



## OBAN, LORN & THE ISLES AREA COMMITTEE

**Monday 8<sup>th</sup> May 2017  
2pm**

**Menzies House, Oban,**

### Present

Mr Alister MacIntyre **Vice Chair** (AMI)  
Mr Andy Birnie (AB)  
Mr Stafford Day (SD)  
Mr Ian McIntyre (IMI)  
Iona MacPhail, Regional Manager (IMP)  
Amanda MacKenzie (AMK)

1.	<p><b>Apologies</b></p> <p>Mrs Lorraine-Anne Drysdale Chair (LD), Mrs Cecilia Keenan (CK), Mrs Mary MacAulay (MMA)</p>	Action
2.	<p><b>Declarations of Interest</b></p> <p>No issues raised.</p>	
3.	<p><b>Minutes of Previous Meeting 6<sup>th</sup> of March 2017</b></p> <p>Page 2, Item 3 – AHFA’s Director Phil Burn will attend OLI Area Committee’s next meeting in July and accompany members over lunch to discuss the new contract with ACHA.</p> <p>Page 4, Item 6 – Taynuilt Police House – IMP advised that AMG contacted Superintendent Grant Manders from Police Scotland who advised that the Police House is lying empty at the moment until it goes on the market, which is likely to be in the Summer. However, he said that if an arrangement could be reached with ACHA it could be sold to us. SD advised it will need a budget to modernise. Members</p>	

	<p>agreed for the Association to explore available options to take into account demand, condition of property and costs involved.</p> <p>Proposed – AB Seconded – SD</p>	IMP
4.	<p><b>Correspondence</b></p> <p>Mrs Ann Sanderson (AS) has resigned from the Area Committee as she has now moved away from the area.</p>	
5.	<p><b>Chairs Report</b></p> <p><b>Board update 30<sup>th</sup> March 2017</b></p> <p>The Chair welcomed 3 reps from SHR to the meeting- Janet Dickie, Joyce Stewart and Lorna Clark.</p> <p>The Chief executive provided a presentation which covered the following main points:-</p> <ul style="list-style-type: none"> <li>• Consultation well underway in relation to various proposals regarding the Asset management low demand strategy. An outcome report will be brought back to the Board in May.</li> <li>• Board (and area committee members) attended a 2-day Strategic planning session during February where the key objectives and risks for the coming year were reviewed.</li> <li>• New build programme on Islay is on site- 20 units planned. Planning permission obtained for a further 6 units at Kilmore (Oban).</li> <li>• A further tranche of refugees have now been rehoused in Bute. We currently have 13 refugee families with us. Two have moved onto other areas.</li> <li>• ACHA has recently attended a number of Employment Roadshows throughout a number of areas promoting careers in housing and our 10 year legacy initiative.</li> <li>• Meetings have taken place with other external partners to continue joint development of services.</li> <li>• Members were advised that our current rent arrears level was now within target. Void rent loss will be over budget at the end of the financial year.</li> <li>• European social funding has been awarded to the Council to allow partners- including ACHA to deliver Welfare Rights services until 2020.</li> </ul>	

	<p><b>Other matters discussed</b></p> <ul style="list-style-type: none"> <li>• Members reviewed the updated Corporate plan, PEST (Political, Economic, Socio-Cultural &amp; Technological), SWOT (Strengths, Weaknesses, Opportunities and Threats) and risk registers which were reviewed at the strategic planning days in February.</li> <li>• The Director of FIT provided updates on both ACHA and AHFA's management accounts along with AHFA's Business plan progress.</li> <li>• The Director of FIT provided members with a draft Value for Money Strategy/plan for consideration.</li> <li>• The Director of Investment and Regeneration provided the regular update in relation to the Investment programme.</li> <li>• Members considered and approved the reviewed New Build Design guide. A number of Board members were nominated to participate in the consultation panel.</li> <li>• In the absence of a Bute and Cowal Area Committee the Board approved two EMAP projects.</li> </ul> <p>Date of next meeting Thursday 25<sup>th</sup> May 2017</p>	
6.	<p><b>Update from Committee Members on Local Issues</b></p> <p>AMI advised there has been no street lights for the last two weeks in Dunollie. IMP asked if it had been reported to the Council. AMI advised that it had and that a transporter had blown up. New cables have now been laid and shouldn't be too far away from being resolved.</p> <p>AMI asked if a skip could be put in Dunollie for garden waste – IMP advised we would try not to, although it has previously been done through EMAP requests. IMP advised it can blur the lines between ACHA's and the Council's obligations. IMP advised you can get compost bins from the Council for garden waste. AMI advised the problem is there isn't the space for bins. Agreed there is a need to be clear on what ACHA's role is. AMI agreed it could set a precedent with every area wanting a skip provided.</p> <p>AB advised that the new houses at Sunderland Drive are coming along well. AB also advised that there are two new build houses at Breda Drive that have been sitting empty for a long time. IMP advised the properties were specifically adapted for disabled tenants and the properties have now been let as of last week.</p>	

