

MID ARGYLL & KINTYRE AREA COMMITTEE MEETING
Wednesday, 11th January 2012 at 11.30am
The Aqualibrium, Campbeltown

Attendees

Sandra MacKenzie, Tenant (SMack)
 Colin Davidson, Independent (CD)
 Carole Ann Shields, Tenant (CAS)
 Valerie St Helene, Tenant (VSH)

Not in Attendance

John Muir

Staff in Attendance

Yvonne Litster, Regional Manager - Housing & Neighbourhood Services (YL)
 Iain McLeod, Local Manager – Property Services (IMcL)
 Jenna Shaw, Area Office Administration Officer (JS)

		Action
1.	<p>Apologies Lochiel Cushnie, Sandra Johnston, Councillor MacMillan and Linda Haig.</p> <p>The meeting was due to commence at 11.00am, however, as there was insufficient members present at this time to allow the meeting to proceed as quorate, it was agreed the meeting would be adjourned until 11.30am.</p> <p>SMack welcomed all members to the meeting.</p>	
2.	<p>Minutes of Previous Meetings – 2nd November 2011 Rod Buchanan was omitted as being in attendance at the last meeting. Minutes to be amended to reflect this.</p> <p>The minutes from 2nd November 2011 were agreed as an accurate record. These were proposed by Colin Davidson and seconded by Sandra MacKenzie.</p>	JS
3.	<p>Matters Arising Page 3 – Chair's Report: at the previous meeting, SMack reported on a mock Board Chair training session which members stated may be of interest to them. YL advised Area Committee members had all been afforded the opportunity to attend the mock Area Committee training session.</p> <p>Page 9/10 – Lease of Land at Kilmichael Glassary: CD previously asked who provided the funds and agreement for this. YL advised the car park was funded by the Council and was part of the agreement that related to the short term lease. Further supporting documentation was received from the community which was submitted to the Board of Management.</p>	

	<p>ACHA's Board of Management considered this request at their last meeting in December and agreed, subject to the minutes being approved on 12th January 2012 the following:</p> <p>Councillor McCuish recommended extending the lease to 20 years, with a claw back clause, with a 2/3 years notice to terminate the lease.</p> <p>Sandra MacKenzie advised that the Area Committee had recommended that the lease be for 5 years, was but aware that the final decision lay with the Board.</p> <p>The Board of Management agreed that the lease would be extended to 20 years, with a get-out clause and caveat that work is to start on the site within 3 years.</p> <p>CD enquired what the community had planned for this area. YL advised the community were exploring funding options to build a play park and a seating area. In the region of 35 houses encompassed the surrounding area.</p> <p>Page 11 – 11.1 The provision of fencing and a gate at Burnbank Place/Kinloch Road: JM previously asked who was responsible for the wall and whether it was structurally sound. It had been agreed that an inspection would be arranged.</p> <p>Members were advised that an update would be provided under agenda item 12.</p> <p>Page 11 – 11.4 Replacement of handrails at Lochgair Place, Tarbert: SMack commented that the work had taken place and she was happy with the finished result.</p> <p>Page 13 – Meeting Schedule 2012: CD asked if the meeting schedule and venues had been agreed for 2012. CD was advised that this would be discussed under agenda item 15.</p>	
4.	<p>Conflicts of Interest to Declare</p> <p>Members were asked to declare any personal or commercial interest in any business being conducted at the meeting.</p> <p>Members confirmed there were no conflicts of interest to declare.</p>	
5.	<p>Correspondence</p> <p>None received.</p>	
6.	<p>Chair's Report – Board of Management Meeting – 13th October 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 	

