



# **HELENSBURGH AND LOMOND AREA COMMITTEE** **MINUTES OF MEETING**

**Friday 4<sup>th</sup> July 2014 @ 12.40 pm**

**Braeholm 31 East Montrose Street Helensburgh**

## **Present:**

Michael Brown (MB) - Tenant  
Daniel Kelly (DK) – Independent  
Stephen Allcroft (SAL) – Tenant  
Cameron Grant (CG) – Tenant  
Douglas Prophet (DP) – Tenant  
Malcolm Campbell (MC) – Tenant  
Sonja Aitken (SA) – Independent  
Councillor A Morton (CM) – Council Representative

## **Staff Members Present:**

Yvonne Lister, Regional Manager, Housing & Neighbourhood Services (YL)  
Wendy Nicholson, Administration Officer (WN)

## **Members of the Public**

James Milne

1.	<p><b>Welcome &amp; Apologies:</b></p> <p>YL welcomed all members to the meeting. Following agreement from the Committee the meeting started earlier than scheduled at 12.40pm after the conclusion of the AGM.</p>	Action
2.	<p><b>Election of Office Bearers:</b></p> <p>YL asked for nominations for the position of Chair for the year 2014/2015</p> <p>SAL proposed Cameron Grant as Chairperson. This was seconded by SA. There were no other nominations received.</p> <p>YL requested that Area Committee Members nominate their Vice Chair of the Committee.</p> <p>DP proposed Sonja Aitken. This was seconded by MC. There were no other nominations received.</p> <p>Chair of the Helensburgh and Lomond Area Committee for 2014/2015 is Cameron Grant.</p>	



5.	<p><b>Conflicts of Interest to Declare</b></p> <p>Members had no conflicts of interest to declare.</p> <p>MC left the meeting at 1pm</p>	
6.	<p><b>Correspondence</b></p> <p>WN advised that the resignation of Sandra Glazsher had been received. Members were grateful for all the support SG had provided to the Committee and wished her well for the future.</p> <p>WN confirmed that a Tenant Nomination had been received after the AGM of the 04.07.14 from Mr Robert Beggs (RB) and members were asked to consider the application to fill a casual vacancy within the Helensburgh and Lomond Committee.</p> <p>Members unanimously agreed to the nomination of RB who will now fill our tenant vacancy as a casual member.</p> <p>YL will write out to RB inviting him to our Bus Tour on the 20.08.14 and also to our first meeting scheduled for 06.09.14.</p>	YL
7.	<p><b>Community Action Fund Applications</b></p> <p>Members were asked to consider an application from the Helensburgh Baptist Church. After much deliberation 2 proposals were put forward and members voted by a raise of hands.</p> <p>Proposal 1 – was to award £250 to the Baptist Church, which received 3 votes.</p> <p>Proposal 2 – was to award £500, the requested amount, to the Baptist Church this received 4 votes.</p> <p>CG declared Proposal 2 accepted and the award of £500 to be made.</p>	
8.	<p><b>Naming of new “Hood Court” Development</b></p> <p>Members discussed the nominations from the local primary schools for the naming of Hood Court.</p> <p>It was agreed that Duchess Heights was the most appropriate name, however, Members requested that it was amended to “Duchess Court “ to reflect the layout of the area.</p> <p>The winner was a primary 7 pupil from St Josephs Primary School, YL will write out to the winning school.</p> <p>YL also confirmed that a £75 voucher would be awarded to the school and also an invite to the opening of the development, which is anticipated to be, later on in the year.</p>	YL

9.	<p><b>Estate Action Management Plan - Update</b></p> <p>YL confirmed that clarification had been received from DR on items 6 and 10 within the Year 2 priorities as there appeared to be a discrepancy in the figures.</p> <p>As indicated to members during the July meeting this was indeed and typo the entry length 24-40 Williamson Drive fencing was not 5m but actually 18.8m with the length of BenBouie Drive being 5m.</p> <p><b>West King Street Update:</b></p> <p>YL confirmed that letters are being issued to owners over the next week requesting agreement to our proposal to demolish the existing stores/bin sheds and erect their own sheds on the vacant site.</p> <p>Members will be provided with an update at the next meeting.</p>	YL
10.	<p><b>Bus Tour/Garden in Bloom Judging 2014</b></p> <p>WN clarified the Bus Tour would be leaving from the Helensburgh Pier Car Park at 10.30am on the 20<sup>th</sup> August 2014.</p> <p>Members requested that the tour also include the Luss area and WN will contact the bus company to request this.</p> <p>DK will forward areas of concern to WN prior to this date as unfortunately he will not be able to attend the tour.</p>	
11.	<p><b>Equalities Form</b></p> <p>All members were asked to sign the form issued with their papers and pass to WN at the end of the meeting.</p>	
12.	<p><b>AOCB</b></p> <p>Q: SAL asked why the FISH Welfare Rights paper in the information pack stated a 113%</p> <p>A: YL will clarify this at the next meeting.</p> <p>Q: CM queried the figures on page 17 of the Year End Exceptions Report included in the information pack. Figures showed Void Relet Times (Not Low Demand) at 27 days and Void Relet Times (Low Demand) as 3 days.</p> <p>A: YL explained that the Helensburgh and Lomond area has no areas of low demand, however, there was a one off property in Cardross which met the low demand criteria last financial year. She confirmed this was an unusual position for the Lomond area.</p> <p>YL also confirmed that the ACHA wide Void Target had been changed from 31 days to 18 days for the year 2014/2015 with each area being given its own individual void target. YL will bring more information on the individual targets to the next meeting.</p> <p>Q: MB asked why during the Scottish Housing Quality Standard works, that in particular, 4 in blocks appeared to be inconsistent. For example the oldest set of windows appeared to be overlooked and newer ones being replaced.</p> <p>A: YL confirmed this would be taken back to our Investment and</p>	YL

	<p>Regeneration Department and comments will be brought to the next meeting.</p> <p>Q: Similarly SA queried doors fitted over 10 years ago were not necessarily being replaced.</p> <p>A: YL reminded members that elements had to fail the Scottish Housing Quality Standard before any replacement would be made.</p> <p>Q: DP requested clarification on ownership of the grass verge at Smiddy Court Garelochhead.</p> <p>A: YL to bring information to next meeting.</p> <p>DP also commented that the Estate Management Housing Assistant for the Garelochhead area had been changed and he had not been informed of the change.</p> <p>YL confirmed that from time to time staff would rotate their patches and that it was not the practice of the Association to advise all tenants in the area of this change, she explained it would not be cost effective to do so.</p> <p>DP remained unhappy at not being aware what staff member would be carrying out estate inspections.</p> <p>YL confirmed to DP that any issues that he had brought to the attention of the Local Manager would be dealt with appropriately.</p> <p>DP reiterated the comments made earlier by MC on the cost of the fob keys and the high cost in general of some of the work undertaken by Argyll Homes for All.</p>	<p>YL</p> <p>YL</p>
13.	<p><b>Date and Time of next Meeting:</b></p> <p>Thursday 4<sup>th</sup> September at 11am in the Project 81 Centre, Garelochhead</p>	<p>All</p>