LEADERSHIP PANEL.

Minutes of meeting in County Buildings, Wellington Square, Ayr,
on 18th January 2011 at 10.00 a.m.

Present: Councillors Bill McIntosh (Chair), Douglas Campbell, Peter Convery, Hywel Davies, Nan McFarlane, Robin Reid and Margaret Toner.

Attending: D. Anderson, Chief Executive; H. Garland, Executive Director – Children and Community; E. Howat, Executive Director – Corporate Services; L. Bloomer, Executive Director – Development and Environment; V. Andrews, Head of Legal and Administration; D. Alexander, Head of Corporate Resources; K. Leinster, Head of Community Care and Housing; D. Burns, Manager (Housing Policy and Strategy); J. Cronin, Strategic Service Planning Manager; J. McQuillan, Head of Property and Neighbourhood Services; R. Kingisepp, Office Manager (Property and Asset Management); M. Newall, Head of Planning and Enterprise; A. Wilson, Head of HR and Organisational Development; D. Robertson, Public Communications Manager; K. Briggs, Principal Solicitor; D. Knight, Committee Services Officer; and A. Gerrish, Committee Administrative Officer.

Welcome to Meeting.

The Chair, on behalf of the Panel, welcomed

(1) Elected Members to the first meeting of the Leadership Panel in 2011; and

(2) the Head of HR and Organisational Development to the meeting.

Community Services – Housing and Customer First.

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1. Suspension of the Right to Buy within Pressured Areas in South Ayrshire.

There was submitted a report (issued) 17th November 2010 by the Executive Director – Children and Community

(1) advising

(a) that the Housing (Scotland) Act 2001 gave Scottish Ministers the power to designate any part of a Local Authority area as “pressured” and that if an area was designated as pressured, the right to buy a Council house was suspended for a period of years where the tenancy began on or after 30th September 2002 and that any person whose tenancy commenced prior to 30th September 2002 could still purchase their home through the Right to Buy Scheme;

(b) that South Ayrshire Council had been granted permission by Scottish Ministers to designate the 29 areas identified in Appendix 1 as "pressured" for a period of five years with the period of suspension being implemented from 10th February 2006 and due to expire on 9th February 2011; and

(c) that a further extension to Pressured Area Status for a period of five years could be granted by the Scottish Ministers, if current evidence showed that areas within South Ayrshire were still "pressured";

(2) indicating

(a) that by 2005 South Ayrshire Council had sold the second highest proportion of social rented stock through Right to Buy out of all the Scottish Local Authorities and that the number of Council properties had reduced by approximately 50% since the legislation had been introduced in the 1980s and that the Right to Buy had therefore had a considerable impact on the availability of affordable housing within South Ayrshire; and

(b) that the reduction of housing stock through Right to Buy had placed increasing pressure on the Council to meet local housing need and that a further reduction in the number of Council houses through Right to Buy would make it increasingly difficult for the Council to:-

- effectively house homeless households, resulting in more use and longer periods of time spent in Bed and Breakfast accommodation;
- offer a range of affordable housing to meet need;
- reduce waiting times for applicants;
- meet the needs of people living in unsuitable accommodation; and
- re-house people with care needs in the community;

(c) that of the 8,268 Council tenancies, the Right to Buy had been suspended in 795 tenancies within the 29 areas and that a review of the supply and demand pressures in these areas had indicated that, if an extension to pressured area status be applied, the level of affordable housing would be maintained; and

(d) that an Equality and Diversity Impact Assessment had been carried out as detailed in Appendix 2 of the report; and

(3) reporting that pressured area status potentially reduced the capital receipt to the Housing Revenue Account, however, this would be offset by an increased rental income from properties which could potentially be bought over the life of the Business Plan.

Decided: to approve the submission of an application to extend Pressured Area Status for a further five years from 10th February 2011 as outlined in Appendix 1 of the report.