	<ul style="list-style-type: none"> ○ 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 Housing Association (£510,000), West Highland Housing Association (£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 the 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 is to be included in next tenants' newsletter. Consultation leaflet will be issued to tenants regarding the proposed rent increase for 2012/13. <p>The minutes from the Board of Management meetings held on 13th October & 10th November 2011 were circulated prior to the meeting.</p> <p>The date of the next meeting is 12th January 2012.</p>	
7.	<p>Regional Manager's Report</p> <p><u>Investment Programme</u></p> <ul style="list-style-type: none"> • Kitchen & Bathroom (Contractor: Carrillion) <ul style="list-style-type: none"> • Mid Argyll & Kintyre – IMcL advised work is due to start next week. Kevin Brown has been appointed as the contractor for Campbeltown and contractor CV for Mid Argyll. • Windows & Doors (Contractor: Sidey) <ul style="list-style-type: none"> • Mid Argyll – install currently taking place. Standard is fairly poor with a number of snagging issue being addressed with the contractor. • Kintyre – finishing of installations in Kintyre and will be returning in the new year. Progress has been fast and to a good standard. • Heating & Rewire (Contractor: British Gas (New Heating) Ltd) <ul style="list-style-type: none"> • Mid Argyll & Kintyre – awaiting programme and confirmed start date. Should be end January/beginning of February. 	

- **Roof & Roughcast**
 - **Mid Argyll** – no work in this area at the moment
 - **Kintyre** – staff are progressing with discussions with the owners at Smith Drive and Ralston Road.

Regeneration/More Than Housing

- **Mid Argyll:**
 - **Duncholgan Road** – as mentioned in previous updates, some drainage work, pothole work and minor surfacing will be carried out before the end of the financial year.
 - **Related Assets** – for Mid Argyll the roads and footpath work remains on target to be complete towards the end of the financial year. In terms of Kintyre the work is substantially complete with some minor snagging ongoing.
- **Kintyre:**
 - **Park Square** – The contract with MacLeod Construction Ltd to construct 32 units commenced onsite in September 2011, and remains on target for completion in February 2013. The substructure work is all now complete apart from at one gable of the existing Longrow block where we await services to be diverted. The timber kits will start to be erected during January with substantial delivery of materials before the end of the financial year. The Council road contract is due to commence onsite in February.
 - **Dalaruan** – On 22nd December 2011, we accepted a contract with McKinven & Colville Ltd., Campbeltown funded from the Investment Programme. The refurbishment including some reconfiguration will provide 16 units. A prestart meeting is proposed for 26th January 2012, with a site start around mid-February. The contract is programmed to take 36 weeks. This is good news for Campbeltown and the local contractor.

CAS enquired what would happen to the owners that are in these properties at the moment. YL advised none of these tenants are affected. CAS expressed concerns that the appearance would be affected as a result of only refurbishing part of the building. YL advised that to allow all works to be carried out, we need the agreement from all owner occupiers to contribute their share.

Customer Visits to ACHA Offices

The results from the customer visits to ACHA offices survey have already been circulated to members. The prize draw took place at the last meeting where winners from both Mid Argyll & Kintyre areas received a £25 voucher. Mr Gray from Tarbert and Ms MacKenzie from Campbeltown were this year's prize winners.

Allotment Design

The pupils from Dalintober Primary School were presented with their book vouchers and certificates on 14th November 2011 following the recent competition to design a sign for our new allotment site.

Press Articles

Some of the press articles published over the last couple of months included:

- **Residents' Insurance Reminder** – householders renting property in Mid Argyll were urged to obtain contents insurance in preparation of another harsh winter.
- **Housing Association Granted Charitable Status** – the Office of the Scottish Charity Regulator (OSCR) has awarded ACHA charitable status and the Association is now on the Scottish Charity Register, charity number SC042713.
Becoming a charity opens up greater funding opportunities which were not previously available to the Association, and provides tax advantages which will result in financial savings. This will allow ACHA to invest further in tenants' homes and communities.
- **ACHA Seeks Tenants Opinions** – Johanna Duncan was pictured with Sarah Campbell, Local Manager receiving the winning voucher following the ACHA survey competition on behalf of Ms MacKenzie.
- **Dalintober Kids Get Arty For ACHA** – Sandra MacKenzie was pictured with the winners of the allotment competition.
- **Chance to Win a Christmas Hamper** – A house-to-house questionnaire drop off in the Millknowe and Dalintober area of Campbeltown took place over the festive. The town hall development project in partnership with Dalintober & Millknowe Tenants and Residents Association organised the delivery.
- **Job Watch** – The latest figures show 1,884 people out of work in Argyll & Bute as a whole with 254 of them in the Campbeltown area, which is a 10% increase on the month before.

