



North Ayrshire Council
Comhairle Siorrachd Àir a Tuath

Cunninghame House,
Irvine.

12 March 2015

Irvine Area Committee

You are requested to attend a Meeting of the above mentioned Committee of North Ayrshire Council to be held in Committee Room 1/2, Cunninghame House, Irvine on **THURSDAY 19 MARCH 2015** at **2.00 p.m.** to consider the undernoted business.

Yours faithfully

Elma Murray

Chief Executive

1. Declarations of Interest

Members are requested to give notice of any declarations of interest in respect of items of business on the Agenda.

2. Minutes

The accuracy of the Minutes of the meeting of the Committee held on 5 February 2015 will be confirmed and the Minutes signed in accordance with Paragraph 7 (1) of Schedule 7 of the Local Government (Scotland) Act 1973 (copy enclosed).

3. Community Planning Partnership Partners

3.1 Police Scotland

Police Scotland will report on activity within the Committee's area.

3.2 Scottish Fire and Rescue Service

Submit report by the Scottish Fire and Rescue Service on activity within the Committee's area in the period from 26 January to 2 March 2015 (copy enclosed).

4. Fullarton High Flats: Water Ingress Update

Submit report by the Executive Director (Place) providing an update in relation to the work being undertaken to resolve the water ingress issues at the Fullarton high flats (copy enclosed).

5. Future Agenda Items

Discuss items for consideration at future meetings of the Area Committee.

6. Date of Next Meeting

The next meeting of the Irvine Area Committee will be held on 4 June 2015.

7. Urgent Items

Any other items which the Chair considers to be urgent.

Irvine Area Committee

Sederunt: Joan Sturgeon (Chair)
Matthew Brown
Marie Burns
Ian Clarkson
John Easdale
Ruth Maguire
David O'Neill
Irene Oldfather

Chair:

Attending:

Apologies:

Meeting Ended:

Irvine Area Committee
5 February 2015

IRVINE, 5 February 2015 - At a Meeting of the Irvine Area Committee of North Ayrshire Council at 2.00 p.m.

Present

Joan Sturgeon, Marie Burns, Ian Clarkson, John Easdale, Ruth Maguire and Irene Oldfather.

In Attendance

J. McHarg, Community Engagement Manager (Community Development Team) and B. Anderson, Performance/Grants Information Officer (Community Development Team) (Economy and Communities); and D. McCaw, Committee Services Officer (Chief Executive's Service).

Also In Attendance

Inspector J. Conway (Police Scotland); and Station Manager L. Elliot (Scottish Fire and Rescue Service).

Chair

Provost Sturgeon in the Chair.

Apologies for Absence

David O'Neill.

1. Declarations of Interest

There were no declarations of interest by Members in terms of Standing Order 16 and Section 5 of the Councillors Code of Conduct.

2. Minutes

The accuracy of the Minutes of the meeting of the Committee held on 4 December 2014 was confirmed and the Minutes signed in accordance with Paragraph 7 (1) of Schedule 7 of the Local Government (Scotland) Act 1973.

3. Community Planning Partnership Partners

3.1 Community Planning Partnership Board: Minutes of Meeting held on 4 December 2014

Submitted report by the Chief Executive on the Minutes of the Meeting of the Community Planning Partnership Board held on 4 December 2014.

Noted.

3.2 Police Scotland

Inspector Conway provided information on crimes reported and detected in the Committee's area for the period 1 November 2014 to 31 December 2014 and gave updates in relation to:-

- crimes of note including robbery, misuse of drugs and serious assaults in the Ward 1 area;
- an increase in crime in the Fullarton area of Irvine and that the Police will be focussing extra attention in this area;
- the number calls to the Police compared to the same period last year; and
- directed patrol plans.

Members asked questions and received further information in relation to:-

- teams of vandals who are breaking into cars and targeting individual streets at a time;
- youths stealing lead from roofs and selling on to Second Hand Dealers and any licensing implications in that regard; and
- a breakdown of the type of incidents being reported in the Fullarton area, which include disorder and anti social behaviour calls.

