

Property Services Committee
4 March 2003

IRVINE, 4 March 2003 - At a Meeting of the Property Services Committee of North Ayrshire Council at 2.00 p.m.

Present

Thomas Barr, Stewart Dewar, John Bell, Jacqueline Browne, Gordon Clarkson, Drew Duncan, David Gallagher, Jane Gorman, James Jennings, Margaret McDougall, Elizabeth McLardy, Margaret Munn, David O'Neill, Robert Rae, John Sillars and Richard Wilkinson.

In Attendance

T Orr, Corporate Director; (Property Services); A Herbert, Assistant Chief Executive (Finance); O Clayton, Head of Housing; J Currie, Head of Cleansing, Grounds Maintenance and Transport; J Paul, Head of Technical Services; N Buchan, Head of Roads; M Cashmore, Principal Officer Management Systems Support (Property Services); L Morton, Finance Manager (Finance); J Stevenson, Communications Officer; S Bale and J Bannatyne, Corporate and Democratic Support Officers (Chief Executive's).

Chair

Councillor Barr in the Chair.

1. Minutes

The Minutes of the Meeting of the Committee held on 21 January 2003, copies of which had previously been circulated, were confirmed.

2. Funding of HRA Capital Programme

Submitted report by the Corporate Director (Property Services) on the current position regarding the funding of the HRA Capital Programme and the implications for the Housing Revenue Account.

Year end expenditure in the 2002/2003 Capital Programme is projected to be approximately £7.2m. A significant increase in the number of applications to purchase Council houses during this financial year has resulted in additional income to the Capital Programme amounting to £600,000 after the required allowance for debt repayment has been set aside. Allowing for carried forward expenditure to 2003/2004 in respect of ongoing contracts, it is anticipated that income will exceed expenditure by approximately £600,000. Given the funding requirements of the Council's Stock Retention Strategy, it is proposed that the unexpended income be carried forward for revenue or capital purposes or alternatively to fund additional borrowing under the proposed prudential borrowing framework. There are no implications for current programmes of revenue and capital expenditure funded from

the Housing Revenue Account resulting from the proposal.

The Committee agreed to approve the proposals in the terms set out in the report.

3. Housing HRA Capital Programme

Submitted report by the Corporate Director (Property Services) on the HRA Capital Programme for 2003/04.

The anticipated funding allocation for the 2003/04 HRA Capital Programme, taking into account borrowing consent, estimated capital receipts and capital funded from current revenue (CFCR), amounts to £6,603,000. The draft programme has been structured to ensure maximum flexibility in 2004/05 and beyond to accommodate programmes and projects arising out of the Council's Stock Retention and Local Housing Strategy. It also includes an element of over-programming to allow for slippage. The programme contains provision to address issues relating to homelessness, the needs of the disabled, the maintenance of a link between housing and economic activity, investment in modern technology and communication systems and community regeneration. The 2003/04 Capital allocation will be fully committed.

The Committee agreed to approve the Capital Programme as set out in Appendix 2 of the report.

4. Access to the Strategic Waste Fund

Submitted report by the Corporate Director (Property Services) on the current application by the three Ayrshire Councils and Dumfries & Galloway Council to access the Strategic Waste Fund.

In January 2003, the Committee agreed to approve the programmed spend proposals towards meeting the 25% recycling targets previously set by the Scottish Executive. Following the endorsement of the Local Area Waste Plan by the Scottish Executive, the three Ayrshire Councils and Dumfries & Galloway Council were required to submit to the Executive an application for funding of an initiative to introduce a kerbside collection. The overall costs of the proposal amount to £14,460,000 which, if the bid is successful, will be distributed between the four Councils involved over 2002/03, 2003/04, 2004/05 and 2005/06. It is anticipated that within North Ayrshire this would result in the recycling tonnage rising to 20,000 tonnes per year, for the next three years, giving a 26% recycling rate, at an additional cost of £3.843m.

Noted.