2. Housing Capital Investment Programme 2010/11: Monitoring Report as at Period 7 : 31st October 2010.

There was submitted a joint report (issued) of 7th January 2011 by the Executive Director - Development and Environment and Executive Director – Corporate Services

(1) informing of the progress being made with the Housing Capital Investment Programme for 2010/11 as at 31st October 2010 (Budget Monitoring Period 7) as contained in Appendix 1 of the report;

(2) indicating that the total expenditure and income at Period 7 was £5,696,093 and that based on a budget of £14,233,542, this represented expenditure in percentage terms of 40.02%;

(3) advising that a number of adjustments to the Programme had been approved by the Leadership Panels on 9th February, 13th April, 17th August and 26th October 2010, and the Council on 1st July 2010, leading to a revised budget of £14,233,542, which was reflected in Appendix 1 of the report;

(4) proposing a number of adjustments to the Programme as indicated in Section 4 of the report; and

(5) seeking authority to negotiate a variation to a current contract as outlined in Section 5 of the report.

Decided:

(a) to note the progress made on projects to 31st October 2010, as highlighted in Appendix 1 of the report;

(b) to approve the adjustments as requested in Section 4 of the report; and

(c) to agree that the Executive Director – Development and Environment be authorised to negotiate a variation to the contract with the company currently appointed to undertake the work at the maisonettes in North Ayr, in accordance with the provisions of the Standing Orders Relating to Contracts, to cover the additional work required as approved by Leadership Panel of 26th October 2010, as outlined in Section 5 of the report.

Development and the Environment – Sustainability and the Environment.

3. Street Lighting Technology and Variable Lighting.

There was submitted a report (issued) of 6th January 2011 by the Executive Director - Development and Environment

(1) advising

(a) that this Council maintained and operated approximately 20,000 street lighting units throughout the Council area including the repair and renewal of columns as well as the purchase of energy via the Procurement Scotland contract and that the energy used by street lighting was part of the Council's carbon management baseline;

(b) that due to ongoing improvements in lamp technology, the average energy consumption per lamp had been decreasing year on year, however, the Council's overall street lighting energy consumption had been increasing as a result of new housing and industrial developments and the ongoing replacement of sub-standard and life-expired lighting installations.

(c) that advances in modern lamp technology and electronic programmable control gear, coupled with the lower lighting levels permissible by BS 5489 and BS EN 13201, the British and European standards for Road Lighting, meant that it was now feasible to achieve energy savings by means of reducing the wattage of the lamps in certain instances and at certain locations;

(d) that successful trials had already been conducted in Ayr and Troon town centres whereby the lighting had been converted to modern white-light sources and the wattage of many lamps had been reduced, returning significant savings and giving a more pleasant night time environment and that feedback from local businesses, the CCTV Monitoring Station and from various Elected Members on these projects had all been positive;

(e) that there were now also opportunities to use modern technology to vary the levels of lighting at appropriate times during the hours of darkness, further reversing these trends in increasing energy use, associated costs and emissions and that these opportunities were being successfully implemented by Councils across the country such as Fife, Highland, and East Ayrshire; and

(f) that this report considered the lighting on traffic routes/distributor roads and did not consider the lighting in subsidiary roads such as residential streets where the potential savings were much smaller and the payback periods much longer and that this might be the subject of a future report;

(2) making a number of recommendations regarding street lighting technology and variable lighting with South Ayrshire; and

(3) reporting

(a) that precise costs for each proposed trial installation could only be calculated after detailed site assessment and designs were carried out and that these trial installations would be funded from the current street lighting revenue budget, and from the street lighting revenue budget in 2011/12;

(b) that should a policy on variable lighting arise out of this exercise, the impact upon future capital and revenue budgets would be minimal and that where a complete lighting column and associated infrastructure was being replaced via the Capital Programme, the additional cost of increasing the efficiency of the unit and including such technology to allow variable lighting was minimal, an increase of about 2% per column which would have minimal impact on future capital budgets for the replacement of sub-standard and life-expired installations and that this small increase would, however, be recovered in a very short time, in some instances less than one year, via reduced energy consumption;

(c) that where lantern replacements on existing columns were carried out under the lighting revenue programme, the additional cost to allow variable lighting was around 12% per unit and that the lower energy consumption would deliver a very short pay-back period; and

(d) that should these trials prove successful and as a consequence, the Council was minded to accelerate the programme of rolling out variable lighting, additional funding would require to be sought at that time.