Noted.

3.3 Scottish Fire and Rescue Service

Submitted report by the Scottish Fire and Rescue Service on activity within the Committee's area in the period 24 November 2014 to 25 January 2015.

Information was provided on the following:-

- accidental dwelling and non-domestic fires;
- accidental and deliberate vehicle fires;
- a number of rubbish fires;
- a deliberate derelict building fire;
- a high number of good intent and equipment fault false alarms;
- a road traffic collision incident;
- other special service events; and
- Home Fire Safety Visits are continuing across North Ayrshire with each station area meeting their targets.

There was further discussion regarding the high number of false alarm calls and Members were advised of a new project which will run for 6 months and will monitor all bell fault/alarm systems in Scotland. Over the 6 month period, all instances will be analysed and faults will also be separated into domestic and business/industry faults.

Members asked questions and received further information in relation to:-

- whether dust caused by building works within premises can cause faults; and
- that the Scottish Fire and Rescue Service are continually engaging with premises to investigate and address the issue locally, particularly in relation to sheltered housing units.

Noted.

4. Irvine Joint Wards Old People's Welfare Committee

Submitted report by the Executive Director (Economy and Communities) on the origin and purpose of the Irvine Joint Wards Old People's Welfare Committee.

Irvine Joint Wards Old People's Welfare Committee has been distributing senior citizen grants to unincorporated groups across the town of Irvine (as defined by the original Royal Burgh boundary). The Joint Wards Committee represents the 6 wards of Irvine but excludes the areas which were built up as part of the Irvine New Town Development, as these communities were not part of the original Burgh.

The Irvine Joint Wards Old People's Welfare Committee is a co-production model, whereby the Council deals with a joint partnership rather than a range of individual community groups. This reduces administration and potentially increases the ability of the group to lever in additional funding for the relief of poverty. In practice, the Irvine Joint Wards Old People's Welfare Committee is almost wholly dependent upon North Ayrshire Council Elderly Grants to fund its activities on behalf of the aged by way of bus trips, Christmas dinners and trips to the theatre.

With the development of a new partnership approach to health and social care there is a need to reassess the current arrangement for elderly grants within the jurisdiction of the Irvine Area Committee and across the Council.

Members asked questions and received further information in relation to:-

- the anacronistic approach in relation to historic Royal Burgh boundaries;
- that some organisations require training on how to review their current working arrangements;
- the need to encourage inter-generational work to be undertaken when looking at future building capacity within communities;
- the perceived inequality between the Irvine East and Irvine West areas;
- that funding allocations are now distributed based on the number of elderly people in an area; and
- the legal complexities associated with the justification of funding allocations made from the Common Good Fund.

Noted.

5. Community Development Grants Scheme and Local Youth Action Fund: Applications for Financial Assistance

Submitted report by the Executive Director (Economy and Communities) on applications received in respect of the Community Development Grants Scheme and the Local Youth Action Fund.

The Committee agreed to (a) make the following awards:-

Community Development Grants Scheme

Organisation

Dreghorn Primary School Parent Council
Irvine and Dreghorn Brass Band

Award

£ 607.68
£ 281.02

Local Youth Action Fund

Organisation

DC! Greenwood
Fouters Community Interest Company (CIC)
SHOUT (Kinship Carers)

Award

£ 474
Nil
£ 689.51

(b) defer the application for Community Development Grant funding from Irvine Coastal Rowing Club to the beginning of the new financial year in April 2015; and (c) note that the Community Development Grants Scheme and Local Youth Action Fund budgets are now fully expended for 2014/15.

6. Future Agenda Items

The Committee agreed that the Clerk request that the Head of Service (Physical Environment) provide an update report to the next meeting on progress with the ongoing repairs to the high flats in the Fullarton area of Irvine.

7. Date of Next Meeting

The next meeting of the Irvine Area Committee will be held on 19 March 2015.

