



OBAN, LORN & THE ISLES AREA COMMITTEE

Monday 2nd September 2013
2pm
Menzies House, Oban,

Present

Mr Graham Kanes **Chair** (GK)
Mr Alister MacIntyre **Vice Chair** (AMI)
Mrs Lorraine Anne Drysdale (LD)
Mr Stafford Day (SD)
Mr Irvine Waugh (IW)
Mrs Mary MacAulay (MMA)
Marri Malloy (MM)
Mrs Kate Winton (KW)
Iona MacPhail, Regional Manager (IMP)
Christine Johnston, Director Housing & Neighbourhood Services (CJ)
Amanda MacKenzie, Area Administration Officer (AMK)

Prior to the meeting proper, Christine Johnson, Director of Housing & Neighbourhood Services attended and discussed recent events including property factors act, welfare reform, Bedroom tax and universal credit

1.	Apologies None received.	Action
2.	Declarations of Interest No conflict of interest.	
3.	Minutes of Previous Meeting 1st July 2013 Proposed – MM Seconded – MMA Matters Arising –	

	<p>Page 2. - SD advised CB was going to look into the Dumfries and Galloway case – MM advised believe still ongoing. Action point for CB for next meeting.</p> <p>Page 3 – solar panels – SD has corresponded with Matthew MacAuley – some green measures are not practical including solar panels – SD advised he believes good economical measures and should be considered for new builds along with under-floor heating. IMP advised needs to be taken to Board – MM advised has been discussed previously at Board and was determined as too expensive – panels were put in at Park Square which due to the number of apartments did work out cost effective. MM suggested should be left to the relevant department to decide when carrying out costing. SD would prefer to discuss it but will go with the majority. IMP advised - Balance towards cost to the association and to the tenant – Linda Haig will be attending a future meeting – IMP suggested we may wish to ask LH to discuss this specifically. SD advised grants are available, MM advised LH has previously advised green grants may have been cut.</p> <p>Page 4 – Homeargyll – MM asked if ACHA remaining with HomeArgyll for the sake of the minutes – IMP gave background and confirmed still with HomeArgyll and moving forward.</p> <p>Page 5 - Soroba Young families – LAD asked if any progress with regards to the lease – IMP advised ongoing, account up to date although not yet signed.</p> <p>Page 6 – LAD raised the path in Appin and asked if any progress – IMP to get back to LAD. LAD advised Cllr Elaine Robertson is currently looking into it and advised LAD she would get in touch with IMP.</p> <p>Page 6 – Fencing – MM asked if was taken to the Board – IMP will raise with CJ</p> <p>Page 6 – IMP updated that the court action referred to is progressing this week.</p> <p>Page 7 – GK asked if update on electricity fraud. IMP advised information has been passed to the police and hydro electric.</p> <p>MM advised at Community Council, Andy Birnie raised an issue where a Community Cllr phoned on behalf of an elderly tenant who couldn't get out, had no electric, and was advised if no electricity they would be recharged. MM will find out the tenants name and advise IMP. Complaining about the attitude of the ACHA staff member who dealt with it.</p>	<p>CB</p> <p>IMP</p> <p>IMP</p> <p>IMP</p>
4.	<p>Correspondence</p> <p>None</p>	

