

Housing Services Committee
24 April 1997

Irvine, 24 April 1997 - At a Meeting of the Housing Services Committee of North Ayrshire Council at 2.00 p.m.

Present

Samuel Taylor, Gena Seales, Patrick Browne, James Clements, John Donn, David Gallagher, Samuel Gooding, Jane Gorman, Margaret Munn 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 (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.

Apologies for Absence

Thomas Barr, Thomas Dickie and Irene Oldfather.

1. Minutes Confirmed

The Minutes of the Meeting of the Housing Services Committee held on 13 March 1997, copies of which had previously been circulated, were confirmed.

2. Housing (Non-HRA) Capital Programme

(Previous Minute Reference: Housing Services Committee: 13 March 1997)

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

The Director of Housing Services has undertaken a review of the Non-HRA Capital Programme. The properties in the Programme have been re-examined and updated structural reports were obtained for 4 of these schemes.

The review found that while some properties have continued to deteriorate, others have been improved or their deterioration has been halted. In some cases the repairs required could now be dealt with more appropriately by the serving of Repairs Notices and Improvement Orders, rather than declaring Housing Action Areas.

The Programme has therefore been altered to reflect these changes, as detailed in the report.

The Committee agreed (a) that the Council declare Housing Action Areas for Improvement in respect of properties at:-

55-77 Raise Street, Saltcoats;

42/52 Wellpark Road, Saltcoats;

1/5 Victoria Road and 2 Gladstone Road, Saltcoats;

42/50 Kirkland Road, Kilbirnie; and

12/16 Brisbane Road, Largs;

(b) that the situation with regard to sub-tolerable properties at Nelson Street, Largs be reviewed;

(c) that the properties at:-

28 Kings Road, Beith; and

90/96 and 99/101 New Street, Dalry

be deleted from the Housing Action Area Programme, with any necessary improvements and repairs being addressed by the service of Repairs Notices and Improvement Orders;

(d) that the properties at:-

2 Stanley Place/Bute Terrace, Saltcoats;

9/11 Seagate, Irvine; and

22/26 Dunlop Road, Barrmill

be deleted from the Housing Action Area Programme;

(e) that the Director of Housing Services investigate options for the improvement and demolition of properties at 18/22 Green Street, Saltcoats and report to the Housing Services Committee;

(f) that the properties at:-

1/4 Allanton Park, Fairlie;

54 Dockhead Street, Saltcoats;

10/44 Seamore Street, Largs; and

28/31 Glasgow Street, Millport

be retained on the Housing Action Area Programme;

(g) that the Director of Housing Services advise the owners in the Stevenston No. 14 Housing Action Area for Improvement that grant assistance will be subject to the normal statutory limits for Housing Action Areas and report to the Committee;

(h) to approve the Non-HRA Programme for 1997/98; and

(i) that the Non-HRA Programme be kept under review to take account of changing circumstances.

3. Sheltered Housing

Submitted report by the Director of Housing Services regarding the responsibilities of the Directors of Housing Services and Social Work in relation to the provision of sheltered housing.

There are 27 sheltered housing developments within North Ayrshire, five of which are linked to

Social Work Residential Units, each with a resident Warden employed by the Director of Social Work.

The Housing Services Directorate is responsible for various services, including fire alarm and Warden call systems; repairs and maintenance to sheltered units; the maintenance of lifts; and the provision of public telephones etc. The Social Work Directorate is responsible for, amongst other things, the decoration of all communal areas and the provision and upkeep of all fixtures and fittings within sheltered units. The allocation of sheltered units is made following a joint assessment by staff from the Housing Services and Social Work Directorates, taking into account issues such as the applicant's health, mobility, social isolation and present accommodation.

The Committee agreed that the Director of Housing Services, in conjunction with the Director of Social Work, review the allocation process in respect of sheltered housing and report to the Housing Services Committee.