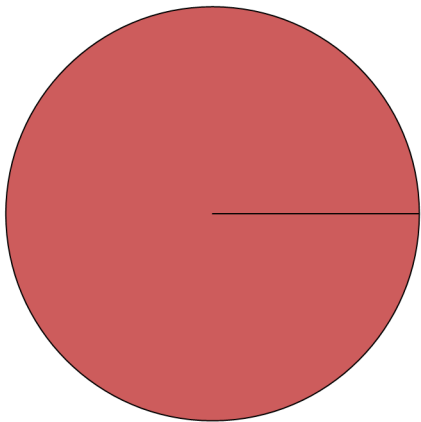
The meeting ended at 2.50 p.m.

Dates: 26/01/2015 - 02/03/2015
Councils: North Ayrshire
Wards: Irvine East Ward, Irvine West Ward

Incident Analysis

	Ward	Council	Ward as % of Council
Population	39728	135817	29.3%
Dwellings	18036	65550	27.5%
Incidents	51	193	26.4%
Casualties	3	7	42.9%
Fire	0	3	%
RTC	2	3	66.7%
Other	1	1	100%
Fatalities	0	0	%
Fire	0	0	%
RTC	0		%
Other	0	0	%

Dwelling Fires: Accidental



■ Cooking appliance

Top 10 Accidental Dwelling Fire Locations

Street	Incident Count
BIMSON PL, ., IRVINE	1
CHEVIOT CRT, ., IRVINE	1
Total Incidents in all Ward Streets	2

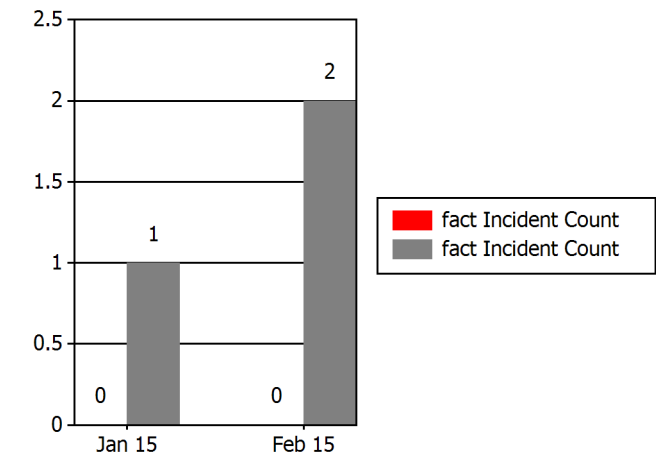
Dwelling Fires: Deliberate

Data does not exist for the specified criteria.

