



OBAN, LORN & THE ISLES AREA COMMITTEE

Monday 4th July 2016

10am

Menzies House, Oban,

Present

Mrs Lorraine-Anne Drysdale **Chair** (LD)

Mr Alister MacIntyre **Vice Chair** (AMI)

Mr Andy Birnie (AB)

Mrs Ann Sanderson (AS)

Mrs Mary MacAulay (MMA)

Iona MacPhail, Regional Manager (IMP)

Amanda MacKenzie (AMK)

Cllr Roddy McCuish (RMC) attended to update members in place of Cllr Neil MacIntyre, regarding bins in Soroba. RMC advised they are in a disgusting state at the moment but on closer inspection some of the bins have tables and DIY things in them effectively blocking their use for rubbish. RMC advised Soroba gets more bin collections than any other area; weekly on a Tuesday whereas every other area currently has fortnightly collections. RMC guesses that to go to 3 weekly collections, Soroba would need 50 or 60 additional bins which wouldn't fit. RMC suggested a meeting with the Council's Tom Murphy, IMP and Committee Members at the beginning of August. RMC expressed that he can't see how we could go to 3 weekly uplifts as we couldn't proceed with fortnightly uplifts and that landfill charges are so expensive. Proposals have come forward but now unsure if it can be done. RMC advised nothing will be happening until October. RMC advised that the Facebook photos are horrendous but once bins are full, people leave rubbish dumped beside them. RMC further advised he was happy to take any questions.

AMI raised the flats in Dunollie which have spaces for only 5 bins although each house now has 2 wheelie bins each. AMI added if going to a 3 week collection then it's going to end up with rats, typhoid, cholera, kids kicking the bins over, blocking pavements. RMC advised how it works has to be consulted with everybody, which is why RMC thought members would like to attend a meeting to discuss. RMC advised the Council have come up with runs suggested by the staff actually on the job – their proposals of how they see it working. RMC is hopeful with their experience, how they do it, we should be in a better position that first week in August to advise how it will work.

LAD asked if the collections will be for the green and blue bin at the same time – RMC advised unsure, but would be able to clarify at the meeting in August. RMC advised this is a money saving exercise; need to recycle, landfill costs expensive. AB advised when he worked with the Council they'd been looking into ways to do this and advised it's hard to police what is going into the bins. AB advised it's how to train people on what can be recycled. RMC advised it's going to take a huge combined effort, which includes all areas, not just Soroba. RMC added that a Paper was passed with the Council last week to allow for exemptions for large families, young babies etc. IMP advised we'll request a copy of this and circulate. RMC advised compost bins are excellent and in Helensburgh, food waste is collected and added that Oban could soon lose its current dispensation for collection of food waste; another question to ask as it saves the other bins getting so full.

IMP advised one concern with regards to ACHA's Community Caretaker is that the Association doesn't want to use tenant's rents for Caretaker to clean for the whole area when it's a large share of private owners. RMC advised might be helpful if Caretaker was at the meeting. IMP advised it would be good for future proofing for investment staff with regards to new builds to ensure space available for bins. RMC advised steel cabinets are used in the continent with people walking out to their bins.

IMP advised to be fair, there is a design fault in Soroba; bin rooms worked well until the change to the bin service resulted in problems.

RMC asked if there were any other queries. AMI asked after the pavements in George Street – RMC advised they should be

finished in the next two weeks. RMC added that when the works went out to contract only 2 expressions of interest were received: none from Argyll and none from the Council. RMC also added that the money for the works was from the Scottish Government that was ring-fenced for this type of work.

MMA advised there is no kerb on the pavements at the station. LAD asked if the seats are going back – RMC advised there will be seating at station square and along George Street.

IMP advised we have pictures of dogs within the play park at Dunbeg and asked if there is a chance the dog warden could look at them to them see himself – RMC will arrange for him to visit.

RMC was thanked for attending and left the meeting.

