



OBAN, LORN & THE ISLES AREA COMMITTEE

**Monday 1st September 2014
2pm
Menzies House, Oban,**

Present

Mr Andy Birnie, **Chair** (AB)
Mr Alister MacIntyre, **Vice Chair** (AMI)
Mrs Lorraine Anne Drysdale (LD)
Mrs Mary MacAulay (MMA)
Mr Stafford Day (SD)
Brian Murphy, Local Manager (BM)
Amanda MacKenzie, Administration Officer (AMK)

| | | |
|----|--|--------|
| 1. | Apologies Kate Winton | Action |
| 2. | Declarations of Interest No conflict of interest declared. | |
| 3. | Minutes of Previous Meeting 7th July 2014 Page 4. AMK advised have not yet received news of Council rep. Page 5 – Item 6 – BM advised that IMP has sent a thank you card. Page 7 – Rockfield School – AMI advised that yellow ribbons are now being tied to the railings. AMI advised that a number of the supporters on Facebook are no longer even resident in Oban. Port Charlotte – BM advised another meeting scheduled for 17 th September with Scottish water. Proposed – AMI | |

| | | |
|----|--|--|
| | Seconded - LAD | |
| 4. | Correspondence No correspondence received. Thank you letter sent to IW. | |
| 5. | Chairs Report Board update for AC Chair 14th August 2014 The Chief executive (CEO) provided a presentation which covered the following main points:- <ul style="list-style-type: none"> • Our investment programme is ahead of pace in terms of spend at the end of the first quarter. • Several initiatives are being taken forward in terms of our long term voids strategy which was recently approved by the Board. • Two new properties have been completed in Bonawe on Loch Etive side of Oban. • The Scottish Housing Regulator has advised that the Charter results will be issued at the end of August. This will show performance results from all RSLs under the new reporting regime. • The next series of staff roadshows will commence late August with session on staff awareness of the Charter included. • The conversion of shops to new ACHA offices at Stuckleckie Road, Helensburgh is progressing well. • ACHA's Annual General meeting is scheduled to take place on 18th September • The Care Inspectorate, who monitor our Sheltered Housing Service, has given notice that we need to submit a self assessment on the service by the first week in September. • An update was provided on ACHA's position relating to arrears and bedroom tax. OTHER MATTERS DISCUSSED <u>Future Governance Proposals</u> The Board considered a paper which suggested a number of changes to meetings and number of members for the Board and Area Committees. Changes will be subject to Regulator approval then approval at an AGM or special general meeting. It is likely that rule changes will take around 6 months to come into effect. <div> <ul style="list-style-type: none"> • The Board of Management will meet 8 times a year as opposed to the current 12- agreed • The Board of Management will reduce from 20 to 18, comprising 10 </div> | |

| | | |
|----|---|--|
| | <p>Tenants, 5 Independents and 3 Councillors -agreed</p> <ul style="list-style-type: none"> • Area Committees to be disbanded and replaced by two stakeholder consultation events annually per area- not agreed but subject to senior staff attendance reduced. Will be reviewed. • The Tenant Scrutiny Panel will facilitate community links and engagement to ACHA- agreed • The Finance and Audit Committee will continue. Board to consider whether or not the Finance element would be covered at Board meetings- agreed • Quarterly Strategic Planning meetings per annum tying in with a Board day- agreed • Annual Policy Review day to replace quarterly Policy Committee meetings- agreed • Remuneration Ad-Hoc Committee to meet as and when required- agreed • Evening meetings should be piloted along with daytime meetings- agreed • If the above proposals are agreed necessary Rule changes should be drafted for a Special General Meeting and the Scottish Housing Regulator and Argyll and Bute Council should be consulted and their position sought. <ul style="list-style-type: none"> • The Board reviewed SFHA and EVH recommended code of conducts for staff and Governing Body members. The Board approved ACHA's own Code of Conducts earlier this year which largely replicate the ones produced by SHFA and EVH. However the CEO pointed out that there appears to be a conflict within both of these documents in terms of benefits and payments and our own recent discussions with the regulator (the regulator has approved the SHFA document) • The Board received a presentation from a representative of "Haines Watts" (our auditors) detailing ACHA and AHFA's financial statements for the last financial year. The auditor confirmed that he was happy with the Association's performance and procedures and there were no significant areas of concern. The Financial statements will be presented at ACHA's AGM on 18th September. • Colin Davidson and Danny Kelly were nominated to serve on the Finance & Audit Committee. • The Board noted and approved proposals for IT development within the organisation. • The date of the AGM was confirmed as 18th September and Members were provided details of the programme for the day. • The Board agreed that our new build development near Hood Court in Helensburgh should be called "Duchess Court". The name was proposed as part of a competition run in local primary schools. The winning school will receive a voucher for £75 towards school funds. • The Director of Investment & Regeneration provided the monthly Investment programme update. | |
| 6. | <p>Update from Committee Members on Local Issues</p> <p>LAD advised she attended the Appin show. A subject brought up routinely was</p> | |