5. Quality of Life Funding

Submitted report by the Corporate Director (Property Services) on a remit from a Special Meeting of the Corporate Policy Committee on 18 February to consider the allocation of Quality of Life Funding from the Scottish Executive to specific Environmental and Children's Projects under four themed headings. Under Environmental Projects, the themes are (a) Improving Roads and Pavements; (b) Environmental Cleaning; and (c) Road Safety. Under Children's Projects the theme is Play Areas.

The projects suggested for 2003/04 under each of the themed headings are:-

Improving Roads and Pavements

1	Carriageway resurfacing	A71 Dreghorn By-pass	£150,000
2	"	A760 Cochrane Street, Kilbirnie	£ 60,000
3	"	Byrehill Drive, Kilwinning	£ 32,000
4	"	Pennyburn Road, Kilwinning	£ 40,000
5	"	Main Street, West Kilbride	£ 40,000

Environmental Cleaning

1	Litter awareness and dog fouling campaign	£ 25,000
2	Tackle Graffiti - purchase machine	£ 15,000
3	Tackle Litter and dog fouling - purchase machine	£ 13,000
4	Purchase litter bins and dog bins and signage	£ 30,000

Road Safety

1	Traffic calming, Castlepark	£ 10,000
2	Stanley Road parking	£ 30,000
3	Formation of Car Park - West Kilbride	£ 75,000
4	Traffic Management - High Street/Bank Street	£ 10,000
5	Bus shelters etc	£ 25,000

Play Areas

1	Improving Play Areas	West Kilbride Road, Dalry	£ 55,000
2	"	Craig View, Springside	£ 30,000
3	"	Lylestone, By Kilwinning	£ 12,000

The total funding allocated to these themes in 2003/04 is £645,000.

The Committee agreed to approve the allocation of the £645,000 Quality of Life Funding for 2003/04 to the specific projects as detailed above.

6. Development of Anti-Social Behaviour Strategy

Submitted report by the Corporate Director (Property Services) on proposals for the setting up of an Anti-Social Behaviour/Investigation Team and Mediation Service within Housing Services.

The steady growth of neighbour related complaints to Housing Services has resulted in the costs, implications and benefits of setting up an Anti-Social Behaviour/Investigation Team and a Mediation Service being examined. These services have proved to be successful in other local authorities in dealing with such complaints.

It is proposed that a specialist Anti-Social Behaviour Team be set up, based in the Irvine/Kilwinning Division. The Team will deal only with cases where at least one party is a Council tenant. The service will cost in the region of £200,000, to be funded from the Housing Revenue Account.

Recently introduced new regulations on advice and assistance to homeless persons now require local authorities to provide access to mediation services for family and neighbour disputes and harassment. Accordingly it is proposed to establish an independent Community Mediation Service structured as a voluntary organisation and based in Irvine. The service will deal with all forms of tenure while looking at the possibility of eventually expanding into related areas such as family mediation and mediation services for Educational and Social Services. Policy will be guided by an Advisory Committee. The cost of providing the new service will be approximately £150,000 with 50% funding from HRA and 50% from the General Fund to allow services to be provided to non-Council tenants.

The Committee agreed to approve (a) the establishment of an Anti-Social Behaviour Investigation Team and Mediation Service, and (b) the proposed new staffing structure for the Irvine/Kilwinning Division, to be progressed in accordance with the Council's Scheme of Delegation, as set out in the report.

7. Roads Management and Maintenance Revenue Budget Programme

Submitted report by the Corporate Director (Property Services) on the proposed programme of works under the Roads Management and Maintenance Budget Programme 2003/04.

The Committee agreed to approve the proposed programme of roads management for 2003/04 as set out in the appendix to the report.

8. West Kilbride Town Centre Traffic Management

Submitted report by the Corporate Director (Property Services) on the progress of the traffic management scheme for West Kilbride.