1.	Apologies Mrs Cecilia Keenan (CK), Mr Stafford Day (SD), Cllr Neil MacIntyre (NMI)	Action
2.	Declarations of Interest No conflict of interest declared.	
3.	Minutes of Previous Meeting 9th May 2016 Page 2 – IMP provided an update regarding the rendering at Taynuilt. There was a flood but this has been resolved by the contractor. Page9 – 9 Year Service Rule – AMK advised there is no appeals process, however the complaints process would be the route to take if a member was unhappy with the outcome. AB and AMI affected by the rule. Proposed – AMI Seconded – AS	
4.	Correspondence Oban Sea Cadets provided a copy of their newsletter.	
5.	Chairs Report	

Board update 23rd June 2016

The CEO provided a presentation which covered the following points:-

- Our Annual Return of the Charter has been submitted to the Scottish Housing Regulator and is now currently under review.
- ACHA business plan has been approved by our lenders, Lloyds.
- We still await a decision from the Scottish Government regarding the Ardenslate, Dunoon site.
- The new build properties at Tower View, Inveraray will be available to let early July. (previously delayed due to the previous contractor going into administration)
- The CARS initiative in Inveraray is now up and running.
- The Scottish Govt has provided grant funding for 2 properties at Cairnbaan (mid Argyll) and for 4 properties in Connel (Oban). Confirmation also received that two affordable homes can be built on Coll.
- Our new Rothesay office is now up and running.
- The Association has won a sustainable design award for our second new build in Campbeltown.
- Recently elected Councillors to A&B Council have been offered briefing updates on housing initiatives and other issues.
- The Scottish Govt has confirmed that 33,490 affordable homes were built during the last parliament exceeding the target set by 3490.

Other issues considered by the Board:-

The Director of Finance presented the updated Business plan which has been approved by our lenders. The Board approved the updated Business Plan.

The Director of Finance also presented two Budget strategy Action

	<p>plan review briefs, in relation to Sheltered Housing Income and expenditure and Non staff Management costs. Both were approved.</p> <p>The Director of finance provided an information pack to Members in relation to the changes introduced by FRS 102 (financial regulation statement) and how they impact on ACHA. Many of the changes relate to new terminology introduced to describe various accounting terms.</p> <p>The Board noted the current position in relation to ACHA and AHFA's unaudited accounts.</p> <p>The Board approved the Treasury Management Annual Report.</p> <p>The Chair provided a report on the proposed 2016 Governing Body self-assessment questionnaire. Members approved the content.</p> <p>The Board approved the reviewed and updated Tenant Participation Strategy and "get involved" leaflet.</p> <p>The Board agreed to end the Dalmally & Lochawe Local Lettings plan which allows future vacancies to be offered to any qualifying applicant from the waiting list.</p> <p>The Board approved the updated terms of reference for the Audit committee (previously called Finance & Audit Committee)</p> <p>The Board discussed and declined a request from a tenant/member of an Area Committee for a copy of ACHA staff salary scales.</p> <p>Date of next meeting 18th August 2016</p>	
6.	<p>Update from Committee Members on Local Issues</p> <p>AB asked if there will be a play park at Catalina on empty ground alongside the car park. IMP advised if ACHA haven't built on it, it may be likely that MacLeod's own that bit of ground. IMP advised play parks are put in once the volume of housing reaches a certain level and advised it may not be at that level at the moment.</p> <p>AMI advised that scaffold is up and chimney is down at a property in Dunollie and that the private owners were up the scaffolding cleaning the gutters. AMI asked who'd be responsible if they fall? IMP asked if its AHFA works – AMI advised it is. AMI advised its number 6 – IMP</p>	

	<p>advised will pass this on and check the legalities. <i>Addendum – 6 Corran Brae is not an ACHA close.</i></p> <p>MMA advised the traffic with the new houses at Dunbeg is really bad and road is deteriorating.</p>	
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>Local shows Dalmaly – Saturday 3rd of September - IMP & LAD will attend. Appin – Saturday 20th August – LAD will attend. Lorn show – can pose difficulties due to no community tents – IMP will be there for the dancing and speak to the organisers to see if in future they would look at having a community tent. Taynuilt also doesn't have a community tent. Local staff will attend the Islay show on Thursday 11th of August.</p>	IMP
8.	<p>Landlord Report Consultation</p> <p>AMK advised consultation documents were posted to Committee members and collected responses.</p>	
9.	<p>Community Action Fund Awards</p> <p>OLI funds available for 2016/17 of £2,500. Previously approved spend of £200, resulting in funds available of £2,300.</p> <p>No requests received.</p> <p>AMK to create a poster to be displayed at the local shows and look into advertising through ABAN and Community Councils.</p>	AMK
10	<p>Estate Management Action Plan Applications</p> <p>The budget for Islay Estate Management Action Plan is £4,405. A spend of £5,040 has been agreed with £635 covered from Oban & Lorn budget.</p> <p>The budget for Oban, Lorn and the Isles Estate Management Action</p>	I