Customer Complaints

66 complaints were dealt with during the 9 month period 1st April to 31st December 2011.

Stage 1

- 5 Stage 1 complaints were unresolved in 2010/2011 and carried forward to the new reporting year.
- 56 new complaints were recorded between 1st April and 31st December 2011.
- 29 complaints were resolved at Stage 1, 11 were closed off, 8 complaints were still open at Stage 1 at the end of December 2011

and 15 complaints progressed onto Stage 2.

Stage 2

- 3 complaints started the complaints process at Stage 2,
- 1 complaint was closed,
- 15 complaints were resolved at Stage 2, and
- 2 complaints were still open at Stage 2 at the end of December 2011.

Stage 3

- 9 complaints progressed to Stage 3 during this reporting period and an appeal against a decision made during the previous year was lodged. The Appeal Committee agreed to uphold the previous outcome of 7 complaints at Stage 2 and action was taken to address the issues raised by 2 complaints. At the end of the reporting period one complaint was still to be heard by the Appeals Committee

Stage 4

- 2 complainants took their complaints to the Ombudsman, who upheld the decisions made by the Association.

Housing Management & Maintenance

- **Estate Management Policy** – this was approved by the Policy Sub Committee on 22nd November 2011. The main changes are that the policy and procedure have been separated into two separate documents and the aims and objectives have been expanded from three to twenty and giving more focus on a simplified co-operative approach with tenants. Performance monitors have been simplified, targets/goals have been added and Risk Matrix added to the policy document. YL thanked members that provided valuable comments.
- **Anti Social Policy** – this was approved by the Policy Sub Committee on 22nd November 2011. Alastair MacGregor, Chief Executive has since stated that this policy has proven to be very popular with our communities with regards to the stance that ACHA takes in terms of zero tolerance to ASB.
- **Gypsy Traveller Strategy** – Area staff have consulted with the travelling community by visiting our 3 TP Sites to seek their views. Due to be presented to Board of Management for approval at the February meeting.
- **Low Demand Strategy** – this was approved by ACHA's Board of Management on 10th November 2011.
- **HomeSwapper "Right Size" and "Immediately Available Homes"** – approved by ACHA's Senior Management Team in November. HomeSwapper is the UK's largest and most successful home swap service. It is a direct home swap service for social

