

Housing Services Committee
5 June 1997

Irvine, 5 June 1997 - At a Meeting of the Housing Services Committee of North Ayrshire Council at 2.00 p.m.

Present

Samuel Taylor, Gena Seales, Thomas Barr, John Donn, David Gallagher, Samuel Gooding, Jane Gorman, Margaret Munn, Irene Oldfather and Robert Rae .

In Attendance

The Director of Housing Services, E. McNaught, Head of Customer Services, F. Kelly, Head of Strategy and Development and J. Paul, Head of Property Services (Housing Services); J. Hair, Principal Officer, Accountancy (Financial Services); P. Boyle, Senior Solicitor, Conveyancing (Legal Services); M. Hewitt, Corporate Policy Officer and S. Paxton, Administration Officer (Chief Executive).

Chair

Mr. Taylor in the Chair.

Apologies for Absence

George Steven.

1. Minutes Confirmed

The Minutes of the Meeting of the Committee held on 25 April 1997, copies of which had previously been circulated, were confirmed.

2. Draft Programme for Scottish Homes Investment in North Ayrshire

Submitted report by the Director of Housing Services on the draft Programme for Joint Investment by the Council and Scottish Homes in North Ayrshire.

The Council agrees a programme of investment each year with Scottish Homes to address the priorities set out in the Strategic Agreement. The investment also contributes toward fulfilling other Council objectives such as the regeneration of town centres and the development of an attractive and sustainable environment. The resources available to Scottish Homes for investment have, however, been reduced and it is estimated that less than £3m will be available for investment by Scottish Homes in North Ayrshire in 1997/98. The level of future resource allocations to Scottish Homes remains unclear.

In light of the uncertainty of future resource allocations it is considered that a programme for future Scottish Homes investment in North Ayrshire should cover at least a three year period. The report detailed the Scottish Homes investment programme which will allow the completion of 423 homes. Preparatory works to enable the construction of a further 300 homes will commence in subsequent financial years.

The Committee agreed (a) the Joint Programme for Scottish Homes Investment in North Ayrshire; (b) to authorise the Director of Housing Services to negotiate with Scottish Homes to ensure the implementation of the programme; and (c) to note the priority given to the development of housing on the site of recently demolished buildings in New Street, Stevenston.

3. Houses in Multiple Occupation

(Previous Minute Reference: Housing Services Committee: 30 January 1997)

Submitted report by the Director of Housing Services on options available to deal with Houses in Multiple Occupation.

On 30 January 1997 the Housing Services Committee agreed to the establishment of an Officer Working Group to examine the issues associated with Houses in Multiple Occupation (HMOs) and report.

The Working Group considered ways of dealing with the condition and facilities in HMOs and with the tenancy matters (e.g. overcrowding, anti-social behaviour, relations with landlords, etc.) associated with them. Many of the problems which arise could be tackled on an individual basis in response to complaints.

As there are not sufficient resources to update and maintain the Register of HMOs compiled by Cunninghame District Council, it is proposed that this scheme be revoked. Enforcement action will be taken when necessary on an individual basis.

The Officer Working Group will meet quarterly to collate information and monitor the situation.

The Committee agreed that the Director of Housing Services monitor and review the position on HMOs for one year and report.

4. Energy Conservation Works

Submitted report by the Director of Housing Services on proposals for energy conservation works to Council houses.

North Ayrshire Council and previously Cunninghame District Council, have invested in energy conservation works, including cavity wall insulation and over-cladding, in order to improve the comfort of tenants and reduce heating costs. In addition, the Council has worked with local network installers under the Home Energy Efficiency Scheme (HEES), which provides grant assistance to householders in receipt of benefit, to provide loft insulation and damp proofing works.

The 1997/98 HRA Capital Programme made provision of £100,000 for energy conservation work to the Council's housing stock. This is usually allocated to cavity wall insulation under the Council's Central Heating Programme but as most Council houses now have cavity wall insulation only a small number of houses on the current Central Heating Programme will require this work. This leaves a balance of £40,000-£50,000 in the energy conservation budget.

