



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

**Monday 14th September 2015
1.30pm
Menzies House, Oban,**

Reconvened from Monday 7th September 2015

Present

Mrs Lorraine-Anne Drysdale **Chair** (LD)
Mr Alister MacIntyre **Vice Chair** (AMI)
Mr Stafford Day (SD)
Cllr Neil MacIntyre (NMI)
Amanda MacKenzie (AMK)

1.	Apologies Mrs Cecilia Keenan (CK), Mrs Mary MacAulay (MMA)	Action
2.	Declarations of Interest No conflict of interest declared.	
3.	Minutes of Previous Meeting 6th July 2015 Corran Brae – roofing works in Dunollie, AMI advised he sees works have started on some of the houses in Dunollie and asked if there are plans to carry out further works in Dunollie – LAD advised trying to do as many properties as can, primarily properties without private owners. Agreed main problem involves the tenement buildings where there are a number of owners. Further discussion took place regarding wall cavity insulation in Argyll properties.	

	Proposed - SD Seconded - AMI	
4.	Correspondence None received.	
5.	Chairs Report At their meeting on the 13th of August 2015, the Board of Management: <ul style="list-style-type: none"> Considered the issue re the ongoing problem with the Bute & Cowal area committee not being quorate. It was agreed that the Associations rules be enforced and the 4 months dissolution notice be issued. During the notice period a “recruitment drive” will be undertaken. <p>Christine Johnston (Director of Housing & Neighbourhood Services) gave a presentation on behalf of the Chief Executive which covered the following main points:-</p> <ul style="list-style-type: none"> External audit of AHFA and ACHA accounts is complete and will be presented at the AGM. ACHA is currently consulting tenants on Rent Harmonisation and Restructuring proposals. Oban, Connel and Tayvallich new builds are progressing on site. Bowmore phase 1 was opened by the Housing Minister on 3rd August. Stewart McNee (Dunoon) ltd has gone into liquidation. The firm was working on 3 ACHA projects. ACHA is working with the administrators and the Scottish Housing Regulator. ACHA will have to make alternative arrangements to complete works in progress. Lloyds TSB (our bankers) have agreed that ACHA can borrow an additional £3million from other lenders. This brings our lending facility up to £13 Million. <p>Other matters discussed at the meeting included:-</p> <ul style="list-style-type: none"> The Board noted progress in respect of ACHA’s IT infrastructure plans The Board approved, by majority vote, the proposal to convert a 	

	<p>disused property on Bute into office accommodation.</p> <ul style="list-style-type: none"> • The Director of Investment and regeneration provided the monthly update report on progress of the Investment programme. • The Board were provided with an update in relation to the impact of the contractor Stewart McNee going into administration. Three contracts were affected:- <ul style="list-style-type: none"> • Bonawe – New Build – nearing end of defects period • Barn Park Inveraray – New Build – on site nearing completion • Cowal and Bute Roof and Roughcast – on site and part complete. <p>The association is working with McNee’s administrators, our funders, Scottish Housing regulator and tenants on this matter.</p> • The Board approved a land disposal request for an area of land at Johnson Court, Helensburgh • The Board approved the proposal to close a community run play area at Kilkenzie, Kintyre which has been handed back to ACHA. <p>Date of next meeting 10th September 2015</p> <p>SD asked if information regarding rehousing refugees was broached at the meeting. LAD advised it will be discussed at the next Board Meeting.</p>	
6.	<p>Update from Committee Members on Local Issues</p> <p>AMI advised noticing a lot of work being done by Kevin Brown.</p> <p>NMI advised changes with refugees being housed. Land Engineering phase 2 for works on pavements etc, Council have been discussing when works are to proceed; over the Mod period or Xmas & New Year times. NMI advised it’s his recommendation for the works to be started after the New Year. Works are anticipated to take 26 weeks. Still to be decided, with local businesses being consulted.</p> <p>Few complaints for the adjustment to the bus timetable to include Catalina Avenue. Further discussion held regarding local transport.</p> <p>Appin show – LAD advised best one so far with the show being relocated alongside the main road, resulting in higher attendance than any previous years.</p>	
7.	<p>Development of Local Membership Strategy</p>	

