



**OBAN, LORN & THE ISLES
AREA COMMITTEE**

**Monday 2nd November 2015
2pm
Menzies House, Oban,**

Present

Mrs Lorraine-Anne Drysdale **Chair** (LD)
 Mr Alister MacIntyre **Vice Chair** (AMI)
 Mrs Mary MacAulay (MMA)
 Mrs Cecillia Keenan (CK)
 Mr Stafford Day (SD)
 Mr Andy Birnie (AB)
 Cllr Neil MacIntyre (NMI)
 Iona MacPhail, Regional Manager (IMP)
 Amanda MacKenzie (AMK)

1.	Apologies	Action
2.	Declarations of Interest No conflict of interest declared.	
3.	Minutes of Previous Meeting 14th September 2015 MMA had submitted apologies for previous meeting. AMI asked if the tenements at the bottom of Corran Brae belong to ACHA. IMP advised they were formerly Scottish Special Housing properties, which held no right to buy for their tenants. They were subsequently transferred to WHHA in their entirety, which allows WHHA to carry out the roof works in full.	AMK

	<p>LAD advised that roughcasting works have started at Kirkton.</p> <p>Garden Competitions – cups being issued to winning tenants.</p> <p>Proposed - SD Seconded – AMI</p> <p>Matters Arising – SD requested that the Area Committee is updated on progress on new builds for this area. IMP advised Regional Managers have returned to the AC meetings and asked members if they would like IMP to return to providing a local report. LAD agreed and suggested this is added as a new agenda item. IMP advised will update on new builds and other news locally for instance, Oban now has a new Sheriff. NMI advised it will be good to be provided with updates on housing issues with one topical issue at present with the housing of refugees. Discussion continued on ACHA housing refugees and the benefits to Bute.</p>	
4.	<p>Correspondence</p> <p>Letter received from Marjory Gilmour on behalf of Royal British Legion to refund a community action fund payment worth £420 as the Legion are no longer going to be involved with the proposed World War 1 Commemoration Concert. A thank you letter was sent on behalf of the Area Committee.</p>	
5.	<p>Chairs Report</p> <p>Board of Management update from 10th of September 2015:</p> <p>The Chief executive provided a presentation which covered the following main points:-</p> <ul style="list-style-type: none"> • ACHA's Rent Harmonisation and restructure consultation has been completed. • Legal documentation has been completed for the re- financing facility with Lloyds Banking group. • Chair and CEO have carried out a number of roadshows throughout all areas. Attendance low but participation good. • Arrangements for the AGM on 17th September are in place. • The Investment programme for 2015/16 is ahead of schedule. • The First Minister visited tenants and new build properties in 	