Decided:

(i) to agree that the following five initial trial sites of this technology be installed which would take the form of the replacement of lanterns on existing lighting columns and the trials would run for a period before results being considered and further recommendations made:-

- Holmston Road, Ayr;
- Main Street, Barrhill;
- Shawfarm Industrial Estate, Prestwick;
- St. Meddans Street, Troon; and
- Weston Avenue, Annbank;

(ii) to agree that the trial installation in Holmston Road, Ayr be carried out in the current financial year, with the other trial installations being carried out in the 2011/12 financial year and that the trial installations in Barrhill, Annbank and Troon would be carried out as part of the street lighting cyclic maintenance programme with the trial installation in Prestwick being carried out as a separate project; and

(iii) to note that the village of Barrhill was now very much part of the Galloway Forest Dark Sky Park (DSP) project, with visitors to the DSP being met and returned to Barrhill railway station and that a trial variable lighting installation in the village could be tailored towards the requirements of the DSP, with South Ayrshire Council providing an example of the best practice in environmental lighting as a “first stop” on DSP visitors’ tours;

(iv) to agree that full consultation be carried out with various stakeholders, including the Police, local residents, community councils, local businesses, SAC Road Safety and CCTV teams, Galloway Forest Dark Sky Park and any others who may have an interest. Initial consultation with the Council’s road safety, anti-social behaviour team and CCTV team, as well as the Police and Forestry Commission Scotland (Galloway Forest DSP) has been favourable and that all consultees had, however, reinforced the need for further consultation throughout the proposed trials; and

(v) to agree that the results of the consultation would be reviewed and presented to a future meeting of the Leadership Panel, at which time a policy recommendation would be presented.

Corporate and Community Planning - Corporate, Strategic and Community Planning.

4. Progress against the Council's Corporate Pan to 30th September 2010.

There was submitted a report (issued) of 10th January 2011 by the Head of Policy, Performance and Communication

(1) detailing the progress achieved to 30th September 2010 against the Council's Corporate Plan's aim and objectives; and

(2) advising

(a) that the progress as set out in Appendix 1 showed a positive picture of achievement with the performance of one objective out of 80 being rated as amber and none rated as red;

(b) that as at 31st March 2010, the corresponding figures were that three objectives rated as amber and that a major factor in this improved picture was that six months ago, some of the commitments made in the plans were very fresh and that work on addressing them had not always been fully commenced;

(c) that the performance information together with supporting detail at task level had been scrutinised and that the main questions and comments from two of the Scrutiny Panels were outlined in Appendix 2 and that the Community Services Standing Scrutiny Panel had considered its report on 13th January 2011, the outcomes of which would be reported to a future meeting of the Leadership Panel; and

(d) that an updated version of the Council's Corporate Plan was scheduled to be submitted to the Council on 16th March 2011 followed by the updated Directorate Plans in April 2011 and that these plans would reflect work being undertaken to deliver on the Council's recently agreed priorities and Improvement Programme.

The Head of Policy, Performance and Communication advised that the Community Services Standing Scrutiny Panel at its special meeting on 13th January 2011 had discussed a number of matters and had noted the progress achieved to date against the Council's Corporate Plan as detailed through the updates provided against its Directorate Plans to 30th September 2010.

A question was raised by a Member of the Panel in relation to the format of reports being presented to Panels and the Head of Policy, Performance and Communication responded accordingly.

Decided: to approve the progress being achieved during the past six months to 30th September 2010 as detailed in Appendix 1 of the report.

