



OBAN, LORN & THE ISLES AREA COMMITTEE

**Monday 3rd March 2014
2pm
Menzies House, Oban,**

Present

Mr Graham Kanes **Chair** (GK)
Mr Alister MacIntyre **Vice Chair** (AMI)
Mrs Lorraine Anne Drysdale (LD)
Mr Stafford Day (SD)
Mr Irvine Waugh (IW)
Mrs Mary MacAulay (MMA)
Mrs Kate Winton (KW)
Mr Andy Birnie (AB)
Brian Murphy, Local Manager (BM)
Amanda MacKenzie, Area Administration Officer (AMK)
Alastair MacGregor, Chief Executive Officer (AMG)

Prior to the meeting proper, Alastair MacGregor, Chief Executive Officer provided a presentation on ACHA's progress to date within Oban, Lorn & Isles:

Topics covered included the Associations Investment programme from transfer to 31st March 2013 with 4,973 elements carried out and the total expenditure of £19.03 million for Oban, Lorn & Isles. For 2013/14, total planned expenditure for the area of £2.7 million for investment works. AMG advised that most programmes are progressing well, with the most challenges being with the roof and roughcast programme due mainly to private owner and eco issues. AMG added that there is ongoing engagement with owners in Soroba Estate, Oban with a meeting shortly to be arranged with the Scottish Government.

New build programme, OLI – AMG advised 40 units – Glenshellach, Oban, off site November 2014, 2 units– Bonawe, off site July 2014, 8 units– Connel, off site March 2015 and 20 units - Bowmore, Islay, off site July 2015. Feasibility study for 30 units for the Old Rockfield Primary site in Oban currently with the Council and that it is hoped for a Council decision on Rockfield within the next

two months. In addition to the Oban, Lorn & Isles new builds, 32 units are to be built in Helensburgh, Inveraray and Tarbert

AMG advised strategic planning days have been held in Februray, with the Associations' visions and values also reviewed, objectives set and review of strategic risk register.

AMG provided an update on the Associations position with regards to bedroom tax and welfare reform. Welfare Rights and Housing Management Staff have spoken to around 80% of tenants affected. 420 applications for Discretionary Housing Payments have been submitted with approximately 75% of applications being successful. AMG further added that the Association's mitigation strategy continues to involve: transfers, DHP application support and continuing to Lobby for a repeal of the Bedroom Tax.

AMG provided an update on the progress of Argyll Homes For All (AHFA) and Argyll and Bute Empty Homes Initiative, as well as the Housing Scotland Bill introduced to Parliament, November 2013 and the key proposals in the Bill.

AMG concluded with information on Scottish Government Affordable Housing Supply Programme 2012/13 – 2014/5, Argyll & Bute Strategic Housing Investment Review 2013 – 2018 and other important updates pertinent to the Association.

AMG thanked members for their time and opened for questions. AB asked about grants for owners – what happens if someone gets a grant and sells a year down the road. AMG advised the grants are not repayable; grant is available to support the future integrity of the building. AMG advised they've asked the Council to look at home owner loan schemes also. AMI stated that Dunollie is 20 years older than Soroba and asked if the same schemes and grants will be available to home owners there. AMG advised he would come back to AMI directly, but believes although Dunollie is an older scheme it's not suffering the same deterioration as Soroba. AMG will check the size and scale of the Dunollie works programmed and come back to AMI. AMG further advised the Association very successfully modernised two blocks in Soroba Road and the Council are shortly to intercede with one owner holding up one more block.

LAD asked how many properties require roof and roughcast – AMG advised he'll come back with figures once checking with LH.

AB asked if funds can be carried forward year to year. AMG advised Cllr Jim Robb is asking questions of the Council currently.

AB asked with regards to the empty properties – would ACHA be responsible for bringing the properties up to standard. AMG advised maximum of £40,000 per property – made up of £20,000 loan and £20,000 grant. AMG added that as of yet the Association has not been asked to get involved in the renovation, just the management of the properties.

IW asked if AMG has any worries with regards to the Independence vote. AMG stated that ultimately the sooner the decision can be made, policies can be worked on.

GK thanked AMG for attending and providing all the updates for the Association. AMG left the meeting.

