



**HELENSBURGH AND LOMOND AREA COMMITTEE
MINUTES OF MEETING
Friday 4th December 2009
at 10.00 a.m.
in
Kirkmichael Centre Helensburgh**

Present
Ann Trotter (Chair) AT
George Douglas (Vice Chair) (GD)
Joan Roy (JR)
Maisie Dunlay (MD)
Sonja Aitken (SA)
Councillor Kelly (CK)
Yvonne Lister (YL)
Christine Johnston (CJ)
Wendy Nicholson (WN)

1.	Apologies: Sandra Glazsher Bill McIntyre Ken Bendall	
2.	Minutes of Previous Meeting – 02.10.09 Agreed Proposed: Sonja Aikten Seconded: Joan Roy	
3.	Matters Arising from Previous Minutes 02.10.09 <ul style="list-style-type: none"> • Page 6: Block 51 – 68 Maitland Court out of 18 properties ACHA own 5. • Page 4: Roofing/Roughcasting contract currently 	

	<p>being rolled out in Cardross and Kilcreggan.</p> <ul style="list-style-type: none"> • Page 8: Stones have been removed from certain areas in Fairfield Gardens with DR looking into cementing in any other stones which maybe causing problems. 	
4.	<p>Correspondence:</p> <p>Chair Read out x3 Community Action Funds relating to Route 81, Garelochhead Lines and Geilston Hall Management Committee.</p>	
5.	<p>Board of Management Update: Presented by Christine Johnston</p> <ul style="list-style-type: none"> • Comments were sent to the SHR on the draft Report and amendments have been made. The Board will consider the report at their meeting in January and a response to the SHR will follow thereafter. • Alistair MacGregor is meeting with Alex Neil MSP along with other RSL's to discuss Resource Levels, HAG benchmarks and Housing issues. • Kitchens and Bathrooms, Windows & Doors all ahead of schedule. • Heating & Rewires/Roofing and Roughcast slightly behind schedule. • Gas Services sitting at 99.68%. We have a legal obligation to ensure all our properties have an annual gas safety certificate. • Staff turnover is 8.1% which is slightly higher than average. This is due to the re engineering of the Sheltered Housing Complexes. • Absence Rate is 4.8%. • 23 new factoring agreements in place. • Alistair MacGregor visited Islay and received very positive feedback from tenants. Windows & Doors have been replaced which was highlighted as a concern by tenants during visits prior to stock transfer. • Oban office moving premises on Monday 21.12.09. • Helensburgh Office under review for new premises along with others. 	

	<ul style="list-style-type: none"> • Home Argyll Review is now complete and went live on 2nd December 2009. • ACHA have received Wider Role approval to allow Welfare Rights Officer posts to be advertised. 	
6.	<p>Regional Managers Report:</p> <p>Presented by Yvonne Lister with key points as follows:</p> <p><u>Kitchen & Bathrooms:</u> Programme of delivery ahead of schedule. Quality of work remains good. Extra 200 installations now underway.</p> <p><u>Window and Door Programme - Contractor - Carillion</u> 70 doors being installed in the Lomond area.</p> <p><u>Heating and Rewire, Contractor - Gas Call</u> No heating installations ongoing at present.</p> <p><u>Roofing and Roughcasting – Contractor – Connaught</u> Contractor required to carry out extra work which was identified at the snagging stage.</p> <p><u>Community and Regeneration</u></p> <p>Smiddy Court Garelochhead 1st Block of 2nd Phase complete and properties now let. On schedule for 2nd Block to be complete March 2010.</p> <p><u>Garage Strategy</u></p> <p>Darleith Road – to be demolished to provide car parking spaces. Helensburgh – John St and Cove Place – to be offered for sale. Rhu – Lineside Walk – 5 Garages to be refurbished. Barge Court & Quarryknowe – to be demolished to provide car parking. Rosneath – Clachan Road – 2 blocks to be demolished. One block to be refurbished.</p>	

Howie Crescent – 2 blocks to be demolished. One block to be refurbished.

Gare Road – 2 blocks to be demolished. Once block to be sold/refurbished.

Garage Sale offers and pre letting prior to refurbishment almost underway.

Any blocks that cannot be sold or relet will be demolished.