4. Glengarnock: Regeneration of Longbar

Submitted report by the Director of Housing Services on proposals for a regeneration strategy for the Longbar Estate, Glengarnock.

The Longbar Estate was built in 1936 to house workers from the nearby Glengarnock Steelworks which closed in the early 1980's. Although the Estate is well-kept and the properties are well maintained, the Housing Services Directorate have experienced difficulties in letting the empty houses.

Several factors have contributed to these difficulties which include a lack of demand for housing in Longbar; the perceived isolation of the estate; and the wider social and economic problems in the area.

In order to address these issues, a long-term plan for the area is required. Future options are likely to include some tenure change.

The Committee agreed (a) that the Director of Housing Services, in conjunction with the Director of Community and Recreational Services and the Longbar Community Association, conduct a household survey to ascertain the views of the local community; (b) to appoint consultants at a cost of £10,000 to prepare a report on the future options for the Longbar Estate; and (c) following receipt of the consultants' report, to establish a steering group, including local Members and community representatives to formulate a long term strategy and implementation plan for Longbar.

5. West Kilbride: Care and Repair Demonstration Project

Submitted report by the Director of Housing Services on the completion of the West Kilbride Care and Repair Demonstration Project.

This Project, which was established in 1994, aimed to assist older owner/occupiers to remain living independently by assisting them to co-ordinate repair and improvement works to their homes. The Project was completed at the end of March 1997 and was conducted in conjunction with the Social Work Directorate, Scottish Homes and Ayrshire and Arran Health Board.

The Project was successful in providing advice to its target client group and resulted in the establishment of a small repairs service, the expansion of the Council's Community Alarm system, the installation of additional smoke alarms and draft-proofing under the Home Energy Efficiency Scheme. Other Councils and Health Boards have expressed an interest in the Project and the initial findings of the Project have been forwarded to other Agencies.

A final evaluation of the Care and Repair Project will be carried out by Market Research Scotland and should be completed in late May or early June. The Housing Services Directorate has obtained information from the Project which will be of use in planning future projects. Arran is proposed for the next project in view of the high levels of "below tolerable standard" housing and high

numbers of older owner/occupiers on the Island.

The Committee agreed that the Director of Housing Services continue his discussions with the Director of Social Work, Scottish Homes and Ayrshire and Arran Health Board, with a view to establishing a Care and Repair Project on Arran.

6. Kilwinning: 37 Shavian Terrace

Submitted report by the Director of Housing Services regarding the proposed demolition of the property at 37 Shavian Terrace, Kilwinning.

The 4 apartment, semi-detached, house at 37 Shavian Terrace, Kilwinning has been subject to structural movements since 1984. The situation deteriorated markedly at the end of 1996 and the tenant was re-housed.

Investigations which have been carried out to determine whether the structural movement of the property was the result of sub-soil consolidation or under-mining problems have been inconclusive. As further investigations are likely to be inconclusive, the Council has four options for the future of the property, namely (a) to take no further action and leave the property to lie empty; (b) to restore the property to a habitable condition at the cost of around £40,000; (c) to authorise further investigations into the causes of the structural movement; or (d) to demolish the property and reinstate the site at a total cost of around £20,000.

Concern was expressed about the problem of subsidence in Kilwinning which has affected several properties in the town.

The Committee agreed that the Director of Housing Services (a) arrange (i) for the property at 37 Shavian Terrace, Kilwinning to be demolished; and (ii) for the reinstated site to be incorporated into the garden ground of the adjoining properties or maintained by the Commercial Services Directorate as an open space; and (b) in consultation with the Director of Planning, Roads and Environment, report on subsidence problems in Kilwinning generally to the Housing Services Committee.

7. Homeless Persons Individual Needs Accommodation Strategy

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

Submitted report by the Director of Housing Services on a proposed Homeless Persons Individual Needs Accommodation Strategy.

The Housing Services Committee on 31 October 1996 appointed a Member/Officer Working Group to prepare an Accommodation Strategy for Homeless Persons and report.