1.	Apologies None received. On behalf of Committee GK welcomed AB back to the Area Committee as a casual member. GK welcomed BM who was attending on behalf of IMP.	Action
2.	Declarations of Interest No conflict of interest.	
3.	Minutes of Previous Meeting 6th January 2014 Matters Arising – None Proposed – KW Seconded - LAD	
4.	Correspondence No correspondence received. Thank you letter sent to MM, and invite letter sent to AB as per previous minutes.	
5.	Chairs Report Board Update for AC Chair 12th February 2014 The Chief Executive provided a presentation which covered the following issues:- <ul style="list-style-type: none"> • The Association hopes to reach 82% SHQS compliance by March 2014 with £93.1 million spent on capital improvements to our homes. • Some challenges still exist in terms of owners participating in common works to properties. • Our new build programme is progressing and we anticipate having 	

	<p>102 units on site by the end of March.</p> <ul style="list-style-type: none"> • 452 tenants are affected by the bedroom tax. Total arrears for these cases are £55,143 • Argyll Home For All – operating effectively and efficiently. There are still some IT issues in terms of data transfer between ACHA and AHFA. ACHA staff are working on temporary solutions to allow the annual KPI submission to be made on time in early April. • The 2014/15 budgets will be presented to F&A committee today (12 Feb.) with recommendations coming back to the Board at the March meeting. • The New Home Argyll Policy implementation date has been put back slightly to 1st July 2014. • The Housing Scotland Bill 2013 was introduced to parliament in November 2013. Key proposals in the bill include the end of the right to buy, more power to landlords to tackle anti social behaviour, more flexibility when allocating houses, improved licensing for mobile home sites. Further consultation will take place prior to the final Bill coming into law. <p>OTHER MATTERS DISCUSSED AT THE MEETING</p> <ul style="list-style-type: none"> • The Board approved a rent increase of $RPI + 1.75\% = 4.45\%$ • The Board approve the signing of the loan agreement between ACHA and the Council in relation to the development at Glenshellach. • The Board approved the demolition of 4 properties at Millpark, southend, Kintyre provided that there are no objections from various stakeholders. • The Board approved a request from Scottish Water to transfer an area of land at Crossapol Isle of Tiree, for the purpose of the construction and future maintenance of a septic tank. • The Board approved a new Garage Site Strategy <p>Date of next meeting Thursday 13th March 2014</p>	
6.	<p>Update from Committee Members on Local Issues</p> <p>As per previous meeting, GK suggested Members may wish to update on anything within their own local community.</p> <p>AMI mentioned Dunollie roofs and graffiti.</p> <p>MMA advised issue at playpark in Dunbeg with dog fouling. BM advised small grids could be discussed and suggested could be reviewed as an EMAP project for next financial year. BM suggested article in tenants newsletter, BM advised he also sits on a group with the police and the Council's environmental Department which is an Anti-social sub group and will raise as an issue. BM also advised if a culprit is identified, fines can be issued of £500. KW added the same issue at MacCalls Terrace – BM</p>	BM

	<p>advised will pass to dog warden. AB advised of the legislation whereby if someone reports a dog owner.</p> <p>GK advised Cruachan Cottages – an overgrown footpath, concern for the elderly tenants. BM will pass to HANSA to look into.</p> <p>KW raised an area requiring hedge cut at fire station – BM advised not ACHA property, will pass to A&BC</p> <p>IW advised section of fence down at Millpark – BM advised will pass to HANSA.</p> <p>SD asked BM with regards to the graffiti issue raised by AMI, if this is the sort of issue that can be raised at the Anti-social sub group attended by BM. BM advised where it is a known act of vandalism and it has been a tenant that carried it out, it could be pursued. SD advised generally where graffiti starts it can encourage more of the same. BM advised issue recently in Soroba Road, ACHA removed the graffiti and reacted quickly. ACHA couldn't take action against anyone putting graffiti on bus shelters for example, but would report it to the police. BM further advised the role of the sub group.</p> <p>LAD raised the fences at Kirkton and the Association's painting project and asked if they would paint the tenants fences – BM advised would investigate and come back directly to LAD.</p>	<p>BM</p> <p>BM</p> <p>BM</p> <p>BM</p> <p>BM</p>
7.	<p>Development of Local Membership Strategy</p> <p>Attendance at Local shows– Members previously agreed which shows to attend for 2014 and were asked for names on who would attend which show.</p> <p>Tiree Community Open Day – Proposed date of Saturday 10th May, Tiree Trust will advise once date confirmed. Space available for 3 attendees therefore all members' names interested in attending were submitted and a lottery used to determine attendees: AMI, MMA & GK.</p> <p>Bunessan/Salen Show – Dates to be confirmed. BM advised that MacDougall Place Warden will attend Bunessan show.</p> <p>Lorn Show – Saturday 2nd August. Attendees: AB, LAD, GK & MMA</p> <p>Islay Show – Thursday 14th August. Islay staff attend.</p> <p>Taynuilt Highland Games – Saturday 19th July. Attendees: GK, LAD & KW</p> <p>Appin Show – Date to be confirmed, usually mid August on a Saturday. Attendees: LAD, GK & KW</p>	

