



OBAN, LORN & THE ISLES AREA COMMITTEE

**Monday 11th January 2016
2pm
Menzies House, Oban,**

Present

Mrs Lorraine-Anne Drysdale **Chair** (LD)
Mr Stafford Day (SD)
Mr Andy Birnie (AB)
Cllr Neil MacIntyre (NMI)
Iona MacPhail, Regional Manager (IMP)
Amanda MacKenzie (AMK)

1.	Apologies Mrs Mary MacAulay (MMA), Mr Alister MacIntyre Vice Chair (AMI), Mrs Cecillia Keenan (CK)	Action
2.	Declarations of Interest Conflict of interest declared by SD for agenda item 8.	
3.	Minutes of Previous Meeting 2nd November 2015 Page 8 – Add “due to a conflict of interest” after “SD excused himself from the meeting” Proposed - AB Seconded – SD	AMK
4.	Correspondence None received.	

5.	<p>Chairs Report</p> <p>Board of Management update from 3rd December 2015:</p> <p>The Chief Executive (CEO) provided a presentation which covered the following points:</p> <ul style="list-style-type: none"> • The information Technology transfer from the Council to ACHA has taken place and has worked well. • The draft budget for 2016/17 is being prepared • The 2015 Tenant Satisfaction Survey has taken place – the results will be presented to the Board early in the new year. • The Independent Governance review is progressing • The Strategic Planning Review day was held on 26th November • The CEO reported that there were 50 ACHA related articles in the media during the third quarter of the year- 68% positive, 12% negative and 20% neutral • Performance on complaints handling has improved significantly • 4 refugee families will arrive on Bute on 4th December with a further 4 families arriving in the new year. It is likely that a further 10 families will be rehoused in Campeltown around March. • ABC strategic housing forum are due to discuss Health and social care integration and the Local housing strategy on 8th December. <p>OTHER MATTERS DISCUSSED</p> <ul style="list-style-type: none"> • The Board reviewed the Key Performance Indicator Scorecard which provided KPI info for each department • The Director of FIT provided an update on progress in relation to the ACHA IT infrastructure • The Director of FIT provided updates on the AHFA Business plan, ACHA management accounts and the ACHA draft 2016/17 budget • The Board approved the draft Rent Consultation document • The Board reviewed ACHA's Charter self-assessment progress. • The Board approved the introduction of an "Allpay" App for mobile phones to allow tenants to pay rent via their mobiles. The Board also approved an extension of 1 year for the current "Allpay" contract. • The Board received the monthly Investment Programme update from the Director of I&R 	
----	--	--

	<p>Date of next Meeting: 21st January 2016</p> <p>IMP further explained to members about the “Allpay” App and the costs incurred by ACHA for tenants using the Allpay card in comparison to using the App.</p>	
6.	<p>Update from Committee Members on Local Issues</p> <p>AB advised the snagging for the end of the 1 year warranty at Catalina Avenue was carried out by MacLeods. This has highlighted an issue with the hot water heat exchangers from the solar panels within the properties, which need topped up with anti-freeze solutions. IMP will check with Linda Haig whether this is something that requires a maintenance contract in place. AB advised that although he hasn’t had many issues, there appears to be still a log of snagging issues within many of the properties. AB also advised there has been a large saving in electrical costs in comparison to his previous tenancy in Soroba. AB further advised that it would be beneficial for the area if there was a bus about 8.30am to accommodate school children etc.</p> <p>NMI advised of the Council budget setting and savings planning currently ongoing and advised will continue to keep members updated.</p> <p>LAD advised of a problem with a road drain on the Fort William road at Appin. LAD advised this is Bear Scotland and LAD is raising the subject at Community Council.</p>	IMP
7.	<p>Development of Local Membership Strategy</p> <p>Residents groups remain negligible for Lorn. The only group continuing is Soroba Residents Group who are not formerly registered with ACHA.</p> <p>Members present were provided with a summary of Oban, Lorn and Isles Members based on their location and membership type.</p> <p>IMP advised a number of members spread out, but no representation for the islands such as Coll and Tiree. IMP suggested advertising to promote membership to these areas.</p>	
8.	<p>Community Action Fund Awards</p>	

