



MINUTE OF BUTE & COWAL AREA COMMITTEE MEETING
Wednesday 2nd December, 2010
Sandbank Community Hall, Dunoon.

Present: -

Margaret MacGregor	Chair
John Morris	Vice Chair
Anne Dunlop	ACHA tenant
Carol-Ann Shearer	ACHA tenant
Councillor Marshall	Council representative
Nick Pollard	Director of Finance and IT
Iona MacPhail	Regional Manager
Gayle Stead	Governance and Compliance Manager
Lesley Higgins	PA to the Board of Management
Garrick Collier	Area Admin Officer

In attendance: -

Bill Dickson	Member
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1.	Apologies Ian Christie	ACTION
2.	Election of Office Bearers Iona thanked Margaret for her work as Chair for the past year and made a presentation of an engraved whisky glass. Business moved on to the election for the coming year. Margaret was nominated as chair by John and this was seconded by Carol-Ann. Margaret was duly elected. Nominations for election to the position of vice chair were refused by those nominated, so the position of vice chair remains vacant. Iona thanked John for his work as vice chair for the last two years.	
3.	Minutes of Previous Meeting There was a typographical error with the name of Scotland's first minister, which should be spelled Salmond. The minutes were proposed as an accurate record by Anne and seconded by John.	
4.	Matters Arising Carol-Ann clarified that she is able to attend meetings held at 11am in Cowal but not in Bute.	

	<p><u>Torlochan</u> Councillor Marshall commented that the area committee were not consulted on the upgrading of the site. Nick said that a commitment had been made pre-transfer to upgrade facilities and consultation with tenants had taken place some 12-18 months ago. Both John and Councillor Marshall agreed that the area committee should have been consulted and Nick said that he would take this position back to the relevant officers within ACHA. John believed the two issues of security issues with the site and ACHA's commitment to having a TP site at Torlochan should not have been separated as they have cost and management implications. John also said that the CCTV cameras to be installed would need to be very closely monitored. Councillor Marshall added that the recordings can be very useful in identifying perpetrators. The CCTV will comply with all Data Protection Act requirements. Nick apologised to committee on behalf of the Senior Management Team (SMT) and the Board for the oversight of not consulting before works commenced.</p>	
5.	<p>Chair's Report Margaret updated committee on the following items:</p> <ul style="list-style-type: none"> • ACHA was awarded a C grade by the Scottish Housing Regulator (SHR) in the recent inspection. • The First Minister cannot attend the official opening of the new development in Campbeltown so Alex Neil MSP will attend in his place. • A meeting to sort out difficulties with housing benefit for the sheltered housing service charge is being sought. This meeting will involve ACHA, Dept of Work and Pensions and Argyll & Bute Council if possible. • The Board recently visited the refurbished properties in Inveraray and are very pleased with the outcome. 	
6.	<p>Tenant's Panel Minutes For information only.</p>	
7.	<p>Health & Safety Group Minutes For information only.</p>	
8.	<p>Review of Performance Indicators Iona took committee through the presentation.</p> <p>A tenant survey will be expected by the SHR every 3-5 years. In the meantime, other forms of engagement such as satisfaction cards are already in place. Councillor Marshall liked the new format of the KPI report and commended ACHA for its performance. It was pointed out that the repairs figures do not include void houses. Cyclical maintenance for guttering in Cowal has now started. There are a very low number of homeless applicants in Bute so it is unlikely the target of 50% of all allocations to homeless applicants will be met.</p>	

9.	<p>Estate Management Action Plan Upper Columshill Terrace</p> <p>We were not able to get related assets funding for the pathways. The matter has been sent back to the council as it may be a public footpath and the council will confirm the position on this. Iona will find out the name of who the query went to and Councillor Marshall will speak to the relevant person.</p> <p>The following EMAP projects were approved.</p> <p>2.1 Replace slabs at Glebe Terrace, Rothesay. 2.3 Remove steps at Mentone Place, Innellan. 2.4 Remove trees at Miller Avenue, Innellan. 2.6 Plant shrub and repair footpath at Forest View, Strachur. 2.7 Cut back undergrowth and replace fence at Manor Way, Tighnabruaich. 2.8 Replace slabs at Manor Way, Tighnabruaich.</p>	IMP
10.	<p>Pressured Area Status</p> <p>The application submitted includes most settlements in Cowal. This will suspend the modernised right to buy for a period of 5 years. There are fewer areas affected in Bute.</p>	
11.	<p>Regional Managers</p> <p>Iona took committee through her presentation.</p>	
12.	<p>AOCB</p> <p>There are two days of strategic planning on 24th and 25th February. The area committee is invited on 25th February. John requested a presentation on trends in social housing with regard to energy efficiency.</p>	
13.	<p>Date of Next Meeting</p> <p>11am, 3rd February 2010 at Sandbank Community Hall</p>	