



HELENSBURGH AND LOMOND AREA COMMITTEE

MINUTES OF MEETING

Thursday 15th January 2015 @ 11.00 am
Kirkmichael Centre Townhead Road Helensburgh

Present:

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

Staff Members Present:

David Rae Local Manager Property Services (DR)
Wendy Nicholson, Administration Officer (WN)

Members of the Association/Public

none in attendance

1.	Welcome & Apologies: Apologies: Mike Brown (MB) CG introduced Lynne Stokes, winner of the Spring Employee of the Season award, and Jackie Hardie, who was representing the HOME Argyll Team, who were the winners of the Summer award. Members had judged this at their " November meeting. A short photo shoot took place.	Action
2.	Minutes of Previous Meeting & Matters Arising: The minutes from 6 th November 2014 were agreed as an accurate record. These were proposed by DP and seconded SAL In terms of Matters Arising: Page 5/6: CG advised that YL will be contacting members to organise site visits to Lamont House and Duchess Court in due course. Page 3: SAL asked if the work in Maitland Court Helensburgh had commenced, DR advised this formed part of the Regional Managers presentation which DR will present under agenda item 5.	YL

3.	Conflicts of Interest to Declare Members confirmed no conflicts of interest to declare.	
4.	Correspondence: WN advised that an email had been received from the Administration Officer in Oban requesting that x2 members of their Committee attend our next meeting scheduled for 5 th March 2015. Members agreed and WN to forward details nearer the time.	WN
5.	Regional Managers Report – Presented by D Rae DR updated members on the following issues: Investment and Regeneration: <u>Kitchen & Bathroom (Carillion)</u> X1 Property awaiting start date from Investment <u>Window & Doors (Sidey)</u> Issue with 1 Property now rectified <u>Heating & Rewire (Carillion)</u> 2 scheduled works delayed to progress in January 2015 <u>Cyclical Painting Programme</u> Continues in Rosneath with no major issues <u>Roof & Roughcast Programme</u> Pre Start Meeting for Maitland Court held on the 8 th December with a start date scheduled for late February 2015. <u>Insulation</u> Some Old Luss Road properties have had their cavities emptied. New Cavity fill programmed for January 2015. <u>Other Investment Works</u> X3 Aids and Adaptation works to commence January 2015 <u>Duchess Court Development</u> <ul style="list-style-type: none"> ○ Property Bedroom sizes are 12 x 1 bed and 12 x 2 bed ○ The contract with Crudens Ltd., for the redevelopment of the former Hood Court garage site is progressing on programme and handover is due in February <u>Lamont House New Offices Stuckleckie Road</u> <ul style="list-style-type: none"> ○ Contractor – JB Bennet Ltd ○ Contract Almost complete – awaiting on BT to carry out works ○ No moving in date as yet ○ Area Committee Tour being organised 	

	<p>Other Updates</p> <p>Customer Complaints</p> <ul style="list-style-type: none"> ○ For the period April to December 2014 Lomond have dealt with a total of 10 complaints in comparison to the same period last year where Lomond had a total of 8 complaints. Information packs have more detail on the types of complaints that have been received. <p>Scottish Social Housing Charter (SSHC)</p> <ul style="list-style-type: none"> ○ Your Voice” – tenant scrutiny ○ Invite extended to Area Committee Members, who DO NOT sit on the Board of Management <p>Developing the satisfaction survey Action Plan</p> <ul style="list-style-type: none"> ○ Session being held at next Staff Road Show to develop the Action Plan 	
6.	<p>Estate Action Management Plans (EMAP)</p> <p>Committee Ratification was granted to x2 Fencing Projects at 9 Howie Crescent and 2 Gare Road which were additional projects to the EMAP programme.</p> <p>Budget Update: DR advised that all programmed work is now complete apart from the projects indicated above, however, both these works are in progress. A presentation of before and after photo`s showing all completed projects will be taken to members in due course.</p>	
7.	<p>Community Action Fund Applications</p> <p>No Action Funds Received for this meeting.</p> <p>WN to provide CM with the Community Action Fund application which CM will circulate to representatives from Argyll and Bute Council. This, it is hoped, will help assist the money being spent locally by groups with charitable status.</p> <p>Other ways of advertising this grant funding was discussed to try and ensure all monies are spent in this budget within the Helensburgh and Lomond area advertising in the Community magazine and issuing a press release were being considered.</p> <p>It was also discussed whether Charitable Status can be changed in relation to Community Action Funds to allow a wider range of groups to benefit from this fund. Members agreed that DK would raise this at the next Board of Management meeting for clarification.</p>	<p>WN</p> <p>DK</p>
8.	<p>Outcome of visits to other Area Committees:</p> <p>CG visited the Mid Argyll and Kintyre Committee and also with DP the Oban Area Committee CG advised that these meetings were informative and found them well worthwhile. He advised that both areas struggle with the same issues we do in trying to recruit membership in their respective areas.</p> <p>CG and SA will attend the next Bute and Cowal Committee which had been previously cancelled.</p>	

