



OBAN, LORN & THE ISLES AREA COMMITTEE

Monday 7th March 2016

2pm

Menzies House, Oban,

Present

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

Mr Alister MacIntyre Vice Chair (AMI)

Mr Stafford Day (SD)

Mr Andy Birnie (AB)

Mrs Mary MacAulay (MMA)

Mrs Cecillia Keenan (CK)

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 11th January 2016 Page 5 – Investment Programme - Property condition checks where tenants in receipt of Housing Benefit – NMI advised the Council don't carry out any checks on properties owned by private landlords. Page 6 bullet point 1 - IMP advised a further funding application has been submitted for Welfare rights. Page 6 bullet point 3 – “s” to be added to “Oban Lorn and Isle”	AMK

	<p>Bullet point 8 - Bonawe School House – NMI advised Council are looking into this. CK advised she'd understood that a previous headmistress had purchased the house and used it as a holiday home. IMP advised the property definitely belongs to the Council.</p> <p>Discussion arose on housing waiting lists and the length of time people are waiting for a house. IMP advised for the next meeting, we will come back with information on the longest standing applicants. AB advised the cessation of the RTB may help. Care in the community was discussed, freeing up homes and providing support to elderly, NMI advised should be more hubs for elderly. CK advised it would be very beneficial to have sheltered accommodation in villages like Taynuilt. IMP advised with regards to ACHA's Sheltered housing, because funding was removed and warden hours reduced, our sheltered housing isn't as desirable as it was previously, ie. Tenants now pay service charges to cover the costs of all additional services including their warden salary and communal maintenance and running costs. SD asked if the Board could give direction on this topic. NMI asked if ACHA have been involved in the integration meetings – IMP advised ACHA have had an involvement. IMP advised demand isn't as strong as it was previously for sheltered housing. NMI advised the issue just now, is having the people to provide care and fill these roles.</p> <p>LAD asked if a list of future AC dates can be provided. AMK advised a provisional list can be provided on current schedule although this may be altered after July's AGM.</p> <p>Proposed – AB Seconded – AMI</p>	<p>IMP</p> <p>AMK</p>
4.	<p>Correspondence</p> <p>Thank you letters received from Oban Sea Cadets and Oban MS Therapy Centre to thank the Area Committee Members for granting them donations from the Community Action Fund.</p>	
5.	<p>Chairs Report</p> <p>Board of Management update from 18th February 2016:</p> <ul style="list-style-type: none"> The Board reviewed and approved the action plan which has been developed following the recent independent Governance 	

	<p>review. An update on progress will be submitted quarterly to the Board and the SHR.</p> <ul style="list-style-type: none"> • The Board approved 3 new membership applications and noted 3 membership cancellations. Membership now stands at 262. • the Chief Executive provided a presentation which covered the following issues:- <ul style="list-style-type: none"> ○ The 2016/17 budget process has been completed ○ The Governance review action plan has been completed and ready for Board approval. ○ Work is ongoing in relation to Charter submissions and validation ○ Senior Officers met with the SHR on 5th February for the routine Regulation Plan meeting. ○ A further five Syrian refugee families were rehoused by ACHA on 16th February bringing our total to 9. A further 6 families will be rehoused in Campbeltown in spring. ○ The new ACHA office on Bute is due to be completed in April 2016. ○ The Board held two days of strategic planning during which key issues, objectives etc were reviewed and updated. ○ The Scottish Govt has increased the grant rate for new build; we understand that this will be £14k for rural Scotland. ○ Universal credit comes to Argyll in March 2016. ○ The Right to Buy ends on 31st July 2016. <p>Other issues discussed:-</p> <ul style="list-style-type: none"> • The Board reviewed the Performance scorecard. • The Director of Finance & IT presented update reports on the AHFA Business plan, AHFA intercompany debts and AHFA Budget for 2016/17 which were then approved by the Board. • The Board also approved AHCA's budget for 2016/17. • The Board approved a 2.2% increase in rents for 2016/17. • The Board were provided information on arrangements in place in advance of the Right to Buy ending on 31st July 2016. • The Board noted the improvements in satisfaction levels in the 	
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	<p>2015 Factoring Satisfaction Survey.</p> <ul style="list-style-type: none"> • The Board noted the monthly Investment Report which was presented by the Director of Investment & Regeneration. • The Board approved two small scale land disposals, one in Cardross Helensburgh the other in Connel, Oban. • The Board agreed to continue with membership of EVH for another year. <p>Date of next meeting- Thursday 31st March 2016</p>	
6.	<p>Update from Committee Members on Local Issues</p> <p>CK advised the two houses that are having works done at Taynuilt are being finished just now.</p> <p>NMI advised numerous issues ongoing throughout the town, Area Committee locally needs to discuss the road through the town – pavements are looking really good. Major overhaul needed for the start of the town from the Bealach-an-Righ through to the first set of lights. Parking issues, NMI advised need to get a high rise parking area somewhere due to the lack of spaces for town people, not to mention visitors. NMI advised cash is the problem, although RET is great, there isn't enough capacity to work it – should have developed parking etc prior. Locations for parking through-out the town was discussed.</p> <p>AB advised MacLeods are still working on the snagging at Catalina Avenue – windows are being replaced in the flats and working on the roofs of the flats with cherry pickers. With regards to the heating system, AB advised MacLeod's have been back twice to his property. AB advised they never receive a letter, contractor just turns up and requests to check the heaters although they do advise they could come back at a suitable time if not convenient. AB advised there have never been any satisfaction cards issued or anything left, like what happens with AHFA works. MacLeod vans have been at Catalina since December – AB asked if ACHA are taking notice of obviously the standard of the works with MacLeods if snagging has been going on this long. AB also asked if there were similar issues with St Oran's Place, Connel. IMP advised she will look into this.</p> <p>AMI advised that the roofs on the right hand side of Corran Brae, that aren't ACHA's are just about completed.</p>	IMP

