

MID ARGYLL & KINTYRE AREA COMMITTEE MEETING

Tuesday, 2nd November 2011 at 11.00am

The Grey Gull Inn, Ardrishaig

Attendees

Sandra MacKenzie, Tenant (SMack)

Lochiel Cushnie, Tenant (LC)

Colin Davidson, Independent (CD)

Sandra Johnston, Tenant (SJ)

John Muir, Tenant (JM)

Staff in Attendance

Rod Buchanan, Local Manager – Housing Services (RB)

Linda Haig, Director of Investment & Regeneration (LH)

Yvonne Litster, Regional Manager - Housing & Neighbourhood Services (YL)

Claire Lumb, Customer Services Assistant (CL)

		Action
1.	Apologies Councillor Donnie MacMillan, Carol Ann Shields, and Valerie St Helene. SMack welcomed all members to the meeting.	
2.	Minutes of Previous Meetings – 6th September 2011 The minutes from 6 th September 2011 were agreed as an accurate record. These were proposed by Colin Davidson and seconded by John Muir	
3.	Matters Arising Page 1, 3 Brodie Crescent, Lochgilphead –CD had requested that the concerns raised at the last meeting were highlighted to the relevant committee that would progress this project. It was confirmed that the comments made by the Area Committee been noted and passed onto the contractor. Page 7 – Good Neighbour Award – SMK had asked how many nominations had been received. It was confirmed that six had been submitted. Page 7–, VSH had enquired if windows and doors would be installed in Drumlemble as these had only recently been installed. It was confirmed that surveys were in the process of being carried out. Page 9 - Health & Safety Committee Minutes – 18 th May 2011 – It was	

	<p>confirmed that the steps and ramp at Dolphin Hall have been repaired.</p> <p>Page 11, AOCB – SMack had agreed to raise the matter of insurance claims at the next Board of Management meeting. It was confirmed that the person affected should claim on their own insurance and then their own insurance company may decide to make a claim against the insurance company of the person who caused the fire.</p>	
4.	<p>Conflicts of Interest to Declare Members were asked to declare any personal or commercial interest in any business being conducted at the meeting.</p> <p>SMack confirmed she had a conflict of interest to declare under agenda item 11, but as Chair she could stay in the room during this item, but not take part in the discussion.</p> <p>JM confirmed he had a conflict of interest to declare under agenda item 14.</p> <p>SJ confirmed she had a conflict of interest to declare under agenda item 14.</p> <p>CL also confirmed she had a conflict of interest to declare under agenda item 14.</p> <p>.</p>	
5.	<p>Correspondence SMack advised members of the correspondence received since the previous meeting:</p> <p>5.1 Name of Group: Dalintober & Millknowe Tenants & Residents Association</p> <p>Value of Donation Requested: £200.00</p> <p>Outcome: Successful</p> <p>Details of Application: Catering for annual bonfire and firework display in conjunction with Strathclyde Fire & Rescue</p> <p>5.2 Name of Group: Kintyre Amateur Swimming Club</p> <p>Value of Donation Requested: £300.00</p> <p>Outcome: Successful</p> <p>Details of Application: Kintyre Amateur Swimming Club are looking for funding assistance towards the purchase of club kit bags for swimmers. The kit bags would be in their club colours with printed club logo. These bags would be used with their club swimmers when attending training and when travelling to various swimming competitions. At present the club have a variety of items including swimwear caps, poolside t-shirts and hoodies but not kit bags for swimmers.</p>	

	<p>5.3 Name of Group: Home Start MAJIK (Mid Argyll, Jura, Islay and Kintyre)</p> <p>Value of Donation Requested: £300.00</p> <p>Outcome: Successful</p> <p>Details of Application: Home Start MAJIK is celebrating their 15th anniversary in the summer of 2011 and would like to hold 'birthday' parties in local villages in Kintyre & Mid Argyll for families. These would be like fun days but have a birthday theme, so they would like to give out some 'goodies' to the families and especially the children in the form of party bags. The goodies would be small gifts, with or without the Home Start logo.</p> <p>5.4 Name of Group: Tarbert Music Centre</p> <p>Value of Donation Requested: £300.00</p> <p>Outcome: Successful</p> <p>Details of Application: The Tarbert Music Centre provides a service which is open to all school children in the area. Each year a new batch of pupils are invited to attend 30 minute lessons costing £2. Each child is loaned an instrument at no cost to them. At present, they have funding until the end of November 2011.</p>	
6.	<p>Chair's Report – Board of Management Meeting – 13th October 2011</p> <p>Prior to the Chair's Report, SMack reported on a mock Board Chair training session she had attended. She asked other Area Committee Members if they would be interested in having a mock Area Committee training session to improve skills. SMack commented that she had found this session useful, and other members stated if it may be of interest to them. YL to put forward the suggestion that the session is run again and includes Area Committee Members.</p> <p>SMack provided an update from the Board of Management meeting held on 13th October.</p> <p>The Chief executive gave a presentation which highlighted the following points:-</p> <ul style="list-style-type: none"> ❖ Welfare Reform ❖ Housing Benefit Reform ❖ Borrowing powers for the Scottish Government ❖ The Scottish Housing Regulator's consultation ❖ The Association's application for charitable status ❖ Current ongoing economic stability ❖ The future use of the Council's Strategic Housing Fund ❖ Fuel Poverty ❖ Government grants coming in to the Association this year will be £14.2million 	YL