In order to provide further energy conservation benefits for North Ayrshire Council tenants it is proposed that the Council use the balance by (a) sharing the costs of installing cavity wall insulation and loft insulation in Council housing stock on Arran and Millport with Scottish Hydro Electric, with the Council's contribution being £11,929; and (b) over-cladding a number of non-traditional style houses in Hagthorn Avenue, Kilbirnie and Thorntree Avenue, Beith which suffer from water penetration and have poor insulation.

In the longer term it is proposed that the Council commit resources for energy conservation work to (i) the cavity wall insulation of remaining Council housing stock; (ii) loft insulation, with priority being given to non-traditional stock and to houses in areas where loft insulation is being installed under the HEES, the tenants of which do not qualify for grant assistance under the Scheme; and (iii) the over-cladding of blocks which require fabric protection and have poor insulation.

The Committee agreed the proposals for energy conservation works in the current financial

year and in the longer term, as outlined above.

5. Home Energy Conservation Act 1995

(Previous Minute Reference: Housing Services Committee: 30 January 1997)

Submitted report by the Director of Housing Services on a draft Home Energy Conservation Policy.

The Home Energy Conservation Act, 1995 which came into force on 1 December 1996 required that all Local Authorities in Scotland prepare a report setting out measures which would lead to a significant improvement in the energy efficiency of their housing stock. The first report is to be submitted to the Secretary of State for Scotland by 1 September 1997 and to be followed by regular progress reports. The Secretary of State has set Authorities a target to achieve a 30% increase in energy efficiency in housing stock over the next 10 years but has not allocated additional resources for the purpose.

In order to share information and discuss issues relevant to the Act on the preparation of home energy conservation reports, Energy Action Scotland has formed a Scottish Home Energy Conservation Act Forum of Local Authorities. A subscription fee for each Authority has not yet been fixed but will be approximately £140/£220.

A Home Energy Conservation Policy would act as a basis for developing objectives, strategies and achieving improvements in the energy efficiency of housing stock. Details were given of a draft policy which is in line with the Council's draft Environmental Policy and would be incorporated in the first report to the Secretary of State.

In order to fulfil its obligations under the Act it will be necessary for the Council to establish the energy efficiency levels of all tenures of housing within North Ayrshire. Scottish Hydro Electric Plc have developed specialist software to create an energy efficiency database which could act as a database in respect of the Council's own stock and produce reports on energy efficiency levels across a range of tenures. The total cost of Scottish Hydro Electric Plc software and training package would be £6,500.

The Committee agreed (a) to join the Scottish Home Energy Conservation Act Forum; (b) to approve the draft Home Energy Conservation Policy; (c) that personal circumstances be taken into account in the policy with initial reference to low income and elderly households; and (d) to accept the quotation from Scottish Hydro Electric Plc for the supply of a specialist database together with associated training at a cost of £6,500 which will assist in the production of the Home Energy Conservation Report.

6. Aids and Adaptations: Extensions to Accommodation

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

Submitted report by the Director of Housing Services on the current position with regard to aids and adaptations to Council houses.

The Housing Services Directorate is responsible for funding permanent adaptations to Council properties and a budget of £200,000 has been identified for that purpose in 1997/98. The Social Work Directorate is responsible for the initial assessment of applicants and for funding the installation of removable aids such as bath aids and ramps. On receipt of a referral from the Social Work Directorate, the Housing Services Directorate undertakes a further assessment in light of the feasibility of the adaptations and the possibility that alternative suitable accommodation may be identified for the applicant. If adaptation is the only possible option, the applicant is advised accordingly and initial costs of the adaptation are obtained from the Architectural Services Manager.

The Housing Services Directorate have received nine referrals (cases A-I) from the Social

Work Directorate , details of which were provided, which incorporate work to extend applicants' present accommodation. Three of the referrals (cases A, B and C) relate to assessments undertaken prior to implementation of the new policy in September 1996 and involve extensions to Council properties at a total cost in excess of £90,000. The final costs of these adaptations were substantially higher than the original estimated. A further £30,000 has already been committed to other works which leaves a balance of £80,000 for the installation of removable adaptations to Council properties in this financial year. It is considered that, given budgetary constraints, a cost limit of £18,000 be applied to all future applications.