	<p>MMA advised traffic at Dunbeg about 9am in the morning is a nightmare. Lorn Road parking horrendous - fire engine needed access at the weekend and people had to be rounded up to move their vehicles. MMA advised the bin lorry also has problems. NMI will bring up the issues at the next meeting to discuss. NMI will bring back an update.</p> <p>LAD advised Appin has lost Gunn's Garage. Roughcasting works on some of the houses at Kirkton, but contractors taking up parking spaces while the works ongoing.</p> <p>CK advised ramp still in the garden of Cruachan Cottages after being taken down – not sure how long it will take for it to be removed. IMP will investigate.</p>	<p>NMI</p> <p>IMP</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>IMP advised this was always a standard agenda item and asked LD if maybe she would want to check at Board if other areas continue with this as a standard agenda item. IMP further added, where we have new builds, we work with the Community Councils directly.</p>	LD
8.	<p>Community Action Fund Awards</p> <p>OLI funds available for 2015/16 of £2,500. Previous requests for £1,460.75 granted, leaving funds remaining of £1,039.75.</p> <p>Soroba Community Enterprise Ltd Request received for £600 to renew covers on heaters in Community Centre. (Maximum available per group of £500). NMI advised he has been in the Community Centre and the heater covers are a mess. IMP thought maybe £1,000 seemed quite expensive. NMI advised he is aware they did get quotes and they are very expensive. LD asked where they are getting the £400 for their own contribution. £200 was proposed and agreed due to lack of information available regarding their financial information.</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>£10,419 has been committed for Lorn for fencing projects and initially £1,378 had provisionally been put aside for Soroba Bonfire Night. As there was no spend required for Bonfire Night, Members were asked to consider the following proposal due to a credit of £1,596 remaining in this budget.</p> <p>Dunmar Court – purchase of 2 new patio tables, including side benches at the cost of £1,200. Previous costs submitted were £1,296 and the supplier has advised they are unable to reduce costs any further. The Community Support Assistant has looked for alternative products but due to the limitations and lack of mobility of the elderly, has been unable to find suitable alternatives for a lower cost.</p> <p>AB suggested it should be approved. Agreed.</p>	
10	<p>Glenshellach New Build</p> <p>Members were provided with a report advising SMT have requested they reconsider proposed names for two current phases of new builds within the Glenshellach area of Oban. New proposed names were provided by pupils of St Columba's and Rockfield Primary Schools.</p> <p>SD advised he'd like to proceed with Sunderland Drive. LAD suggested "Breda Drive". Agreed to proceed with Sunderland Drive alongside Catalina and Breda Drive for the site below.</p>	
11	<p>Tenants Newsletter Article</p> <p>Members present were asked to review two proposals for the content of the article as per request from January's meeting.</p> <p>Article no. 2 advising of Estate Management Plan funding & island membership was chosen for the newsletter.</p>	
12	<p>Policy Reviews</p> <p>Members present were asked to assess the list of policies due for renewal during 2016 and asked to identify any policies they would like</p>	

	<p>consulted on. The following policies were identified:</p> <p>IMP will bring the next TP Site Strategy to Area Committee. IMP proposed a number of policies that may be of interest. AB asked for information on the Group Employment of Young Persons. SD asked for a list of strategies. IMP will ask Colette Benham.</p> <p>Agreed policies for members consultation:</p> <p>AHFA Dalmally Lettings Plan Arrears Monitoring and Management Policy Factoring debt Recovery Procedure Group Employment of Young Persons AHFA Arrears Monitoring and Management Policy AHFA Rent Setting Policy AHFA Anti-Social Behaviour Policy</p>	IMP
13	<p>Area Committee Tour</p> <p>IMP suggested South Lorn for the next tour. IMP has been at Seil and Luining recently regarding reviewing proposals for new builds.</p> <p>Agreed to set a date during May's AC Meeting for one day in June.</p>	
14	<p>Regional Managers Report</p> <p>Members present were provided with an update on the following items:</p> <p>Tenant Satisfaction Interim Results – IMP provided an overview on various ARC indicators. Tenants were asked to participate with one winning participant winning a flat screen TV. The winner of the prize draw was Duncan MacCallum from Oban.</p> <p>IMP advised Sheltered Housing Surveys and Travelling Persons Site Surveys are ongoing. IMP advised overall increases in tenant satisfaction. Travelling Persons Sites were discussed in more detail.</p> <p>IMP advised with regards to the satisfaction results, action plans and trend analysis will be carried out.</p> <p>MMA apologised and left the meeting.</p>	

	<p>Bowmore new builds – coming along, due for completion back end of 2016.</p> <p>Coll new builds – IMP attended Coll for a housing surgery to determine demand and view the site for 2 new builds.</p>	
12	<p>AOCB</p> <p>Co-opted Member Mrs Elizabeth Ann Sanderson has expressed interest to AB to join OLI Area Committee. AMK has contacted Mrs Sanderson who has confirmed she would like to join the Area Committee but was unable to attend today's meeting. IMP asked members to vote to approve Mrs Sanderson as a co-opted member. OLI Area Committee currently have one vacancy for a tenant member and one vacancy for an independent member. Unanimous yes.</p>	
	<p>Date and Time of Next Meeting</p> <p>Monday 9th May 2016. Meeting 2pm with soup & sandwiches available from 1.30pm.</p>	