Top 10 Deliberate Dwelling Fire Locations

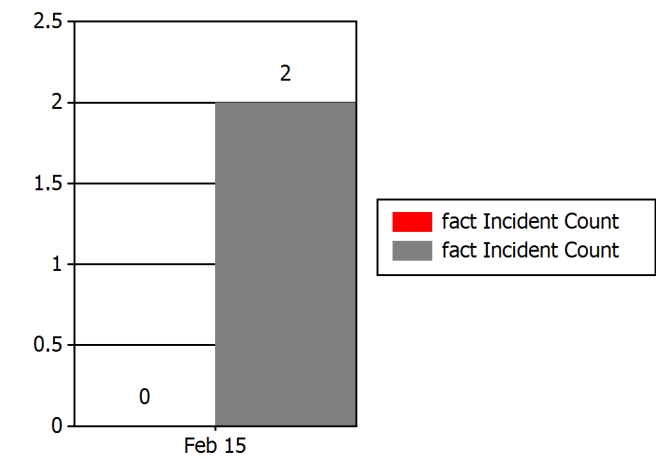
No Data Available

Non Domestic Fires: Accidental



Top 10 Accidental Non Domestic Fire Locations

Non Domestic Fires: Deliberate

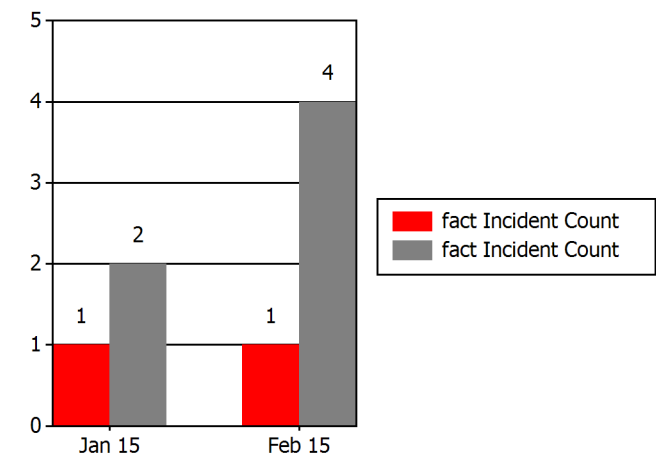


Top 10 Deliberate Non Domestic Fire Locations

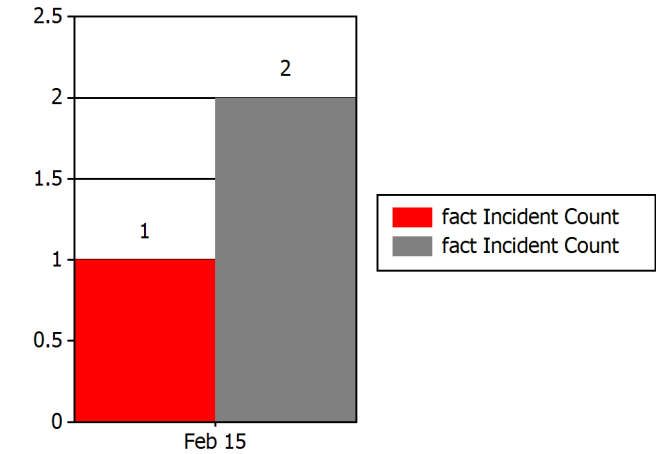
Vehicle Fires: Accidental

Top 10 Accidental Vehicle Fire Locations

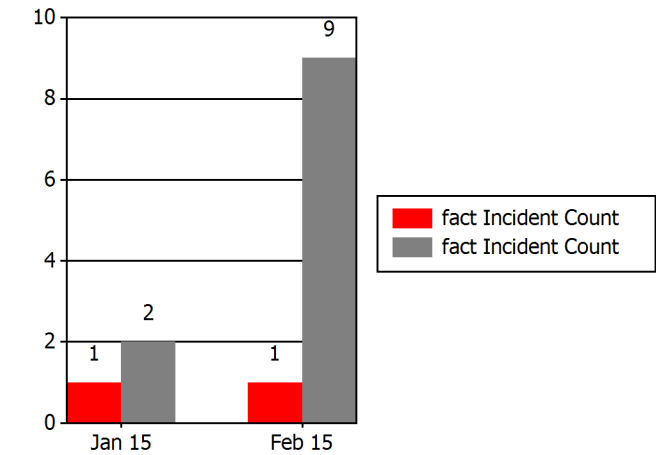
Street	Incident Count
ACADEMY CRT, ., IRVINE	1



Vehicle Fires: Deliberate



Rubbish Fires



Heath and Grass Fires

LOW GREEN RD, ., IRVINE	1
Total Incidents in all Ward Streets	2

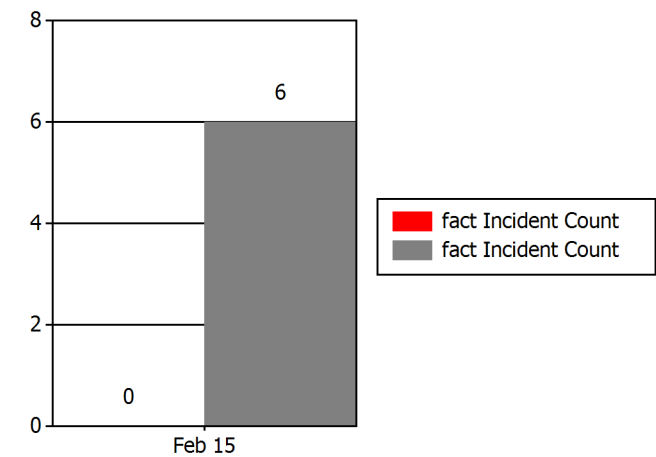
Top 10 Deliberate Vehicle Fire Locations