- ❖ Ongoing Issues
- ❖ Heating and rewire programme has now restarted on Islay.
- ❖ Key performance indicators are progressing well.
- ❖ The Association's new builds at Campbeltown, Dunoon and Lochgoilhead are all progressing well. The properties at Lochgoilhead are due back in December.
- ❖ Publicising again Home Contents Insurance in the run up to Winter.
- ❖ ACHA's Good Neighbour Award made posthumously to Mrs Mary Sweeney.

- ❖ Innovation and Investment Fund
- ❖ The Association's application relating to Scott Terrace in Dalmally has been accepted.
- ❖ The Association understands West Highland has been successful with respect to an application to building housing in Dunbeg and Ulva.
- ❖ Fyne Homes have had an application approved for the former Lochgilphead High School
- ❖ Dunbritton have had an application approved for the former Hermitage Academy site.

- ❖ Scottish Draft Budget Implications for Housing
- ❖ The Scottish Finance Minister John Swinney announced the Scottish Government's draft plan for spending in 2012/13, 2013/14 and 2014/15 to the Scottish Parliament
- ❖ The stated objective is that the Scottish Government will build 30,000 affordable homes during the life of the parliament. There is a commitment to deliver 5,000 council homes in the next 5 years.
- ❖ There is a commitment to publish a strategy for older people recognising demographic changes.
- ❖ Further commitments to the Energy Assistance Package and Universal Home Insulation Scheme.
- ❖ The Housing and Regeneration budgets have changed and figures were made available to members.:

- ❖ The National Housing Trust initiative under the Scottish Futures Trust has its funding of £4.7million frozen during the 3 year period.
- ❖ Use the Scottish Joint European Support for Sustainable Investment in City Areas (JESSICA) to target sustainable investment in disadvantaged areas.
- ❖ Private sector housing renewal grants to local authorities will be £25.9 million next year against last year's figure of £21.5 million, an increase of 20%.
- ❖ The Warm Homes Fund supporting energy efficiency measures continues with commitments to deliver the £50million under that fund.

OTHER MATTERS:-

Area Specific Approach to Low Demand - Bute report approved.
Board supported the approach of opening discussions with A & B Council

	<p>to try to offer supported accommodation provision.</p> <p>Transfer of Factoring service to Housing and Neighbourhood Services – Approved.</p> <p>Mull Office Closure Consultation - Agreed – but press release not to be used unless there are press enquiries. Next Area Committee meeting is to be held on Mull and open to public.</p> <p>Anti Social Behaviour Consultation – This has been noted, and policy will now go to Policy sub-committee for approval.</p> <p>ACHA Repairs Service - Working group to be set up with Board members to ensure that they are clear on the proposal subject to final approval.</p> <p>Election of Finance & Audit Committee Chair - Al Reay elected.</p> <p>The minutes of the Board of Management meetings held on 11th August 2011 and 8th September 2011, were circulated prior to the meeting.</p> <p>The date of the next meeting is 10th November 2011.</p>	
7.	<p>Regional Manager's Report</p> <p>Investment Programme</p> <ul style="list-style-type: none"> • Kitchen & Bathrooms (Carrillion) <ul style="list-style-type: none"> • Mid Argyll – Surveys ongoing at the moment in Mid Argyll. It is likely that Mid Argyll will have the first installs and it is hoped these might be before the New Year. • Kintyre – Surveys are on-going in Kintyre • Windows & Doors (Sidey) <ul style="list-style-type: none"> • Mid Argyll – No installs at the moment. • Kintyre – Work is ongoing in Kintyre and the Contract is going well. It is mainly doors that are being installed and the quality of work is good. • Once complete the contractor will move to Mid Argyll • Heating & Rewiring - British Gas (New Heating) Ltd <ul style="list-style-type: none"> • Mid Argyll & Kintyre - Surveys are underway in both areas. We expect Kintyre will have first installs and then Mid Argyll later next year. • Roof & Roughcast <ul style="list-style-type: none"> • Mid Argyll – No projects are ongoing in the Mid Argyll Area • Kintyre – Staff are currently consulting with the owners at Smith Drive and Ralston Road <p>LH corrected the Contractor for Kitchens and Bathrooms: it is Carrillion, not Lovell/Connaught.</p> <p>Regeneration Programme</p> <ul style="list-style-type: none"> • Duncholgan Road The Duncholgan access road had basic upgrade works carried out 	