The Committee agreed (a) to the extensions to the properties in respect of cases A, B and C; (b) that the applicants detailed in cases D, F, G and H be rehoused as an alternative to the extension work; (c) that the Director of Housing Services (i) investigate means of reducing the costs of extensions to the properties detailed in cases E and I; and (ii) exercise a degree of flexibility within the current allocation policy to enable suitable accommodation to be made available for cases D, F, G and H and for similar cases in the future; and (d) that a cost limit of £18,000 be applied to all future applications.

7. Disabled Grants

Submitted report by the Director of Housing Services regarding guidelines for assessing private sector grant applications for disabled occupants.

The Council currently provide improvement grants to carry out alterations to private sector properties occupied by disabled persons. The number of applications for disabled grants to undertake major alterations to properties has increased while the discretionary grants budget within the Non-HRA capital programme has been reduced.

The Director of Housing Services has therefore undertaken a review of the current position with regard to disabled grants and has recommended various measures to ensure that the available grant funding is distributed as fairly and widely as possible.

In addition, the Committee considered an exceptional case where the owner of a seven apartment house at Blackwaterfoot, Arran has applied for a grant for an extension to form a bedroom and a toilet at an estimated cost of £12,684. The owner has indicated that he is considering sub-dividing the house and selling part of it. It would, however, be possible to carry out the alterations on the existing ground floor to create a larger bathroom suitable for the applicant's needs. A detailed costing of internal conversion works would allow the alternative to be considered.

The Committee agreed (a) that disabled persons should not be eligible for grant assistance when they have moved from suitable accommodation to unsuitable accommodation unless there are strong reasons to justify the move; (b) that grant assistance shall not be available for an extension to a property where the necessary accommodation or facilities can be provided within the existing accommodation, except in exceptional circumstances; (c) to adhere to the upper limit of 75% of £12,600 on approved expenses resulting in a maximum grant of £9,450 (with the remaining 25% being referred to the Social Work Directorate for consideration); (d) that the Director of Housing Services refer to the Housing Services Committee any applications involving exceptional circumstances; and (e) that the owner of the Port-na-lochan, Blackwaterfoot, Isle of Arran be requested to submit competitive estimates for the conversion of existing living space to provide suitable ground floor accommodation.

8. Private Sector Housing Grants

Submitted the annexed report (Appendix HS1) 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. Saltcoats Nos 4, 5 and 6 Housing Action Areas for Improvement

Previous Minute Reference: Housing Services Committee: 24 April 1997)

Submitted report by the Director of Housing Services on proposed Draft Resolutions in respect of the Saltcoats Nos. 4, 5 and 6 Housing Action Areas for Improvement.

The Housing Services Committee on 24 April 1996 agreed that the properties at 55-77 Raise Street, 42/52 Wellpark Road and 1/5 and 2 Gladstone Road, Saltcoats be included in the Council's Housing Action Area Programme. The owners have been consulted and it is now proposed, once approval is received from the Secretary of State, that Draft resolution Notices be served giving owners two months to submit objections or representations. Any objections received will be reported to the Committee prior to considering a Final Resolution. It is further proposed that repairs notices be served to ensure that the properties are brought up to the tolerable standard.

The Committee agreed (a) to make the annexed Draft Resolutions (Appendix HS2); and (b) to authorise the service of repairs notices in respect of the properties as detailed herein in respect of the following:-

the Saltcoats No. 4 (55/77 Raise Street) Housing Action Area for Improvement;

the Saltcoats No. 5 (42/52 Wellpark Road) Housing Action Area for Improvement;

the Saltcoats No. 6 (1/5 Victoria Road & 2 Gladstone Road) Housing Action Area for Improvement.

10. Skelmorlie No. 2 (2-10 Castle Road) Housing Action Area for Improvement: Tenders

Submitted report by the Architectural Services Manager on tenders received for works to properties in the Skelmorlie No. 2 (2-10 Castle Road) Housing Action Area for Improvement.

The Committee agreed to authorise the Architectural Services Manager to accept the lowest tender of £250,625.90 from Central Building Contractors, Glasgow in respect of works in the Skelmorlie No.2 (2-10 Castle Road) Housing Action Area for Improvement.