Corporate and Community Planning – Resources and Performance.

5. Council Tax Collection Statistics – Cash at 31st December 2010.

There was submitted a report (issued) of 7th January 2011 by the Head of Corporate Resources advising

(1) of the collection levels which had been achieved in respect of Council Tax to 31st December 2010 and the action which had been taken to achieve Best Value in the collection thereof;

(2) that the collection rate had been 82.90 per cent against the target collection of 82.90 per cent; and

(3) that in order to address increased customer demand due to the economic recession, Corporate Services staff were working controlled periods of overtime to ensure accurate benefit awards together with the prompt rebilling and recovery of Council Tax and that, in the event of non-payment, Council Tax arrears were now being passed earlier to Stirling Park Sheriff Officers, to maximise recoveries.

A question was raised by a member of the Panel in relation to Council Tax Collection levels reaching the target of 92% in January 2011 and the Head of Corporate Resources responded accordingly.

Decided:

(a) to approve the contents of the report; and

(b) to request the Head of Corporate Resources to provide updated figures to the next meeting of this Panel.

6. Common Good Funds – Revenue and Capital Budgetary Control 2010/11 – Position Statement at 31st October 2010.

There was submitted a report (issued) of 7th January 2011 by the Executive Director – Corporate Services in relation to the revenue and capital accounts of Ayr, Prestwick, Troon, Maybole and Girvan Common Good Funds for the period to 31st October 2010 and

(1) detailing

(a) the revenue position at 31st October 2010, against the approved full year budgets and projected balances; and

(b) the accumulated revenue position at 31st October 2010 and the projected accumulated revenue surpluses at 31st March 2011;

(2) advising that the accumulated capital reserves balance on the Ayr Common Good Fund at 31st October 2010 was £2,498,195 with the projected accumulated capital position at 31st March 2011, taking into account the capital issues highlighted in Appendix 3 of the report, was anticipated to be £2,345,323, a reduction of £190,000 since 1st April 2010; and

(3) intimating that the accumulated capital reserves balance on the Prestwick Common Good Fund at 31st October 2010 was £50,000 and that this position was anticipated to remain unchanged at 31st March 2011;

(4) reporting

(a) that as part of the 2010/11 Revenue Budget Exercise Members had approved a £144,000 contribution from the Ayr Common Good Fund to the Townscape Heritage Initiative (THI) and that the latest information, as outlined in Appendix 1a of the report, indicated that the 2010/11 contribution would not be required until 2011/12; and

(b) that the underspend within Ayr Common Good was reflected in the projected (surplus)/deficit for the year to 31st March 2011 highlighted in the table at 4.1 of the report and also in the accumulated reserves position for Ayr Common Good detailed in the table at 4.2 of the report; and

(5) requesting that the resource be set aside and drawn from accumulated reserves in 2011/12 and be added to the previously planned contribution for 2011/10.

Decided:

(i) to approve the earmarking of the Townscape Heritage Initiative funding underspend to be drawn from accumulated reserves in 2011/12 as detailed at 4.3 of the report, and

(ii) otherwise, to approve the contents of the report.

7. Housing Revenue Account – Revenue Budgetary Control 2010/11 – Position statement at 31st October 2010.

There was submitted a joint report (issued) of 7th January 2011 by the Executive Director – Children and Community and the Executive Director – Corporate Services detailing the performance of the Housing Revenue Account's expenditure and income against its profiled budget for the period to 31st October 2010 and reporting

(1) that there was an accumulated unaudited surplus as at 31st March 2010 of £18.970m and that an updated list of the approved commitments against this surplus totalling £14.080m was outlined in the report and that the balance of £4.890m would be considered as part of the 2011/12 business plan review which was currently underway; and

(2) that the HRA was underspent by £0.613m for the period to 31st October 2010 and that the projected surplus for the year to 31st March 2011 was £0.746m.

Decided: to approve the contents of the report.