	<p>SD advised the A85 main road through Taynuilt is being repaired, and the roads are being closed with convoys going through once an hour during the times of the closures.</p> <p>IMI asked if there will be another access route going to be built at Catalina or if there is going to be a horseshoe route particularly for the purpose of the bus route. IMP asked members if they'd like the last approved plans to be brought to the next meeting. Agreed. IMI advised there are implications if it goes into a horseshoe with the single track road at present.</p>	IMP
7.	<p><b>Community Engagement</b></p> <p>Islay show is to be held on Thursday 10<sup>th</sup> of August, local staff will attend as per previous years. Agreed to also attend Appin and Dalmally.</p>	
8.	<p><b>Community Action Fund Awards</b></p> <p>OLI funds available for 2017/18 of £2,500.</p> <p>Request from Hope Kitchen towards the refurbishment of a laundry room within Hope Kitchen's new premises at Soroba Road, Oban – Request for £500. Members agreed a worthy cause – unanimously agreed.</p>	
9.	<p><b>Estate Management Action Plan Applications</b></p> <p>The budget for Islay Estate Management Action Plan is £4,405. The budget for Oban, Lorn and the Isles Estate Management Action Plans is £12,015 in the 2017/18 financial year.</p> <p>Emap proposal for erection of greenhouse for Dunmar Court. IMP clarified further that the greenhouse will be through the Association's Allotment policy and generate a small annual income. A number of questions were raised:</p> <p>AB asked who would make repairs? SD asked how many tenants will actively be getting involved – SD added that in his opinion if 5 or 6 tenants being involved, it's a good idea although if it's just one person it's very expensive for one person's hobby. IMI asked who will be cleaning it when required as greenhouses generally at least annually</p>	

	<p>need a good clear out and clean. IMI advised he'd like to see a gardeners' club there rather than a forum. AB advised he would like to see it being a success but there is an element of risk. IMI advised he is concerned if it's just one man's idea, as gardening is a serious commitment and if that person was unable to continue, it would just go into disrepair. AB advised they'd eventually be needing heating in the greenhouse and a water supply. AB asked if you'd need to have insurance for it?</p> <p>IMP asked if members would prefer more information – agreed more info to be sought from the tenants on numbers who will be participating and what their commitment is. SD advised need to also see the allotment policy to see the full detail. To be brought back to next meeting.</p>	IMP
10	<p><b>Islay Phase 3 New Build Name</b></p> <p>Members were provided with a report with suggestions from Bowmore Primary School for the naming of the Phase 3 new builds in Islay. The 3<sup>rd</sup> phase consists of 20 units: 2 four bed semi-detached, 8 three bed terraced, 8 two bed terraced and 2 one bed terraced houses.</p> <p>Members present agreed that the local community could help to shortlist the 46 suggestions by way of requesting votes at the Islay office opening and for a period after. A shortlist of names will then be brought back to July's meeting.</p>	IMP
11	<p><b>Coll New Build Name</b></p> <p>Members were provided with a report with a suggestion from Arinagour Primary School for the naming of the 2 new build properties in Coll. The new build consists of 2 units; 1 two bed semi-detached house and 1 three bed semi-detached house. Bac Mor (meaning big) and Bac Beag (meaning small). Unanimously agreed.</p>	
12	<p><b>Landlord Report Consultation</b></p> <p>Members were provided with consultation documents for the Associations Landlord report.</p> <p>Discussed – comments added.</p>	

13	<p><b>Employee of the Season Award</b></p> <p>Over and above the call of duty. Joint nomination for Robert MacKay, Dee Moloney, Vivian Ritz and Anne Ferguson who all worked closely with a local family of three. Staff took on roles out with their normal duties including counselling and cleaning the property. This task was beyond the ability of the family and had caused several breaches in the tenancy agreement. IMI advised worthy of this award. Unanimously agreed.</p>	
13	<p><b>AGM Arrangements</b></p> <p>Proposed date for AGM is Monday the 3<sup>rd</sup> of July.</p> <p>It was proposed to remain with status quo of previous years and hold OLI Area Committee meeting at 10am and return for AGM at 2pm – Agreed.</p> <p>As a casual Member IMI requires to stand down along with LAD and AB as the longest standing members who previously stood down in 2014. All Members standing down can of course be re-nominated for election to the Committee. Due to changes implemented in 2015, members are required to be nominated by other members.</p> <p>Agreed lunch will be booked for the Barn.</p>	AMK
14	<p><b>Regional Managers Report</b></p> <p><b>Sheltered housing Survey results 2016</b> IMP provided members with an update of the sheltered housing survey results for 2016 along with comparisons with previous years' statistics.</p> <p><b>Gypsy Traveller Survey results 2016</b> IMP provided members with an update of the Gypsy Traveller survey results for 2016 along with comparisons with previous years' statistics.</p>	
15	<p><b>AOCB</b></p> <p>AMK advised members of the Governance training being carried out in Inveraray on the 23<sup>rd</sup> of May at 11am which all members are invited to attend.</p>	

13	<b>Date and Time of Next Meeting</b>	
.	Monday 3 <sup>rd</sup> of July 2017 at 10am. Committee will then break and return for AGM to be held at 2pm.	