



**OBAN, LORN & THE ISLES  
AREA COMMITTEE**

**Monday 3<sup>rd</sup> July 2017  
2pm  
Menzies House, Oban,**

**Present**

Mr Alister MacIntyre **Vice Chair** (AMI)  
Mr Andy Birnie (AB)  
Mr Stafford Day (SD)  
Mrs Cecilia Keenan (CK),  
Mrs Mary MacAulay (MMA)  
Iona MacPhail, Regional Manager (IMP)  
Amanda MacKenzie (AMK)

<b>1.</b>	<p><b>Apologies</b></p> <p>Mrs Lorraine-Anne Drysdale Chair (LD), Mr Ian McIntyre (IMI).</p> <p>AB advised former Cllr, Mr Neil McIntyre has expressed an interest to him, in returning to OLI Area Committee. It was confirmed that there is currently an independent vacancy and Mr McIntyre could join as a casual member.</p>	Action
<b>2.</b>	<p><b>Declarations of Interest</b></p> <p>SD advised he may have a conflict of interest regarding contractors for the proposals at Dunmar Court, item 9.</p>	
<b>3.</b>	<p><b>Minutes of Previous Meeting 6<sup>th</sup> of March 2017</b></p> <p>Page 1 – Taynuilt Police house – IMP advised this is included in Regional Managers report at item 11. Page 4 – Catalina plans available to view, there is no through route. Page 5 – IMP asked MMA if the spellings for the Coll new builds look</p>	

	<p>correct or whether there should be an “h” in the spelling. IMP advised this was the spelling provided by the school – agreed it may be how it is spelt locally. MMA advised she has a book at home that she will check.</p> <p>Item 13 - Date of next meeting change to 2017.</p> <p>Proposed – AB Seconded – MMA</p>	MMA
4.	<p><b>Correspondence</b></p> <p>None.</p>	
5.	<p><b>Chairs Report</b></p> <p><b>Board update 25<sup>th</sup> May 2017</b></p> <p>The Chief executive provided a presentation which covered the following main points:-</p> <ul style="list-style-type: none"> <li>• Our 2017 Annual return of the charter (ARC) is now ready to be submitted to the Scottish Housing Regulator.</li> <li>• Year-end preparation for annual accounts is well underway</li> <li>• The first series of 2017/18 staff roadshows has been completed, during which the Association’s proprieties are highlighted.</li> <li>• A seminar for all AHFA staff has been held to map out the expectations of the new 4-year contract</li> <li>• AHCA’s investment in our stock was £10.4 million at the end of March 2017</li> <li>• New build developments at Jutland Court, Helensburgh and phase 3 in Bowmore, Islay are now on site.</li> <li>• The recruitment for the Association’s Growing our Own initiative has now commenced</li> <li>• Staff performance development framework annual reviews are underway and due to be completed by the end of May.</li> <li>• The Association’s Regulation Plan has been published by the Sottish Housing regulator.</li> <li>• Following the recent local elections the following councillors have been appointed to our Board:- <ul style="list-style-type: none"> <li>○ Roddy McCuish, Donnie MacMillan and Ian Shonnie Paterson</li> </ul> </li> <li>• The Scottish Government have confirmed cash planning target</li> </ul>	