8. Budget Management – Revenue Budgetary Control 2010/11 – Position Statement at 31st October 2010.

There was submitted a report (issued) of 7th January 2011 by the Executive Director – Corporate Resources

(1) presenting an overview of the General Services Revenue Account for 2010/11 as at 31st October 2010;

(2) advising

(a) that the draft 2009/10 Annual Accounts had been submitted for audit to Audit Scotland on 30th June 2010 and had shown an accumulated surplus of £13.418m and that

(i) the draft surplus had been reduced by £0.057m to reflect additional required adjustments in respect of severance costs and debtor invoices; and

(ii) the surplus had been further reduced by £0.035m to reflect an additional adjustment in relation to debtors,

the audited accumulated surplus was therefore £13.326m;

(b) that of the accumulated surplus of £13.326m,

- £0.528m would require to be set aside to assist with the financing of the Council's Schools PPP project;

- £1.141m had been earmarked to be used in delivering the Council's affordable housing strategy in future years;

- a further £2.784m had been allocated to be spent on specific Council projects during 2010/11;

- £0.102m had been set-aside to recognise the potential loss on the Council's £5m Landsbanki deposit;

- £0.080m had been ring-fenced towards the cost of the 2012 local elections;

- £1.750m had been carried forward to fund severance costs likely to be incurred in 2010/11 onwards as part of the down-sizing of the organisation; and

- a further £1.000m had been set aside to reduce workforce numbers and rationalise properties to reduce the budget gap for 2011/12,

leaving an uncommitted balance of £5.941m at 31st March 2010;

(c) that this Council, together with other Scottish Councils with deposits in Icelandic Banks, had been involved in discussions with COSLA and the Scottish Government regarding recent recovery developments and that the outcome of these discussions was currently being reviewed to determine the updated financial impact for 2010/11 and beyond;

(d) that the Council's Revenue Budget for 2010/11 had been approved on 10th February 2010, with total planned expenditure of £269.186m and that the budget had included various corporate allocations and targets that had, at that stage, still to be allocated across Directorates;

(e) that in addition, further funding required to be transferred between Directorates to recognise changes in responsibilities following the implementation of the revised Council structure during 2009 and that these transfers/allocations were now reflected in the Directorate budgets;

(f) that the approved 2010/11 budget had included Aggregate External Finance (AEF) due from Scottish Government of £215.569m, as notified in Finance Circular 12/2009 and that Finance Circular 1/2010 had provided additional funding to this Council of £0.413m as outlined in the Budget Management Report to the Leadership Panel on 17th August 2010, which had resulted in revised AEF due of £215.982m;

(g) that specific grants receivable from Scottish Government as part of Aggregate External Finance of £9.484m have been included within appropriate Directorates' net service expenditure for budget monitoring purposes;

(h) that following the recent announcement in relation to the nationally agreed 2010/11 inflationary pay award for employees, a total of £0.418m had been removed from Directorate budgets and transferred to contingency to reflect the reduced payroll expenditure requirement within services and that these transfers had been reflected in the Directorates employee expenditure budgets;

(i) that as part of the ongoing attempt to reduce budgets in light of the anticipated funding reduction for 2011/12 and beyond, Directorates have identified various underspends that occurred in 2009/10 totalling £0.350m which would re-occur in 2010/11 and had been removed from Directorates and transferred to contingency; and

(j) that following a review of central support, the Directorate budgets now included costs of estimated usage of central support services;

(3) detailing revenue monitoring reports for each Directorate for the period to 31st October 2010 as provided in Appendix 1 of the report; and

(4) indicating that a number of service and budget issues were being raised in these reports and that Executive Directors had committed to management action to ensure that there was a break-even position at 31st March 2011 as follows:-

- ***Chief Executive's Strategic Office*** – showed a current underspend of £0.077m which was mainly due to a saving in employee costs resulting from a current vacancy and maternity leave within the service and an underspend in relation to the budget set aside for best value initiatives with a break-even position being currently projected at 31st March 2011;