prior to the worst of the frost and snow last year and there is a chance the severe weather may have caused damage. Our colleagues in the Investment & Regeneration section were carrying out a further inspection and as soon as YL has the information she will update the Area Committee.

- **Related Assets**

The Related Assets works will be complete in Mid Argyll towards the end of the financial year. The works in Kintyre are programmed to be complete before Christmas.

- **Park Square –**

The contract has been awarded to MacLeod Construction Ltd for the 32 units and a site start will be underway shortly with the target completion date February 2013.

Revised approval has now been obtained from Scottish Water for the site drainage works to include for the new Council road and all-weather pitch contracts.

LH commented that MacLeods are now on site at Park Square.

- **Dalaruan**

YL explained that six tenants have been decanted and some of these have indicated that they may not want to move back. It has been agreed that if this is the case, then these tenants can be given a secure tenancy. As some of the recent allocations at Millknowe Terrace had gone to applicants on the transfer waiting list, this had freed up some other houses to be used as decant properties

Planning and Building Warrant applications have been made for the regeneration project to provide 4 x 1 bed houses and 8 x 2 bed flats.

The building is listed grade B and the Planning approval also requires Listed Building Consent from Historic Scotland and this is underway as part of the application.

Tender documentation is currently being prepared by the design team and tenders will shortly be issued for pricing. We anticipate a site start before Christmas. LH commented that the tenders are due back at the end of the week.

Housing Management & Maintenance

- **Allotment Design**

The sign for the allotments for New Parliament Place has arrived. It was passed round the meeting and admired by everyone. The pupils will be presented with their book vouchers and certificates on 14th November. SMack asked whether it was weather proof. YL confirmed that it was.

- **Press Releases**

Some examples of published press articles for Mid Argyll & Kintyre since the last meeting were noted.

- **Customer Complaints** – YL relayed that:
54 complaints have been received between 1st April to 30th September 2011.

Stage 1- 33 complaints were resolved at Stage 1 during this reporting period, with 15 complaints progressing onto Stage 2.

Stage 2 – 3 new complaint skipped stage 1, starting the complaints process at stage 2.
5 complaints were resolved at Stage 2.
2 complaints are still open at Stage 2.

Stage 3 - 7 complaints progressed to Stage 3

Stage 4 – at the time of reporting no Stage 4 complaints have been received.

YL was asked to clarify what a complaint was and gave two examples.

YL was asked to clarify why there were so many more complaints made at the Kintyre Office. YL explained that some offices are more proactive than others in recording complaints. There is a working group set up, looking at consistencies of reporting complaints and to review the Policy and Procedure.

Housing Management and Maintenance

- **Estate Management Policy** – Area Committees will be aware that they were asked for their views on the draft Estate Management Policy. The consultation period has now ended and the Group are currently reviewing all the comments received. YL thanked everyone who provided valuable comments.
- **Anti Social Policy** – This Policy is now due to be presented to the Policy Sub-Committee for approval.
- **Gypsy Traveller Strategy** – Consultation is drawing to an end. Shortly Area Staff will be consulting with the travelling community by visiting our 3 TP Sites to seek their views.
- **Low Demand Strategy** – This will be presented to the Board of Management next week for approval.
- **Relief Land, Inveraray** – A meeting was organised at the end of September with the owners at Relief Land, Inveraray. ACHA have 7 properties and 10 are owned.