	<p>for new build housing in Argyll &amp; Bute is £11.6million</p> <ul style="list-style-type: none"> <li>• With respect to ONS reclassification legislation unlikely to be with the Scottish Parliament before December 2017.</li> </ul> <p>Other matters discussed: -</p> <ul style="list-style-type: none"> <li>• The Board approved the proposals in relation to stock restructure in Bute and Kintyre.</li> <li>• The Board approved our Annual Return of the Charter (ARC)</li> <li>• The Board noted and approved the actions in relation to the 2015 and 2016 Tenant satisfaction surveys.</li> <li>• The Board noted the monthly Investment and Regeneration update report</li> <li>• The Board approved a land disposal at Letterwood, Lochawe.</li> </ul> <p>Date of next meeting 29<sup>th</sup> June.</p> <p>Members discussed the Scottish Government funding available for Argyll &amp; Bute. IMP provided information on future projects such as one possibility the Association is currently looking into on Islay. Further discussion on land banking ensued and SD advised this Area Committee doesn't often hear of possible projects until projects have started. IMP advised we could ask Matthew MacAulay to attend a future meeting to provide information on local works and process. Agreed</p>	IMP
6.	<p><b>Update from Committee Members on Local Issues</b></p> <p>AMI advised there has been no street lighting in Dunollie from the bus stop on Corran Brae to the shop. IMP advised AMI had highlighted this at the last meeting. AMI advised it has been reported to the Council, they had advised it had been a transformer but it's still not fixed – IMP advised we can put the enquiry to the local Councillors.</p> <p>MMA advised the hedge at the entrance to Dunbeg has been cut back again which gives full access to the pavement, although not sure who has been cutting it. MMA advised it has been professionally done. MMA has received two complaints about dogs in the playpark again – people letting their dogs run about the playpark. IMP advised we can also raise with local Councillors to see if the dog warden can look into it. MMA suggested a sign on the gates, quite large, just to advise “no dogs” as the park is used regularly with families and the local nursery.</p>	IMP  IMP

	<p>IMP advised we can get a proof of a sign done and bring back to next meeting. AMI suggested adding the diseases that can be picked up from dogs' excrement.</p> <p>IMP asked what the local feeling is about the new developments at Dunbeg. MMA advised a number of residents are not happy with the infrastructure not being in place. MMA added that a pavement is being added on the right hand side along the seafront after the cattle grid. AMI asked if the 20 speed signs work – MMA advised it isn't and the busses are probably the worst for speeding along.</p> <p>AB advised for Glenshellach that the dog warden lives just up the road but where the bus stops you regularly see dogs dirt. AB advised rubbish is also getting thrown down the embankments. AB advised it's going to take people being fined before the message is heard. AB is asked about the road at Catalina but advises them to look at the way the road is finished, if there was going to be one road in and one road out the single track road would have been upgraded and he advises them that there are no plans for it.</p>	IMP
7.	<p><b>Community Engagement</b></p> <p>Islay show is to be held on Thursday 10<sup>th</sup> of August, local staff will attend as per previous years. Agreed to also attend Appin and Dalmally.</p>	
8.	<p><b>Community Action Fund Awards</b></p> <p>OLI funds available for 2017/18 of £2,500. £500 previously approved, leaving £2,000 funds available.</p> <p>Request from Appin Community Trust for funds towards providing travel for frail elderly and disabled people to enable them to access services and participate in social activities. The service is provided by volunteer drivers and facilitated by a part-time paid co-ordinator. MMA advised she informed a member of the group about the Association's Community Action Fund. AB advised looks like a good project and appear to have everything in place – unanimously agreed.</p>	
9.	<p><b>Estate Management Action Plan Applications</b></p> <p>The budget for Islay Estate Management Action Plan is £4,405. The budget for Oban, Lorn and the Isles Estate Management Action Plans</p>	

is £12,015 in the 2017/18 financial year.

**EMAP proposal for erection of greenhouse for Dunmar Court.**

IMP advised further information has been supplied from the last meeting. SD advised the information was well explained in the report and asked for confirmation that it would be the allotment holders that would pay the £100 to ACHA? IMP confirmed that is correct. SD asked for confirmation that if repairs were carried out to the greenhouse, that it would be all the tenants not just the allotment group members who would be recharged? IMP advised the way service charges are calculated for the complexes and confirmed it would be recharged to all tenants. SD asked if that would be thought as acceptable to those at Dunmar who aren't participating in the allotment group – IMP advised we could have a consultation or secret ballot. SD felt that would be the best option.