Street	Incident Count
MEADOWHEAD RD, ., IRVINE	1
Total Incidents in all Ward Streets	1

Top 10 Rubbish Fire Locations

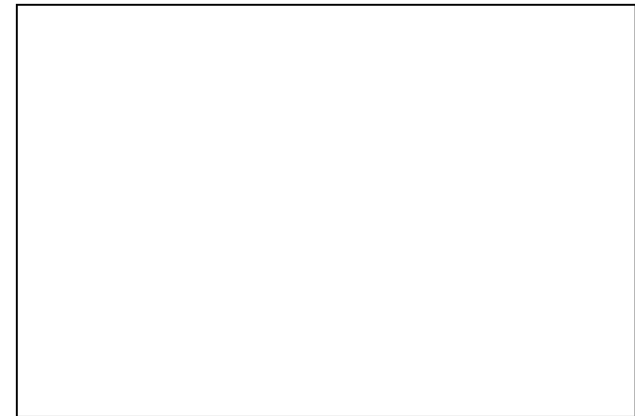
Street	Incident Count
GIGHA CRES, ., IRVINE	1
MOUNT VIEW, ., DREGHORN	1
Total Incidents in all Ward Streets	2

Top 10 Heath and Grass Fire Locations



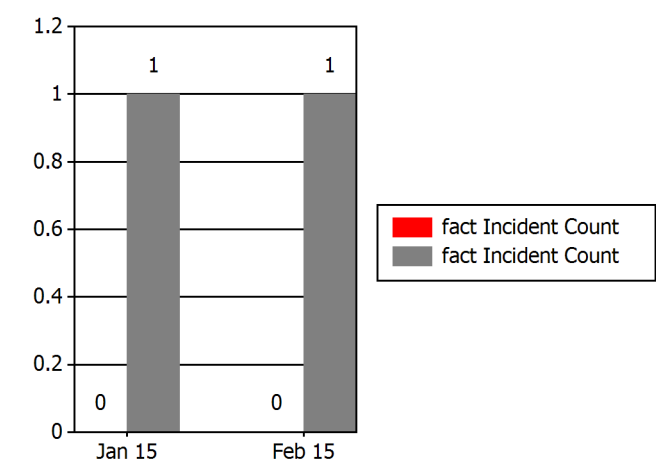
Derelict Buildings: Accidental

Data does not exist for the specified criteria.
No Data Available



Top 10 Accidental Derelict Buildings Locations

Derelict Buildings: Deliberate

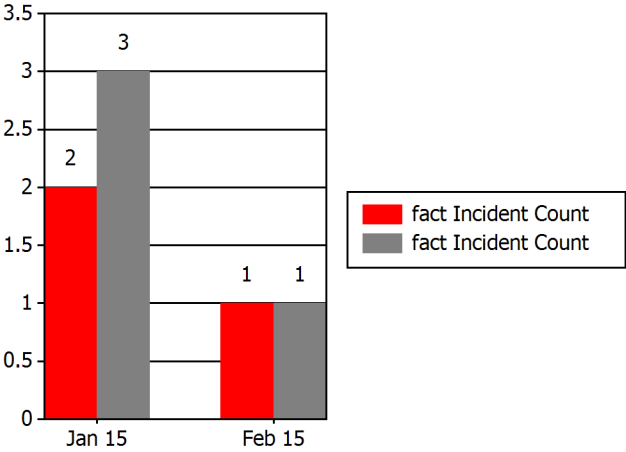


Top 10 Deliberate Derelict Buildings Locations

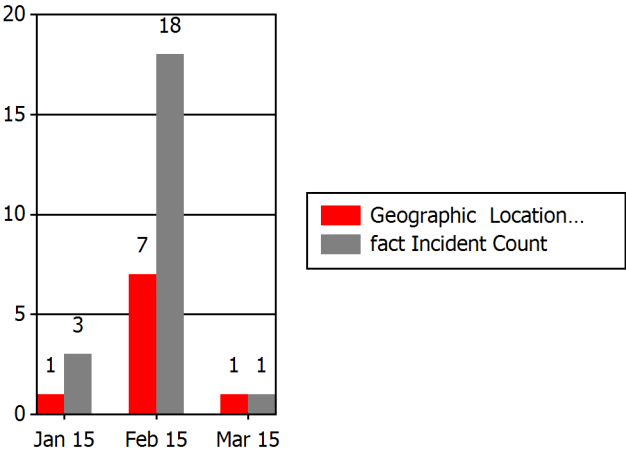
False Alarms: Malicious

Top 10 Malicious False Alarm Locations

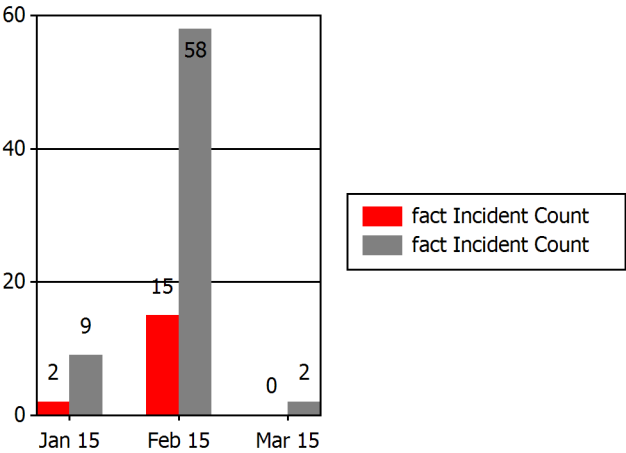
Street	Incident Count
BROOMLANDS GATE, ., IRVINE	1
CORSEHILL MOUNT RD, ., DREGHORN	1
SHEWALTON RD, SHEWALTON, IRVINE	1