Since the refurbishment was carried out some ACHA tenants are experiencing dampness to their property. To carry out any works to the building will require owners consent. However, if not all owners agree to the works we may have to ask the Local Authority

	<p>to assist with an Enforcement Order.</p> <p>An independent report was commissioned to establish the scale of the works that will be required and the works are estimated to be in the region of £456,000.</p> <p>Work is ongoing in terms of liaising with the owners to try to encourage them to join ACHA's factoring scheme, which will allow them to apply for Grant Assistance for the works.</p> <ul style="list-style-type: none"> • Ground Maintenance (Grass Cutting), Campbeltown– We have received several complaints regarding the changes to the grass cutting policy in the Campbeltown area. Close meetings have been held in areas where there is an issue with the cutting of the drying greens. They have been of limited success. However, we are hoping in some schemes to introduce a service charge to tenants and owners for grass cutting, where we have been successful in everyone agreeing to this. • Play Park at Highbank Park, Lochgilphead – the 'Tidy Bear' bin has finally arrived and is a great hit with the kids. The Tidy Bear was funded through the Estate Management Action Plans and the Area Committee agreed to the Area Team purchasing the bin at the last meeting. • Sheltered Housing – ACHA held Open Days at 2 of our Sheltered Housing Complexes - Caledonia Court and Chalmers Court. Chalmers Court was attended by residents from the complex in Inveraray. <p>Caledonia Court as attended by tenants from Lochgair Place and McCracken Court.</p> <p>Coffee and cakes were served, which was well received by the residents.</p> <p>The Fire Safety Officer gave an interesting and enlightening talk and in Chalmers Court the Police Officer also attended.</p> <p>The residents received a visual presentation from Rod Buchanan and this included information what was happening in the complexes, and what residents liked about their complex. These comments were related back to the Care Commission standards.</p> <p>At the end there was an opportunity for feedback and tenants were able to raise any concerns they had. Finally there was a prize draw at both complexes, the lucky tenants winning vouchers for £25.</p> <p>Payment Collection</p> <ul style="list-style-type: none"> • 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. 	
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	<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 has 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.</p> <p>ACHA now wishes to consider ending the payment facility option at local offices. 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. Consultation is currently ongoing where all information and comments from tenants and customers will be collated and presented to ACHA's Board of Management who will then consider the views of those who have responded prior to making a final decision.</p> <p>For information, during the month of October we had a total of 2050 transactions made through paypoints, which totalled an income of just under £130,000.</p> <p>This has proved to be a very popular method of payment.</p>	
8.	<p>Lease of Land at Kilmichael Glassary</p> <p>LH presented a report for the Area Committee to consider the request from Dunadd Community Council to extend the lease of land at Kilmichael Glassary. A copy of the report had been circulated to Area Committee Members prior to the meeting.</p> <p>LH started by explaining that at the last Board Meeting it was agreed that any requests for land disposal would first be presented at Area Committee meetings prior to going to the Board. The reason for this is so that Area Committee Members can make recommendations based on local knowledge. She also explained that the first principle of land disposal is that ACHA does not generally want to dispose of land we own. The second principle is the first use of any land should be used for housing. The third principle is that it should then be used for community benefit if it cannot be used for housing. Then, if these principles are not met, ACHA will ask whether it can reduce its overheads or get some income from the disposal of the land. She also explained that when any land sold with a sale value of over £5000, the Scottish Government will claim 95% of this money, so in general, we do not sell any land worth more than £5000 as there is no incentive.</p> <p>The Dunadd Community Council wish to extend the lease of land at Kilmichael Glassary from 5 years to 25 years. They are looking to provide a community garden, a school drop off zone and play area. The reason for wishing for an extension is that the Community Council feels that it would be easier to get funding for their proposals if a longer lease was in place. However, if a 25 year lease was in place any future housing development for the longer term would not therefore be an option.</p> <p>CD distributed a photo of the area in question, showing that there is</p>	