- ***Children and Community*** – showed a current underspend of £0.808m which was mainly due to underspends in employee costs, property costs, supplies and services and administrative costs offset by overspends in transport costs, payments to agencies and an under-recovery in income with a year-end underspend of £1.587m being currently projected at 31st March 2011;

- ***Corporate Services*** – showed a current overspend of £0.020m which was mainly due to overspends in employee costs and administrative costs offset by an over-recovery of income with a year-end underspend of £0.100m being currently projected at 31st March 2011;

- ***Development and Environment*** – showed a current underspend of £0.612m which was mainly due to underspends on employee costs, transport costs, third party payments and increased income with a year-end underspend of £0.764m being currently projected at 31st March 2011; and

- ***Miscellaneous*** – showed an overspend of £0.088m which was mainly due to insurance premiums paid but not yet recharged to the Housing Revenue Account etc. with a year-end underspend of £0.077m being currently projected, £0.054m of this related to a projected underspend in contributions for the Townscape Heritage Initiative (THI) which was requested as carry-forward to 2011/12 to add to the planned contribution for the THI in 2011/12 and seeking approval of the carry forward of £0.054m which would result in a revised projected underspend of £0.023m; and

(5) outlining the current position with regard to:-

- targeted reductions;

- Council Tax Income;

- Accumulated Balance at 31st October 2010 including:-

  - Contingency Balance 2010/11; and

  - Reserve Balances; and

(6) reporting

(a) that all Directorates have committed to bringing their budget in on-line, or better, by 31st March 2011.

(b) that an accumulated balance of £11.738m was currently anticipated at 31st March 2011.

Questions were raised by a Member of the Panel in relation to the current position with the Landsbanki deposits and the underspend of £0.077m within the Chief Executive's Strategic Office and the relevant Officers responded accordingly.

Decided: having recorded their appreciation of the work undertaken by the Head of Corporate Resources and his staff

(i) to approve the carry-forward to 2011/12 of the £0.054m underspend in the Townscape Heritage Initiative contribution held within Miscellaneous Services to be added to the planned 2011/12 contribution;

(i) to approve the management action being taken by Executive Directors to ensure a break-even budget at 31st March 2011 as outlined in Appendix 1 of the report;

(iii) to approve the virement as outlined in the Directorate budgetary control reports at Appendix 1 and summarised in Appendix 2 of the report; and

(iv) otherwise, to note the contents of the report.

9. Audit Scotland Charges – 2010/11 Audits.

There was submitted a report (issued) of 10th January 2011 by the Executive Director – Corporate Services

(1) advising that there were two components to the total charges that Audit Scotland levied as follows:-

(a) the 'agreed fee' whereby Audit Scotland had set an 'indicative fee range' in respect of each body which represented a 10 per cent flexibility (up or down) against an 'indicative fee' which had been constructed based on estimates of time likely to be required for each major component of the audit with the 'indicative fee range' for this Council being £191,340 to £233,860 (£187,920 to £229,680 in 2009/10); and

(b) the central charge for this Council in 2010/11 was £92,800 (£106,100 in 2009/10) which comprised a number of elements including an appropriate share of the following:-

- auditors' travel and subsistence expenses;
- adjustment to audit fees for undertaking best value audit; and
- central costs of Audit Scotland;

(2) reporting that Audit Scotland had provided a fee proposal which set the 'agreed fee' at the mid-point, and incorporated an additional charge of £6,600 in respect of the 'significant issues' reported in the final report (an amount of £12,000 had been included in the 2009/10 fee); and

(3) reporting

(a) that the proposed total charges for the 2010/11 audit were £312,000 (£330,900 in 2009/10) and that a budget of £345,256 was held in the Miscellaneous Services / HRA Budget;

(b) that additional charges would be levied in respect of ESF/ ERDF final grant claims and that these charges could be recovered as part of the grant claim; and

(c) that a total fee of £301,860 had been assumed for 2010/11 and required to be provided for in the 2011/12 Revenue Budget exercise which was based on a planned reduction of 3.25 per cent.