11. Urgent Items

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

(a) Ardrossan: Flats above Shops: Ashgrove Road/Lawson Drive

Councillor Gallagher requested that the Member/Officer Working Group on the Flats above Shops at Ashgrove Road/Lawson Drive, Ardrossan be reconvened before the summer recess to assess the current position.

The Committee agreed to the request.

The Meeting ended at 2.45 p.m.

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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 IMPROVEMENT GRANT (DISABLED OCCUPANT)					
5	IG/96/267 25/3/97	Angela Burns	4 Burnbrae Drive Irvine	7000	5250 (75%)
5	IG/97/0007 8/4/97	David Wood	28 Barrie Terrace Ardrossan	950	712 (75%)
5	IG/97/0008 8/4/97	Mary Kennedy	72 Sinclair Street Stevenston	900	675 (75%)
5	IG/97/0017 1/5/97	Helen McCabe	14 Arran Court Stevenston	2070	1553 (75%)
5	IG/97/0011 16/4/97	David McLaughlin	18 St. Winning's Road Kilwinning	1735	1301 (75%)
5	IG/97/0016 29/4/97	John Dorrans	24 Hillside Street Stevenston	1550	1162 (75%)
5	IG/97/0015 8/4/97	Brenda Connelly	16 Pennyvenie Way Irvine	720	540 (75%)
5	IG/97/0019 6/5/97	Richard Addie	14 Loanhead Road Ardrossan	1369	1027 (75%)
5	IG/97/0006 8/4/97	Robert Martin	85 Campbell Avenue Stevenston	12600	9450 (75%)
5	IG/97/0013 17/4/97	Mr. and Mrs. Grams	11 Braehead Girdle Toll Irvine	2095	1571 (75%)
5	IG/97/0010 9/4/97	Mr. Bell	51 Lomond Crescent Beith	4120	3090 (75%)
5	IG/97/0021 8/5/97	Margaret Paterson	36 Seamore Street Largs	2200	1650 (75%)
5	IG/97/0022 15/5/97	John Nicol	11 Stairlie Crescent West Kilbride	1990	1493 (75%)
5	IG/97/0020 8/5/97	John Walker	10 Clyde Street Millport	3800	2850 (75%)
5	IG/97/0027/D 19/5/97	Mrs. E. Houston	8 Highthorne Crescent West Kilbride	3680	2760 (75%)
5	IG/97/0029/D 20/5/97	Mrs. A. Brown	34 Manuel Avenue Beith	1298	974 (75%)
5	IG/97/0028/D	Agnes Ferguson	36 Canal Street	1700	1275 (75%)

	20/5/97		Saltcoats		
5	IG/97/0024/D 15/5/97	Iain Thomson	Portnallochan Blackwaterfoot Isle of Arran	12684	9450 (75%)
5	IG/97/0031/D 21/5/97	Hugh Clark	56 Herriot Avenue Kilbirnie	1919	1439 (75%)
5	IG/97/0030/D 20/5/97	Christina Young	63 Main Street West Kilbride	4605	3454 (75%)

APPLICATIONS FOR ADDITIONAL IMPROVEMENT GRANT (DISABLED OCCUPANT)

5	IG/96/97/D 24/7/96	Patricia Campbell	Craignish 8 Buchanan Street Largs	6879 (original grant award)	7550
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APPLICATIONS FOR LEAD REPLACEMENT GRANT