	<p>already an asphalted car park there. He asked who provided the funds and agreement for this. LH to investigate.</p> <p>There was also a question about whether the school would close in the future. YL commented that the school had been earmarked for closure but the proposal had been withdrawn.</p> <p>There was a discussion about how many houses the land would provide, if funds for a housing development were available. LH commented that up to eight properties could be built, however that at present there is no money for new houses.</p> <p>SJ asked whether ACHA would be funding the Community Council's proposal. LH answered that we would be leasing the land to the Community Council but not funding it.</p> <p>JM asked if the school closed whether there would be a possibility for ACHA to develop the school site.</p> <p>LC commented that he objected to some of the land currently being used for parent parking.</p> <p>The Committee agreed that they would recommend to the Board that the existing lease of five years would be sufficient.</p>	LH
9.	<p>Review of Key Performance Indicators</p> <p>The exception report up to the end of September 2011, detailing the performance for Housing & Neighbourhood Services was circulated prior to the meeting.</p> <p>YL advised that 15 of the targets had been met, 0 targets had been partly met, and 12 had not been met. Of these 12, 8 were rolling targets.</p> <p>Members were advised that some targets/objectives are not met on a monthly basis as the target is calculated as an annualised target.</p> <p>YL advised that performance has been good in the Mid Argyll and Kintyre areas.</p>	
10.	<p>Tenants Panel Minutes 16th August 2011</p> <p>The minutes from the Tenants Panel meeting held on 16th August, were circulated prior to the meeting. SMacK asked for clarification on page 2 regarding the Freephone customer service centre number available for 24 hours a day, 7 days a week. YL explained that after 5pm the line transfers to another agency to take emergency repairs.</p>	

11.	<p>Estate Management Action Plans</p> <p>RB presented the following Estate Management Action Plans for approval:</p> <p>11.4 Replacement of Handrails at Lochgair Place, Tarbert– to replace wooden handrails at 9 & 10 Lochgair Place, Tarbert with galvanised steel handrails. Total cost of project £768.00. This is within budget.</p> <p>Risk Implications: There is a risk of structural collapse of the existing wooden handrails and possibility of injury to the users, if they are not replaced.</p> <p>Decision: Agreed.</p> <p>Before outlining the three Kintyre projects, RB explained that if all three were agreed it would mean an over spend on the Kintyre Budget.</p> <p>11.1 The provision of fencing and a gate at Burnbank Place/Kinloch Road – To provide fencing and a gate at the drying green at Burnback Place/Kinloch Road. The total cost of the fencing if we are to use galvanised bow top fencing is £2461.20</p> <p>Risk Implications: Minor if accurately billed.</p> <p>It was asked whether the ground would have to be improved as well. It was confirmed that the ground would be improved, and the costs met from another budget.</p> <p>JM asked who was responsible for the wall and whether it was structurally sound. It was agreed that we would arrange an inspection, however there may be shared cost implications involved in replacing the wall.</p> <p>CD commented that the price seemed high considering what has been quoted for other applications.</p> <p>The Committee did not feel the Kinloch/Burnbank carried the same level of priority as the other projects that were presented and it would use up the full budget.</p> <p>Decision: Deferred until January meeting to see if there is the possibility of using some of the Mid Argyll budget for this project.</p> <p>11.2 Replacement of Fencing at Glentorran Place, Campbeltown– to replace a section of dangerous fencing at Glentorran Place as it is a dangerous condition, having been degraded and rusted. The total cost of this work is £1512.00.</p> <p>Risk Implications: Minor if accurately billed.</p> <p>CD asked whether this should be galvanised as it would require less maintenance.</p>	<p>RB</p> <p>YL</p>
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	<p>Decision: Deferred to the January meeting. Another quote will be arranged to see what the additional cost of getting the fencing galvanised.</p> <p>11.3 Installation of metal railings at rear of Fisher Row, Campbeltown– to fit metal railings at the rear of the drying area at Fisher Row, Campbeltown. As the area is slabbed, but split into two different levels, there is a risk of injury should someone trip or fall. The total cost of this work is £600.</p> <p>Risk Implications: Possible risk of injury to tenant or child which could develop into claim against the Association.</p> <p>CD asked whether this should be galvanised as it would require less maintenance.</p> <p>Decision: Deferred to the January meeting. Another quote will be arranged to see what the additional cost of getting the railings galvanised.</p> <p>It was recommended that in future two quotes are obtained for these kinds of projects, one painted and one galvanised before they are presented to the Area Committee.</p> <p>As January is the last meeting when projects can be agreed for this year's budget, if there was still money left in the Mid Argyll budget the Committee could decide at that meeting whether they could to use this to assist with Campbeltown projects.</p>	RB
12A	<p>FISH – Welfare Rights Project - Update</p> <p>An update was given on the FISH Welfare Rights Project. The report had been circulated to Committee Members prior to the meeting.</p> <p>Since the last report in September the project has dealt with an additional 75 ACHA tenants. Overall the project has helped 1400 tenants and there has been a financial gain of just short of £2.1 million.</p> <p>SMack said that she was pleased to see the continued success of this project. LC agreed that he likes this project very much.</p> <p>SJ commented that she had had a lot of positive feedback about this project.</p>	
12B	<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. Some of the acronyms contained within the report were explained</p> <p>IS – Income Support</p> <p>JSA – Job Seekers Allowance</p> <p>ESA – Employment Support Allowance</p> <p>WTC – Working Tax Credits</p> <p>PPI – Payment Protection Insurance</p> <p>YL passed on apologies for this, and said that in future all these terms</p>	

