



OBAN, LORN & THE ISLES AREA COMMITTEE

**Monday 17th November 2014
2pm
Menzies House, Oban,**

Present

Mr Andy Birnie, **Chair** (AB)
Mrs Lorraine Anne Drysdale (LD)
Mrs Mary MacAulay (MMA)
Mrs Kate Winton (KW)
Cllr Neil MacIntyre (NMI)
Brian Murphy, Local Manager (BM)
Amanda MacKenzie, Administration Officer (AMK)

In Attendance

Cameron Grant (CG) Lomond Area Committee
Douglas Prophet (DP) Lomond Area Committee

1.	Apologies Mr Stafford Day (SD), Mr Alister MacIntyre (AMI), Cllr Roddy MacCuish (RMC)	Action
2.	Declarations of Interest KW advised a conflict regarding the Community Action Fund request for Oban Branch RBLs.	
3.	Minutes of Previous Meeting 1st September 2014 AMK advised the date footer to the minutes will be updated. Page 4 – Item 6 - Dunbeg playpark – BM advised new dog warden in place with Argyll Bute Council and ACHA have contacted to discuss issues. Letter to go to Council from OLI AC re dog fouling. NMI advised the number of complaints received is very high and the Council are aware – also only 1 person fined to date over the last 6 years. NMI advised the heavy hand needs to go down – only 1 warden and the public is needed to help. NMI advised traffic wardens also have the remit. KW advised she has met the warden – putting sign up on Soroba Road	AMK

	<p>although KW advised she realised later that the sign doesn't mention that there are fines – KW advised the Council should change the sign. CG asked if the playpark being discussed is adopted by ACHA – BM advised this particular one is adopted although shared. CG advised large signs used by West Dumbartonshire Council state that there are £500 rewards for photographic evidence received that can be used to fine individuals.</p> <p>Proposed – LAD Seconded - MMA</p>	
4.	<p>Correspondence</p> <p>Correspondence received from Argyll & Bute Council in response to letter sent, to advise that the Council have a report going to their December Area Committee to nominate a Councillor onto the ACHA OLI Area Committee. NMI advised this will be ratified at Council's December meeting.</p>	
5.	<p>Chairs Report</p> <p>Board update for AC Chair October 2014</p> <p>The Board agreed the election of the following independent members to the Board - Jim Milne, Colin Davidson, Stafford Day, Archie Blair and Danny Kelly. Michael Roberts has been co-opted onto the Board.</p> <p>The Chief executive gave a presentation which covered the following points:-</p> <ul style="list-style-type: none"> • ACHA's draft landlord report is ready to be approved by the Board • The Council has advised that the 2015-18 Strategic Housing Investment Plan will be considered In November prior to submission to the Scottish Govt. • Significant Investment programme in respect of roof and roughcast now on site in Oban, Dunbeg, Islay, Bute and Cowal. • The Association has introduced a text messaging service which will allow tenants to receive rent balances via their mobile phone. • Budget preparation for 2015/16 is now underway. • ACHA has successfully applied for an energy efficiency grant- "green Homes Cashback Scheme" and will receive £195,000 which will be used to invest in energy efficiency measure in 30 homes. <p>Other matters</p> <ul style="list-style-type: none"> • The Board approved tenders for a Tenants Contents Insurance Scheme • The Director of Investment & Regeneration provided the Board with the monthly Investment Programme update. • The Board approved ACHA's draft landlord report which will be published at the end of October. • The Board reviewed and approved the following strategic documents:- <ul style="list-style-type: none"> ○ Risk register ○ Self-assessment progress report • The Board approved the programme of meetings for 2015. It was also agreed that future Board meetings are held in the new meeting room at 	