15	LG/97/003 25/4/97	Terry Wilkie	33 Bankhouse Avenue Largs	300	225 (90%)
15	LG/94/084 13/9/94	J. Martin	15 Montgomerie Avenue Fairlie	435	347 (90%)
15	LG/96/116 20/3/97	A. Brown	41 Main Road Gateside Beith	1142	983 (90%)
15	LG/97/007 8/5/97	William Baillie	21 Sinclair Drive Largs	569	467 (90%)
15	LG/97/005 8/5/97	Malcolm Gooding	76 Stevenston Road Kilwinning	399	314 (90%)
15	LG/97/006 8/5/97	Isabella Lambert	78 Stevenston Road Kilwinning	399	314 (90%)
15	LG/97/009 9/5/97	Robert Bain	15 Parkend Road Saltcoats	672	560 (90%)
15	LG/97/010 20/3/97	Karen Wilson	8 Rubie Crescent Irvine	287	213 (90%)
15	LG/97/008 9/5/97	Brian & Carol Murray	10 Rubie Crescent Irvine	287	213 (90%)
15	LG/97/004 8/5/97	Sheila Buchanan	17 Bowfield Road West Kilbride	458	367 (90%)
15	LG/97/002 21/4/97	Hellen McKechnie	Ashlea Lochranza Isle of Arran	373	291 (90%)
15	LG/97/001 8/4/97	Campbell & Emmi McIntosh	St. Phillan's Lodge Shore Road Skelmorlie	1135	976 (90%)
15	LG/97/0016 15/5/97	Arthur Rodman 9 Third Part West Kilbride	28 Gateside Street (1/M) West Kilbride	311	235 (90%)
15	LG/97/0013 15/5/97	Arthur Rodman 9 Third Part	26 Gateside Street (G/R) West Kilbride	311	235 (90%)

West Kilbride

15	LG/97/0014 15/5/97	Arthur Rodman 9 Third Part West Kilbride	28 Gateside Street (G/R) West Kilbride	311	235 (90%)
15	LG/97/0015 15/5/97	Arthur Rodman 9 Third Part West Kilbride	28 Gateside Street (1/L) West Kilbride	311	235 (90%)
15	LG/97/0012 15/5/97	Mrs. E. Brittain per Arthur Rodman 9 Third Part West Kilbride	26 Gateside Street (G/L) West Kilbride	311	235 (90%)
15	LG/97/0017 15/5/97	Arthur Rodman 9 Third Part West Kilbride	28 Gateside Street (1/R) West Kilbride	311	235 (90%)
15	LG/97/0019 15/5/97	Mrs. Audrey Boylan	7 Hillcrest Place Kilwinning	610	504 (90%)
15	LG/97/0020 15/5/97	James Bertram	5 Hillcrest Place Kilwinning	669	619 (90%)
15	LG/97/0011 15/5/97	Donald Bentley	4 Barrmill Road Beith	1097	942 (90%)
15	LG/97/0021 20/5/97	John Aird	6 Rubie Crescent Irvine	287	213 (90%)

APPLICATIONS FOR IMPROVEMENT GRANT

12	IG/97/25 15/5/97	Mr. G. Stuart	1 Smith Street (1/L) Dalry	3010	1505 (50%)
5	IG/97/18 1/5/97	D. Burns	95 New Street Stevenston	17637	15873 (90%)
1	IG/97/35 21/5/97	Angus Campbell	2 Skelmorlie Castle Road (Upper) Skelmorlie	52697	47041 (90%)
1	IG/97/157 8/11/96	J. & D. Mathie	2 Skelmorlie Castle Road (Lower) Skelmorlie	74877	67389 (90%)
1	IG/97/32 21/5/97	Bernard & Gina Bryceland	4 Skelmorlie Castle Road Skelmorlie	67782	61003 (90%)
1	IG/97/33 21/5/97	Renfrewshire Property Co. Ltd. per Director of Housing Services North Ayrshire Council	6 Skelmorlie Castle Road Skelmorlie	17100	12825 (75%)
1	IG/97/34 21/5/97	John Pettigrew	Post Office 8 Skelmorlie Castle Road Skelmorlie	52697	39522 (75%)
1	IG/97/23 14/5/97	Richard Laing	10 Skelmorlie Castle Road Skelmorlie	40579	36521 (90%)