Total Incidents in all Ward Streets	3



False Alarms: Good Intent



False Alarms: Equipment Fault



Road Traffic Collisions

Top 10 Good Intent False Alarm Locations

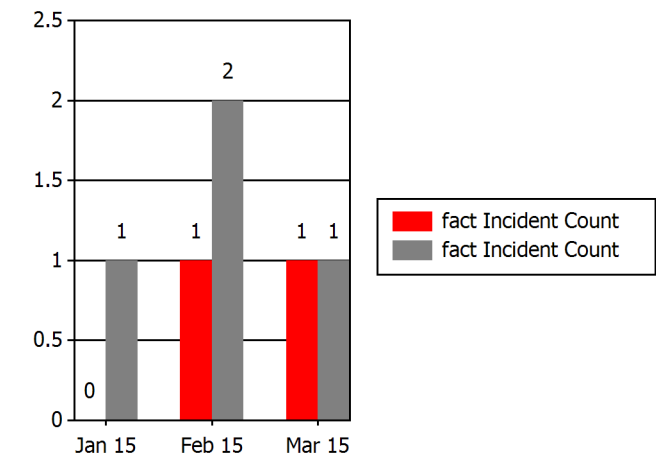
Street	Incident Count
DALRYMPLE PL, ., IRVINE	2
BRIDGEGATE, ., IRVINE	1
CLARK DR, ., IRVINE	1
CORSEHILL MOUNT RD, ., DREGHORN	1
FIRST AVE, HEATHERHOUSE INDUSTRIAL ESTATE, IRVINE	1
LYLE GDNS, ., IRVINE	1
MEADOWHEAD RD, ., IRVINE	1
WILSON AVE, ., IRVINE	1
Total Incidents in all Ward Streets	9

Top 10 Equipment Fault False Alarm Locations

Street	Incident Count
ACADEMY RD, ., IRVINE	2
DALRYMPLE PL, ., IRVINE	2
ANNICK CRT, ., IRVINE	1
AYR RD, GAILES, IRVINE	1
BOYLE ST, ., IRVINE	1
BRIDGEGATE HOUSE, ., IRVINE	1
BRYCE KNOX CRT, GIRDLE TOLL, IRVINE	1
CHEVIOT CRT, ., IRVINE	1
FULLARTON ST, ., IRVINE	1
GARRIER CRT, ., SPRINGSIDE	1
Total Incidents in all Ward Streets	17