The Committee in April 2002 agreed to approve the preparation and advertisement of a draft Traffic Regulation Order to implement a modified version of a proposed Traffic Management Scheme for West Kilbride. Following the advertisement of the proposals, five formal objections have been maintained and require to be considered by the Council. Under the "Local Authorities' Traffic Orders Procedure (Scotland) Regulations 1999" the Council in this instance must arrange for a Public Hearing to be held, conducted by a Reporter from the Scottish Executive Reporter's Unit. The Reporter's recommendation will thereafter be submitted to the Property Services Committee to enable the Order to be considered for final approval.

The Committee agreed (a) to refer the objections to the Draft Traffic Regulation Order to a formal Hearing to be conducted by the Reporter; and (b) that the Corporate Director (Property Services) submit a report on the outcome of the Hearing to a future meeting.

9. Options Appraisal of Properties at 13, 14, 15 (a - h), 16 & 17a Campsie Walk, Irvine

Submitted report by the Corporate Director (Property Services) on proposals for the future of a block of flats in Campsie Walk, Irvine, following an options appraisal.

The Property Services Committee on 26 November 2002 agreed that the Corporate Director (Property Services) develop a programme of option appraisals covering a range of options for the future treatment for a number of existing housing properties. Under the first phase of the programme, options were considered for the treatment of a block of low-demand flatted properties in Campsie Walk, Irvine which were transferred to the Council from Irvine Development Corporation in 1996. Evidence of ongoing problems includes poor security, vandalism, graffiti, absconded tenancies and nuisance complaints which render the properties difficult to let.

Accordingly, it is proposed that the two remaining tenants in the block of flats concerned be relocated and thereafter the block be demolished and the area landscaped. The costs of demolition are estimated at £50,000. Additionally, the two remaining tenants would require rehousing and a home loss and disturbance payment of approximately £2,000 per tenant would be payable.

The Committee agreed (a) that arrangements be made to rehouse the two remaining tenants in the block; (b) that the block of flats comprising 13, 14, 15 (a - h), 16 and 17a Campsie Walk, Irvine be demolished; and (c) that the site thereafter be landscaped and added to the Grounds Maintenance Programme.

10. Traffic Regulation Orders

10.1 Kilwinning: Ashgrove Road: Waiting Restrictions

Submitted report by the Corporate Director (Property Services) on the proposed introduction of a Traffic Regulation Order introducing waiting restrictions along the entire north east side of Ashgrove Road, Kilwinning and opposite the car park

access.

The Committee agreed to approve the Traffic Regulation Order.

10.2 Irvine: A71 Tarryholme: 30 mph Speed Limit

Submitted report by the Corporate Director (Property Services) on the proposed introduction of a Traffic Regulation Order for a 30 mph speed limit to a section of carriageway on the A71 between Milgarholm Roundabout and Warrix Interchange at Tarryholme, Irvine.

The Committee agreed to approve the Traffic Regulation Order.

11. Tender for Tyres

Submitted report by the Corporate Director (Property Services) on an offer from the existing supplier of tyres to extend the current contract for twelve months on the same terms, conditions and pricing.

The current one year contract with Motorway Tyres and Auto Centres for the supply of tyres offers a 60% return factor on remould castings and a rebate of 2% on new tyres. Following a merger with HiQ Tyre Services, the new Company is prepared to extend the current contract for 2002/2003 for a further twelve months to 31 March 2004. The extended contract will be subject to the same terms, conditions and prices as the existing contract.

The Committee agreed to approve a 12-month extension of the existing contract on the same terms and conditions.

12. Fairlie: 85 Main Road: Revocation of Closing Order

Submitted report by the Corporate Director (Property Services) on the proposed revocation of a Closing Order on the property at 85 Main Road, Fairlie. The property now meets the tolerable standard.

The Committee agreed to authorise the revocation of the Closing Order.

13. Revenue Budget 2002/03: Budgetary Control

Submitted report by the Assistant Chief Executive (Finance) on the budgetary control position for Property Services at the end of January 2003 and projections for the financial year 2002/03.

Noted.

The meeting ended at 3.25 p.m.