SD excused himself for the Members to discuss the pricing of the project due to a possible conflict of interest. IMP advised of the options. AMI suggested asking McLeods to see what they could do. IMP advised we could but the project would then have to be brought back to another meeting. AB advised his worry is that it could be a flash in the pan, could fall by the wayside and that it's a lot of money to invest if this does happen. AB added that it may be something we take a chance on to see if it does benefit tenants and improve health. MMA agreed it is a lot of money if they lose interest. AMI asked if there are further areas for gardening at the complex? IMP advised there are some areas of grass at the complex with shrub areas. AMI advised the idea of a greenhouse is to bring things on before planting out. AB asked what happens if we knock the request back – would it go to Board advising our Committee is apprehensive, to ask them to make the final decision? IMP confirmed it is a large amount of money but it is for the Committee to decide and added that requests only go to Board where there is no Area Committee such as Cowal & Bute area.

Members unanimously voted against the project. Members agreed that tenants could be given authorisation to proceed with the greenhouse and raise funds for it but that ACHA would not commit to funding from EMAP at this time.

**Fencing at 50 Lorn Road, Dunbeg.** MMA advised it looks horrible in its current state. Unanimously agreed to proceed.

	<p><b>9 Achlonan – removal of gates and replace with fencing.</b> IMP advised that locally it has been hard to identify projects in Islay which is looking good at the moment, and hard to identify projects that benefit tenants solely, which is why the report had suggested using Islay EMAP funds. Unanimously agreed.</p> <p>In reference to funds that have previously been put aside for Soroba bin rooms AB asked if anyone has inspected the bin areas as there are some in Scalpay Terrace that you wouldn't get 8 bins in to. IMP advised we should be able to get 6 bins.</p>	
10	<p><b>Islay Phase 3 New Build Name</b></p> <p>At May's meeting, Members present agreed that the local community could help to shortlist the 46 suggestions by way of requesting votes at the Islay office opening and for a period after. 36 votes were cast and a shortlist of names was brought back to July's meeting.</p> <p>Members noted that Lochindaal View was the favourite from the Community votes. Members unanimously agreed to proceed with "Lochindaal View".</p>	
11	<p><b>Regional Managers Report</b></p> <p><b>Press release and fire safety.</b></p> <p>IMP advised that we contacted Linda Haig, Director of Investment &amp; Regeneration as a result of SD's enquiry with regards to the safety of flats in Soroba. IMP advised that the Association does not have any high rise flats. IMP advised Linda Haig has responded and she has advised that the Association has an ongoing programme of external wall insulation to improve the thermal efficiency of our tenants' homes. We do not fit curtain walling with an air gap and the system we use is installed directly on to the face of external wall and the external coating is non-combustible. We specify the appropriate insulation based on the current Scottish Building Regulations. We have issued further guidance to our staff who inspect works on site to ensure they are aware of the important items to check. ACHA met with the local Fire Service and they made no further measures in respect of fire safety. They confirmed that their standard fire appliance can access windows up to 4 floors high however they also have appliances that can access up to 7 floors high. We will continue to liaise with them on advice that can be offered to tenants on reducing the risk of fire in</p>	

