



OBAN, LORN & THE ISLES AREA COMMITTEE

Monday 9th January 2017

2pm

Menzies House, Oban,

Present

Mrs Lorraine-Anne Drysdale **Chair** (LD)

Mr Andy Birnie (AB)

Mrs Cecilia Keenan (CK)

Mr Stafford Day (SD)

Cllr Neil MacIntyre (NMI)

Iona MacPhail, Regional Manager (IMP)

Amanda MacKenzie (AMK)

1.	Apologies Mrs Ann Sanderson (AS), Mr Alister MacIntyre Vice Chair (AMI), Mrs Mary MacAulay (MMA)	Action
2.	Declarations of Interest SD advised of a conflict with the Grab Trust and if the road at Dunbeg is discussed SD will also leave. NMI also has a conflict of interest with the Grab Trust.	
3.	Minutes of Previous Meeting 7th November 2016 Item 6 - Taynuilt Police house – IMP advised that the current development programme did not include Taynuilt as it was considered not to be an area of growth as WHHA also have a number of properties within the area, therefore relatively low demand. SD advised that although it may not be considered an area for growth, as ACHA would normally look at building 10 or 20 properties, but in this instance it would only be one property which would suit a family as a lot of the time these properties can be left to deteriorate. IMP will go	IMP

	<p>back to I&R to advise we are aware the area is not of use for a large scale development but for use of the one family house currently in situ. IMP will supply demand figures and go back to I&R. NMI added that it is a good quality house in a prominent area beside the school and the monument, and it would be a detriment to allow it to deteriorate by being left unused.</p> <p>Item 6 – Dunbeg hedge – IMP advised we'll come back to AC members on this.</p> <p>Item 9 – AHFA Donation Fund – IMP informed members that AHFA have advised that a Board decision was made to remove the Donation Fund from AHFA's budget 16/17. LAD will confirm at next AHFA meeting.</p> <p>Proposed – SD Seconded – LAD</p>	<p>IMP</p> <p>LAD</p>
4.	<p>Correspondence</p> <p>None received.</p>	
5.	<p>Chairs Report</p> <p>Board update December 2016 The Chief Executive provided a presentation which covered the following information:</p> <ul style="list-style-type: none"> • The Asset Management Low Demand Study report will be presented at a special Board meeting on 15th December. • Consultation on the 2017/2018 rent rise has been issued with a closing date for comments of 13th January 2017. • During November 27 new homes have been completed and let to tenants in Oban, Connel and Bowmore. • Investment programme is making solid progress with over £4million spent by the end of October. • Phil Burn has been appointed AHFA's Managing Director. • Planning hearing in Oban on 14th November resulted in approval for 36 new ACHA homes to be built in Glenshellach. • The CEO continues to provide annual updates to each of Argyll & Bute Council's area committees. • Argyll & Bute Council has confirmed the second phase of the Syrian refugee initiative- up to 4 families will be rehoused on Bute. 	

	<p>Other matters discussed at the Board:</p> <ul style="list-style-type: none"> • The Board approved a number of recommendations in relation to the AHFA contract review- these will be further considered by AHFA's own Board. • The Director of Finance provided an update on ACHA and AHFA's Business plans along with ACHA's Draft budget for 2017/18. A further report will come back to the Board for approval in January. • The Director of Investment & Regeneration provided the monthly update on the Investment programme. • Douglas Prophet will act as a temporary chair of the MAK AC until a new one can be appointed. <p>Date of next meeting- 15th December (for Asset management low demand report only)</p> <p>19th January 2017 for next full meeting</p>	
6.	<p>Update from Committee Members on Local Issues</p> <p>AB advised he enjoyed the opening of the new build houses at Catalina – excellent to see 4 bed houses with huge kitchens and utility rooms. Santa was also good with his gold wellies and everyone enjoyed it.</p> <p>AB has been contacted by a few people from Soroba regarding the issues with the bins. AB added that in fairness there has always been problems in Soroba over the festive period. AMI advised he has discussed with ACHA for some additional bins for Soroba but that can't be done just now until the Council can get new bins which will probably be the end of this month. AMI hopes this will increase capacity and help Soroba although this won't help outlying areas. AMI added that down time for the lorries due to breakdowns etc does not help.</p> <p>A discussion ensued on the need for people to be educated about recycling. IMP agreed with NMI and AB that it is the next generation that does need educated on the benefits of recycling. IMP asked if there is anything that ACHA could do along with the Grab Trust, who could carry out sessions at the Community Centre, for example pay for the hire of the Centre for the sessions to be run? AMI is happy to speak with Julie at the Grab Trust to suggest but would ask that it was after facilities are provided. AB advised there are a number of simple</p>	