APPLICATIONS FOR ADDITIONAL IMPROVEMENT GRANT

1	IG/249/94 10/11/94	Rose Leon	42 Nelson Street (G/L) Largs	34754 (original grant award)	35589
1	IG/147/94 17/11/94	James Powell	42 Nelson Street (G/R) Largs	33411 (original grant award)	35805
1	IG/127/94 10/11/94	Sandra Hughes	42 Nelson Street (1/L) Largs	34390 (original grant award)	37012
1	IG/148/94 22/11/94	Susan Wilson	42 Nelson Street (1/R) Largs	38782 (original grant award)	44145
1	IG/128/94 10/11/94	Morag McGinn	42 Nelson Street (2/L) Largs	31026 (original grant award)	32715
1	IG/141/94 14/11/94	Neil Sinclair	42 Nelson Street (2/R) Largs	36078 (original grant award)	41307
1	IG/129/94 10/11/94	John Shaughnessy	44 Nelson Street (G/L) Largs	30827 (original grant award)	33151
1	IG/142/94 10/11/94	Nr. Narducci	44 Nelson Street (G/R) Largs	30934 (original grant award)	33066
1	IG/130/94 10/11/94	Charles Evans	44 Nelson Street (1/L) Largs	33858 (original grant award)	37692
1	IG/131/94 10/11/94	Neil Ingram	44 Nelson Street (1/R) Largs	37878 (original grant award)	42409
1	IG/132/94 10/11/94	James Campbell	44 Nelson Street (2/2) Largs	37447 (original grant award)	41036
1	IG/134/94 10/11/94	Mary Whiting	46 Nelson Street (G/F) Largs	45178 (original grant award)	47463
1	IG/135/94 10/11/94	I. Khan	46 Nelson Street (1/F) Largs	46733 (original grant award)	50593
1	IG/136/94 10/11/94	Frank Hampson	46 Nelson Street (2/F) Largs	42411 (original grant award)	50020
1	IG/138/94 10/12/94	James Wilson & Michelle Rall	48 Nelson Street (1/F) Largs	49316 (original grant award)	58689
1	IG/137/94 10/11/94	Maureen Miller	48 Nelson Street (G/F) Largs	53497 (original	59355

				grant award)	
1	IG/139/94 10/11/94	David Dickson	48 Nelson Street (2/F) Largs	48599 (original grant award)	51729
APPLICATIONS FOR REPAIRS GRANT					
18	RG/97/04 18/4/97	Ann Buchanan	53 Ritchie Street West Kilbride	1369	660 (50%)
7	RG/97/07 15/5/97	J. Graham per Director of Housing Services North Ayrshire Council	18 Morrison Avenue Stevenston	5500	2725 (50%)
7	RG/97/06 2/5/97	Patricia McManus per Director of Housing Services North Ayrshire Council	14 Morrison Avenue Stevenston	5500	2725 (50%)
7	RG/97/05 1/5/97	Alexander Allison	95A New Street Stevenston	13930	6965 (50%)
18	RG/97/08 19/5/97	Mrs. Jeffrey	18D Gateside Street West Kilbride	2500	1225 (50%)
APPLICATIONS FOR ADDITIONAL REPAIRS GRANT					
18	RG/97/0001 4/4/97	Miss Crawford	22 Ritchie Street West Kilbride	845 (original grant award)	1057
APPLICATIONS FOR ENVIRONMENTAL IMPROVEMENT GRANT					
21	EG/96/18 3/3/97	The Owner per Director of Housing Services North Ayrshire Council	29 Mount View Dreghorn	561 (approved cost of works)	561 (amount of of grant)

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05/06/97

Appendix No
HOU 2

SALTCOATS NO. 4 HOUSING ACTION AREA FOR IMPROVEMENT: 55/77 RAISE STREET: DRAFT RESOLUTION

If satisfied that -

- (a) the houses or the greater part of the houses in the area described in the Schedule to this Draft Resolution lack one or more of the standard amenities or do not meet the tolerable standard; and
- (b) the most effective way of dealing with the said areas is by securing the carrying out of such works on the houses in the area which do not meet the standard specified by the local authority for the area under Article (3) of this Draft Resolution that on the completion of the works all the houses in the area will meet that standard;

CONSIDER WHETHER IN EXERCISE OF THE POWERS CONFERRED UPON THE COUNCIL BY SECTION 90 OF THE HOUSING (SCOTLAND) ACT 1987 TO MAKE A DRAFT RESOLUTION IN THE FOLLOWING TERMS:-

- (1) It is proposed that the area of land shown edged red and coloured orange on the map signed and sealed and marked as relative hereto shall be known as the Saltcoats No. 4 Housing Action Area for Improvement.
- (2) It is proposed that the area should be dealt with by securing that all the houses in the area meet the standard specified under Article (3) below.
- (3) It is proposed that in terms of Section 90(3) of the Act the specified standard shall be that all the houses in the area -
 - (a) shall meet the Tolerable Standard,
 - (b) shall be in a good state of repair (disregarding the state of internal decorative repair) having regard to the age, character and location of the houses, and
 - (c) shall be provided with all of the standard amenities.
- (4) The manner in which it is proposed that each of the buildings in the area shall be dealt with is set out in the Schedule to this Draft Resolution.
- (5) This Draft Resolution may be cited as the Saltcoats No. 4 Housing Action Area for Improvement Draft Resolution 1997.