	<p>Tenant and registered groups remain negligible. No groups for OLI. NMI will raise at Community Council.</p> <p>Appin show – 15th August – attended by LAD.</p> <p>Dalmally show - 5th September - attended by LAD & IMP - also good attendance.</p>	NMI
8.	<p>Community Action Fund Awards</p> <p>OLI funds available of £2,500</p> <p>No requests for OLI have been received.</p> <p>Members present were asked to review an amended version of the Community Action Fund Applications proposed by Mid Argyll & Kintyre Area Committee and provided the following feedback:</p> <p>Page 3 – amend sentence: “Please describe your project and what <u>is</u> seeks to achieve”</p> <p>LAD asked for details to be advertised on the Area Committee article. AMK advised will check if the newsletter includes anything and if not will include.</p>	AMK
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>	
10	<p>Land Disposal Request</p> <p>Members discussed the land disposal request at Jamieson Street, Bowmore and 9 Cnoc-A-Chaltuin, prior to a report being submitted to the ACHA Board.</p> <p>Jamieson Street, Bowmore</p> <p>SD advised the Association needs to be seen to be fair with regards to who should be allowed to purchase as the request has been made by</p>	

<p>more than one applicant.</p> <p>Members unanimously agreed to the disposal request subject to the following conditions being met and for the land to be open to tender for Bowmore residents:</p> <ol style="list-style-type: none"> 1. The land must be used only for the use proposed by the Purchaser 2. No buildings should be erected on the land without the previous written consent of ACHA 3. The Purchaser shall: <ol style="list-style-type: none"> A. Keep the land, wall and fence in a clean and tidy condition B. Not cause nuisance or annoyance to neighbouring owners or occupiers C. Not alter the walls and fence without the previous written consent of ACHA <p>TENDER</p> <ol style="list-style-type: none"> 1. The Tender should be offered to Bowmore residents to obtain the best possible price and to avoid allegations of favoritism. 2. Offers should be sent in a sealed envelope to an ACHA office on the mainland with a closing date: say one month in advance 3. Offers should state: <ol style="list-style-type: none"> A. Name ,address ,and if appropriate telephone no and email address B. Price C. Proposed use D. Proposed changes, if any, to walls and fence 4. ACHA should inform bidders at the beginning of the requirements above and that purchaser should pay ACHA's legal costs 	
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	<p>9 Cnoc-A-Chaltuin</p> <p>Members unanimously agreed to the disposal request subject to the following conditions being met:</p> <ol style="list-style-type: none"> 1. The land must be used only as a private garden 2. The Purchaser shall: <ol style="list-style-type: none"> A. Keep the land in a clean and tidy condition B. Not cause nuisance or annoyance to neighbouring owners or occupiers C. Not obstruct or encroach on the adjoining pavement or road D. Erect any building or structure on the land 	
11	<p>Garden Competition Judging</p> <p>Members present were asked to judge the Garden Competition for Oban Lorn & Isles as well as Cowal & Bute's entrants for gardens and containers.</p> <p>Results:</p> <p>Isle of Coll – 2 Carnan Road – Mr & Mrs Wheeler-James Dunbeg – 5 Lochnell Road – Mr & Mrs Sinclair North Lorn – 11 Kirkton – Mr & Mrs Light Dalmally – 8 Glenview – Ms L Fountain Taynuilt – 1 Cruachan Terrace – Mr & Mrs Morse Oban – 11C Lorn Avenue – Mr N MacFarlane (Smiler) Mull – 4 Creagan Park – Mr & Mrs Davies South Lorn – 2 Balure Cottages – Mr M Halbert Tiree – 6 Rudha Cottages – Ms J Niven</p> <p>Bute Garden – draw – passed information to C&B Area Office Bute Containers – 1B Bush Road – Mrs Richardson & Mr Wilson</p> <p>Cowal Garden – Newton Park Cowal Containers – passed information to C&B Area Office</p>	

12	<p>AOCB</p> <p>AC Update – Tenants Newsletter</p> <p>AMK suggested an article to advertise the current vacancies within OLI Area Committee for 1 tenant and 1 independent member. LAD suggested placing an ad in the Oban Times to advertise for members.</p> <p>NMI provided an update on a recent meeting with the Police and Bear Scotland to discuss issues with local roads when closed due to accidents, infrastructure and major incidents. NMI will follow up on suggestions including notifying the tourist board to advise the larger coach companies and information being passed to ferry service providers on road closures.</p>	<p>AMK</p> <p>NMI</p>
13	<p>Date and Time of Next Meeting</p> <p>Monday 2nd November 2015 at 2pm.</p> <p>Agreed future meetings 2pm, soup & sandwiches from 1.30pm.</p>	