| | | |
|----|---|--|
| | <p>Rockfield School.</p> <p>MMA asked BM if there was any update on the signs at Dunbeg playpark – BM advised he would get back to MMA. BM will ask HANSA to get in touch with the dog warden. AB advised this is why it would be good to have a councilor on the Local committee. Letter to be sent from OLI AC regarding the dog fouling to the Councils' Local Area Committee.</p> <p>AMI advised Dunollie needs new roofs, fencing etc. BM advised we have taken action on private owners in one instance in Dunollie regarding roof works – if this is a success we may be able to proceed with others.</p> | |
| 7. | <p>Development of Local Membership Strategy</p> <p>Tenant and registered groups remain negligible. No groups for OLI.</p> <p>Discussed how to encourage membership to ACHA.</p> <p>Attendance at Local Shows – LAD attended Appin show and Dalmally show will be attended on Saturday 6th September.</p> | |
| 8. | <p>Community Action Fund Awards</p> <p>OLI funds available of £2,500</p> <p>£500 previously issued to Oban Youth Café. £2000 remaining. No applications received. BM suggested Soroba Young Families could be approached and asked members to think about any other charity groups that may be interested in applying.</p> | |
| 9. | <p>Estate Management Action Plan Applications</p> <p>The 2014/15 budget for Oban, Lorn and the Isles Estate Management Action Plans is £12,015. For Islay: £4,405.</p> <p>Previously agreed provisional sum of £1,378 for bonfire night. £10,637 remaining. Late paper received and circulated at meeting for proposals.</p> <p>Fencing at Glencruitten Drive – AB advised that AMI has suggested previously putting a plaque or something on fencing to say carried out by ACHA. AMI advised he would be happy for projects 1, 2 & 3 but not the proposal for project 4 at £4000 and asked for more information to be provided and brought back. All agreed.</p> <p>Fencing projects approved:</p> <ul style="list-style-type: none"> 1 - To replace 21 linear metres of chain link fencing at 25 Glencruitten Drive. 2 - To replace 10lm chainlink fencing posts and gates at 1 Hillside 3 - To replace 5 linear metres of chainlink fencing, posts and gate at 14 Hillside | |

| | | |
|-----|---|--|
| | <p>Project which requires more information: 4 - To replace 44 linear metres of chainlink fencing, posts and 3 gates at 32/33 Lochnell Road</p> | |
| 10. | <p>Local Report Discretionary Housing Payments – At Argyll and Bute Council Policy and Resources Committee Meeting on 21 August 2014, the committee agreed to award DHPs to all under-occupancy cases irrespective of any consideration of financial hardship. This will be backdated to 1 April 2014. Anyone affected by under-occupancy who has already applied for DHP but has been refused will now get this without having to re-apply.</p> <p>Oban In Bloom – Winner for 2014 is Mr MacFarlane, 11C Lorn Avenue.</p> <p>Rockfield – Recent Press article. Lot of publicity.</p> <p>Dalmally Mid Market – BM advised first vacancy and currently advertising for applicants. Will then check they meet criteria and do credit checks. If more than one suitable applicant a draw to be held, overseen by AHFA chair. If no suitable applicants of correct family size, we go down to suitable applicants who under-occupy.</p> <p>Bonawe New Build – BM advised a very successful opening and very well attended.</p> <p>Catalina Avenue – AB asked if agreement has been reached to allocate to transfers. BM advised we have come to an agreement with the Council for Catalina Avenue.</p> | |
| 11. | <p>Garden Competitions</p> <p>Members present voted on the winning gardens for the various areas throughout Lorn & Isles.</p> <p>Winners for 2014:</p> <p>DUNBEG – Mr & Mrs Coughlan, 10 Hillside, Dunbeg SOUTH LORN – Mr M Halbert, 2 Balure Cottages, Toberonochy MULL IN BLOOM – Mr & Mrs Donaldson, 4 Ardmor, Aros ISLE OF COLL – Mr & Mrs Smalley, Gordon Lea, Coll ISLE OF TIREE – Ms Niven, 6 Rudha Cottages, Tiree DALMALLY/LOCHAWAWE – Mrs A Cowan, 12 Scott Terrace TAYNUILT – Mr & Mrs MacLean, 12 Achlonan NORTH LORN – Mr I & Mrs D Light, 11 Kirkton, Appin</p> | |

| | | |
|-----|---|--|
| 12. | <p>AOCB</p> <p>Trip – LAD asked if a tour was going to be organized for this year. AMK will check with IMP. BM suggested that there will be the new builds at Bowmore which could be a tour.</p> <p>Dates for attending other AC's. AMK will provide details of dates.</p> | |
| 15. | <p>Date and Time of Next Meeting</p> <p>Monday 3rd November 2014 @ 2pm, Menzies House</p> <p>Addendum – date changed to Monday 17th November 2014</p> | |