	<p>housing tenants who want to swap properties.</p> <p>Currently ACHA have a “Mutual Exchange Board” in each office where tenants can advertise for a home swap. However, the tenant’s details can only be viewed by customers who come into that particular office. HomeSwapper will provide our tenants with access view to all homes available for swapping in Britain within their areas of choice.</p> <p>The key advantages are that it is quick and easy to set up, very simple to use and will reduce pressure on waiting lists, enhanced choice for our tenants and reduce void costs.</p> <p>The Immediately Available Homes Scheme allows landlords to effectively market “hard to let” properties to a nationwide audience of tenants actively seeking to move. An “advert” for each hard to let property can be designed by the landlord, and include a photograph.</p> <p>The system will then look at everyone registered on HomeSwapper and who needs this type of property. The landlord will receive a list of matches of potential new customers that have indicated they would consider moving to this area. The tenant will also be sent an alert, advising them of the property, and the landlord that they should contact. Once a potential match is found the tenant would be assessed using the HOME Argyll Policy.</p> <ul style="list-style-type: none"> • Relief Land, Inveraray – a further meeting has been arranged at the end of January with the owners at Relief Land, Inveraray. This meeting is to establish if the owners are interested in signing up to ACHA’s factoring agreement. ACHA is still no further on with regard to getting agreement from the owners in terms of the major common repairs that are required. The owners have set up their own residents meeting and have appointed a consultant to provide them with further analysis of the work that is required to the building. • Play Parks at Furnace & Inveraray – work is due to begin on the upgrade of the play areas this month. The LOAF (Laggan Opportunity and Amenity Fund) group at Machrihanish have been successful in obtaining Big Lottery funding to install new equipment at the site that was cleared some years ago. ACHA will be contributing a sum in support of the project as per the Play area Strategy. It is still proposed that the small play area at Princess Street, Campbeltown will be removed subject to title issues being clarified with owners. • Weather Warning – On Thursday, 8th December 2011, the Association’s Emergency Planning Team was mobilised following the issuing of a Red Alert by the met office. Luckily, we did not suffer critical damage to the mass of our properties although the biggest focus was on roof tiles, downpipes, logistical issues around fallen trees, flooding and snow issues in Mid Argyll. As a result, 	
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power failures were experienced, most notable in Inveraray, Furnace & Appin. As you will be aware we have a sheltered housing complex in Inveraray, staff quickly stepped in with emergency supplies for Chalmers Court where hot water bottles, camping lights, soup and stovies were provided for all the residents. Other potentially vulnerable tenants in Inveraray were also contacted.

The Emergency Planning Team went into action again on return to work on 5th January following the latest storm, with some staff actually coming into work on the public holiday the day before to ensure our more vulnerable tenants were ok.

Winter Precautions – Frozen pipes during the last cold snap caused £67,000 worth of damage to 28 ACHA Tenant's homes. Sadly only 4 had insurance to cover the loss of personal possessions. ACHA offers one of the most competitive insurance policies for tenants which are underwritten by Aviva (used to be Norwich Union). Tenants are able to insure their contents for as little as 86p per week (or 58p per week for those over 60).

YL confirmed the Association insure the building, not the household contents.

Winter Gritting – some local difficulties were reported, however, these were quickly resolved.

- **Pressurised Area Designation** – Suspension of “the Right to Buy”. Argyll and Bute Council have recently approved the designation of some housing settlements as “Pressured Areas”. This decision, which does not affect Bute or Kintyre, means that for some ACHA tenants throughout Argyll, their “Right to Buy” will be suspended for a period of ten years, commencing in January 2012.

Tenants affected are those who took over a tenancy on or after 30th September 2002. In terms of Mid Argyll this affect 12 settlements:- MID ARGYLL - Lochgilphead, Achahoish, Ardrishaig, Cairnbaan, Clachan, Crinan, Ford, Furnace, Inveraray, Kilmichael/Glassary, Minard, Tarbert.

The decision for the Council to designate some settlements as “pressured areas” was made in partnership with ACHA and Dunbritton Housing Association in a bid to help address the acute shortage of affordable housing in many parts of Argyll. Homes which may have been sold under the “right to buy” scheme will now remain available to let until at least 2022.

VSH asked what would happen if a current tenant moved to another property. YL advised they would no longer have the right to buy.

- **ACHA's Christmas Hamper** – Mrs MacIntyre from Oban, Mrs Coates from Helensburgh, Mrs Allan from Strone and Mr Passey from Lochgilphead all received a Christmas hamper. Life membership to ACHA is available for just £1. As well as being