5.	<p>Chairs Report</p> <p>GK advised unable to attend all Board meetings as works on a Thursday, but advised we do have a good representation on the Board. MM advised ends up one member short. IMP advised it should be the vice chair who attends in the Chairs absence. AMI advised not wishing to attend the Board.</p> <p><u>Board Update - August 2013</u></p> <ul style="list-style-type: none"> Lorraine Drysdale has been appointed as chair of the Finance and Audit Committee. <p>The Chief Executive gave a presentation which covered the following issues:-</p> <ul style="list-style-type: none"> Alastair has been asked to provide evidence to the Scottish Affairs committee, Westminster Government inquiry into the impact of the bedroom tax on rural communities. This will take place on 10th September ACHA annual accounts have been prepared and will be presented at the AHM on 19th September AHFA- Ronnie Martin is now chair of the AHFA Board and Lorraine Drysdale has joined the AHFA Board as ACHA's nominee Key facts from the Audit Commission Housing in Scotland report <ul style="list-style-type: none"> 29% reduction in housing capital budget 2008/9- 2011/12 Estimated 500,000 additional households in the next 25 years 44% projected increase in single person households by 2035 75% increase in people over 75 by 2035 £50million loss of income to tenants by 2014 as a result of Bedroom Tax 17% reduction in number of households assessed as homeless <p>Recommendations from the report</p> <ul style="list-style-type: none"> Long term vision for housing Improve reporting in housing outputs Clarify the role of alternative housing finance Housing strategies should be based on up to date needs analysis Review the way housing services are designed <p>The Scottish Government will report on the recommendations in due course.</p> <p>OTHER MATTERS DISCUSSED/CONSIDERED BY THE BOARD</p> <ul style="list-style-type: none"> Michael Brown raised a number of points regarding the costs of and reasons for attending conferences. Board members currently are able to attend two conferences per year; however the budget is nearly exhausted. It was agreed that the budget would be increased for this year however the matter will be reviewed for next year. The Board approved the group (ACHA & AHFA) remuneration 	
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	<p>strategy</p> <ul style="list-style-type: none"> • A Governing Body Self Assessment Questionnaire was approved (with some minor amendments). Two Board members will trial it on line to see how well it works in practice. • ACHA agreed to participate in the Council's "Empty Homes" strategy • The Board approved the Final draft Statutory accounts and Financial statements for 2012/13 • The Board agreed some temporary changes to the way we deal with tenants affected by the "Bedroom tax" who are in arrears. <p>Date of next meeting – 5th September</p>	
6.	<p>Development of Local Membership Strategy</p> <p>IMP advised standard item. General discussion to see what members would like to carry out for this year.</p> <p>Membership strategy – link into communities through local shows etc at rural communities – previously had a tenants involvement day which did not work, so attend local community shows. IMP suggested reviewing again in January to what shows we shall attend. IMP asked if any other suggestions for recruiting members to please advise IMP. Previously discussed for IMP to attend the Community Council Forum – previously IAMD was going to progress but has not been in attendance. IMP asked if Members felt IMP should write to IAMD formally for ACHA to attend to be able to link in with them. LAD advised we were at Tiree this year and suggested maybe Mull for 2014. MM advised there was an open day in Craignure this year which was very well attended, stalls all over and felt that would be a good event to attend during June. IMP advised would be ideal to support a community event – IMP will speak with Cllr Mary Jean Devon.</p> <p>Continue work being done, link in community councils.</p> <p>Tenants and Residents Association – only one for OLI is Soroba. Need to start thinking about budgetary costs for next financial year. £500 last year, IMP asked if members were happy to continue with the same funds. Agreed.</p>	<p>IMP</p> <p>IMP</p>
7.	<p>Community Action Fund Awards</p> <p>OLI funds available of £2,300. Two applications received:</p> <p>Oasis – fund request for £500 – towards gym and swim cards for their recovering service users. IMP advised Oasis is the addiction service for Lorn – MM advised that they are very strict on only giving the benefits to those who are recovering – LAD suggested £250 to Oasis and £250 to Glenorchy. MM advised she would like to give £500 to Oasis. Agreed funding to go to Oasis – all agreed. Vote on £500 – 5 on the £250 – 3.</p>	

	<p>£500 agreed for Oasis.</p> <p>Glenorchy & innishail Community Orchard (GICO) – fund request for £500 – towards purchase of permanent educational/informational signs for orchards. LAD suggested £200. SD advised he believes a good thing for the community. MM advised ACHA also carry out the garden competitions. £200 – 7 votes.</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>Bonfire Night, Soroba – Over the past few years ACHA has done substantial joint working with other agencies to put arrangements in place for Bonfire Night and has actively encouraged tenants to attend official Bonfire Night celebrations at Mossfield. However, there are still unofficial bonfires annually in Soroba, causing problems such as the dumping of rubbish and safety. In previous years the Area Committee has approved E Map awards which have enabled staff to work with partner agencies (Strathclyde Fire & Rescue, Police and Argyll & Bute Council) which has significantly reduced the numbers and damage caused by illegal bonfires. Estimated costs provided by AHFA: £1,378.00.</p> <p>This includes men on standby and keeping the area cleared. Funds available if required. All members agreed.</p>	
9.	<p>Electric Heating Soroba Analysis</p> <p>IMP advised AB was of the mind that the number of repairs being carried out to wet electric was far higher than other heating types. IMP advised the particular issue was not about who likes which type of heating, but the volume of repairs to the systems. IMP advised looking at the report there are greater number of repairs going through for the wet electric than the storage heaters. Because a transitional period – Soroba, the largest scheme we have, all had storage heating – this was upgraded with the choice of storage or wet electric. Within the report the properties that have storage previously are still recorded as storage. IMP advised the report has been brought but believe still work required to be done. Wet electric problems include the hot water repairs – IMP asked members to take this as an interim report as we need to also take account of water repairs for the storage heating system.</p> <p>SD said there is obviously a problem, but we need to know what would be a practical solution to resolve.</p>	