SALTCOATS NO. 5 HOUSING ACTION AREA FOR IMPROVEMENT: 42/52 WELLPARK ROAD: DRAFT RESOLUTION

If satisfied that -

- (a) the houses or the greater part of the houses in the area described in the Schedule to this Draft Resolution lack one or more of the standard amenities or do not meet the tolerable standard; and
- (b) the most effective way of dealing with the said areas is by securing the carrying out of such works on the houses in the area which do not meet the standard specified by the local authority for the area under Article (3) of this Draft Resolution that on the completion of the works all the houses in the area will meet that standard;

CONSIDER WHETHER IN EXERCISE OF THE POWERS CONFERRED UPON THE COUNCIL BY SECTION 90 OF THE HOUSING (SCOTLAND) ACT 1987 TO MAKE A DRAFT RESOLUTION IN THE FOLLOWING TERMS:-

- (1) It is proposed that the area of land shown edged red and coloured orange on the map signed and sealed and marked as relative hereto shall be known as the Saltcoats No. 5 Housing Action Area for Improvement.
- (2) It is proposed that the area should be dealt with by securing that all the houses in the area meet the standard specified under Article (3) below.
- (3) It is proposed that in terms of Section 90(3) of the Act the specified standard shall be that all the houses in the area -
 - (a) shall meet the Tolerable Standard,
 - (b) shall be in a good state of repair (disregarding the state of internal decorative repair) having regard to the age, character and location of the houses, and
 - (c) shall be provided with all of the standard amenities.
- (4) The manner in which it is proposed that each of the buildings in the area shall be dealt with is set out in the Schedule to this Draft Resolution.
- (5) This Draft Resolution may be cited as the Saltcoats No. 5 Housing Action Area for Improvement Draft Resolution 1997.

SALTCOATS NO. 6 HOUSING ACTION AREA FOR IMPROVEMENT: 1/5 VICTORIA ROAD AND 2 GLADSTONE ROAD: DRAFT RESOLUTION

If satisfied that -

- (a) the houses or the greater part of the houses in the area described in the Schedule to this Draft Resolution lack one or more of the standard amenities or do not meet the tolerable standard; and
- (b) the most effective way of dealing with the said areas is by securing the carrying out of such works on the houses in the area which do not meet the standard specified by the local authority for the area under Article (3) of this Draft Resolution that on the

completion of the works all the houses in the area will meet that standard;

CONSIDER WHETHER IN EXERCISE OF THE POWERS CONFERRED UPON THE COUNCIL BY SECTION 90 OF THE HOUSING (SCOTLAND) ACT 1987 TO MAKE A DRAFT RESOLUTION IN THE FOLLOWING TERMS:-

- (1) It is proposed that the area of land shown edged red and coloured orange on the map signed and sealed and marked as relative hereto shall be known as the Saltcoats No. 6 Housing Action Area for Improvement.
- (2) It is proposed that the area should be dealt with by securing that all the houses in the area meet the standard specified under Article (3) below.
- (3) It is proposed that in terms of Section 90(3) of the Act the specified standard shall be that all the houses in the area -
 - (a) shall meet the Tolerable Standard,
 - (b) shall be in a good state of repair (disregarding the state of internal decorative repair) having regard to the age, character and location of the houses, and
 - (c) shall be provided with all of the standard amenities.
- (4) The manner in which it is proposed that each of the buildings in the area shall be dealt with is set out in the Schedule to this Draft Resolution.
- (5) This Draft Resolution may be cited as the Saltcoats No. 6 Housing Action Area for Improvement Draft Resolution 1997.