	<p>entered into the annual December hamper draw, members receive a copy of the association's annual report and accounts and are entitled to attend AGM's.</p> <ul style="list-style-type: none"> • Office Accommodation – There has been ongoing work in terms of office accommodation throughout Argyll & Bute. In terms of Kintyre, a meeting has been held with Kintyre Culture Forum to map out the joint way forward. In regards to the office accommodation in Lochgilphead, the Council have indicated that further space at Dalriada will be made available for us. • Payment Collection – from 12th September, customers have been able to make debit and credit card payments at our Customer Service Centre using the Freephone Telephone Number. Payments can now be made in a number of ways including at the local office, online, by payment card and now by the Freephone number. <p>As these new payment methods have become available, the level of cash, cheque and postal order payments at local offices has reduced dramatically. ACHA identified that the removal of payment facilities at local offices would result in financial savings for the Association as well as freeing up staff resources to prioritise general housing management and customer enquiries. Customers were consulted on ending the payment facility option at local offices and as already discussed under the Chairs report, ACHA's Board of Management approved the removal of this service from 1st April 2012.</p> <p>This does not mean that local offices will close; they will still be open for customers to call in to discuss any query they have. However, payment facilities will not be available at the counters. Clarification information for tenants will be included in the next tenants' newsletter.</p> <p>During the month of November, a total of 2,232 transactions were made through AllPay paypoints, which totalled an income of just under £140,000 – this is an increase from October's figures. We also took a total of 43 transactions over the month of November from telephone payments at a value of just under £5,000.</p>	
8.	<p>Review of Key Performance Indicators</p> <p>The exception report up to the end of November 2011, detailing the performance for Housing & Neighbourhood Services was circulated prior to the meeting.</p> <p>YL advised that 16 of the targets had been met, 2 targets had been partly met, and 8 had not been met. Of these 8, 7 were rolling targets and therefore present no concern at the moment.</p> <p>YL advised the report detailed an achievement of 96.5% for qualifying repairs in Kintyre which was outwith target. However, it was noted the</p>	

	<p>contractor did meet the target in terms of the repair, but did not request an extension to complete the work. The figures will be amended to reflect this and will be reported correctly by next month.</p> <p>CD queried if a target of 2.5% for rent arrears was reasonable considering this was being met by all areas. YL advised that all Key Performance Indicator (KPI) targets are due to be reviewed.</p>																													
9.	<p>Tenants Panel Minutes</p> <p>The minutes from the Tenants Panel meeting held on 18th October 2011, were circulated prior to the meeting. No issues.</p>																													
10.	<p>Health & Safety Committee Minutes</p> <p>The minutes from the Health & Safety Committee meeting held on 17th August 2011, were circulated prior to the meeting. No issues.</p>																													
11.	<p>Estate Management Action Plan Budget</p> <p>SMack welcomed IMcL to the meeting. IMcL advised members the position on the budgets for both areas:</p> <table><tr><th colspan="2">Kintyre</th></tr><tr><td>Budget for 2011/12</td><td>£12,500.00</td></tr><tr><td>Total Cost of Approved Projects</td><td>£10,225.64</td></tr><tr><td>Expected Income from Private Owners</td><td>£472.65</td></tr><tr><td>Balance</td><td>£2,747.01</td></tr></table> <table><tr><td>Total Cost of Proposed Projects</td><td>£4,573.20/£4,873.20</td></tr><tr><td>Balance</td><td>-£1,826.19/-£2,126.19</td></tr></table> <table><tr><th colspan="2">Mid Argyll</th></tr><tr><td>Budget for 2011/12</td><td>£8,800.00</td></tr><tr><td>Total Cost of Approved Projects</td><td>£2,933.55</td></tr><tr><td>Expected Income from Private Owners</td><td>£0.00</td></tr><tr><td>Balance</td><td>£5,866.45</td></tr></table> <table><tr><td>Total Cost of Proposed Projects</td><td>£ 1,032.00</td></tr><tr><td>Balance</td><td>£4,834.45</td></tr></table>	Kintyre		Budget for 2011/12	£12,500.00	Total Cost of Approved Projects	£10,225.64	Expected Income from Private Owners	£472.65	Balance	£2,747.01	Total Cost of Proposed Projects	£4,573.20/£4,873.20	Balance	-£1,826.19/-£2,126.19	Mid Argyll		Budget for 2011/12	£8,800.00	Total Cost of Approved Projects	£2,933.55	Expected Income from Private Owners	£0.00	Balance	£5,866.45	Total Cost of Proposed Projects	£ 1,032.00	Balance	£4,834.45	
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12.	<p>Estate Management Action Plans</p> <p>IMcL presented the following Estate Management Action Plans for approval:</p> <p>12.1 Burnbank Place/Kinloch Road, Campbeltown</p> <p>The proposed works are to provide galvanised bow top fencing and a gate to the drying green.</p> <p>Financial Implications: The cost of galvanised bow top fencing is £2051.00 plus VAT of £410.20, total cost £2461.20.</p>																													

