

Minutes of B & C Area Committee Meeting Held at Cragroy on 2nd June 2010 at 11am

Present:

Margaret MacGregor	Chair
John Morris	Independent
Anne Dunlop	ACHA tenant
Carol-Ann Shearer	ACHA tenant
Ian Christie	Independent
Councillor Marshall	Argyll & Bute Council
Douglas Dougan	ACHA Tenant
Rosemary McMillan	Local Manager (Bute)
Fiona Ewing	Area Admin Officer
Garrick Collier	Welfare Rights Officer (B&C)

In Attendance:

Bill Dickson	Member
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The Chair welcomed Rosemary & Garrick to the meeting and thanked them for attending.

		ACTION
(1) Apologies	Iona MacPhail	
(2) Minutes of previous meeting	The minutes were accepted as an accurate record. Proposed by Carol-Ann, seconded by John.	
(3) Matters Arising from Previous Minutes	Rosemary confirmed that the spec could be changed at survey stage for kitchen light fittings. Carol-Ann asked Rosemary if surveyors could ask tenants at the march in stage if there were any issues with fitting strip lights.	RM
(4) Correspondence	Fiona advised the committee that no correspondence had been received.	
(5) Chair's report	The Chair advised the meeting that Sally Loudon , Chief executive of Argyll & Bute Council had attended the board meeting and gave a presentation on what has been happening in the council over the last year and how she sees the council working in partnership with ACHA. Clelland Sneddon will be executive Director for housing and takes up this post on 17th May. The Council's priorities for housing are to increase supply of good quality, affordable housing and also reduce homelessness in partnership with RSL's. The Council are also in discussions with the Scottish Government regarding making better use of the Strategic	

	<p>Housing fund.</p> <p>Alastair MacGregor provided an update on various ACHA wide issues: - Budget for the coming year has now been set; new void processes in place; Pressured Area Status application has been accepted by the Council- outcome awaited from Scottish Govt.</p> <p>The Board agreed the introduction of three new posts to assist with title plan analysis- the Board agreed that it is vital that ACHA is able to properly identify owner responsibilities.</p> <p>There was a discussion regarding the poor attendance of area committee members at the Strategic planning day in February. It was agreed that (non Board) area committee members should be asked in advance if they wanted to attend. 11 AC members who said they would attend did not and this cost the Association a significant sum of money in terms of hotel costs/meals etc.</p> <p>A request from one sheltered housing complex to be changed to amenity housing was rejected subject to a full review of the future of Sheltered housing/elderly service.</p> <p>The Chair further advised the meeting that the prize draw took place for returned tenant satisfaction forms.</p>	
(6) Tenant's Panel Minutes	For information.	
(7) Health & Safety Committee Minutes	For information.	
(8) Review of KPI's	<p>Rosemary explained the continuing situation regarding low demand in Bute and how low volume of homeless cases is having an impact on their homeless targets. Rosemary advised that Cowal have exceeded target for homeless lets.</p> <p>Cllr Marshall asked for more information regarding the reasons for Cowal's poor relet figures, Rosemary will obtain information.</p> <p>John stated that the condition of let may have an impact on the number of refusals, which in turn increases the relet time. John asked for a budget figure for void repairs and commented that a multi-skilled workforce should concentrate on bringing these properties up to an acceptable standard.</p> <p>Cllr Marshall asked about the housing surplus in Bute and Rosemary advised that a meeting is taking place with Fyne Homes to discuss this issue.</p> <p>Rosemary advised that emergency repairs are on target, possibly due to IHRT, who continue to perform well. Cllr Marshall advised that Cowal have a good term contractor and</p>	<p>RM</p> <p>IMacP</p>