Decided: to approve the total charges for the 2010/11 Audit in the sum of £312,000 (£330,900 in 2009/10) which would be accommodated within the Miscellaneous Services / HRA Budget.

10. General Services Capital Programme 2010/11: Monitoring Report as at Period 7: 31st October 2010.

There was submitted a joint report (issued) of 7th January 2011 by the Executive Director – Development and Environment and Executive Director – Corporate Services

(1) outlining the General Services Capital Programme for 2010/11 as at 31st October 2010 and detailing that at the end of Period 7, actual expenditure and income stood at £9,449,910 (51.01% of total budget), against a full year approved budget of £18,524,278; and

(2) recommending adjustments to the Programme as follows and as detailed in Appendix 2 of the report:-

- funding for projects required to be carried forward from 2010/11 to 2011/12; and

- projects requiring budget adjustments in 2010/11;

(3) reporting that if approved, the adjustments would have the effect of reducing the current level of over-programming by £102,020, from £638,822 to £536,802.

Decided:

(a) to note the progress made on projects to 31st October 2010, as highlighted in Appendix 1 of the report; and

(b) to approve the adjustments as outlined in Section 4 and Appendix 2 of the report.

Chair's Remarks.

The Chair remarked on the reduced numbers of Officers attending meetings and thanked Officers for their co-operation.

11. Exclusion of press and public.

The Panel resolved, in terms of Section 50A(4) of the Local Government (Scotland) Act 1973, that the press and public be excluded during consideration of the remaining items of business on the grounds that they involved the likely disclosure of exempt information in terms of paragraphs 6 and 9 of Part 1 of Schedule 7A of the Act.

12. Proposed Contract for the Design, Supply and Delivery of Kitchen Units and fitments for Council Houses.

There was submitted a report (issued to members only) of 6th January 2011 by the Executive Director – Development and Environment seeking approval to appoint a Company that provided the most Economically Advantageous Tender to the Council, when judged on a combination of price and quality, for the design, supply and delivery of kitchen units and fitments for Council Houses.

A question was raised by a Member of the Panel in relation to whether the fitted kitchen units would receive a guarantee when the work had been completed and the relevant Officers responded accordingly.

Decided: to appoint JTC (65) Limited to supply all kitchen units and fitments for the Council's housing stock until 31st March 2013, in accordance with Section 16.2(ii) of the Standing Orders Relating to Contracts.

Community Services – Housing and Customer First.

13. Possible New Build Council Houses at Somerset Road, Ayr: Outcome of Negotiations With Dawn Homes Ltd.

There was submitted a joint report (issued to members only) of 5th January 2011 by the Executive Director – Development and Environment and Executive Director – Children and Community advising of the outcome of negotiations with Dawn Homes Ltd. to design and construct twenty six new Council Houses at Somerset Road in Ayr.

Decided: having recorded their appreciation of the work undertaken by the Head of Property and Neighbourhood Services and his staff, to purchase land at Somerset Road as shown in the plan attached as Appendix 1 of the report and to enter into a design and build contract with Dawn Homes Ltd., for the construction of twenty six new Council Houses at a negotiated cost of £2,880,600, and on such other detailed terms and conditions as approved by the Executive Director - Development and Environment and the Executive Director - Children and Community.

Community Services – Social Services.

14. Outcome of the Complaints Review Committee.

There was submitted a report (issued to members only) of 21st December 2010 by the Head of Legal and Administration informing of the outcome of the Complaints Review Committee which had been held on 14th December 2010 and

(1) outlining how the Complaints Review Committee had reached its conclusions as detailed in the Appendix of the report; and

(2) that on the basis of these conclusions, the Complaints Review Committee made one recommendation on this matter.

Decided: to approve the recommendation made by the Complaints Review Committee following the Hearing on 14th December 2010 as detailed in the Appendix of the report.

The meeting ended at 10.30 a.m.