This Strategy has now been developed. Its aim is to meet the individual needs of applicants who are homeless and in priority need for whom mainstream accommodation is unsuitable or inappropriate without supervision or support. This includes young people (aged 16 & 17 years); young people who have been looked after by the local authority (aged 16 to 21 years); young pregnant women/young mothers (aged 16 & 17); young offenders (aged 16 to 21); and people with special needs. The Strategy includes an estimate of the likely demand for accommodation and also identifies Council housing stock which could be adapted to provide supported accommodation.

The Member/Officer Working Group examined the possibility of utilising multi-storey accommodation in Irvine but recognised that this would have to be considered as part of a review of multi-storey accommodation throughout North Ayrshire which should be undertaken by a separate Member/Officer Working Group. The issues raised at the consultation meeting with groups working with or having an interest in homeless persons will be addressed in the terms detailed in the report.

An Implementation Plan for the Strategy now requires to be developed to identify a priority list

of projects and funding methods.

The Committee agreed (a) the Homeless Persons Individual Needs Accommodation Strategy; (b) that the Director of Housing Services, in conjunction with the Director of Social Work, report to the Housing and Social Work Committees on an implementation plan for the Strategy; (c) to the establishment of a Member/Officer Working Group comprising the Chair and the Vice-Chair of the Housing Services Committee, the Leader of the Council, Peter McNamara, David O'Neill and Margaret Munn to undertake a review of the future use of multi-storey accommodation throughout North Ayrshire; (d) to postpone the implementation of the Section of the Policy on Homelessness in respect of young people aged 16 and 17 years and young offenders aged 21 years until an appropriate range of accommodation for these groups is available; (e) to consider the allocation of supported accommodation as part of the allocation policy review; and (f) to approve the responses to the groups consulted in the terms detailed in the report.

8. Housing Grant Applications

(a) Delegated Powers

Submitted the annexed report (Appendix HS1) by the Chief Executive advising of a Private Sector Housing Grant approved, in exercise of the powers delegated to him and 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.

9. Irvine: 16 Townhead: Closing Order

Submitted report by the Director of Housing Services on the condition of the first floor flat at 16 Townhead, Irvine which does not meet the tolerable standard as defined by Section 86 of the Housing (Scotland) Act 1987.

The Committee agreed that a Closing Order in terms of Section 114 of the said Act be served on the first floor flat at 16 Townhead, Irvine.

10. 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 terms of paragraph 6 of Part 1 of Schedule 7a of the Act.

11. 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 the properties in this Housing Action Area and approved Improvement and Repairs Grants.

The owner of the properties at 6 and 8 Glasgow Street has indicated that he is unable to raise

the initial funding for their share of works.

The Committee agreed that the Director of Housing Services (a) exercise the powers available to the Council under Section 108 of the Housing (Scotland) Act 1987 to execute the necessary repair works to the properties at 6 and 8 Glasgow 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.

12. Extensions to Council Stock for Tenants with Disabilities

The Chair advised of concerns over the increasing costs of providing extensions to Council stock to meet the needs of tenants with disabilities.

The Committee agreed that the Director of Housing Services report to its next meeting on the funding arrangements and costs of these works.

The Meeting ended at 2.45 p.m.