	<p>Oban at the end of August.</p> <ul style="list-style-type: none"> • ACHA has offered the First Minister and Council leader assistance in relation to the refugee crisis. • A number of issues are included in the current legislative programme of the Scottish government including:- <ul style="list-style-type: none"> ○ Private tenancies Bill ○ Help to buy initiative of £195m over 3 years ○ A new rural housing fund to be introduced ○ Plans to introduce a Social Security Bill to deal with weaknesses in current Welfare reform issues • The Scottish Housing Regulator (SHR) has announced a pre consultation on an appeals process. • The SHR has also agreed to cut back and streamline its requirements of RSL's <p>Other matters discussed at the Board</p> <ul style="list-style-type: none"> • It was confirmed that ACHA is proactively preparing for the possibility of rehousing refugees. • The Board considered and approved a new style Key Performance Indicator report. Members should direct any queries to the appropriate Director. • The Director of Finance & IT provided a report on the outcome of the consultation in relation to Rent Harmonisation. The consultation showed that tenants generally agreed that rents should be transparent, should remain in the lower quartile and any increases should be phased in over 3 years. The Board was asked to approve the recommendations to proceed with Harmonisation of rents. Additional publicity re the availability of Housing Benefit will be put in place prior to rents rising. • The Board approved the renegotiation of ACHA's loan facilities • The Board approved some changes to the Payments & Benefits Policy:- <p>Updated Policy will be produced</p> <p>Ultimately staff and Board members MUST check our approved contractor list before arranging for personal works or services to be carried out. If appropriate, declarations must be submitted thereafter.</p> <ul style="list-style-type: none"> • The Board approved ACHA's 2014/15 Landlord report 	
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	<ul style="list-style-type: none"> • The Board approved the tender document for the Independent Governance review. • The Board agreed that the Regional Managers will be the lead officers attending Area Committees. Other staff will attend as and when required. • The Board noted the monthly Investment Programme update. • The Board approved 3 land disposals, with conditions, for pieces of land where there are no development opportunities for ACHA. • The Board approved a request to offer a prize draw for participants taking part in the 2015 Tenant satisfaction survey. <p>Date of next meeting:- 22nd October 2015.</p>	
6.	<p>Update from Committee Members on Local Issues</p> <p>CK advised she was asked by a few tenants in her area for information about recent installation works: Old installation was taken out and new installation put in, but finishing touches haven't been done yet. This has been over a week and the tenants are concerned particularly in case of bad weather. CK asked when this will be completed as it was meant to be completed by the end of October and one house is sitting empty as works haven't been completed. IMP asked if wish to respond directly to the tenants or to CK. Confirmed that IMP will update CK.</p> <p>CK also raised 2 Cruachan Terrace; when tenant moved in she didn't get a hearth and she was told there was none. The tenant moved in a year past in March with the property having an electric fire – other neighbours did get hearths, so she is asking if there is new stock that has been delivered – IMP will investigate.</p> <p>AB advised the bus service is up and running for Catalina with services starting from 9.30am. NMI advised about service choices and over £4 million being spent on transport. Buses running but still can't get through the town – possibly cut some services that aren't getting used and utilise the funds to provide services required, for example a bus running in time at Catalina to transport school children. Traffic situation within the town, more people should be encouraged to use the buses. MMA advised she often sees one of the large busses going to Bonawe and just behind it a large bus going to Achnaba. NMI confirmed it is a bit of a miss-mash and believes it can be done better with money saved. Service is great but not many people using</p>	<p>IMP</p> <p>IMP</p>

	<p>it. New train services were also discussed.</p> <p>AMI raised the issue of roofs and roughcasting which needs done in Dunolite.</p> <p>MMA advised still dogs in the playpark at Dunbeg – IMP advised the Oban Community Action on Dog Fouling Group is working well in Oban. NMI advised in one area in England there are £1,000 fines for owners not picking up after their dogs.</p> <p>MMA asked when the remaining houses in Dunbeg will be roughcasted. IMP advised she'll find out and come back.</p> <p>AMI asked who is responsible for fencing in a housing scheme for instance around the outskirts of Dunollie. IMP advised depends on the title at time of sale - no statutory requirements.</p>	IMP
7.	<p>Development of Local Membership Strategy</p> <p>Residents groups remain negligible for Lorn. The only group continuing is Soroba Residents Group who are not formerly registered with ACHA.</p> <p>Viewpoint group continues, with the ground from the compulsory purchase order going directly to the group.</p> <p>IMP asked if members wished to see an updated members list. LAD agreed and asked for a list of members.</p> <p>IMP advised it has been useful linking into local Community Councils – Bonawe, Connel, Dalmally, Tiree and Coll as projects including new builds are ongoing.</p>	IMP
8.	<p>Community Action Fund Awards</p> <p>OLI funds available of £2,500</p> <p>Request received from Hope Kitchen for support for low income individuals over the winter months with particular focus on fuel poverty. Funding would help provide 'no electric' food parcels, cold weather packs and rough sleeping packs. Request £500 towards project. SD advised very good cause. NMI advised he believes they're moving to new premises. AB advised they've fairly come on</p>	

