



OBAN, LORN & THE ISLES AREA COMMITTEE

Monday 13th May 2013
2pm
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)
Iona MacPhail, Regional Manager (IMP)
Amanda MacKenzie, Area Administration Officer (AMK)

1.	Apologies Marri Malloy (MM)	Action
2.	Minutes of Previous Meeting 4th March 2013 Approved as an accurate record. Proposed – LAD Seconded – SD Matters Arising – page 8 – wet electric – wet electric figures have been pulled but we don't have an adequate control group, we are therefore going to compare the other type of heating systems and further identify for old storage heating and new storage heating to compare accurate figures and correct analysis. IMP advised that if Area Committee wish to take to the Board it will require to be a significant report. Insurance – Nick Pollard has advised The insurance ACHA have in place provides cover for Non-Executive Directors which are Board members. That cover	

	gives some personal injury cover. The cover is also limited to a maximum amount as it is restricted on an age basis. Board members if using their vehicle for travel to and from meetings and claiming mileage expenses must ensure that they are covered for business use as well as social, domestic and pleasure. Nick further advised that Area Committee Members are not classed as Non-Executive Directors and will therefore investigate further to clarify the position.	
3.	Declarations of Interest No conflict of interest.	
4.	Correspondence Letter received from New Start Oban to express thanks for the generous donation of £450. New Start Oban advised the assistance comes at a vital time and makes it possible for them to continue distributing household items to homeless people who have been given a tenancy.	
5.	Chairs Report Board update for Area Committee Chair 14th March 2013. The Chief Executive provided a presentation which covered the following issues:- Alastair has attended a meeting with David Mundell MP (minister at the Scotland Office) regarding welfare reform. Issues particularly affecting Argyll & Bute were raised. Alastair also provided a further update on the work ACHA has undertaken in terms of Welfare reform Mitigation. Over 600 ACHA tenants are directly affected and will lose up to £350,000 in housing benefit. Alastair reported that there is currently a major review of the Home Argyll allocations policy. ACHA has proposed a major change to the current quotas to help ease pressure on transfer list for those who may wish to move to a smaller property due to the impact of the bedroom tax. All proposed changes to the allocation policy will be subject to consultation. The Scottish Govt has announced that the grant allocation for affordable housing for Argyll & Bute is £8.8 million. ACHA anticipate that this will assist our approved New Build programmes throughout the area. Jim Martin (ombudsman) met with Alastair and visited a number of ACHA estates where he met tenants. The Chair and Senior Management team met with the Scottish Housing regulator during February. ACHA reported on progress towards AHFA, SHQS, the Charter, Welfare reform, financial performance and development. The meeting was positive and a new regulation plan will be provided by the end of March.	

OTHER ISSUES DISCUSSED AT MEETING:-

An update was provided on AHFA's progress towards taking over the repairs service from 1st April. Service level agreements, contracts etc are now in final form. Induction and training session organised for all AHFA staff on 2nd April.

The Board approved the continuation of our membership to SFHA for a further year.

The Board approved a new loan agreement with Lloyds banking group which takes into account a number of changes within ACHA including the setting up of the subsidiary (AHFA)

Each of the 4 Directors provided an update on the key performance issues for their respective departments.

The director of Housing & Neighbourhood services provide an update on welfare reform issues

The Board approved the Gypsy Traveller strategy action plan.

The Board approved three land disposals – one at Maitland Crt, Helensburgh, one at Muasdale Cottages, Muasdale and one at Berryburn, Kames.

The Board approved an extension to the current IT contract ACHA has with Argyll & Bute Council.

Date of next meeting- 11th April 2013.

Board update for Area Committee Chair. 11th April 2013

The Director of Housing and Neighbourhood services gave a presentation which covered the following points:-

- The "bedroom tax" came into effect on 1st April and staff are closely monitoring accounts. Staff will carry out visits to those falling into arrears. SNP Govt have announced a non eviction policy for SNP led councils- ACHA's position is that we will do all we can to assist however, ACHA will follow the normal arrears process which may lead to eviction.
- Argyll and Bute Council contributions to ACHA's development programme: On the 21st March 2013 Argyll and Bute Council approved the undernoted financial contributions.
 - ◆ A grant of £890,000 and loan of £2,305,422 for 40 units at Glenshellach, Oban
 - ◆ A grant of £155,957 from the Rural Housing Development Fund for 2 units to be built in Bonawe

	<p>Inclement Weather, Kintyre</p> <ul style="list-style-type: none"> • Association tenants affected by power cuts and logistical disruption • Association's Crisis Management Team was operational • Association staff in Campbeltown made available to the Council's Emergency Planning Team • Phone rounds and visits made to vulnerable tenants <p>OTHER MATTERS DISCUSSED BY THE BOARD:-</p> <ul style="list-style-type: none"> • The Board approved ACHA's Community letting's plan for Dalmally and Lochawe. • The Board approved the updated 2013/14 Business plan • Nicola Sturgeon, Depute First Minister, has asked to visit our Campbeltown new build on the 15th April • It is planned to open our new homes in Dunoon on 2nd May. Councillor Freeman has agreed to do this. • Planned new build opening in Campbeltown for the end of May has had to be cancelled. Likely to be reconvened in July <p>AHFA</p> <ul style="list-style-type: none"> • AHFA took on the repairs and cyclical maintenance role from 1st April. • Induction held for all staff, 2nd April. • Issues regarding non-delivery of agreed vehicles. Temporary contingency involves a patchwork of vehicles. • Some process teething difficulties but we're working our way through it. <p>Date of next meeting- 9th May 2013.</p>	
6.	<p>Development of Local Membership Strategy</p> <p>Local Shows – Previously suggested for costing for Tiree local show, unfortunately this is held at the same time as the Tiree Music Festival and we were unable to secure accommodation.</p> <p>IMP suggested members may wish to attend the Tiree Community Open Day which is on the 15th June instead of the agricultural show. Members agreed.</p> <p>Membership Strategy – As part of the Membership Strategy, the Mid Argyll & Kintyre Area Committee reviewed the membership application and poster. Circulated with papers was the final draft which they have requested each Area Committee to consider and amend to their area. If all agree to proposals they will be passed to HRCS to request amendment. Members agreed huge improvement and will use local pictures. IMP asked if members would like a report to cover the end of year of what has been completed for the membership strategy – Agreed.</p> <p>Discussion took place regarding the lacking number of tenants and</p>	IMP

