



OBAN, LORN & THE ISLES AREA COMMITTEE

Monday 9th January 2012
3pm
Menzies House, Oban,

Present

Mr Alister MacIntyre **Vice Chair** (AMI)
Mrs Lorraine Anne Drysdale (LD)
Mrs Marri Malloy (MM)
Mrs Mary MacAuley (MMA)
Councillor Roddy McCuish (RMC)
Brian Murphy, Local Manger (BM)
Bill MacIntyre (BMI)
Gayle Stead (GS)
Lesley Lindsay (LL)

Collette Benham – Director Human Resources & Corporate Services (CB)
Amanda MacKenzie – Area Administration Officer (AMK)

Prior to meeting proper, GS & LL provided an introduction and asked committee members to participate in their Governance training quiz. Members were asked to work in groups or individually to complete the quiz. Once completed GS provided slides, working through the quiz and further explaining the full reasoning behind answers. Members thanked GS & LL for attending.

1.	<p>Apologies</p> <p>George Farquhar, Irvine Waugh, Janet MacIntosh, Andy Birnie.</p> <p>RMC apologised and had to leave the meeting after the Governance Training.</p> <p>In the absence of GF, AMI chaired the meeting.</p>	Action
2.	<p>Minutes of Previous Meeting 8th November 2011</p>	

	<p>Were approved as an accurate record. Proposed LAD Seconded MM</p> <p>Matters Arising – None</p>	
3.	<p>Declarations of Interest</p> <p>No conflict of interest</p>	
4.	<p>Correspondence</p> <p>No correspondence</p>	
5.	<p>Chairs Report</p> <p>Two Board meetings to report on & will be included in minutes.</p> <p>Board Update 10 Nov 2011</p> <p>A presentation was provided to the Board, by the Director of Finance and David Davidson, pensions advisor/expert, on the current situation relating to the Scottish Housing Association Pension Scheme (SHAPS).</p> <p>The Chief Executive gave a presentation which covered the following points:-</p> <ul style="list-style-type: none"> • ACHA provided comments to Scottish Govt on the Scottish Social Housing Charter. ACHA, along with others feel that some of the proposed outcomes are unworkable and do not necessarily take into account view of Tenants Movement. • Refurbishment programme of 35 “Doran” properties commencing on site at the end of November. • FISH project has secured £2.1 million in total for tenants across Argyll & Bute. (£1.7 million for ACHA tenants) • Senior staff met with the Scottish Housing Regulator where updates were provided on progress towards our improvement plan. Next update meeting due in March 2012. • Office accommodation <ul style="list-style-type: none"> ○ Campbeltown- meeting held with Kintyre Culture forum to map out the joint way forward. ○ Helensburgh- project plan set up and layout drawings developed. ○ Mid Argyll- the Council have indicated that further space at Dalriada will be available by Christmas ○ Bute- parking and common rights being evaluated prior to offer being submitted for the ladeside Hall. • Soroba community centre in Oban- Compulsory purchase of the land now concluded by the Council. Meeting to be held with Soroba 	

	<p>Community before end of year to map out the way forward.</p> <p>OTHER ISSUES</p> <ul style="list-style-type: none"> • The Board approved the Low Demand Strategy which provides the Association with a framework of potential options for dealing with areas of low demand. • ACHA responded to the Regulators consultation on the new proposed approach to regulation. ACHA responded to all 39 proposals. Two of the most controversial items relate to the payment of Board members and time limiting of service on Boards. <p>Board update - 15th December 2011</p> <p>The Chief Executive gave a presentation which covered the following points:-</p> <ul style="list-style-type: none"> • The Council has approved the Pressured Area Designation which suspends the Right to buy for tenants in a number of areas until 2012. The suspension affects tenants who took up a tenancy on or after 30th September 2002. Bute and Kintyre are not affected by the suspension. • The Council approved its local Housing Strategy submission to the Scottish Government. The strategy has 4 key aims:- <ul style="list-style-type: none"> ○ Successful access to suitable and affordable housing ○ Reduce levels of homelessness ○ Assist households, with particular needs, to remain in their own homes ○ Assist householders to live in well repaired and maintained homes which are affordable to heat. <p>The council also approved a new Rural Housing development fund which has £750,000 of grants available from the Strategic Housing fund. The fund has been established to help facilitate the development of small new build/refurbishment projects in rural communities.</p> <p>Council Grants were also made to Dunbritton HA (510,000), West Highland HA (£500,000) and ACHA (£97,000) for the development of new homes.</p> <ul style="list-style-type: none"> ○ Scottish Housing regulator carried out a verification inspection on our Annual Performance and Statistical return. Indications from the inspection team are that they have no concerns about ACHA's information submitted. <p>OTHER ISSUES FROM MEETING</p> <ul style="list-style-type: none"> ○ The Board agreed to end payment collection facilities at Area offices from 1st April 2012. Clarification information for tenants to be included in next tenants' newsletter. ○ Consultation leaflet will be issued to tenants regarding the proposed rent increase for 2012/13 <p>Date of next meeting 12th January 2012</p>	
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6.	Tenants Panel Minutes Minutes noted.	
7.	Health & Safety Minutes Discussion was held with regards to Lone Working – BM provided a background and advised of risk assessments carried out by staff who are lone working. CB advised that a questionnaire was carried out with all staff with regards to lone working, majority felt safe, but some staff noted some concerns. CB further advised the Mid Argyll area team trialed pendants for staff, and advised that a suggestion will go to SMT for roll out to all staff - likelihood if approved, the pendants which would link directly to the call centre would be rolled out as an extra measure. CB advised that there have not been any incidents but it is better to safeguard if some staff feel vulnerable.	
8.	Review of Key Performance Indicators BM presented KPI figures. Void times – OLI ranked 4 th . Repairs satisfaction surveys – Members asked for explanation for the low level of repairs satisfaction – IMP will provide full breakdown at the next Area Committee Meeting as OLI ranked 6 th . LAD advised of a property where tenant couldn't put heating off and just had to switch heating down. MMA advised of a previous occasion where she had to phone the freephone and was extremely impressed by the service received. BMI advised that you are not always getting a true picture with some tenants not returning cards. Rent Arrears Percentage – OLI rank 7 th . BM advised figure very good although poorly ranked – well below target of 2.5%. BM also advised with the two free weeks over the festive period there is also an increase in payments made. Allocation to Homeless – BM explained the quota process. BM advised high figure allocation to direct list partially due to a high number of allocations to sheltered properties where there is no homeless demand. Short Scottish Secure Tenancy – BM advised one SSST and explained the background with regards to the closure of Rooftops. Repairs – BM went through repairs statistics and advised figures under targets.	IMP
9.	AOCB	

	BMI advised he was in Oban for the Board Pre Agenda and thanked OLI Area Committee for inviting him to the meeting. Members thanked AMI for chairing.	
15.	Date and Time of Next Meeting Monday 5 th March, 3pm, Menzies House, vc Tiree	