**Housing Services Committee
24/04/97**

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 LEAD REPLACEMENT GRANT | | | | | |
| 15 | LG/96/123 25/3/97 | Neil Roberts | South Lodge Knock Castle Skelmorlie | 7955 | 7114 (90%) |
| 15 | LG/96/127 25/3/97 | Ian Campbell | Cottage No. 2 Auchengarth Skelmorlie | 1706 | 1490 (90%) |
| 15 | LG/96/132 25/3/97 | Shirley Hutchon | Glenhaven Auchengarth Skelmorlie | 1706 | 1490 (90%) |
| 15 | LG/96/130 25/3/97 | Ian Campbell | Auchengarth Farm Skelmorlie | 1706 | 1490 (90%) |
| 15 | LG/96/129 25/3/97 | Ian Campbell | Cottage No. 1 Auchengarth Skelmorlie | 1706 | 1490 (90%) |
| 15 | LG/96/128 25/3/97 | Ian Campbell | Hilton Cottage Auchengarth Skelmorlie | 1706 | 1490 (90%) |
| 15 | LG/96/113 25/3/97 | B. Hamilton | Rose Cottage Routenburn Road Largs | 1428 | 1240 (90%) |
| 15 | LG/96/114 25/3/97 | Elaine Maltby | Knockhall Routenburn Road Largs | 1408 | 1222 (90%) |
| 15 | LG/96/126 25/3/97 | Richard Lawson | Knock Castle Largs | 1766 | 1544 (90%) |
| 15 | LG/96/125 | Kenneth Morton | Knock Farm Knock Estate Largs | 2095 | 1840 (90%) |
| 15 | LG/96/124 25/3/97 | James Parker | Wardbowie Millrig Farm Skelmorlie | 1408 | 1222 (90%) |
| 15 | LG/96/122 25/3/97 | Vhara Salvadori | The Coach House No. 2 Knock Castle Largs | 1422 | 1234 (90%) |
| 15 | LG/96/121 25/3/97 | Vhara Salvadori | The Coach House No. 1 Knock Castle Largs | 1272 | 1099 (90%) |

| | | | | | |
|----|----------------------|--------------------|---|------|------------|
| 15 | LG/96/120 25/3/97 | William Napier | Knock House Knock Estate Largs | 1985 | 1741 (90%) |
| 15 | LG/96/131 26/3/97 | Duncan Robertson | Cherry Tree Cottage Meigle Skelmorlie | 1448 | 1258 (90%) |
| 15 | LG/96/119 25/3/97 | Robert Ashcroft | North Lodge Knock Estate Largs | 1135 | 976 (90%) |
| 15 | LG/96/112 3/3/97 | Peter Paterson | 11 Laverock Drive Largs | 396 | 311 (90%) |
| 15 | LG/96/121 20/3/97 | William Duncan | 11 Bankhouse Avenue Largs | 424 | 337 (90%) |
| 15 | LG/96/118 20/3/97 | William Duncan | 11 Bankfaulds Avenue Largs | 424 | 337 (90%) |
| 15 | LG/96/109 14/2/97 | Kenneth McDougall | 102 Barrie Terrace Ardrossan | 424 | 337 (90%) |
| 15 | LG/96/117 20/3/97 | Coralie Campbell | 66 Eglinton Road Ardrossan | 933 | 795 (90%) |
| 15 | LG/96/115 20/3/97 | Richard Cambridge | 55 Sharphill Road Saltcoats | 432 | 344 (90%) |
| 15 | LG/96/108 18/2/97 | Jean K. Richardson | 141 Argyle Road Saltcoats | 825 | 698 (90%) |

APPLICATIONS FOR IMPROVEMENT GRANT (DISABLED OCCUPANT)

| | | | | | |
|---|----------------------|-------------------|-----------------------------------|------|------------|
| 5 | IG/97/0003 4/4/97 | William Telfer | 30 Caldwell Road West Kilbride | 454 | 340 (90%) |
| 5 | IG/96/273 27/3/97 | Agnes Fulton | 1 Greenwood Road Dreghorn | 1596 | 1197 (75%) |
| 5 | IG/97/0001 3/4/97 | G. McLaughlan | 17 Victoria Crescent Irvine | 355 | 266 (75%) |
| 5 | IG/96/262 3/3/97 | Ann Mitchell | 51 Dalry Road Saltcoats | 5341 | 4006 (75%) |
| 5 | IG/96/266 24/3/97 | Hugh Carr | 38 Sharphill Road Saltcoats | 2380 | 1785 (75%) |
| 5 | IG/96/271 25/3/97 | Agnes Leahy | 4 Springvale Place Saltcoats | 881 | 661 (75%) |
| 5 | IG/97/0005 7/4/97 | Sandra Harris | 21 Rigfoot Girdle Toll | 971 | 728 (75%) |
| 5 | IG/97/0004 4/4/97 | Janet Gorman | 141 Leven Place Irvine | 5295 | 3971 (75%) |
| 5 | IG/97/0002 3/4/97 | Elizabeth Lindsay | Wheatiefaulds Dalry | 1617 | 1213 (75%) |