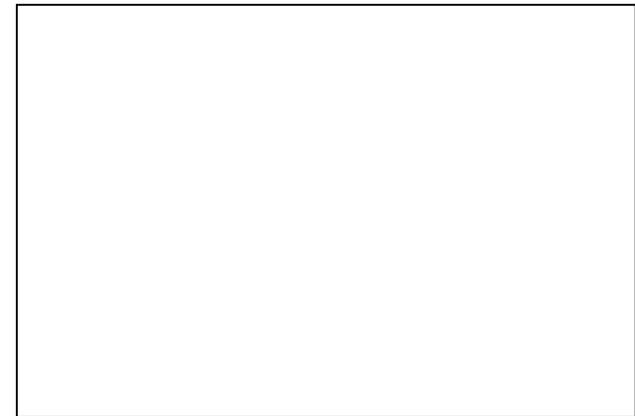
Top 10 Road Traffic Collision Locations

Street	Incident Count
DALMORE WAY, GIRDLE TOLL, IRVINE	1
HEATHERHOUSE RD, ., IRVINE	1
Total Incidents in all Ward Streets	2



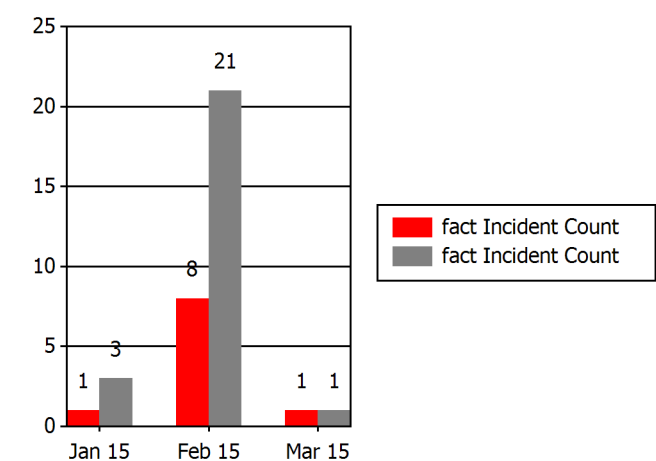
Water Related Incidents

Data does not exist for the specified criteria.
No Data Available



Top 10 Water Related Incident Locations

Other Special Services*



* - Excluding road traffic collisions and water related incidents

Top 10 Other Special Services* Locations

Street	Incident Count
GATESIDE, GIRDLE TOLL, IRVINE	2
ANNICK RD, ., IRVINE	1
BELL CRES, ., IRVINE	1
BROOMLANDS PL, ., IRVINE	1
DALRYMPLE DR, ., IRVINE	1
HUNTER DR, ., IRVINE	1
KILPATRICK PL, ., IRVINE	1
PATERSON CRES, ., IRVINE	1
STANECastle GATE, GIRDLE TOLL, IRVINE	1
Total Incidents in all Ward Streets	10

Report Description

Given a date range, council and ward, this report provides demographic, incident, casualty and fatality information in tabular format. It also charts and lists the top ten street locations for a chosen list of incident types.

NORTH AYRSHIRE COUNCIL

Agenda Item 4

19 March 2015

Irvine Area Committee

Subject: **Fullarton High Flats: Water Ingress Update**

Purpose: The purpose of the report is to update the Committee in relation to the work being undertaken to resolve the water ingress issues at the Fullarton high flats.

Recommendation: That the Committee notes the progress being made to resolve the water ingress at the Fullarton high flats.

1. Introduction

- 1.1 At the Irvine Area Committee meeting on 5 February 2015, it was requested that a report outlining progress being made to resolve the water ingress issues at the Fullarton high flats be brought to a future meeting.
- 1.2 Constructed in 1967, the Fullarton high flats comprise of five tower blocks. The blocks are 14 storeys high, each containing 55 flats. The blocks are noted as follows:
- Lugton Court;
 - Doon Court;
 - Afton Court;
 - Garnock Court; and
 - Annick Court.

