



OBAN, LORN & THE ISLES AREA COMMITTEE

**Monday 1st July 2013
10.30am
Menzies House, Oban,**

Present

Mr Alister MacIntyre **Vice Chair** (AMI)
Mrs Lorraine Anne Drysdale (LD)
Mr Andy Birnie (AB)
Mr Stafford Day (SD)
Mr Irvine Waugh (IW)
Mrs Mary MacAulay (MMA)
Marri Malloy (MM)
Iona MacPhail, Regional Manager (IMP)
Amanda MacKenzie, Area Administration Officer (AMK)

Prior to the meeting proper, Colette Benham, Director Human Resources & Corporate Services provided a presentation on Strategic Aims and Objectives for 2012/13. Although new targets have been set during planning days for 2013, Directors have been meeting with Area Committees through the year 2012/13 and will therefore review targets set and met for 2012.

1.	Apologies None received.	Action
2.	Minutes of Previous Meeting 13th May 2013 Approved as an accurate record. Proposed – AB Seconded – LAD Matters Arising – Insurance – Nick Pollard has clarified that insurance cover provided for non-negligent	

	<p>injury to Board members or Non Executive Directors does <u>not</u> extend to Area Committee members.</p> <p>Wet Electric – SD asked if any update - IMP advised the wet electric initial report requires a control group – IMP advised we are getting figures for all other heating types to carry out a comparison. SD asked if figures be available to review for the next meeting. IMP advised we should have figures by then. MM advised only aware of issues in Soroba and therefore concerns that it has been contractor faults with the installation, LAD agreed not any issues in Appin. IMP advised also issues of costs where tenants using boost. Issues need to be addressed and reports taken to Board for full discussion. IMP advised greater issue for Lorn as other areas in the main have gas available.</p> <p>Solar panels - SD asked if IMP discussed with Linda Haig – IMP advised plans going to Board, plans are ongoing and will come back to SD once confirmed. SD advised easier to put in solar panels at build and save tenants money.</p> <p>Oban viewpoint – MM asked if AB had applications – IMP advised Gillian McInnes attending this afternoon to provide update on Oban viewpoint.</p>	
3.	<p>Declarations of Interest</p> <p>No conflict of interest.</p>	
4.	<p>Correspondence</p> <p>None</p>	
5.	<p>Chairs Report</p> <p><u>Board Update– 9th May 2013</u></p> <p>Alastair MacGregor provided an update on the following:</p> <ul style="list-style-type: none"> • Bedroom tax – <ul style="list-style-type: none"> ○ Current affected tenants 583. Concerns about limited Discretionary Housing Payment available for affected tenants ○ Arrears strategy in place ○ Scottish Housing Regulator expects RSL's to have mitigation strategies in place ○ Nationwide, anti-bedroom tax federation established ○ Policy statement to monitor LA's & RSL's for bedroom tax evictions • New Build <ul style="list-style-type: none"> ○ Handover of 24 units at Ardenslate, Dunoon ○ Opened by Councillor Freeman, Housing Convenor ○ Park Square, Campbeltown due to be completed 15th July 	

	<ul style="list-style-type: none"> ○ Indication that First Minister would like to visit Park Square 27th/28th Aug ○ Port Ellen on programme ○ Dalmally on programme ○ Glenshellach, Oban now on site ● Investment Programme <ul style="list-style-type: none"> ○ Final spend will be £13.6m against target of £16.6m. 5,588 elements completed ○ 2013/14 programme up and running ○ Anticipated 63% of SHQS completed end March against target of 60% ● Ongoing Issues <ul style="list-style-type: none"> ○ staff roadshows completed ○ PDP's started May 2013 ○ Efficiencies review group looking at IT ○ Tenants contents insurance policies continue to decline ○ RTB sales similar to last year ○ Private water supply/septic tank strategy now approved by Scottish Government ○ Factoring policy review completed ○ 2013 security valuation now completed ○ Relief land, Inveraray – heritage lottery fund unsuccessful ○ Appears to be increase in Scottish Housing Regulator interventions ○ Depute first Minister visited Campbeltown new build ○ Draft RIHAF conference agreed for 7th/8th November 2013 ○ Homes for Scotland to lead a taskforce to look at pension fund investment in Scottish Housing ● Shelter calls for the regulation of private sector letting agents <p>Other Matters:</p> <ul style="list-style-type: none"> ● HOME Argyll – The Board agreed to leave HOME Argyll if no solution could be agreed between partners to address the concerns that ACHA has in meeting the needs of our tenants affected by the bedroom tax. The Board specifically agreed to delay the implementation of this decision until the meeting on 6th June to allow members to meet and hopefully agree a position that could address ACHA's concerns". ● Key Performance Information – end of year figures were reviewed by the Board of Management for each department ● Lease of Land – The Board approved the lease of land at Miller Road, Oban to Lynnside Community Garden Project ● Strategic Plan 2013 – 2018 – The plan was approved by the Board ● Governance Review – The Board agreed to keep the Membership of the Board as 20 and agreed to keep the current composition as the same. ● Date of next meeting – Thursday, 6th June 2013 	
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Board Update - June 2013.