	<p>Dalriada House, Lochgilphead. Some Area Committee meetings will have to be moved to accommodate.</p> <p>Date of next meeting- Thursday 13th November 2104</p> <p>AB advised press on energy suppliers – RSL’s looking to form an energy company – ACHA are currently standing back on this to see how this goes. NMI advised within Oban there are tests being carried out on gas supplies. BM advised all systems are being tested to see if compatible with this new mix of gas. BM advised this affects approximately 70 of ACHA’s tenants in Lorn. Where they come across appliances that are faulty they will replace free of charge. Further discussion took place regarding gas supplies and energy efficiency.</p>	
6.	<p>Update from Committee Members on Local Issues</p> <p>KW advised she is working with a group to mark out areas of the town including Soroba Road and George Street, to identify where work is needed to be carried out. This is to improve access issues for wheelchair users, prams, taking into account street furniture and bins etc. Proposals are then submitted to fix issues.</p> <p>LAD advised Appin Community Council have been reviewing issues with the roads, specifically the number of accidents of late. New sign is being put up to advise hazard of the blind spot.</p> <p>MMA advised the roof and roughcasting at Dunbeg is going really well, beautifully done and being carried out very quickly too.</p> <p>KW advised the laundry at Dunmar is being upgraded – over £10,000 being spent for industrial machines. Tenants were given two options – add £2 to service charges or coin operated machines. KW advised for those that need to use the machines frequently they will lose out. NMI advised he believes they may qualify for benefit to cover that. CG asked if there will be an effect on insurance policies due to having money being about. AB asked if a tenant wished to put a machine in, would the tenant have to pay for the plumbing works. BM advised approximately 10 tenants have applied to have machines installed and permission granted with the tenant covering the costs of works. BM further advised that unfortunately some of the flats kitchen areas are not suitable to have machines.</p> <p>AB advised last week there was a large cherry picker cleaning gutters at Miller Road and advised that there are a lot of blocks in Soroba, excluding those that have been re-roughcast, where gutters are really bad, particularly as private owners are not willing to pay towards it.</p>	
7.	<p>Development of Local Membership Strategy</p> <p>Tenant and registered groups remain negligible. No groups for OLI.</p> <p>ACHA Membership - AB advised this has been spoken about at the Board, particularly that membership numbers are going down, often due to members being deceased. CG advised same issue in Helensburgh – YL provided a</p>	

	<p>breakdown on number of houses in area and how many members within that area and as a result have decided to target one of the areas – a mail shot to find out why tenants aren't willing to pay £1 to become a member and have an input in the Association.</p> <p>LAD advised within Appin, she was nominated by other tenants in that area who are either working full time or just don't have the time to be involved, but they will ask LAD for updates on what is happening.</p> <p>AB suggested maybe because the Associations AGM is held annually in Inverary, this may stop tenants due to the travelling issues.</p> <p>NMI advised similarly very hard to get the younger generation to participate – a number of younger people who approach Cllr's for help in housing and it's surprising that they don't want to be involved.</p> <p>CG advised his sister for example lives in the States in gated communities and you have to commit to spending time on Committees.</p> <p>KW advised she has started a scheme for 17 and 18 year olds through Car Gomm to come out in work experience for instance attending the disability in access Group and asked if that would work with ACHA – coming along to the Area Committee or Board for experience. AB advised the Community Council tried to have an event in the High School but it didn't take off. NMI advised they are discussing something similar where senior school children can effectively approach or discuss local issues with Cllrs without the Rector or their teachers there, as they are more likely to speak honestly about issues. AB suggested we write to the School to see if any pupils would like to attend. NMI advised to contact Peter Bain at the School – all present agreed for a letter to go to the school.</p>	AMK
8.	<p>Community Action Fund Awards</p> <p>OLI funds available of £2,500</p> <p>£500 previously issued to Oban Youth Café. £2000 remaining.</p> <p>KW left the meeting due to declaration of interest.</p> <p>Oban Branch RBLs - £500 request towards costs of organising a concert based on music and entertainment of the period, in commemoration of WW1. NMI advised this project is not proceeding until November 2015 and suggested if members were able to make a commitment for next year. AB asked if money was provided what would happen if the event didn't go ahead. NMI advised the Council are also involved, hall booked etc with school involvement and does not see it not going ahead. LAD proposed £250 – agreed.</p> <p>KW returned to the meeting.</p> <p>Oban Winter Festival - £500 request towards costs incurred in organising the</p>	