	<p>over the past 3 years. SD advised he believes the supermarkets could do more, rather than just binning food. CK advised she was told a lot of Tesco's out of date food goes to a central point like Glasgow. Welfare Rights were discussed regarding how people often need more than food, they often need welfare rights support and how no one in Oban should be sleeping rough. IMP advised ACHA's Welfare Rights Officer has attended Hope Kitchen. LAD suggested £500 – unanimously agreed. IMP suggested asking Welfare Rights Officer to attend for a photo with the welfare rights key. Agreed.</p> <p>CK raised "Musical Memories" a local group in Taynuilt which is having to re-locate and pay for the new space for the group. CK asked if ACHA would consider giving funds. IMP advised to be eligible groups need to be a charity or have a charitable group request funds on their behalf. LAD advised AHFA have funding available which is not restricted to charity groups. AB suggested Oban Lions Club may have funds. NMI advised Community Council may have funds. LAD asked AMK to send a CAF form to CK and asked CK to check if there are any links with a charity. IMP excused herself to check if there is a formal application for AHFA funds –on return IMP advised that if a letter is sent in for the attention of John Forbes detailing about the group, the benefits to the community and ACHA tenants if they wish to use it. Include the costs and detail what funds are being requested.</p> <p>Soroba Young Family Group request funding of £350 towards the purchase of books to be given as gifts for each child who attends Soroba Young Family group, to be presented by Santa Clause. 110 children use the group and families have raised £90. £100 suggested – agreed.</p>	<p>IMP</p> <p>AMK</p>
9.	<p>Estate Management Action Plan Applications</p> <p>The 2015/16 budget for Oban, Lorn and the Isles Estate Management Action Plans is £12,015. For Islay: £4,405.</p> <p>Members have previously agreed expenditure for 2015/16 for Lorn.</p> <p>IMP confirmed the expenditure agreed includes for bonfire night, although this hasn't been needed for the past few years.</p> <p>AMI asked NMI if he has managed to find out about the bin areas in Dunollie, where there is not enough space to store all the bins</p>	

	required. NMI advised no update.	
10	<p>AOCB</p> <p>IMP updated members on local issues including:</p> <p>Researching level of demand, South of Oban – interesting that only 22 houses left from Kilmore through to Luing – more houses in Bonawe than this stretch of area. NMI asked how the Association will be affected by the proposed boundary changes from the Council. IMP advised currently unaware if this would affect ACHA although will affect tenants. IMP advised demand doesn't look very strong, but limited turn-over of properties within this area. IMP visiting various Community Councils to discuss. Only one area of ground has been highlighted as a potential for development.</p> <p>New Sheriff in Court which will affect decisions being made within court for rent and anti-social cases. 5 cases recently heard for rent arrears - one decree granted and 4 extensions until January.</p> <p>New private tenancies bill – will affect the 2 mid market properties at Dalmally. New bill stops private tenancies being ended as straight forward as they currently are. Test of reasonableness same as secure tenancies, so this will be an interesting change.</p> <p>One eviction granted – appointment was arranged for tenant with IMP today but tenant did not attend.</p> <p>New builds in Connel and Glenshellach. Matt has advised a new street name is needed for the new builds beside Catalina Avenue. AMI suggested Sunderland Avenue – as a few of the Sunderland airplanes have been sunk within this area and it's in keeping with Catalina Avenue, named after the aircrafts. SD confirmed the Marine lab have just recently identified one in nearby waters. Members present happy with proposal for "Sunderland". LAD advised suggestion could go directly to Board – agreed by all members. "Sunderland Drive" agreed.</p> <p>Unusual Right To Buy enquiry – Kirkton. Property was sold during District Council days, nothing to do with ACHA. Query regarding title deeds where the person who was buying noticed they were buying a common right to common ground, except that the common ground no longer exists and houses are now on these grounds. ACHA are now</p>	

	<p>having to get involved with the query.</p> <p>AMI asked about the ground at Tesco's – the old toilets that belonged to the Council. NMI advised the site has been cleared, few things discussed, will go out on the market for sale. AMI advised would be an ideal location for elderly tenants.</p> <p>SD asked how often ACHA buys sites. IMP advised we bought Glenshellach, Connel and Bonawe. SD advised he's not aware of seeing it come through the Board. NMI asked how ACHA would go about buying ground for example the ground at Tesco – SD excused himself from the meeting due to a conflict of interest. IMP advised a lot of Housing Associations had land banked but grants are no longer available to do this. LAD advised she's not aware of being involved in purchasing of land. SD/LAD will raise through the Board.</p> <p>LAD asked if the reports for HANS KPI can be provided in A3.</p>	<p>SD/ LAD AMK</p>
11	<p>Date and Time of Next Meeting</p> <p>Monday 11th January 2015. Meeting 2pm with soup & sandwiches available from 1.30pm.</p>	