	<p>Risk Implications: Minor if accurately billed.</p> <p>Decision: Agreed</p> <p>12.2 Glentorran Place, Campbeltown Proposed works would be to remove the corroded railings from the top of the wall to the drying green and replace with balustrade railings. The Committee was presented with the option to replace with either balustrade railings or galvanised balustrade railings.</p> <p>Financial Implications: (a) Proposed works would be to remove corroded railings from top of wall to drying green and replace with balustrade railings – £1,260.00 plus VAT of £252.00, total cost of £1,512.00. (b) Proposed works would be to remove corroded railings from top of wall to drying green and replace with galvanised balustrade railings – £1,410.00 plus VAT of £282.00. Total cost of £1,692.00.</p> <p>Risk Implications: Possible risk of injury to person or child which could result in a claim against the Association.</p> <p>Decision: Agreed to remove corroded railings from top of wall to drying green and replace with galvanised balustrade railings.</p> <p>12.3 Fisher Row, Campbeltown Proposed works would be to install metal railings at the rear of Fisher Row, Campbeltown. The Committee was presented with the option to install either tubular railings or galvanised tubular railings.</p> <p>Financial Implications: (a) Proposed works would be to replace with tubular railings: £500.00 + vat = £600.00. (b) Proposed works would be to replace with tubular galvanised railings: £600.00 plus VAT = £720.00.</p> <p>Risk Implications: Possible risk of injury to tenant or child which could develop into claim against the Association.</p> <p>Decision: Agreed to replace with tubular galvanised railings.</p> <p>12.4 19 & 21 Oakfield, Tarbert Proposed works would be to remove the severely corroded metal railings on the 2 veranda porches at 19 & 21 Oakfield, Tarbert and replace with galvanised metal railings.</p> <p>Financial Implications: total cost £1,032.00 inc VAT</p> <p>Risk Implications: No risks expected, unless additional work required during fitting.</p> <p>Decision: Agreed</p> <p>CD requested that a galvanised option is provided for future fencing</p>	
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	<p>projects as this option would save on future maintenance. IMcL advised that staff have been informed of this and the option for galvanised fencing will be provided to the Area Committee for future projects.</p> <p>Members were advised that should all projects within Kintyre be agreed, this would result in a budget deficit. To allow all of the abovementioned projects to be progressed, it was agreed money would be vired from the Mid Argyll budget to Kintyre to assist with this shortfall. This would also allow an available budget of £2,708.26, should any further Mid Argyll projects be presented at the next meeting. It was agreed no further projects for Kintyre would be submitted for this financial year.</p> <p>SMacK queried what would happen to the money that was not spent within the EMAP budget. YL advised this would be vired to the general repairs budget for Mid Argyll & Kintyre.</p> <p>YL advised that the area team has recommended that no further cuts are made to the EMAP budget for 2012/13, however, this will be considered and agreed by ACHA's Senior Management Team and Finance & Audit committee.</p>	
13.	<p>FISH – Welfare Rights Project – Update</p> <p>An update was given on the FISH Welfare Rights Project. The report had been circulated prior to the meeting.</p> <p>Since the last report, the project has dealt with an additional 99 ACHA tenants and generated or protected an additional £300k in annualised income. This takes the total number of ACHA tenants engaging with the service to 1,286 with an overall gain of just over £2 million. Including the partner associations, these figures rise to just under 1,500 tenants and a financial gain of just short £2.4 million.</p>	
14.	<p>FISH – Debt Advice Project – Update</p> <p>An update was given on the FISH Debt Advice Project. The report had been circulated to Committee Members prior to the meeting.</p> <p>A pilot project for Debt Advice for ACHA tenants began in April 2011. The project provides a qualified debt advisor for ACHA tenants employed through ABCAB (Argyll and Bute Citizens Advice Bureau) on a 20 hours per week basis.</p>	
15.	<p>Area Committee Meetings for 2012 & Venues</p> <p>A list of the agreed Area Committee meetings for 2012 was circulated. The dates are as follows:</p> <ul style="list-style-type: none"> • Wednesday 7th March 2012 – The Grey Gull Hotel, Ardrishaig • Wednesday 2nd May 2012 – The Aqualibrium, Campbeltown • Wednesday 4th July 2012 – The Grey Gull Hotel, Ardrishaig. The Annual General Meeting will also be held on this date. • Wednesday 5th September 2012 – The Aqualibrium, Campbeltown • Wednesday 7th November 2012 – The Grey Gull Hotel, Ardrishaig 	

