



OBAN, LORN & THE ISLES AREA COMMITTEE

Monday 7th November 2016
2pm
Menzies House, Oban,

Present

Mr Alister MacIntyre **Vice Chair** (AMI)
Mrs Cecilia Keenan (CK)
Mr Stafford Day (SD)
Mrs Mary MacAulay (MMA)
Mrs Ann Sanderson (AS)
Mr Ian McIntyre (IMI)
Iona MacPhail, Regional Manager (IMP)
Amanda MacKenzie (AMK)

Prior to the meeting proper Mr Ian McIntyre (IMI) left the meeting to allow members to vote. IMP advised members that Mr Ian McIntyre has expressed an interest in joining OLI Area Committee. IMP advised that we currently have a vacancy for one Independent Member and that Mr Ian McIntyre (IMI) could be added as a casual member if approved by Members. Unanimously agreed. IMI returned to join the meeting.

1.	Apologies Mrs Lorraine-Anne Drysdale Chair (LD), Mr Andy Birnie (AB), Cllr Neil MacIntyre (NMI)	Action
2.	Declarations of Interest No conflict of interest declared.	
3.	Minutes of Previous Meeting 5th September 2016	

	<p>No issues raised.</p> <p>Proposed – AS Seconded – SD</p>	
4.	<p>Correspondence</p> <p>None received.</p>	
5.	<p>Chairs Report</p> <p>Board update September 2016</p> <p>The Chief Executive provided a presentation which covered the following main points:-</p> <ul style="list-style-type: none"> • A meeting took place with the Scottish Housing Regulator (SHR) at the end of August to review our progress towards meeting the requirements of the Charter, our Business Plan, Asset Management Strategy and Gypsy Traveller Strategy. Overall the meeting was very positive. • Our revised Governance Action plan has been submitted to the regulator and will be reviewed later in the year. • The SHR acknowledged that our tenant satisfaction levels had improved significantly. The SHR requested a number of pieces of additional information which has now been supplied. • Housing Minister, Kevin Stewart, responds to Chair's reply on Travelling Persons site at Duncholgan • First Minister's programme for Government proposes changing the Bedroom Tax • Systemically Important RSL meeting held with the SHR on the 15th August • Argyll and Bute Council initiative launched with £500,000 fund to attract new residents to Argyll and Bute • Argyll and Bute Council in liaison with ACHA on an additional 2 Syrian refugee families moving to Bute in September or October. <p>Other Issues discussed at the meeting: -</p> <ul style="list-style-type: none"> • The Board confirmed that the frequency of meetings will remain at 6 weekly. • The Board approved the content and layout of the 2015/16 Landlord report. • The Board approved a number of changes to the Association's 	

	<p>Standing Orders.</p> <ul style="list-style-type: none"> • The Group approved the new Group Communications and Feedback Strategy. • The Board noted and approved some additional services to be introduced following a further Tenant Satisfaction survey on Charter indicator 17 – the management of the neighbourhood • The Director of Investment & Regeneration provided the monthly investment report update • The Board agreed the street name for the new build site on Islay be named Ceol a Chuain (ocean music) • The Director of Finance & IT provided an update on progress of the Business plan and ACHA's management accounts. 	
6.	<p>Update from Committee Members on Local Issues</p> <p>CK advised that Taynuilt will be losing their Community Police Officer. MMA advised there was an article in the paper that there is the possibility of lots of police offices closing. Discussion on the police house ensued, CK believes the police will be selling the police house at Taynuilt. AMI advised the land would be very good for further building – IMP asked if members would like the Association to investigate – agreed.</p> <p>MMA advised that the traffic at Dunbeg has gotten worse, especially the corner of the road at the shop where speeding traffic is often on the wrong side of the road. MMA advised it's a lot worse now that there are more houses at Dunbeg. MMA added that as you come into Dunbeg there is a large hedge overgrown and very ragged which obscures the path and MMA has observed a wheelchair user having to go onto the road; MMA noted that someone has attempted to cut bits back – IMP will check if ACHA ownership, if so, we can cut back.</p> <p>IMI advised he has been asked if there is going to be a shop put in at Catalina and what is happening with the new proposed flats. IMP advised ACHA don't intend to build a shop, although certainly the way there is talk in the town, someone could put in a shop. IMP advised the Association wouldn't receive grants for non-domestic properties. IMP also added that she has information regarding planning in her Regional Managers Report at item 15.</p>	<p>IMP</p> <p>IMP</p>
7.	<p>Development of Local Membership Strategy</p> <p>Residents groups remain negligible for Lorn. The only group</p>	