	<p>host of small events and finale. Big success last year. AB advised good PR as they will use the ACHA logo on promotional materials. Members unanimously agreed £500.</p> <p>Curam Thiriodh - £500 request towards costs incurred for the delivery of services to Tíree residents, primarily to elderly and/or vulnerable people and their carers. BM advised this is something that is used by tenants on the island. AB asked for thoughts – KW advised a lot of money. MMA advised there are a lot of elderly residents on the island, volunteers are needed along with one full time employee. LAD suggested £300 and review at end of financial year if funds remaining. BM advised our tenants do get the benefit of the project. £300 agreed by members.</p> <p>Soroba Young Family Group Nursery - £500 request towards costs of swim sessions at Atlantis Leisure for 48 children aged 3-5. AB advised he is not involved with the young family group and that they get a lot of help, also for swimming, families themselves can take the children. NMI advised one of the costs there could be covered with using Argyll & Bute mini-buses. NMI advised he can take this one to the Council and the School. AB advised there is probably only a small number of ACHA tenants. NMI can contact them to suggest he takes up with the Council regarding the minibuses. AB suggested £100 – agreed £100 with NMI contacting to propose use of minibuses.</p>	
9.	<p>Connel New Builds</p> <p>Achaleven Primary School were asked to submit proposals for the naming of the new build 4-2bed and 4-1bed cottage flats at Connel. Area Committee members agreed on:</p> <p>St Oran Court</p> <p><i>Addendum – At SMT it was agreed that the configuration of the development could not be classed as a ‘Court’ and therefore changed the proposal to St Oran’s Place.</i></p>	
10.	<p>Estate Management Action Plan Applications</p> <p>The 2014/15 budget for Oban, Lorn and the Isles Estate Management Action Plans is £12,015. For Islay: £4,405.</p> <p>Previously agreed provisional sum of £1,378 for bonfire night was not required. Previously agreed spend of £4664.40: £7,350.60 remaining.</p> <p>Fencing at 32-33 Lochneil Road, Dunbeg (to replace 44 linear meters of chainlink fencing, posts and 3 gates) – CG advised on number of occasions Helensburgh AC has sent quotes back due to the high charges from AHFA. AB asked if these were ACHA properties – BM advised both are ACHA properties. AB advised does seem very expensive for 44 linear meters. CG asked if a quote has been received for a wooden fence – LAD advised the chain link is less maintenance than the wood which would need painted. CG suggested using hedges. AB</p>	

	suggested deferring until January's meeting to get further quotes and compare with a wooden quote plus how long it will last compared to the chain link which will also allow absent members to vote. Agreed	BM
11.	<p>Garden Competition Winners 2014</p> <p>Members present at September's meeting voted on the winning gardens for the various areas throughout Lorn & Isles. Members present were shown the winning entrants. Each winner received a cup and a £30 gift voucher.</p> <p>Winners for 2014:</p> <p>DUNBEG – Mr & Mrs Coughlan, 10 Hillside, Dunbeg SOUTH LORN – Mr M Halbert, 2 Balure Cottages, Toberonochy MULL IN BLOOM Mr & Mrs Donaldson, 4 Ardmor, Aros ISLE OF COLL – Mr & Mrs Smalley, Gordon Lea, Coll ISLE OF TIREE - Ms Niven, 6 Rudha Cottages, Tiree DALMALLY/LOCHAWAWE - Mrs A Cowan, 12 Scott Terrace TAYNUILT- Mr & Mrs MacLean, 12 Achlonan NORTH LORN - Mr I & Mrs D Light, 11 Kirkton, Appin</p>	
12.	<p>AOCB</p> <p>Opening for Catalina Avenue on Friday 28th November. BM advised that there are 40 properties that will be let to transfer applicants in the first instance – not likely to get the full 40 due to some recent developments, likely to be approximately 30 transfers.</p> <p>CG thanked everyone for their attendance today as it was very interesting to see OLI Area Committee in operation. CG advised they would very much like to see a member in attendance at Helensburgh Area Committee, which is in January but if they were to attend in March they would also see the new office.</p> <p>AB thanked CG & DP for attending today. AB & LAD advised they will attend in March.</p> <p>KW provided a poster and asked for it to be displayed. AB will put up in Soroba Shop and NMI will ask for it to be put up in the library.</p> <p>Benches in Soroba playpark that were taken away – AB advised there was quite a bit of history here – ACHA provided fair warning and the Community were aware of the requirement for the benches to be secured.</p> <p>Thanks to Cllr MacIntyre for attending.</p>	AB, LAD
15.	<p>Date and Time of Next Meeting</p> <p>Monday 12th January 2015 @ 2pm, Menzies House</p>	