	<p>asked if IHRT will be rolled out to other areas. John commented that this has previously been presented to the board and thinks that once existing contracts expire IHRT's may be rolled out. Cllr Marshall raised concerns about the difficulty of managing such teams. Rosemary advised that 3 areas have successful IHRT's at the moment.</p>	
<p>(9) EMAP 2009/10 Projects</p>	<p>Rosemary presented a selection of photographs of completed EMAP projects from 09/10 and advised that staff are now starting to log new projects on to the database for this year.</p> <p>Cllr Marshall said that Cragroy garden area was a joint project with ACHA & HELP.</p> <p>Rosemary advised that James Nash thinks that the Columshell footpath is Council owned and works may not need to be actioned by ACHA. The Chair raised concerns about the length of time that this issue has been passed backwards and forwards between ACHA and Argyll & Bute Council as there is a risk of public injury. John asked Cllr Marshall if the Council could meet with ACHA to resolve the issue as a matter of urgency.</p> <p>John asked about the uptake of pitches at Torlochan and was advised that 3 tenants will move to pitches once the site has reopened. He stated that facilities there have improved but some may still not relocate and he added that hopefully ACHA will be able to encourage movement from unofficial sites once Torlochan is open.</p> <p>John asked if anything further had occurred regarding Strachur Playpark. Cllr Marshall advised the park is being used by residents and that the residents group are responsible for maintaining it.</p>	<p>Cllr M</p>
<p>(10) Fencing</p>	<p>The Chair advised that fencing at Longhill Terrace is now in a dangerous condition with children catching clothes etc on it and no. 6 requires a new gate. Rosemary advised her that there is no budget for fencing but it could be done from estate management budget, however, this would use up all of the funds available for this.</p> <p>Carol-Ann advised the meeting that fencing is also required at Valrose Terrace as children are going through neighbours' gardens kicking satellite dishes etc.</p> <p>Rosemary is to check with Nick regarding the installation of additional fencing around the playpark</p>	<p>RM</p>
<p>(11) Manager's report</p>	<p>Rosemary took the committee through her presentation.</p> <p>Rosemary advised the committee that Bute has obtained its first ASBO.</p>	

	<p>Cllr Marshall asked how Sandra working at the two sheltered housing complexes was going now that Alice has retired and was advised that this is working out well.</p> <p>The Chair asked who Milton West T&R association were and Rosemary explained which area they cover etc.</p>	
<p>(12) Welfare Rights Presentation</p>	<p>Garrick took the meeting through his presentation.</p> <p>Carol-Ann asked if Garrick could address the board regarding the level of payments for decor, Garrick explained that his role was to maximise income for tenants and this is not within his remit. Carol-Ann passed on thanks from a tenant to Garrick who then went on to explain how he had been able to assist them.</p> <p>Garrick advised that Child Benefit is no longer considered in housing benefit calculations.</p> <p>Rosemary advised the committee that Bute is now referring after the service was put on hold there.</p> <p>Garrick commended Gillian McInnes for her hard work with the project and the committee thanked Garrick for his presentation.</p>	
<p>(13) AOB</p>	<p>John advised the committee that he will not be seeking re-election as he feels he is increasingly at variance with ACHA management. He added that has enjoyed working with the committee.</p> <p>Ian Christie also advised the committee that he will not be seeking re-election but not for the same reasons.</p> <p>The Chair thanked them both for their hard work and support with the committee and advised them that they would both be missed.</p> <p>Carol-Ann advised that a neighbour is having problems obtaining proof of kids kicking a football on to their property. The tenant in question has taken a photograph but Police have advised this cannot be used. John stated that Police are exceeding their authority and there is no legal reason why photographic evidence cannot be used. Rosemary advised that photos of kids cannot be taken without parents' consent. Carol-Ann asked what the tenant should do in this case. Rosemary suggested that ACHA staff try to witness an incident using dates/times from diary of events. Rosemary to speak to Jean/Ormonde to arrange a visit.</p> <p>The Chair advised that CCTV can be used to show to Police then they can warn the child. Rosemary stated that anyone installing this should ensure that signs are clearly visible advising that CCTV is in operation prior to installing camera.</p>	<p>RM</p>

	<p>Carol-Ann advised that contractors still left exposed wires whilst carrying out work at new kitchen/bathroom installation, despite tenants advising that they had children at the survey stage.</p> <p>Carol-Ann stated that she had been in a property that had not been kept clean and asked why properties are not checked for cleanliness once a year. Rosemary advised that we are not able to tell a tenant to clean the property unless the condition was really poor but if tenants apply to transfer we could ask them to improve the standard then. Ian advised that unfortunately contractors don't tend to do as good a job in these types of properties.</p> <p>The Chair asked about pest control responsibility and Rosemary advised her that it is the tenant's responsibility to eradicate pests.</p> <p>Cllr Marshall advised the committee that he had been in a meeting with Alistair McGregor and had discussed the level of investment in ACHA properties. He advised that ACHA is going far beyond the scope of Argyll & Bute Council and he commended the organisation. Cllr Marshall thanked John & Ian and reminded everyone of how useful Local Area Committees are.</p> <p>Fiona provided prices for stands and staff at the tenant involvement days.</p> <p>The Chair drew the winners for Cowal & Bute's tenant satisfaction survey competitions. The winners will be notified and press releases/photos arranged.</p>	FE
<p>(14) Date, Time & Venue of Next Meeting</p>	<p>Wednesday 4th August 2010 at 11am, Cragroy.</p>	