	<p>continuing is Soroba Residents Group who are not formerly registered with ACHA.</p> <p>No further update.</p> <p>IMP was asked by Alastair MacGregor to see if any of OLI members would like to consider joining the Board.</p>	
8.	<p>Tesco Bags of Help</p> <p>IMP advised Members of the Tesco Bags of Help Grant Scheme for the information of Members who may know of groups that could apply. Full information provided in Members papers.</p> <p>IMP highlighted that although there are a number of groups that we are unable to help because they aren't a charity, the Tesco Bags of Help Grant may be able to help.</p>	
9.	<p>Community Action Fund Awards</p> <p>OLI funds available for 2016/17 of £2,500. Previously approved spend of £200, resulting in funds available of £2,300.</p> <p>No requests received.</p> <p>AMK provided information to Members on the prices for advertising in the Review as per previous meeting. Also circulated was a draft article that will now be sent out to local papers. Members agreed for the article to be in the local paper in the first instance and we can always consider advertising at a later date.</p> <p>Discussion on charities ensued, AS is a member of a group that is not a registered charity – SD advised he didn't believe it's too hard for groups to apply for charitable status. AS advised they have a constitution but are not a charity – IMP advised she would look into it, and suggested members could frame a question to pose to Board. IMP will also bring back information on AHFA's donation funds.</p>	IMP
10	<p>Estate Management Action Plan Applications</p> <p>The budget for Islay Estate Management Action Plan is £4,405. A spend of £5,040 has been agreed with £635 covered from Oban &</p>	

	<p>Lorn budget.</p> <p>The budget for Oban, Lorn and the Isles Estate Management Action Plans is £12,015 in the 2016/17 financial year. £9,605 has been committed for projects within Lorn with a budget of £2,410 remaining.</p> <p>No proposals submitted for the meeting.</p> <p>IMP advised there has been no trouble again this year, so funds put aside for fireworks will be released.</p>	
11	<p>Land Disposal Request - Lochawe</p> <p>Members were previously provided with a report for the disposal of land at Letterwood Schoolhouse, Lochawe. BTO have requested further information as requested by members. Further information has not yet been supplied.</p>	
12	<p>Land Disposal Request – Garage Base Oban</p> <p>Members were provided with a report for the disposal of a 5 garage bases at Croft Road, Oban from an applicant who currently rents 4 of the bases at present. IMP confirmed they are a well-established local firm. IMP also attended the site with an I&R colleague who has confirmed it would not be of benefit to ACHA to build a property.</p> <p>SD advised as long as the standard conditions, ie. Not to be used as a house site, or other structure without ACHA's permission.</p> <p>AS commented on the minimum income received through rents.</p> <p>No objections.</p>	
13	<p>Land Disposal Request – Lease at Jane Road, Dunbeg</p> <p>Members were provided with a report for the lease of ground at Jane Road, Dunbeg for a mobile phone mast. SD has requested further information from I&R and has received responses as below:</p> <p>A How often would the rent reviews be?</p> <ul style="list-style-type: none"> Proposed to be annual 	

	<p>B Is the Lease conditional on planning permission?</p> <ul style="list-style-type: none"> • Yes conditional on planning approval. <p>C If so, what are the conditions?</p> <ul style="list-style-type: none"> • To be clarified. <p>D When will the report go before Board?</p> <ul style="list-style-type: none"> • Subject to other business, possibly December Board. <p>SD further advised that in his experience, reviews are often every 3,5, or 7 years, but if they were geared to the Consumer Price Index, annual reviews would be feasible.</p> <p>MMA advised it is a bad junction. AS advised there has been worries about mobile phone masts for health concerns, SD advised he believes it may not be this type of mast. SD advised the rental income is very good.</p> <p>MMA advised there has been objections previously when a sign was in a similar position that then had to be taken down. IMP advised these would be planning issues whether approval was granted or not.</p> <p>Unanimously agreed to proceed, and propose the Board consider using the Consumer Price Index.</p>	
14	<p>9 Year Service Rule (Governing Body Succession Strategy)</p> <p>A date is to be arranged with AB & LAD.</p>	AMK
15	<p>Regional Managers Report</p> <p>IMP provided an update on various issues:</p> <p>Benefit Cap introduced today. 11 cases in Argyll, 2 within Lorn affected.</p> <p>Social Security Consultation – Updates on the Scotland Bill. Recommendations from the Smiths Committee, making its way through the House, housing element of UC, Bedroom tax and non-dependents. Scottish Government could do away with the bedroom tax – set in statute, got rid of it in practice by the Councils paying the shortfall. To enable Direct Payments for housing elements directly to landlords.</p>	

	<p>Drug Dealer IMP advised of a drug dealer within Oban that has finally been evicted after numerous court appearances.</p> <p>Tiree Community Trust. IMP attended meeting to discuss demand for the island.</p> <p>Coll new builds starting within next couple of weeks. Sought to explore areas of building.</p> <p>Powell Place – Opening 14th of November by Brendan O’Hara MP.</p> <p>Breda Drive/Catalina – several phases, opening will be in the New Year.</p> <p>Catalina next phase Planning hearing on the 14th of November.</p> <p>Sealladh na Mara/Ceol a Chuain – Opening 18th November by Cllr Currie.</p>	
16	<p>AOCB</p> <p>Tenants Newsletter Article Members agreed to proceed with article on South Lorn Tour.</p>	AMK
17	<p>Date and Time of Next Meeting</p> <p>Monday 9th of January 2017 at 2pm. Soup and sandwiches available from 1.30pm. Early apologies submitted by AS and AMI.</p>	