	<p>Plans is £12,015 in the 2016/17 financial year. £4,165 has been committed for projects within Lorn and money was left available for tenants to propose projects after advertising in the tenant's newsletter. No proposals have been received from tenants.</p> <p>Members are therefore asked to consider the following proposals from the remaining budget of £7,850.</p> <p>8 Scalpay Terrace bin area Proposal to fit a timber fence running the length of the bin area to prevent the rubbish from littering the garden area at a cost of £750. Unanimously agreed.</p> <p>Dalintart Garage site Proposal to fill the pot holes and roll with type one gravel to level off the road and give the whole area a treatment of weed-killer at a cost of £760. Unanimously agreed.</p> <p>Dunmar Court Security Lighting Proposal to fit 2 security lights to the paths at the back of the complex that will light up if any person enters the lane at a cost of £930. Unanimously agreed.</p> <p>AS raised the backdoor at Dunmar Court which looks a sight and is off-putting – needs a coat of varnish or something.</p>	
11	<p>Land Disposal Request - Lochawe</p> <p>Members were previously provided with a report for the disposal of land at Letterwood Schoolhouse, Lochawe. BTO have requested further information as requested by members.</p> <ul style="list-style-type: none"> • The applicant's solicitor has advised that a pre-planning application has been submitted to Argyll & Bute Council although this has not yet been determined. • The proposed purchaser supplied a further map although BTO have responded to request more detail. • The applicant's solicitor asked for clarification on whether the conditions for purchasing the ground for a minimal sum, were for reserving servitude rights of access/parking for the benefit of any future tenants, or simply that the current tenant will be permitted to park on the area in question. BTO have responded to advise this would be access for current and future tenants. 	

	<ul style="list-style-type: none"> • I&R have advised that the septic tank is adopted. <p>Once further responses/plans received, AC members will be asked to consider the disposal request.</p>	
12	<p>9 Year Service Rule</p> <p>Appraisal forms require to be completed and interviews held with Committee Chair for affected members – AMI and AB.</p>	
13	<p>Regional Managers Report</p> <p>Sealladh na Mara – IMP provided an aerial view of the site and advised of progress. Anticipate October for completion of current phase.</p> <p>Coll – Scottish Govt has approved 2 new build properties in Coll – one 2 bed and one 3 bed in the garden of Church Manse. A housing surgery will be held on 26th of July 2016.</p> <p>Dalmally Local Lettings – IMP updated members on the end to the local lettings plan after consultation was carried out, and of the intention to keep the local lettings plan in place for the Mid Market Properties.</p> <p>Welfare Reform – IMP updated members on the changes to housing benefit and shared accommodation rate and how this will affect single tenants under 35 without children. IMP explained the exemptions in place. IMP advised new tenants from April 2016 are being advised although the changes won't be implemented until 2018.</p> <p>Repairs issue – McCaig road Soroba – IMP advised a void has been sitting empty for a number of months due to damp issues – works have previously been refused by private owners in the block. IMP advised we will be writing to the private owners and if necessary the Tenements Act will be invoked if required</p> <p>Legal Action – IMP advised 2 decrees for eviction for rent arrears. One has been carried out in Taynuilt and one date to be set. Court expenses granted for a tenant who was in and out of court and are higher than the original rent arrears.</p> <p>One current anti-social case in court, where we are trying to get</p>	

	<p>decree for the house being used for illegal or immoral purposes. This case has been in court 5 times in 8 months and the Tenant continues to be apprehended.</p> <p>Press Article - IMP highlighted a press article regarding Glenshellach and there being no shop available for residents. MMA advised the hospital shop is the nearest.</p> <p>Arrears - IMP highlighted the arrears figures for Oban and Islay in the performance report provided with papers, which are below targets set.</p> <p>Challenges - Welfare Rights Funding – IMP advised she is currently working on an application to the European Social Fund – Don't yet know what will happen. Three weekly bin collections in Soroba.</p> <p>AB asked if Universal Credit is affecting ACHA – IMP advised each area has one specific trained person and there is currently only a small client group.</p>	
14	<p>AOCB</p> <p>None raised.</p>	
15	<p>Date and Time of Next Meeting</p> <p>Schedule for 2016/17 to be agreed at AGM.</p>	