	<p>Dalmally Show – Saturday 6th September. Attendees: GK, KW & MMA</p> <p>Proposed Newsletter Article – Members were provided with a proposed article on OLI Garden Competitions. Agreed.</p>	
8.	<p>Community Action Fund Awards OLI funds available of £2,500 – spend to date of £1,450, funds remaining of £1,050. Members reviewed previous awards:</p> <p>Friends of Oban Community Play Park – discussion – GK asked for opinion on awarding £500. Agreed - £500 awarded.</p> <p>Argyll RDA Driving Group – (SD left the meeting due to a conflict of interest) – LAD suggested £250 for another seat. AB agreed they do a lot for disabled and disadvantaged children. Agreed - £250 awarded.</p> <p>(SD returned to meeting)</p> <p>LAD suggested Islay and Jura Community Enterprise. GK asked for thoughts. GK suggested £100 each to: Islay and Jura Community Enterprises Glenorchy & Innishail Community Orchard Royal British Legion Scotland Easdale Branch Agreed - £100 award to each group.</p>	
9.	<p>Estate Management Action Plan Applications</p> <p>The budget for Oban, Lorn and the Isles Estate Management Action Plans is £12,015 in the 2013/2014 financial year and this budget has been committed in full. However £4,405 remains available within the Islay Estate Management budget.</p> <p>BM advised after storms the fencing at MacDougall Place Sheltered Housing Complex deteriorated to a dangerous state. BM described MacDougall Place and the steep incline to the properties above, with a 16 – 17ft drop. As this was dangerous, works were instructed and the request is retrospective. If Members agree, funds will be used from EMAP if refused will be sourced from elsewhere.</p> <p>All Members agreed.</p>	
10.	<p>Local Report</p> <p>BM provided Members with stock information on the 10 islands that are covered by the Oban, Lorn & Isles Area Team.</p> <p>10 Islands, 479 houses & 2 staff teams</p> <p>Mull – 94 houses which includes MacDougall Place, sheltered complex for</p>	

	<p>6 tenancies, unusual site. BM advised the difficulties including weekly play park inspections for Mull.</p> <p>Iona – 1 house, not owned by ACHA but gifted on a 99 year lease, no Right to Buy.</p> <p>Luining – 9 houses, nontraditional construction.</p> <p>Lismore – 1 house, private water supply.</p> <p>Colonsay – 2 houses, unusual house types, limited contractors, covered by Islay team during summer and Lorn during winter.</p> <p>Coll – 10 houses, limited contractors, significant travelling times.</p> <p>Tiree – 24 properties, unusual mixture of house types, private water supplies including well at Ruaig, limited contractors and significant travelling times.</p> <p>Jura – 7 houses</p> <p>Gigha – 1 house</p> <p>Islay – 330 houses, 8 staff based on Islay dealing with Islay as well as Colonsay (summer), Jura and Gigha. Mixture of house types, private water supplies.</p>	
11.	<p>AOCB</p> <p>Emergency Out of Hours phone number – GK advised attempted to call free-phone one weekend and couldn't get through to anyone and asked for response for next meeting.</p>	IMP
12.	<p>Date and Time of Next Meeting</p> <p>Monday 12th May 2014 – 2pm, Menzies House.</p> <p>Following confirmed dates (Monday):</p> <p>7th July 2014.</p>	