	All meetings will commence at 11.00am.	
16.	<p>Garden In Bloom 2012 – Future of Competition The Committee was asked to discuss the future of the competition. Some suggestions were as follows:</p> <ul style="list-style-type: none"> The introduction of further categories – best front/back garden, best sheltered housing complex garden, best school garden, best container display/window box, best hanging basket, allotment related category. <p>Members agreed categories should be introduced, however, these should be limited. It was commented that this would encourage other tenants to participate to prevent the same winner year on year.</p> <ul style="list-style-type: none"> Engaging with local nurseries/schools – to provide sunflower seeds for nurseries or a drawing competition for schools. It was also suggested an area of ground could be developed using a winning drawing entry, utilising the Estate Management Action Plan budget to undertake such work. There are potential areas within Mid Argyll that could be used for this type of project. It was agreed that ACHA would approach local nurseries beforehand to gauge opinions. <p>It was agreed a paper would be circulated with the minutes for members to consider all ideas prior to the next meeting.</p> <p>YL reminded members that the Estate Management Action Plan was utilised during 2011 to offer prize giving money to the local agricultural shows within Mid Argyll & Kintyre, along with trophies. Although trophies were awarded as a unique offering, members may wish to consider prize giving money for 2012 which will have an impact on this budget and the money available for this year's competition.</p> <p>YL also asked members to consider other projects and competitions that could be arranged within the area.</p>	<p>YL ALL</p> <p>ALL</p>
17.	<p>Tenants' Newsletter Questionnaire A questionnaire on ACHA's quarterly tenants' newsletter was circulated prior to the meeting. All members present at the meeting returned their completed questionnaire.</p>	
18.	<p>A.O.C.B CAS asked how the damage to areas is being reported. IMcL advised that staff have been recording any damage caused by the extreme weather through estate management inspections, along with tenants reporting issues via the repairs freephone number. YL recommended that tenants use the freephone number to report any damages in case anything is missed. YL advised more than 600 calls had been recorded within one morning following the storm.</p>	

	<p>VSH queried the window and door programme in Drumlemble. IMcL to investigate and advise.</p> <p>SMacK advised a Chair's working group had been set up where the Chairperson from each Area Committee was asked to attend and contribute. At the last meeting, a presentation from Dumfries & Galloway was well received, however, it was noted that their Committee structure differed from ACHA's. For information, a copy of the newsletter produced by Dumfries & Galloway was circulated to members at the meeting. In terms of the future of ACHA's Area Committee's, a decision is still to be taken. A further meeting has been arranged in March 2012. YL advised we continue to proactively promote our Area Committee's, however, we struggle to recruit new members whether tenant or independent members. A more devolved responsibility within our Area Committee's may also be considered.</p>	IMcL
19.	<p>Date and Time of Next Meeting</p> <p>The Mid Argyll & Kintyre Area Committee will be held on Wednesday 7th March 2012 at 11.00am at the Grey Gull, Ardrishaig.</p>	