	<p>IMP advised we'll add to the report to be able to bring it back to the Board.</p> <p>SD would like possible solutions also.</p> <p>IMP advised it may be good to include a response from LH for the report to provide possible solutions.</p> <p>LAD advised there hasn't been any issues with the wet electric system in Appin. IMP advised there is also another issue with tenants complaining about the running costs of the system which is a completely different issue.</p>	IMP
10.	<p>Judging of Garden Competition</p> <p>Committee Members were provided with photos of gardens for the areas and asked to pick the winning entries.</p> <p>IMP asked if Members would mind participating in the issue of the cups. Agreed.</p>	
11.	<p>Name for New Development at Glenshellach</p> <p>ACHA is currently building a 44 home development at Glenshellach in Oban. This will be the biggest new development by ACHA in the Lorn area. The Council now requires a name for the development to be put in place. IMP advised that all local staff were invited to give suggestions for potential names, with the guidance that the name should reflect something important to our community or somebody who has made a significant contribution to our community. Members were provided with the suggested names and asked to review or propose an alternative name.</p> <p>GK suggested giving to the local school and provide a prize for the winning entry. It was discussed that the Council are pressing for the name and it was unclear which school to request participating. IMP suggested we could if wishing the history of the area to be considered, ask tenants at Dunmar Court.</p> <p>MM suggested MacGregor Drive or MacGregor Avenue – MMA agreed she felt that was a good name. MacGregors Brae. All in agreement. IMP advised she will discuss with Alastair to confirm. IMP advised if a problem, we could reconvene.</p>	
12.	<p>Tenant Newsletter</p> <p>Draft Autumn Article for discussion and agreement.</p> <p>Agreed.</p>	

13.	<p>Local Report</p> <p>AHFA Board – IMP advised that Andy Birnie has been appointed as a member of the AHFA Board.</p> <p>Scott Terrace, Dalmally – opening went well.</p> <p>Scott Terrace, Mid Market Properties – IMP advised there had been an issue at the new properties resulting in no TV signal being received. Works have now been completed and tenants compensated for any inconvenience.</p> <p>The Scottish Farmer – Opening of Scott terrace houses featured in the Scottish Farmer due to the link with the blackface sheep and the unique street sign.</p> <p>Oban High School – article in the Oban times</p> <p>The Ileach – opening of new properties will be in October. IMP advised members we will be in touch to arrange attending.</p> <p>Bedroom tax - amend arrears monitoring and management policy to introduce trigger level of £250 before a notice of proceedings can be issued. Temporarily allow tenants with arrears accrued solely due to the bedroom tax to transfer to smaller properties. Temporarily allow tenants with arrear accrued solely due to the bedroom tax to move to smaller properties via a mutual exchange. Temporary until April 2014.</p> <p>Lottery fund – ACHA gains lottery funds to provide funding for welfare rights.</p> <p>The Ileach – Article on Alan Reid Mp who welcomed the announcement of more money for housing association tenants in Argyll & Bute.</p> <p>Bedroom tax figures - Rent arrears rising, net would be less if bedroom tax wasn't introduced. More and more staff time is and will be spent dealing with the additional arrears cases. Expect to be over 3% by Xmas.</p> <p>Repeal of the Right To Buy – IMP advised legislation to be passed next year. Date of Autumn 2017 if passed in Autumn 2014.</p>	
14.	<p>AOCB</p> <p>IMP asked if members would like a tour of Soroba, particularly with new members – roughcast a really big issue for Lorn. A date & time can be arranged to meet up there. GK advised afternoons are better for him. 2pm was suggested. IMP advised there have been meetings held regarding the roughcasting, and Colin may be able to attend to give members an update. One Wednesday at 2pm – final date to be confirmed.</p>	IMP

	<p>LAD asked if Glenshellach could be added to the tour.</p> <p>MMA asked who would be responsible for a tree in a tenants garden – IMP advised it would be tenants responsibility.</p>	
15.	<p>Date and Time of Next Meeting</p> <p>Monday 4th November 2013 – 2pm, Menzies House. KW submitted apologies.</p> <p>Following confirmed dates (Monday):</p> <p>6th January 2014 3rd March 2014 12th May 2014 7th July 2014</p>	