<p>their homes.</p> <p>IMP asked if any further questions. SD advised that further queries were raised through the Oban Times by a resident in Soroba such as fire doors. IMP confirmed ACHA tenants have fire doors, whereas private owners don't always purchase these when replacing their own front doors. SD asked where elderly people are housed in flats, for instance if only on the bottom floor. IMP advised they would be housed on any level, maximum height of 4 in Soroba. AB asked regarding the epoxy resin mixture used in Soroba although he is aware there is no gap. SD advised there is a whole list of issues in the Oban Times article and suggested if there could be a much more comprehensive report for the next meeting to address all issues including an updated fire safety inspection. IMP highlighted that the Grenfell Tower did also have private owners although it's not been highlighted in the media. As SD advised, the Association has to take the lead. IMP advised an instruction has been issued for all staff to ensure that closes are kept clear – IMP further added everyone is carded to remove the items and where no one takes responsibility, ACHA removes and recharges the block.</p> <p>IMP will be attending the Soroba Residents Group and will suggest that they invite the Fire Rescue Service (SFRS) to attend. SD advised that ACHA should be the one to take the lead. IMP advised we do have a very good contact in the SFRS and we have been talking to him recently regarding the recent events and IMP suggested highlighting our contact with the Soroba Residents group. AB advised one of the issues in Soroba is that there is nowhere to store anything and drying areas are used and it is a good idea to warn people of the dangers.</p> <p>SD advised that hotpoint has a phone number that you can phone to see if the model you have, has an issue – SD will forward on the number before IMP's meeting with Soroba Residents.</p> <p>IMP advised further information will be brought back to the next meeting.</p> <p><b>Islay Office Opening</b> IMP advised that support from Islay is absolutely fantastic, very good turnout for the opening of the new office.</p> <p><b>Bowmore New Build</b></p>	<p>SD</p> <p>IMP</p>
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<p>IMP showed members a picture of the current site which is still at an early stage.</p> <p><b>Retiral</b> IMP advised the Associations plumber for Lorn, Jimmy Birt has now retired.</p> <p><b>Coll</b> IMP provided photos of the new builds at Coll to show current process and advised provisional opening date is the 12<sup>th</sup> October: 7:15AM boat out of Oban. IMP showed further photos of the adopted Carnan Road, Coll.</p> <p><b>Taynuilt Police House</b> IMP provided photos of the exterior of the Police House – IMP advised it is a beautiful house and looks to be in a fair condition with possible offices at the back, hopefully not an actual cell which would be harder to convert. IMP advised the section at the back doesn't look large enough to be a separate accommodation. IMP advised we await more information but looks like it could accommodate one large family.</p> <p>SD advised when aware what long lists we have for housing, it's unfortunate the Police leave a property sitting empty for so long and take so long to make a decision on what they are going to do with it. IMP advised there isn't a huge demand for Taynuilt due to the number of ACHA and WHHA properties. AMI suggested single occupants – IMP advised it would then be classed as an HMO (House of Multiple Occupation). IMP suggested it could be used for a public service house – for instance prioritising police, fire service, although it wouldn't necessarily be public servants in Taynuilt. SD thought this was a good idea and transport services in Taynuilt are good. IMP advised only issue is that it might end up being under occupied but would it be a problem if housing a local doctor or school teacher for the local school? IMP advised there is no requirement for an additional general-let house, but could we make it a one off benefit to the community? IMP asked members if they'd like us to make another request to the police? Agreed. IMP asked members to consider who they would like considered in "public service". Would have to write a bespoke allocation process for it and also go to the community with the proposals. SD suggested naming it "essential services" which could include home helps etc.</p>	<p>IMP</p>
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12	<p><b>AOCB</b></p> <p>MMA advised that there are a few houses in Dunbeg that haven't been re-roughcast etc, and asked when these properties will be done. CK advised there are also some in Taynuilt that haven't been done either.</p>	IMP
13	<p><b>Date and Time of Next Meeting</b></p> <p>Schedule of meetings for 2017/18 to be confirmed at AGM.</p>	

	<p><b>Addendum from OLI Area Committee after AGM:</b></p> <p>IMP advised we have previously scheduled meetings for the 1<sup>st</sup> Monday of every second month at 2 pm, and asked if everyone wished to continue with those arrangements – Agreed.</p> <p>Date of next meeting is Monday the 4<sup>th</sup> September 2017 at 2pm, Menzies House, refreshments available from 1.30pm.</p> <p>IMP referred to the earlier suggestion of inviting Matthew MacAulay to the Committee's next meeting and suggested inviting him to attend for 1.30pm during lunch – Agreed</p> <p>IMP proposed that we review the schedule of delegated authority at the next meeting and add it as an agenda item – agreed.</p> <p>IMP advised due to there being no Cowal &amp; Bute Area Committee, there are some decisions such as EMAP and Community Action Fund awards that are having to go to Board for decision – IMP would like to explore if those decisions could be made at OLI Area Committee.</p> <p>AB asked if our Chair is unable to attend the Board could one of the other OLI members attend. LAD advised it would only be if they were also a Board member. AB advised we'd just like to help LAD as much as we can.</p> <p>IMP asked LAD if she would like us to forgo attending Appin Show this year with a view to attending again next year – agreed. IMP advised she will attend Dalmally.</p>	<p>IMP</p> <p>IMP</p>
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