The Chief Executive gave a presentation which covered the following points:-

- ACHA's Annual Performance Statistical Return (APSR) has been submitted
- Alastair has held a series of briefings to Local Elected Members and Community reps on ACHA's priorities for the year.
- ACHA is in ongoing discussions with Home Argyll partners in relation to our wish to make some amendments to the Policy to assist with under occupation issues.
- Dalmally new build scheduled to be completed by 9th July
- Campbeltown new build completion scheduled to be completed by 15th July
- Port Ellen new build completion schedules for completion Sept/October
- AHFA-
 - Ronnie Martin now chair of AHFA Board
 - Monthly review meetings with ACHA set up
 - Joint branded vehicles now in place in all areas
 - AHFA Board meets monthly

OTHER ISSUES DISCUSSED BY BOARD

- Alastair provided an update on the dispute with Soroba Young Family's group regarding the Board decision last year to increase the rent in line with rents to other third parties. (rent set at equivalent of domestic properties and not on a commercial basis which would be higher) The group have proposed that they pay half the amount of rent due. ACHA has asked for further information on the Groups financial status and capacity which so far has not been forthcoming. The Board agreed that the group should pay half the rent from Sept 2012 (when previous lease ran out), plus half rent for 2013/14 but FULL rent from 1 April 2014. This proposal will be offered to the group.
- Alastair provided a full briefing on the discussions taking place with Home Argyll partners regarding our wish to provide a greater degree of priority to tenants who are under occupied. Good progress has been made and by and large most areas of "dispute" have been resolved. Final resolution position will be brought to the Board in July
- The Board received the monthly Investment Programme update. Date of next meeting- 11th July 2013

6.

Development of Local Membership Strategy

Local Shows –

Previously members agreed to attend the following shows:
Lorn Show – Saturday 03/08/13 – AB, MMA & LAD

	<p>Islay Show – Thursday 08/08/13 – Islay staff to attend Appin Show – Saturday 17/08/13 – LAD & MMA Dalmally Show – Saturday 07/09/13 – LAD, MMA & IMP</p> <p>Membership Strategy – Full report circulated with papers. IMP advised 5 new members since previous. IMP asked members if they wished report to go to Board. IMP advised can be provided to Board in the information packs. IMP advised it may be good to prove to the regulator that the delegated task has been addressed and clear outcome agreed. Agreed. AB asked if social media could be included in the report – i.e. facebook. Agreed.</p> <p>LAD advised about a path in Appin – ACHA staff looking into it.</p>	
7.	<p>Community Action Fund Awards</p> <p>No requests for funds have been received. OLI funds available of £2,300.</p>	
8.	<p>Estate Management Action Plan Applications</p> <p>The budget for Oban, Lorn and the Isles Estate Management Action Plans is £12,015 in the 2013/14 financial year. The budget for Islay Estate Management Action Plan is £4,405.</p> <p>Glencruitten Drive Fencing – LAD asked if fence was put up would it block visibility at that corner – IMP advised it wouldn't. Members agreed if that section was replaced, could set a precedent and funds aren't available to replace all fencing in the area. MM suggested it may be advisable to refuse fencing – advise tenants that if they want fencing they can put it up themselves. IMP advised that would be a bigger discussion. MMA suggested planting hedges instead of fencing, MM advised far cheaper option. IMP confirmed that the costs of fencing can be a struggle. ACHA have removed fencing if dangerous. IMP advised new build properties don't have fencing at the front gardens, although acknowledged some properties require stock proof fencing. Agreed to take issue to Board.</p>	
9.	<p>Tenants Newsletter – Next Article - Autumn</p> <p>Twice Annual inserts. Deadline for Autumn newsletter is 20th September.</p> <p>Agreed previously - article on local shows. Tیره photo's very good.</p>	
10.	<p>Local Report</p> <p>IMP presented OLI's Local Report.</p>	

	<p>Tiree Community Involvement – LAD, AMI & MM attended Tiree's Community Open Day on the 15th June.</p> <p>Rockfield – Press article.</p> <p>Drug dealer court action - Decree for eviction received in Oban Sheriff Court for drug dealing in the town centre. IMP advised this was an Interesting case, as the boyfriend, not the tenant was convicted. ACHA got decree and a written statement although we anticipate an appeal. IMP advised case can be used as a precedent for any future cases. Thank you from council leader was received and much appreciated by local staff. IMP advised ACHA are using sensitive letting for this particular area that has had a number of issues.</p> <p>Dalmally New Build - 17 – 24 Scott Terrace off site next week. Opening 12th July. Properties were let using local lettings plan. No local demand for the mid market properties – IMP advised will advertise to families out with the local area.</p> <p>The Ileach – 17.05.13 – Press articles regarding the new build properties at Port Ellen.</p> <p>Soroba Nursery – Press articles regarding the rent increase.</p> <p>Electricity Fraud – IMP advised members and advised we may seek decree for eviction.</p>	
11.	<p>AOCB</p> <p>None raised</p>	
14.	<p>Date and Time of Next Meeting</p> <p>Schedule to be confirmed after AGM.</p>	