9.	<p>Review of Membership Strategy</p> <p>Promotional material was circulated by CM at the meeting and agreed, in principal, by members with a few minor amendments. WN to resend the promotional material to CM. Members further agreed to target the Helensburgh area first where it is hoped it will have the biggest impact. This will be brought back to our next meeting in March for final approval.</p> <p>SA asked that on page 3, Point 9 of the Membership document that the addition of the word “encourage” is missing. WN to rectify.</p> <p>In relation to a Survey of Members prior to the AGM – members agreed not to take this forward.</p>	<p>CM</p> <p>WN</p>
10.	<p>Policy Review – 2015 (Attached)</p> <p>Members agreed they would like to be consulted on the following policy reviews:</p> <ul style="list-style-type: none"> • Staff Protection Policy • Restraint Policy • Customer Care Charter • Youth Strategy <p>WN to liaise with YL in relation to the process of these policy reviews to advise members at the March meeting.</p> <p>Members also requested that WN include the Gypsy Traveller Policy in the Information pack for March 2015.</p>	<p>WN</p> <p>WN</p>
11.	<p>Garden in Bloom – Arrangements for 2015 (Attached)</p> <p>CG advised that in other areas a “Shield” is also awarded with the 1st Prize which is held for one year with the winner and then returned to be awarded again the following year, with the winners details being engraved onto the “Shield” each year.</p> <p>Members agreed this would be a good idea for the Lomond area also and WN will liaise with colleagues in buying the same “shield” for awarding in due course.</p> <ul style="list-style-type: none"> • Members agreed the Sunflower Competition would carry on under the same principal as previous years. • Members agreed that the award for best container should be removed as a category with WN amending the Garden in Bloom paperwork accordingly. This will mean all gardens will be judged under the category of Best Garden regardless of the makeup of the garden. • Members agreed that the inclusion of a winter garden would not be included in this competition. • One of Projects as Identified: there was much debate amongst members on how this category should be used. DR, however, confirmed that this was intended to be used if members of the community approached ACHA in respect of utilising a piece of land currently not being used. • Press Release and closing dates confirmed by members as running 	<p>WN</p> <p>WN</p>

	from April to August 2015 with Judging taking place at the September meeting.	
12.	Content for Tenants Newsletter (Attached) Members discussed how best to utilise this space, RB came up with the idea of an interview style piece, with RB being our newest member he agreed to create this and bring it to our March meeting for inclusion into the Tenants Newsletter, deadline for this piece is 14 th March 2015.	RB
13.	Agenda Items for Meeting in January 2015 Paper Agreed with the following inclusions: <ul style="list-style-type: none"> • Update from our members on “Tenant Scrutiny” meeting 	
14.	Chairs Update <ul style="list-style-type: none"> • CG advised members that he attended the opening of the New Build Development in Oban, which was a beautiful building and incorporated 40 units. • CG advised that the Scottish Housing Regulator is looking to visit 12 Registered landlords. Also that the ARC indicators will be getting reviewed in 2017 and that the way registered social landlords publicise their Landlords Reports is being looked at in terms of costs incurred. • CG also indicated that the Scottish Government/National Tenants Panel will be looking at the Scottish Housing Regulator in operational terms. 	
15.	AOCB <ul style="list-style-type: none"> • SAL advised that it appeared that fencing recently erected at Darleith Road carpark had blown down in the recent storm, however, it was indicated this may not have been the storm at all, DR to organise an inspection of the site. • DP asked if incoming calls into the Area Offices were recorded, DR confirmed it was only the 0800 number that had call recording. • DK asked which of the blocks at Maitland Court were being upgraded DR advised it was blocks 21 to 50 and 51 to 68. • CG asked if the old Tenants and Residents flat in Cardross had been relet. DR advised that Yes it had. 	DR
16.	Date and Time of next Meeting Thursday 5 th March 2015 – Lamont House, Helensburgh	
17.	Public Question & Answer Session No members of the public were in attendance.	