Housing Management and Maintenance

Home Argyll

- New Policy went live 2nd December 2009.

Inspection & Regulation –

- Draft Report received – “C Grade”.
- Awaiting Final Report
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Pressurised Area Designation (PAD)

- Consultation Exercise commenced.
- Closing Dates for Comments – 15th January 2010.

Strategic Planning Days

- Strategic Planning Days – 24th and 25th Feb. 2010
- Last year we highlighted our successes with our Environmental Improvements.
- YL asked Members for suggestions for this year – CK and GD suggested that we use our Garage Strategy and also the Lomond Community Action Funds.

In House Repairs Team

- Relocated to 27 East King Street

Tenancy Sustainment Study

- Wider Role Grant Funding received.
- Progressing with a Tenancy Sustainment and Action Plan.

	Tenants & Residents Association – Craigendoran <ul style="list-style-type: none"> • Chair has resigned. • No replacement has been elected. 	
7.	Review of Key Performance Indicators <ul style="list-style-type: none"> • Arrears – we were above target which is set 2.5%. We achieved 1.8% which rates Lomond 2nd overall in performance. • Void Relet Times – The target for re letting a property is 25 days. In Lomond we achieved the target and relet houses within 21 days. This rates us 4th overall in performance. • Emergency Repairs – the target of 100% was not achieved 95.8% was, this equates to 5 jobs outwith target. In terms of the league table this placed us in 3rd position. (The In House Team achieved 100%). • Urgent Repairs – the target is 97%. Lomond only achieved 93% which equates to 4 jobs being outwith target. This ranked us in 6th position. Again the In House Team achieved 100%. • Routine Repairs – the target is 97%. Lomond achieved 98%. This ranked us 6th in the league table. • Repairs Satisfaction – The target is 95%. Lomond achieved 98% which ranked us 1st in the league table. • Post Inspections – the target of 20% was met, and ranked us 2nd in the league table. 	
8.	EMAP/CARDROSS PLAY PARK <p>Extract from Octobers Minutes read out.</p> <p>DR has confirmed that the x2 owners were telephoned and written to and both owners have confirmed they are in favour of the repairs and staff are currently obtaining quotes from 2 Contractors to ensure value for money. As soon as quotes are available work will commence under the Wider Role funding.</p>	
9.	Pressurised Area Designation	

	<p>As per updates at previous meetings work is ongoing in preparing the Application to the Government to suspend the Right to Buy in certain areas of Argyll and Bute for 5 years.</p> <p>As per the attached notice the areas affected in Lomond will be: Arrochar, Cardross, Kilcreggan, Helensburgh, Luss & Rhu.</p> <p>The reason these areas have been chosen is because of the numbers of properties that have already been sold and the large size of the waiting list, which demonstrates they are high demand areas.</p> <p>Members asked to read the consultation notice and if they have any comments they should be passed to Alan Brandie, who's address details are contained within the Notice. The closing date is 15.01.10.</p>	
10.	<p>Schedule of Meetings for 2010</p> <p>Committee discussed various options, however, decided to keep dates to the 1st Friday of every 2nd month with the venue being the Kirkmichael Centre. This would allow the Chair to present the Area Committee update at the Board meeting, which is held every 2nd Thursday of the month.</p> <p>Proposed Dates:</p> <p>05.02.10 26.03.10 (one week early due to public holiday) 04.06.10 06.08.10 01.10.10 03.12.10</p>	
11.	<p>Tenants Panel Minutes 20.10.09</p> <p>Distributed/Discussed.</p>	
11.	<p>A.O.C.B.</p>	

	<ul style="list-style-type: none"> • Tenants Survey will be sent out early January 2010 and CJ has asked that we urge people to complete these forms. A test questionnaire will be piloted to ascertain if it is user friendly. • CK advised that the Rosneath and Clynder Trust would be tidying up the area at Clachan Glen they would be clearing the burn and putting in footpaths and a bridge. • CK advised that the old Community Centre owned by the Co-op in Rosneath would be demolished and a car park built in the area. All planning permissions are now in place. Once complete Argyll and Bute Council will commence work on a pedestrian crossing. 	
12.	Date and Time of Next Meeting Friday 05.02.10 at 10.00 a.m. Kirkmichael Centre	