	<p>OLI funds available for 2015/16 of £2,500. Previous requests for £600 granted, leaving funds remaining of £1,900.</p> <p>Multiple Sclerosis Therapy Centre Request received for £480.75 for the purchase of 6 face masks and hoses for patients using the hyperbaric chamber. This treatment helps relieve symptoms including fatigue. LAD advised the group have just recently received £2,500 from the Lodge. Agreed full request.</p> <p>Oban Sea Cadets SD excused himself from the meeting due to a conflict of interest. Request received for £380 towards Instructors gaining required qualifications to satisfy new regulations and allow the Sea Cadets to continue this year. Agreed full request.</p> <p>SD returned to the meeting.</p>	
9.	<p>Estate Management Action Plan Applications</p> <p>The 2015/16 budget for Oban, Lorn and the Isles Estate Management Action Plans is £12,015. For Islay: £4,405.</p> <p>£10,419 has been committed for Lorn for fencing projects and initially £1,378 had provisionally been put aside for Soroba Bonfire Night. As there was no spend required for Bonfire Night, Members were asked to consider the following proposal due to a credit of £1,596 remaining in this budget.</p> <p>Dunmar Court – purchase of 2 new patio tables, including side benches at the cost of £1,296. LAD believed good idea but quite expensive. IMP suggested the paper could come back to Committee in March with alternative or cheaper option. Agreed.</p> <p>IMP discussed the EMAP fund and suggested fencing is the better option for Lorn as there is the difficulty to find projects within areas that are solely in the ownership of ACHA. IMP proposed for 2016/17 budget that projects are put forward for the full spend for May's meeting and will include projects for fencing, playparks and the Travelling Person Site. Agreed.</p>	
10	<p>Glenshellach New Build</p>	

	<p>Members were provided with a report to request Members continue with the theme of airplanes linked with the Oban, Lorn and Isles area and agree the naming of a current site alongside Catalina Avenue. Members previously agreed the name of “Sunderland Drive” for the site below Catalina Avenue.</p> <p>Members agreed to proceed with the proposal for “Mariner Road”. Report will be submitted to SMT and Board.</p>	IMP
11	<p>Regional Managers Report</p> <p>Members present were provided with an update on the following items:</p> <p>Investment programme IMP advised there have been a total of 5,480 elements completed, at a cost of £16.68 million during the period from transfer to 31st March 2015 within the Oban, Lorn and Isles area. IMP provided an update on individual projects starting and ongoing for this financial year. Members discussed private landlords and where private tenants living in private tenancies are in receipt of housing benefit, as to who carries out checks regarding property condition on behalf of the Council – NMI advised he is going to look into this.</p> <p>New build programmes</p> <ul style="list-style-type: none"> • 17 units onsite at Glenshellach, Oban. • 10 units on site at Connel. • 2 units on Isle of Coll • Initiative to provide extra care housing on Tiree stopped due to NHS Highland capital funding difficulties. • Refinancing deal with Loyds Banking Group which will hopefully contribute to over 200 new build homes post 2018. <p>Key Challenges</p> <ul style="list-style-type: none"> • Housing need – 3,116 applicants for housing in Argyll & Bute. • 829 active applications in the Lorn area. • Population decline in some parts of Argyll and Bute. • Common investment works around other owners. • Energy Efficiency Standard for Social Housing (ESSH) <p>Other Updates</p> <ul style="list-style-type: none"> • ACHA working with the Council and the Scottish Government on the refugee crisis. 	NMI

	<ul style="list-style-type: none"> • Funding secured to provide a welfare rights service in 14/15 from the People and Communities Fund • Welfare rights project being rolled out which will involve speaking to local community groups about the service. • Gain to ACHA tenants in Oban Lorn and Isles to date is £305,756 through the welfare rights. IMP advised will be advertising the Welfare Rights Service by sending a text to all tenants and a press release being submitted. • First Minister Nicola Sturgeon visit to the Association in August 2015 • Visits under way to Luing, Kilmore and Seil Community Councils to determine housing demand for these areas. • Local lettings initiative used for new build properties at Catalina Avenue, Oban and St Oran's Place, Connel • Proactive work going on in relation to site evaluation to look at developing our 2018-2022 new build programme. • Bonawe local lettings plans extended for 1 year. IMP asked NMI to check with the Council if there are any further updates regarding Bonawe School to determine if the local lettings plan should be further extended. • No further action on Bonawe school house. IMP suggested NMI may wish to also raise this with the Council, as a publicly owned house should it not meet housing quality standards? • Annual Garden in Bloom competitions. • Community Action Fund Awards • Proactive use of Dalrigh Gardens for advertising community and charitable events including the National Mod. • New builds at Bowmore, in Islay • Colonsay: During the storms a chimney came through the roof of a tenant's home. The tenant has now transferred to Oban and the property has now been repaired and a family is now housed in the property. • Text messages – tenants in arrears will now be receiving texts when they are in arrears – the hope is that tenants approach us early to make arrangements. <p>SD and LAD thanked IMP for her report.</p>	<p>NMI</p> <p>NMI</p>
12	<p>AOCB</p> <p>Tenants Newsletters</p>	

	<p>Members were asked to consider the content for the next Area Committee Article within the Tenants Newsletter.</p> <ul style="list-style-type: none"> • SD suggested information on the current new builds ongoing. • NMI suggested looking for potential sites. • LAD suggested the estate management fencing and projects. "Let us know if there are projects in your area that could be beneficial" • Attendance at local shows. • Encouraging tenants to become members <p>Agreed to advertise the new builds and if space in the article, advertise the EMAP. Proposed article to be emailed to LAD.</p> <p>Area Committee Tour To be added to next Area Committee agenda</p>	AMK
	<p>Date and Time of Next Meeting</p> <p>Monday 7th March 2016. Meeting 2pm with soup & sandwiches available from 1.30pm.</p>	