



OBAN, LORN & THE ISLES AREA COMMITTEE

**Monday 7th July 2014
10am
Menzies House, Oban,**

Present

Mr Alister MacIntyre **Vice Chair** (AMI)
Mrs Lorraine Anne Drysdale (LD)
Mr Irvine Waugh (IW)
Mrs Mary MacAulay (MMA)
Mr Andy Birnie (AB)
Mr Michael Brown (MB)
Iona MacPhail, Regional Manager (IMP)
Amanda MacKenzie, Administration Officer (AMK)
Linda Haig, Director of Investment & Regeneration

Prior to the meeting proper, Linda Haig, Director of Investment and Regeneration provided a presentation on ACHA's Strategic Aims and Objectives.

Putting Tenants and Communities First by:

1. Achieving the Scottish Housing Quality Standard by 2015 and addressing housing need in Argyll & Bute through development
2. Providing quality customer care and equality across all our services
3. Developing the Financial strength and capacity to meet current and future objectives
4. Deliver progressive and sustainable business performance and service delivery
5. Develop Strategic relationships and partnerships

LH advised the purpose of this session is to give a strategic overview on progress made with the Corporate Strategic Plan 2014 - 2019 for which I&R are responsible.

Target 1
Deliver the Development Programme
MEASURE

Development Programme for 2015 – 2018 agreed by March 2015.
Secure grant and private finance to be in place to support programme in principle by March 2015.

Issues and Achievements

Issues – Limited private finance. Planning risk related to Rockfield development

Achievements – Glenshellach, Connel and Bowmore on site. Development Update to be considered by Board
August 14 to set programme for 2015-18

Target 2

Report on Cost and Benefits of rationalising ownership in common blocks by Dec 14

MEASURE

Buy back property within shared blocks

Issues and Achievements

Issues – Owner engagement - Need to be cost neutral

Achievements – Some initial analysis of mix of blocks. To be included as part of Asset Management Strategy update

Target 3

Achieve Scottish Housing Quality standard compliance by 2015

MEASURE

Internal targets 80% at March 2014 and 100% at March 2015 (Transfer target 89% at Mar 2015, 99.5% at Mar 2016)

Issues and Achievements

Issues – Owner engagement – external work and door entries. Energy efficiency – cost benefit of upgrades

Achievements – ARC for Mar 2014 reported SHQS compliance 88% which exceeded target. Compliance includes exemptions and abeyances.

LH advised of the number of elements completed within Lorn.

Target 4

Maintain SHQS and prepare for EESSH (Energy Efficiency Standard for Social Housing)

MEASURE

Maintain Scottish Housing Quality Standard compliance between 2016 – 2020

Develop delivery plan for Energy Efficiency Standard for Social Housing by March 2015

Deliver EESSH by Mar 2020

Explore new funding streams for renewables

Issues and Achievements

Issues – Properties off-gas grid difficult to upgrade cost effectively. Cost of EESSH not included in transfer business plan.

Achievements – Energy modeling for targets under analysis. Some in-house stock condition surveys. New Stock condition survey update to be arranged

LH opened for questions.

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| | <p>Page 4 – item 7 – Local shows – AB advised may not be able to make Appin show. MMA advised may no longer be able to attend Dalmally show.</p> <p>Page 7 – item 13 – AGM arrangements – IW advised he will not be standing for nomination. IMP thanked IW for his involvement and input with the Committee.</p> <p>Proposed – MMA Seconded - LAD</p> | |
| 4. | <p>Correspondence</p> <p>Letter received from Graham Kanes formally resigning as Chair of OLI Area Committee.</p> <p>Letter sent to Cllr MacDonald and letter to Council to request new Council representative.</p> <p>Reminder letter to be sent to Council to ask for new Council representative.</p> | AMK |
| 5. | <p>Chairs Report</p> <p>Board update for AC Chair June 2014</p> <ul style="list-style-type: none"> • The Board approved the “ARC” submission submitted to the regulator. • The Chief executive provided an update on the following matters:- <ul style="list-style-type: none"> ○ ACHA’s draft accounts have been completed for commencement of audit process ○ Alastair’s annual briefing to each of the 4 Council Area Committees has now started ○ Staff annual Performance Development reviews have been completed ○ ACHA’s new office development in Helensburgh is now on site and due to be completed towards the end of the year ○ Margaret Burgess MSP (Housing Minister) visited our travelling persons site at Dunchologan in May where she met staff, Board members and travellers. It is anticipated that a reviewed Gypsy Travellers strategy will be produced by the Scottish Government. ○ Scottish Government announces Home Energy Efficiency Programmes Scotland (HEEPS) funding of £60 million ○ An update regarding the bedroom tax was provided. <p>Other matters discussed</p> <ul style="list-style-type: none"> • The Board approved the updated Business plan • The Board approved the updated Benefits and payments policy • The Director of Housing & Neighbourhood Services provided a report on the department’s end of year KPI position. • The Board approved the Board of Management training Schedule • The Board received the monthly Investment programme update | |