	<p>things, such as flattening cardboard boxes. AB suggested something sooner rather than later would be good – a drop in session with maybe NMI also attending. IMP advised that if the Grab Trust made a Community Action fund application, the Association if agreed by members could cover the costs. NMI suggested he ask Julie from the Grab Trust to contact IMP who will discuss to see if they could hold some surgeries in Soroba for the children. NMI will also discuss with Cllr Roddy McCuish.</p> <p>LAD advised that Gunns Garage in Appin now has its roof on and has electricity.</p>	NMI
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>No further update.</p> <p>IMP suggested re-naming the agenda item to Community Engagement to cover items such as Members attendance at local shows etc. We can also discuss at next meeting which local shows members would like to attend for 2017. Agreed.</p>	ALL
8.	<p>Community Action Fund Awards</p> <p>OLI funds available for 2016/17 of £2,500. Previously approved spend of £200.</p> <p>During December ACHA received a request for a £340 Community Action Fund from Soroba Young Family Group towards Christmas Party gifts. LAD was contacted as Chair who has delegated authority to take a decision out-with a meeting as per paragraph 4.1 of the SDA due to the timescales for the type of funding requested. Due to the funds available and the limited number of requests to date, LAD approved the request. OLI now has funds available of £1,960.</p> <p>Family Mediation – request for funding towards setting up a pilot for peer mediation with young carers and young adult carers. Request for £500 - NMI commented that he recently heard an information session about young carers and he would fully support any request for</p>	

	<p>funding. AB also added that the number with families with mental health, drug or alcohol issues is frightening. Unanimously agreed to proceed with the full award of £500.</p> <p>The Grab Trust – request for funding towards the repair, reuse and refurbishment of furniture - request for £500. SD and NMI excused themselves from the meeting. LAD advised that the second applicant signature has not been submitted. Unanimously agreed to proceed with the full award of £500. ACHA will contact to make arrangements for the application to be fully signed as funding has been granted on condition of this.</p> <p>Home Start Lorn – request for £500. IMP advised that Home Start has been working with a number of our tenants. All Agreed £500.</p> <p>NMI advised there are issues with the burn at Glencruitten which affects private owners and tenants. He has also discussed with Cllr Roddy McCuish and believes this is an issue that could do with some funding. IMP advised if there was a group, we could look at it.</p>	AMK
9.	<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 & 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 had been committed for projects within Lorn although funds of £1,380 were released due to no expenditure required for Guy Fawkes Night, therefore a budget of £3,790 remaining.</p> <p>No proposals submitted for the meeting.</p>	
10	<p>9 Year Service Rule (Governing Body Succession Strategy)</p> <p>AB & LAD will meet on Friday 20th Jan at 2.30 to carry out interview.</p>	AB / LAD
11	<p>Regional Managers Report</p> <p>IMP provided an update on various issues:</p> <p>Investment Programme from July 2007 to 31st March 2016 – total</p>	

<p>expenditure of £30.7 million spent for Lorn – 5,825 jobs. IMP showed an example of a before and after photograph for investment works.</p> <p>1,296 houses in Lorn & Isles.</p> <p>Housing Demand in Oban remains the same, 665 unique applicants for affordable housing in Oban at the beginning of December. 409 have selected Oban as their first choice. 535 applicants have intimated they would take an affordable home for rent in Glenshellach. IMP added that the new Glenshellach development has been a huge success.</p> <p>NMI advised ideally if commercial properties moved to an industrial site out-with the centre of the town it could free up ground for housing.</p> <p>Building new homes - new properties built and now tenanted: Glenshellach – 17 new properties. Connel – 10 new properties. Bowmore, Islay – 10 new properties.</p> <p>IMP provided more information on Glenshellach for ACHA's 107 home project with a total value of 15.6 million which has seen 57 new home completed to date with the remaining being built over the next two years.</p> <p>Ceall a Chuinn, Bowmore opening – the lady who named the street (ocean music), cut the ribbon and the Choir that she tutors came along to sing.</p> <p>Connel new builds – opening held with children from Achaleven Primary School.</p> <p>Press article – IMP updated members on the press article about the new homes for Glenshellach, IMP advised she attended the meeting to speak and gave some background on the experience and the outcome.</p> <p>IMP provided information on Oban, Lorn & Isles new builds and forward programme.</p> <p>SD advised he is aware of sales of land coming through the Board but he is not aware of any time when decisions have went to Board to approve the purchase of ground or agreement to proceed with new builds, during his time on the Board of Management. Discussion on</p>	
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	<p>land banking commenced. SD advised it would be nice if some of the buying could come through the Area Committees for comments.</p> <p>Ford Spence Court Laundry: IMP advised that consultation was carried out with tenants: 10 in favour of coin operated machines 2 in favour of increased service charges.</p> <p>IMP advised local staff donated food and presents to help local families over the festive period through Hope Kitchen.</p>	
12	<p>AOCB</p> <p>Performance Report – IMP advised the report provided is for all areas, not just Lorn, low demand figures can be very high for Bute but the Board has recently agreed to proceed with demolishing long term void, low demand stock.</p> <p>Policy Reviews – AMK circulated a list of policies due for renewal. Members were asked if there were any policies that they would like to be consulted on.</p>	
13	<p>Date and Time of Next Meeting</p> <p>Monday 6th of March 2017 at 2pm. Soup and sandwiches available from 1.30pm.</p>	