APPLICATIONS FOR IMPROVEMENT GRANT

| | | | | | |
|----|----------------------|--|--|-------|-------------|
| 12 | IG/96/254 20/2/97 | Bernard Bruce 28 Birchwood Drive Paisley | 4 Crichton Street Millport | 2668 | 1334 (50%) |
| 19 | IG/96/270 25/3/97 | Anne Williamson | Coach House Kelburn Estate Fairlie | 1900 | 1425 (75%) |
| 19 | IG/96/269 25/3/97 | Karl Brownlee | Garden Cottage Kelburn Estate Fairlie | 2200 | 1650 (75%) |
| 19 | IG/96/268 25/3/97 | Gayle McQuater | Stables Flat No. 1 Kelburn Estate Fairlie | 2200 | 1650 (75%) |
| 5 | IG/97/9 8/4/97 | Christopher Aitchison 58 Caledonian Road Stevenston | 75 New Street Stevenston | 29727 | 26754 (90%) |
| 19 | IG/96/272 27/3/97 | J. Taylor | Fintry Bay House Millport | 3323 | 2492 (75%) |

APPLICATIONS FOR REPAIRS GRANT

| | | | | | |
|----|--------------------|----------------------|-------------------------------------|------|------------|
| 18 | RG/97/2 4/4/97 | Alexander McCutcheon | 81 Meadowfoot Road West Kilbride | 3665 | 1807 (50%) |
| 18 | RG/97/3 4/4/97 | Finlay Kerr | 18 Well Street West Kilbride | 1133 | 541 (50%) |
| 18 | RG/97/1 4/4/97 | Lesley Crawford | 22 Ritchie Street West Kilbride | 1740 | 845 (50%) |
| 7 | RG/93/28 9/2/93 | Alistair Anderson | 29 Ferry Road Millport | 269 | 109 (50%) |

APPLICATIONS FOR ADDITIONAL IMPROVEMENT GRANT (DISABLED OCCUPANT)

| | | | | | |
|---|-----------------------|-------------|----------------------------|-----------------------------------|------|
| 5 | IG/96/178 31/12/96 | Mary Fallon | 22 Sinclair Drive Largs | 1331 (original grant award) | 1496 |
|---|-----------------------|-------------|----------------------------|-----------------------------------|------|

APPLICATIONS FOR ENVIRONMENTAL IMPROVEMENT GRANT

| | | | | | |
|----|---------------------|---|----------------------------|-----|------------|
| 21 | EG/96/21 25/3/97 | Director of Housing Services North Ayrshire Council Cunninghame House Irvine | 2D Sloan Avenue Irvine | 696 | 696 (100%) |
| 21 | EG/96/19 3/3/97 | Ayrshire Property Management Ltd. 1 Lamburton Gardens Irvine per Director of Housing Services North Ayrshire Council Cunninghame House Irvine | 29B Sloan Avenue Irvine | 815 | 815 (100%) |

| | | | | | |
|----|--------------------|--|--|------|-------------|
| 21 | EG/96/20 3/3/97 | Director of Housing Services North Ayrshire Council Cunninghame House Irvine | 133. 149. 160. 164 166 and 168 High Road Saltcoats | 3413 | 3413 (100%) |
|----|--------------------|--|--|------|-------------|