by the Corporate Director (Property Services) on the measures proposed by the Roads Division to deal with winter maintenance in North Ayrshire. A Winter Maintenance Procedures and Resources 1999/2000 document detailing the available resources and relevant procedures was previously circulated to Members.

The Committee approved the measures proposed for winter maintenance in North Ayrshire during the 1999/2000 winter period.

**3. Luncheon Club: Subsidy**

Submitted report by the Corporate Director (Property Services) on the financial subsidy required to provide the luncheon club service within North Ayrshire.

The Committee agreed to refer this report to the next meeting of the Corporate Policy Committee for consideration.

#### **4. Genetically Modified Foods**

Submitted report by the Corporate Director (Property Services) on the action taken by the Catering and Cleaning Service in relation to the identification and withdrawal of food products containing GMOs and compliance with the Food Labelling (Amendment) Regulations 1999.

Noted.

#### **5. Traffic Regulation Order: Sidney Street, Saltcoats**

Submitted report by the Corporate Director (Property Services) on proposed traffic restrictions in Saltcoats.

The Committee agreed to approve the implementation of the Traffic Regulation Order to introduce one-way traffic within Sidney Street and waiting restrictions at the Sidney Street junction with Eglinton Street, Saltcoats.

#### **6. Energy Management Annual Report 1998/99**

Submitted report by the Corporate Director (Property Services) on the annual report on Energy Management initiatives completed during the 1998/99.

Noted.

#### **7. Standing Restricted List of Contractors for Building and Related Works**

Submitted report by the Corporate Director (Property Services) on applications from contracting firms seeking to be included in the Ayrshire-wide Standing Restricted List of contractors for Building and Related Works.

The Committee agreed that the contractors detailed in the report be added to this list.

#### **8. Garden Tidy Scheme 1999**

Submitted report by the Corporate Director (Property Services) on the operation of the 1999 Garden Tidy Scheme.

The Committee agreed to refer to the Special Corporate Policy Committee which will determine the Revenue Budget consideration of the introduction of a charge of £15 for each household included in the Garden Tidy Scheme.

#### **9. Private Sector Housing Grants**

Submitted report by the Corporate Director (Property Services) on applications for grants under the Housing (Scotland) Act 1987.

The Committee agreed to approve the grant applications as detailed in Appendix PS1.

#### **10. Capital Plan 1999/2000: Bridge Renewal: Cordon, Isle of Arran and Garnock Street, Dalry**

Submitted report by the Corporate Director (Property Services) on tenders for the renewal of the bridges at Cordon, Isle of Arran and Garnock Street, Dalry.

The Committee noted the acceptance of the tenders by Dodson Macrae for the supply of bridge

structures at Cordon, Isle of Arran and Garnock Street, Dalry, amounting to £16,091.00 and £26,557.00 respectively.

#### **11. Irvine Multi Storeys: Feasibility Study**

Submitted report by the Corporate Director (Property Services) on the outcome of the New Housing Partnership Feasibility Study into the future of the Irvine multi storey blocks which has identified that investment of between £8m and £9m would be required over a 2/3 year period to implement the necessary improvements.

The Committee agreed (a) that the results of the feasibility study be considered under the New Housing Partnership to establish a general stock strategy for the Council over the next year; and (b) that the Corporate Director (Property Services) (i) reports in early 2000 on proposals to implement security measures and new management arrangements for the flats; and (ii) establishes regular liaison with the tenants to ensure their participation in considering these proposals.

#### **12. Housing HRA Capital Programme: Funding of Remedial Works to Irvine Multi Storey Blocks**

Submitted report by the Corporate Director (Property Services) on the implications for the Housing HRA Capital Programme of proceeding with external remedial works to the Irvine multi storey flats, previously approved by the Council. The estimated total cost of the works is £800,000.

The Committee agreed (a) to approve the proposed adjustments to the Housing Capital Programme to achieve savings of £550,000; and (b) to exercise the Council's authority to exceed its borrowing consent by £147,650 to meet the costs of the remedial works to the flats.

#### **13. Budgetary Control**

Submitted report by the Assistant Chief Executive (Finance) on the budgetary control position for Property Services at the end of August 1999 and projections for the financial year 1999/2000.

The Committee agreed (a) noted the current financial position, the year end projections and the result of approved actions taken to address the anticipated shortfalls; and (b) agreed that the Corporate Director, in consultation with the Chair of Property Services, continue to monitor the situation and report.

#### **14. Staff Restaurant Facility: Cunninghame House**

Submitted report by the Corporate Director (Property Services) on the operation of the staff restaurant in Cunninghame House which is expected to run at a substantial loss this financial year as a result of the removal of the subsidy towards its operating costs.

The Committee agreed (a) to the closure of the staff restaurant; (b) where possible, to the redeployment of staff; early retirement for staff who meet the qualifying criteria; and voluntary severance of staff; and (c) that discussions commence with the Trade Unions.

#### **15. Budgetary Control: Building Services**

Submitted report by the Corporate Director (Property Services) on proposals to reduce the establishment of Building Services in light of various factors affecting the Service.

The Committee agreed (a) with the exception of small areas of activity associated with painterwork, the Council should delete this trade from the establishment of Building Services by 31 March 2000; (b) that all employees currently employed as painters who are or will be 50 years of age by 31 March 2000 be offered early retirement from the service under the current scheme for early retirement; (c) that all other employees be offered re-training and redeployment where possible but, in

the event that this is impracticable, that they be invited to take voluntary redundancy; (d) that, where appropriate, the employees concerned be offered start-up facilities from agencies such as Developing North Ayrshire and Enterprise Ayrshire; and (e) that discussions should begin with relevant trade unions on the above recommendations.

The meeting ended at 3.00 pm.

**Property Services Committee**  
**13/10/99**

Appendix No **PS1**

Please contact Policy/Administration for a copy of this Appendix.