| | Date of next meeting 10 th July | | | | | | | | | | | | | | | | | |
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| 6. | <p>Update from Committee Members on Local Issues</p> <p>AB advised Soroba Residents Association sadly lost members, Fergie and also Sean MacIntyre who has now moved from the Area. AB advised it's a big loss for Soroba, particularly as the group struggles for members. IMP asked AB if he thought it would be good to send a thank you letter to both Fergie and Sean. IMP advised she was intending to send a letter to Fergie in particular for all the organising of events over the years.</p> <p>AB advised residents are happy that works are progressing for the roughcasting although there are some concerns about the properties that aren't being upgraded at this time.</p> <p>LAD advised Kirkton has been painted.</p> <p>IW advised Millpark looks great, only issue he's heard was someone advising that when the grass cutting is done they don't always pick up the cuttings. IMP advised would be interesting to see if this was an owner or tenant as an owner is effectively getting free grass cutting at the moment.</p> <p>AMI advised that a lady in Dunollie approached him regarding chimney repairs. IMP advised an enquiry is ongoing at this time as well as an HSE enquiry.</p> | IMP | | | | | | | | | | | | | | | | |
| 7. | <p>Development of Local Membership Strategy</p> <p>IMP advised tenant and registered groups remain negligible. No groups for OLI.</p> <p>Taynuilt Highland Games – Due to be held on Saturday 19th July. GK had originally been logged as attending, discussed with other members that were to attend and agreed to postpone Taynuilt for this year and review attendance for next year.</p> <p>Lorn show – agreed we will confirm if attending week before – AMK speak to Helensburgh who may have a gazebo available.</p> <p>Attendance at Local Shows – Previously agreed attendance</p> <table><tr><th>Event</th><th>Date</th><th>Working Day</th><th>Attendees</th></tr><tr><td>Buinessan Show</td><td>TBC - usually beginning of Aug on a Friday</td><td>Yes</td><td>MacDougall Place Warden attending</td></tr><tr><td>Lorn Show (Benderloch)</td><td>02/08/14 – Saturday</td><td>No</td><td>LAD & MMA</td></tr><tr><td>Islay Show</td><td>14/08/14 – Thursday</td><td>Yes</td><td>Islay staff attending.</td></tr></table> | Event | Date | Working Day | Attendees | Buinessan Show | TBC - usually beginning of Aug on a Friday | Yes | MacDougall Place Warden attending | Lorn Show (Benderloch) | 02/08/14 – Saturday | No | LAD & MMA | Islay Show | 14/08/14 – Thursday | Yes | Islay staff attending. | AMK |
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| 8. | Bowmore New Builds Report circulated with papers listing suggested names for the new build properties in Bowmore, that were supplied by the pupils of Bowmore Primary School. Members voted with agreed winner being “Sealladh Na Mara” (Sea View) | | | | | | | | | |
| 9. | Community Action Fund Awards OLI funds available of £2,500 Application received from Oban Youth Cafe. Request for £500 towards summer programme for the young which includes running a mixture of trips, activities and drop in sessions, the funding would go towards replacing camping equipment. Unanimously agreed. | | | | | | | | | |
| 10. | Estate Management Action Plan Applications The 2014/15 budget for Oban, Lorn and the Isles Estate Management Action Plans is £12,015. For Islay: £4,405. Bonfire Night, Soroba – Over the past few years ACHA has done substantial joint working with other agencies to put arrangements in place for Bonfire Night and has actively encouraged tenants to attend official Bonfire Night celebrations at Mossfield. However, there are still unofficial bonfires annually in Soroba, causing problems such as the dumping of rubbish and safety. In previous years the Area Committee has approved E Map awards which have enabled staff to work with partner agencies (Strathclyde Fire & Rescue, Police and Argyll & Bute Council) which has significantly reduced the numbers and damage caused by illegal bonfires. Estimated costs provided by AHFA: £1,378.00. This includes men on standby and keeping the area cleared. Funds available if required. Unanimously agreed. | | | | | | | | | |
| 11. | Local Report | | | | | | | | | |

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| | <p>Rockfield School – Press article and subsequent letters in Oban Times. Discussion arose.</p> <p>Port Charlotte, Islay – Press article in The Ileaf which advised ACHA written to residents to determine extent of sewage smells at properties and a multi-agency meeting being held this week. IMP will report back after meeting.</p> <p>Catalina Avenue – 40 new homes which are off site end of 2014. ACHA sought public opinion with an open day on how properties are let. Good response and full report will be presented to Board in July. Proposal agreed at SMT is for 100% transfers. If agreed at Board, proposal will be taken to Council and HomeArgyll.</p> <p>Empty homes – Posters up in local communities for Kintra, Mull and Scarinish, Tiree to ascertain demand. IMP advised will be going to SMT with figures.</p> <p>HomeArgyll applications – AB asked if applicants need to apply online. IMP advised online applications are encouraged although a paper version will also be made available.</p> | IMP |
| 12. | <p>AOCB</p> <p>Dates for attending other AC's – imp proposed reviewing after AGM when schedule of dates confirmed.</p> | |
| 15. | <p>Date and Time of Next Meeting</p> <p>To be confirmed during AGM.</p> <p>Addendum - Monday 1st September 2014, 2pm, Menzies House</p> | |