	<p>would be written out in full.</p> <p>LC commented that it would be good to see more publicity about these projects. YL said that we have issued press releases about the projects and have publicised them in the tenants' newsletter.</p>	
13.	<p>Garden In Bloom – 2012 Discussion on future of competition</p> <p>The Committee was asked to discuss the future of the competition and to submit any ideas.</p> <p>SJ suggested that we could promote the sunflower growing competition through the schools. This would then make the competition more of a community based event. There is also the possibility that ACHA could provide free seeds and compost to encourage participants.</p> <p>There were also suggestions that we could approach Beechgrove Garden, a gardening programme, or the radio, for publicity. There could be a separate competition for sheltered housing, as this year there were no entrants from sheltered housing residents.</p> <p>SJ suggested that if a tenant won two years in a row they should not be allowed to enter the third year as it can put off other people from entering. However CD commented that if we ban someone for a year, the person who wins that year would know they were only "second best"!</p> <p>YL said she would collate the feedback and bring a report to the January Area Committee for decision on the way forward.</p>	
14.	<p>Customer Visits to ACHA Offices Survey Analysis</p> <p>YL explained that we undertake this survey yearly and that the prize is a £25 voucher for each area.</p> <p>YL was asked to explain why there was a question about whether tenants would be willing to pay more rent to have the local office opened longer hours and at weekends. She explained that it was to gauge whether customers felt there was a benefit to ACHA opening longer opening hours.</p> <p>Prize Draw</p> <p>John Muir, Sandra Johnston and Claire Lumb left the room.</p> <p>The draw was made and the Kintyre winner is Julie MacKenzie of 24C Davaar Avenue, Campbeltown and the Mid Argyll winner is G Gray of 22 Easfield, Tarbert.</p>	
15.	<p>Meeting Schedule 2012</p> <p>It was agreed that the meeting schedule would be the first Wednesday of every month, the dates as below:</p>	

	Date	Venues Available		
	**Wednesday, 11 th January 2012	KINTYRE The White Hart Hotel, Campbeltown Aqualibrium, Campbeltown		
	Wednesday, 7 th March 2012	MID ARGYLL The Grey Gull Hotel, Ardrishaig West Loch Hotel, Tarbert		
	Wednesday, 2 nd May 2012	KINTYRE The White Hart Hotel, Campbeltown Aqualibrium, Campbeltown		
	Wednesday, 4 th July 2012	MID ARGYLL The Grey Gull Hotel, Ardrishaig West Loch Hotel, Tarbert		
	Wednesday, 5 th September 2012	KINTYRE The White Hart Hotel, Campbeltown Aqualibrium, Campbeltown		
	Wednesday, 7 th November 2012	MID ARGYLL The Grey Gull Hotel, Ardrishaig West Loch Hotel, Tarbert		
	<p>**Due to Christmas/New Year Break</p> <p>YL was asked to consider an alternative venue in Campbeltown for future meetings.</p>		YL	
16.	<p>A.O.C.B SMacK advised Members that 2 Independent Vacancies are available on the Board of Management and in the first instance Area Committee Members are being asked if they wish to consider filling these vacancies. If anyone is an Independent Member and would like to consider sitting on the Board of Management, they should speak to YL at the end of the meeting.</p> <p>JM asked about our policy on rewiring. LH explained that properties normally require rewiring after 20 or 30 years. We now undertake 10 year testing on the wiring as well.</p> <p>JM asked about an article in the Argyll Advertiser about a report submitted to ACHA about a tenant having more people in the flat that</p>			

	<p>they were entitled to. YL explained that this matter was being dealt with in line with ACHA's Anti Social Policy.</p> <p>JM asked if a bound copy of the Tenants Handbook was available. YL explained that the copy that the Committee had received was still a draft for consultation and would likely to be produced next year once the outcome of Charitable Status and the Rent Consultation was known. JM said that he wanted to congratulate the staff who had produced this document.</p>	
17.	<p>Date and Time of Next Meeting</p> <p>The Mid Argyll & Kintyre Area Committee will be held on Wednesday 11th January 2012 at 11.00am in the Kintyre area. Venue to be confirmed.</p>	