	<p>residents associations – Lorn now only has 1 group. Suggestions included that tenants are now getting action for a number of issues that would previously have generated the need for a tenants and residents assoc. More information is available at offices and online for tenants to report issues to allow ACHA to respond.</p> <p>Discussion took place regarding non standard leases and special lets – IMP provided the list of 9 affected leases which require to be changed to ACHA leases.</p>	
7.	<p>Community Action Fund Awards</p> <p>Report for Community Action funds 2012/13 circulated.</p> <p>Local Area Committee's will have a budget of £2,500 for financial year 13/14. However there is flexibility that if one area spends their entire allocated budget and another does not due to lack of applications, there may be leeway to move funds between the Area Committees.</p> <p>Islay and Jura Community Enterprises – Request for £500 – AB suggested donating some funds but maybe not the full value. Members agreed great to support health. Members agreed this request is 1/5th of annual budget. Members agreed £200.</p> <p>IMP advised we have created a cheque and will present to New Start Oban today and could use this for future presentations when we agree a CAF application. Members agreed.</p>	
8.	<p>Employee of the Season</p> <p>No applications received.</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.</p>	
10.	<p>Local Report</p> <p>IMP presented OLI's Local Report.</p> <p>Argyll Homes For All – AHFA now up and running. Number of areas previously did not have in house repairs team – press article and photos. First contractors meeting with AHFA is this week. Now servicing solid fuel and gas maintenance.</p> <p>National Panel of Tenants – IMP advised if interested discuss with IMP. Craigforth has been commissioned by the Scottish Housing Regulator. AB advised that through the Tenants Panel, it was identified that they are not</p>	

	<p>looking for tenants who are involved with the RSL's, for instance Area Committees. IMP asked members to pass information onto any tenants they know who would be interested.</p> <p>Bedroom Tax – Started in April and all tenants affected have been visited. First rent arrears letters were sent on 22nd April, to advise them early that payments need to be made. AB asked if all tenants received allpay cards – IMP advised they have but if they have lost them they can contact us for a new card to be issued. Welfare Rights Officer's will be re-visiting those affected. IMP further explained regarding universal credit that where no payments are made by a tenant, ACHA would be able to request direct payments – timescale may be around 6 weeks. Current figure of tenants making payments is approximately 50%.</p> <p>Dalmally New Build – Local lettings plan approved for affordable properties. Local lettings plan approved for the 2 mid market rents. Rents approx £440 per month and will have floor coverings – deposit will be required. To be advertised locally, if more than two applicants received there will effectively be a lottery for allocation (will have to meet the set criteria to apply). IMP advised that it is intended to let the 6 affordable properties prior to the two mid markets. Anticipate opening mid June.</p> <p>Leodomus Place, Islay – Name now approved – 1-8 Church Way. Number of press articles</p> <p>Bonawe New Build – Two 2 bedroom properties, plans currently being produced. Site adjacent to Kenmore Cottages. Local Lettings Plan could be utilised – IMP advised it would be good to consult with the community. Cutting the first turf ceremony will be arranged. Also need to discuss what the properties should be named. SD advised issue with solar panels, Dalmally don't have them so it would be nice to add them into the plans for Bonawe – easier to put in during build rather than try to add at a later date. Grant funding from Council's Rural housing Development Fund.</p> <p>Glenshellach New Build – Now on site. 20 flats and 20 houses. Significant demand for the area. Plans will be brought to next meeting. IMP advised we will also have to look at street names, although it's not yet been confirmed how many names are required.</p> <p>Rockfield School Site – press articles covering subsequent vandalism of the building.</p> <p>Travellers – Press release on annual survey carried out by ACHA. John Finnie, MSP attended Ledaig TP Site. IMP further advised that Ledaig TP Site is now full.</p> <p>Oban Viewpoint Group – 105 members – membership open to anyone living in the Oban and North Lorn area. As a member you will be entitled to attend AGM's to vote on the management committee and any constitutional issue. IMP suggested inviting Gillian McInnes from the Oban</p>	IMP
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	viewpoint to meet with us at the next meeting during lunch (same date as AGM.) Agreed. AB advised if anyone interested can get a membership application from him.	IMP
11.	<p>AOCB</p> <p>OLI AGM OLI Area Committee Meeting will be Monday the 1st of July 2013 at 11am. OLI AGM would then commence at 2pm. Agreed.</p> <p>IW advised his property has been rewired this week and he's been very happy with the contractors British Gas, that they've done what they've said they'll do and are a vast improvement on the contractors who carried out the kitchen and bathroom.</p>	
14.	<p>Date and Time of Next Meeting</p> <p>Monday 1st July 2013 – 11am Menzie's House, Oban</p> <p>Agreed a tour to include TP site & Appin could be arranged for after the Dalmally opening – Minibus to be arranged.</p>	IMP/ AMK