2. Current Position

- 2.1 For a period thought to be in excess of 15 years, the high flats have experienced ongoing water ingress issues. In an attempt to resolve this, in 2006 the flats were externally upgraded, with each block receiving a new render system.
- 2.2 Despite the above work, a number of properties within the blocks continued to suffer water ingress. In 2012 there were 22 properties across the five blocks that were known to being experiencing ongoing issues.

- 2.3 From reports received from the property occupiers and the Council's technical staff, it is understood that the water penetration is intermittent and requires wind driven rain to be blowing from west to east.
- 2.4 Since 2012, the Council has taken advice from a range of construction specialists. This has included retaining the services of an independent structural engineer, architects and specialist contractors.
- 2.5 Over the last three years, Lugton Court has experienced the highest level of water ingress and consequently has had the highest level of remedial work undertaken, as follows:
- 2012 to 2014** – Ongoing sealing of window joints, expansion joints, and the application of an internal silicone based injection system;
- 2013** – Removal of render around the windows on the south elevation of the building, replaced with a revised detailed render system;
- 2014** – Partial application of silkaflex water proofing member to the south elevation of the building; and
- 2015** – Application of silkaflex water proofing membrane to the remainder of the south elevation and other three elevations.
- 2.6 The remedial measures undertaken since 2012 have had mixed success in resolving the water ingress, however the partial application of the silkaflex system, undertaken in 2014, has significantly reduced the issues being experienced. It is understood that following this work, the number of properties in Lugton Court experiencing water ingress reduced from 11 to 5 properties.
- 2.7 Following an extended period of high winds and driving rain in December 2014, 2 reports of water ingress were received from tenants of Lugton Court. An inspection of both properties was undertaken and although water ingress was noted, the extent of the ingress had reduced significantly from previous incidences.
- 2.8 As a result of the silkaflex system working effectively on part of the south elevation, the application of the system to the untreated elevations was instructed in January 2015. These works are now complete and the effectiveness of the system will now be monitored.

- 2.9 Once the Council has had an opportunity to determine whether the silkaflex system is fully effective, it will then be possible to determine how best to proceed. If the application of the system is deemed to be 100% effective, then it is likely that the system will be applied to the remaining 4 blocks. If this is not the case, then further consideration will be given to other potential solutions.
- 2.10 Over the last three years the Council has recognised the importance of communicating effectively with tenants on this issue. In order to keep tenants informed, various methods of communication have been utilised. This has included regular letter drops, attendance at monthly tenants' meetings and weekly on-site attendance by the Senior Housing Inspector.

3. Proposals

- 3.1 The Committee is asked to note the progress being made by the Council in order to resolve the water ingress issues at the Fullarton high flats, Irvine.

4. Implications

Financial Implications

- 4.1 All works previously undertaken have been paid via the Housing Revenue Account (HRA).

Human Resource Implications

- 4.2 There are no known human resource implications arising from this report.

Legal Implications

- 4.3 There are no known legal implications arising from this report.

Equality Implications

- 4.4 There are no known equality implications arising from this report.

Environmental and Sustainability Implications

- 4.5 There are no known environmental implications arising from this report.

Implications for Key Priorities

- 4.6 The proposal contained within this report will contribute to the following Council Plan core objective:

‘Operating more efficiently and effectively’

5. Consultations

- 5.1 Throughout the process of endeavouring to resolve the water ingress issues the Council has consulted with the tenants of the Fullarton high flats on an ongoing basis.

6. Conclusion

- 6.1 The Council recognises the concerns which have been raised by the tenants of the high flats and over the last three years has taken proactive steps to effectively remedy the water ingress being experienced. The effectiveness of the silkaflex waterproof membrane system will continue to be monitored.



CRAIG HATTON
Executive Director (Place)

Reference : DT/HW

For further information please contact David Tate, Senior Manager (Property Management & Investment) on 01294 225051

Background Papers

None