



**MINUTE OF BUTE & COWAL AREA COMMITTEE MEETING**  
**Wednesday 17<sup>th</sup> February, 2010**  
**Sandbank Community Hall, Dunoon.**

**Present: -**

Margaret MacGregor	Chair
John Morris	Independent
Anne Dunlop	ACHA tenant (arrived during item 11)
Carol-Ann Shearer	ACHA tenant
Ian Christie	Independent
Iona MacPhail	Regional Manager
Garrick Collier	Area Admin Officer
Bill Anderson	Investment & Regeneration
Alan McQuillian	Customer Services Assistant

**In attendance: -**

Bill Dickson	Member
Douglas Dougan	Member
Mary Horne	Member

1.	Apologies Councillor Marshall	ACTION
2.	Conflicts of Interest None to declare	
3.	Minutes of Previous Meeting Accepted as a true and accurate record. Proposed by John, seconded by Carol-Ann	
4.	Matters Arising  <u>Torlochan</u> The site had been visited by the Chair, Carol-Ann and John and they commented how pleased they were with the progress to date.	
5.	Perfect Attendance The chair presented Alan McQuillian with his certificate to recognise perfect	

	attendance for 2009. Other recipients were Alan Fraser, John Chisolm, Ellen Pollock and Hugh Killen from the Bute office and Alice Clark and Alex Skelton from the Dunoon office. Committee specifically minuted their thanks to these members of staff.	
6.	<p><b>Correspondence</b> Garrick informed the group of an invite received for a Community Planning Day to be held at Dunoon grammar School on 6<sup>th</sup> March.</p>	
7.	<p><b>Report from the Chair</b> Margaret reported the following</p> <ul style="list-style-type: none"> <li>• Alastair MacGregor had met with the housing minister to propose a short term working group was set up to address issues surrounding the Housing Association Grant, the level of which has been reduced.</li> <li>• Homeless targets had been discussed at the last Board meeting and a visit to Ayrshire Council had been discussed to see how they were able to meet the needs of so many homeless applicants.</li> <li>• The recent calls to elderly tenants during the cold weather had also been mentioned.</li> <li>• This year's rent increase had been set at 1% &amp; RPI 2.4% = 3.4%</li> </ul>	
8.	<p><b>Related Assets</b> Bill took committee through his presentation.</p> <p>It was noted that related asset funding still needed to be applied for but guarantees had been give at transfer but any works arising now would be dealt with from local repairs budgets or EMAP funding.</p> <p>Iona is to investigate whether works to the Columshill Terrace footpath are necessary if adoption is imminent, thereby preserving EMAP funds. The path is already the subject of discussion between the council and ACHA. Bill is to produce plans for Stewart Turner of Argyll &amp; Bute Council so ownership issues can be addressed.</p>	
9.	<p><b>Tenant's Panel Minutes</b> For info.</p>	
10.	<p><b>Health &amp; Safety Committee Minutes</b> For info.</p>	
11.	<p><b>Review of KPI's</b> Iona took committee through her presentation.</p>	

	<p>Margaret reported that Police on Bute had commended staff there for their handling of anti social issues. Committee wished their thanks to be added and forwarded to staff.</p>	
12.	<p><b>Regional Manager's Report</b> Iona took committee through her presentation.</p> <p>The article appearing on the front page of the Dunoon Observer, severely criticising Finbracken was brought to the table. John made several observations on the matter, including that the way forward was difficult after such an article, but the bulk of housing was not causing problems and this was borne out by the 94% occupancy rate. Funding had been committed for the next 2 years for kitchens, bathrooms and heating systems. Both John and Alastair MacGregor had responded to the article and felt that Councillor Simon's comments were inappropriate but the problems current tenants were experiencing should be addressed and there should be a follow-up article to balance views. Carol-Ann agreed that tenants were happy in general and whilst some things needed to be addressed, they appreciated that works had taken place. A full discussion of the issue then followed and committee agreed to monitor the situation and any subsequent press articles closely.</p> <p>The subject of damage to property after the cold weather was also discussed and committee agreed that contents insurance for tenants should be promoted along with the various methods that tenants have for paying for this.</p>	ALL
13.	<p><b>AOCB</b> Carol-Ann raised several matters.</p> <ul style="list-style-type: none"> <li>• Strip lights had been fitted in new kitchens; who was responsible for replacing these? Iona is to find out.</li> <li>• The maintenance work to gutters was commended but it was noted that contractors had encountered problems at some properties with the amount of dog dirt left in gardens. In line with this, clarification on how many animals were allowed to be kept was queried. Again, Iona was to clarify.</li> <li>• Milton West tenants felt that they had not yet had enough input into the plans for the Valrose Terrace car park. Alastair MacGregor was attending the next tenants' association meeting to clarify plans and ACHA's position.</li> <li>• There had been many complaints about the standard of workmanship on the new kitchens and bathrooms and the committee discussed these. Iona would visit Carol-Ann to personally investigate the problems.</li> </ul> <p>The chair invited Mr Dougan, a resident of Wallace Court to address committee. Mr Dougan felt that the service charge was an extra bill and wanted an explanation. Margaret gave details of the funding cut ACHA had experienced therefore had no choice but to raise the service charge to retain services and John added further information for Mr Dougan's benefit.</p>	IMP  IMP

	<p>The committee also considered the appointment of a Vice Chair. After some discussion John said he would be happy to serve until the next AGM on the understanding that Ian would give consideration to taking over the role for 12 months after that, a proposal to which Ian agreed. John was therefore unanimously voted in.</p>	
14.	<p><b>Date of Next Meeting</b> Wednesday 7th April 2010, in Bute, venue TBC.</p>	