



OBAN, LORN & THE ISLES AREA COMMITTEE

**Monday 1st July 2019
10am**

Menzies House, Oban,

Present

Mr Ian McIntyre, Chair (IMI)
Mr Alister MacIntyre, Vice Chair (AMI)
Mr Stafford Day (SD)
Mr Andy Birnie (AB)
Mrs Mary MacAulay (MMA)
Nancy McDonald (NMD)
Cllr Jim Lynch (JL),
Iona MacPhail, Regional Manager (IMP)
Amanda MacKenzie (AMK)

1.	<p>Apologies</p> <p>IMI advised of the sad passing of Danny Kelly and John Muir and advised the CEO has proposed installing memorial benches for both.</p> <p>IMP advised maybe not apologies as such but Matthew MacAulay, who the committee had invited to today's AGM lunch has left the Association and moved on. IMI and SD advised he will be missed.</p> <p>IMI advised Cecilia Keenan has submitted her resignation from the Committee.</p>	Action
2.	<p>Declarations of Interest</p> <p>IMI declared an interest at EMAP, item 9. MMA and SD also advised of an interest at item 9.</p>	

3.	<p>Minutes of Previous Meeting 13th May 2019</p> <p>Page 2 – Factoring - IMP advised she has included the factoring survey results in her presentation later in the meeting.</p> <p>Page 2 – SD asked if any update on Croft Avenue – building warrant and engineers report for the nursery parking area/ land disposal – IMP will go back and check with Kirsteen. SD asked if Matthew will be replaced and advised good to be informed of local issues as the Board are often very busy with lots of items. IMI agreed and had asked Kirsteen if there was a Council issue at Glencruitten but there may be an issue with access as there is no opportunity to widen the road.</p> <p>Page 3 – JL advised he has procured the bus shelter for Catalina, but there seems to be an issue with the land regarding ownerships which McLeods are working on and negotiating - it is going slowly but JL will continue to pursue.</p> <p>Page 3 – dog wardens – JL advised the hours for dog wardens has been cut but asked that Members come back if any issues and will be keeping an eye on it. JL advised another thing ongoing is the timings of the buses at Catalina and an issue is the school children having to walk, as the first bus is after 9am. JL stated that unfortunately it seems to be the last thing that is thought about with regards to new build schemes. IMP agreed and advised she has flagged it, that it is something that needs to be considered at an early stage in planning and development. AMI agreed that even the buses for the supermarkets needs to be reconsidered. IMI agreed that we must try to encourage people to leave their cars and use public owned vehicles, multi-use. MMA advised the bus stop at Dunbeg, the shelter is at the bottom of the steps but the bus stop is in front of the houses and at another bit further down there isn't a bus stop on either side of the road. IMI asked who owns the area of ground in Dunollie across from the shop which was tarred a number of years ago – IMP advised believes it is common between ACHA and private owners so would be unable to implement any changes without the estate being consulted, but will double check. SD asked JL if Taynuilt could also be added to the bus stop list – when he moved to Taynuilt and asked about the bus stop he was told it was beside the puddle.</p> <p>Page 3 – laundry – IMP advised the laundry credits now largely pay</p>	IMP

	<p>for the servicing agreement, so it pays for itself.</p> <p>Page 6 – repairs for Catalina – concerns passed to Kirsteen McGinn.</p> <p>Page 7 – JL advised the maintenance of the bus stops is as important as having them, they are cleaned so maybe this visit should be utilised to report back any damages. With regards to abandoned cars, Council is working with the police although it's not a quick process. AB advised during his career, 50 cars were removed from Lismore.</p> <p>Page 9 – Welfare Rights – JL advised heartening to see the welfare rights continuing as there are funds available that people aren't claiming and it's often not until they are in dire need that they find out. IMP provided an update on the Association's Welfare Rights Service – funding application has been submitted which is for over 3 years and the Board has agreed to match fund over these 3 years. JL advised previously he was the manager of the job centre and is still asked for advice and gave some background on Universal credit and some examples of changes affecting people, and how it's beneficial for people to have a benefit health check. IMI advised that ASH (Action on Smoking and Health) is being advised to help landlords and provided some stats on numbers and costs for those who smoke. IMI advised that's the kind of thing he'd like to see in our welfare rights advice which is given.</p> <p>Proposed – AMI Seconded – MMA</p>	
4.	<p>Correspondence</p> <p>Correspondence received from Cecilia Keenan to advise she was submitting her resignation from OLI Area Committee and the Your Voice group. Letter of thanks for Cecilia's time on the Area Committee sent in response.</p>	
5.	<p>Chairs Report</p> <p>Board update 20th June 2019</p> <p>The CEO provided a presentation which included the following key issues:-</p> <ul style="list-style-type: none"> • ACHA's business plan appraised and approved by Lloyds bank and approved by Board. 	

	<ul style="list-style-type: none"> • ACHA secured grant of £475k from the Scottish Government for Aids & Adaptations. • Castlewood development in Helensburgh will be opened by Jackie Baillie MSP on 23 August. • Staff roadshows have been completed. • The Annual Return of the Charter (ARC) which covers performance and satisfaction information has been submitted to SHR. • The itinerary for the Dunoon stock tour on 2nd October has been issued. • Argyll & Bute Strategic housing forum met on 4th June - items covered include RSL updates, Health and social care, Scottish government resource programme, housing needs and demand analysis, homelessness, energy efficiency and fuel poverty. <p>Other matters considered by the Board:</p> <ul style="list-style-type: none"> • The Board reviewed and approved the AHFA and ACHA management accounts, business plans and unaudited accounts. • The Board approved a change to the terms of reference for the 10 10 10 Initiative which will allow applications to be considered within 5 years of a previous application being approved. To take effect from April 2020. • An update was provided in relation to progress of the Warm Homes Fund, for which ACHA were successful in a bid for over £5million of funding. • The Board reviewed progress in relation to the Tenant Satisfaction Survey. • The Board received updates from the Director of I&R in relation to Investment issues and new Build development. <p>Date of next meeting – 22nd August 2019</p>	
6.	<p>Update from Committee Members on Local Issues</p> <p>NMD advised all pretty quiet at the moment – tenants meeting and the bins were raised and advising the carers are using the bins through the laundry, leaving tenants to use the large heavy duty ones at the front – it's been minuted for tenants to ask their carers and will also ask the Warden to get in touch with the care firms to request this. IMP advised that it's really good actions in place by the tenants and if no changes, to bring back to ACHA. Warden situation back to normal and some tenants have requested notices of who is on although it is back to normal. Tree at back has been raised and Warden will ask if</p>	

<p>anything can be done.</p> <p>MMA advised coming out of Dunbeg onto main road which MMA has reported to Bear Scotland, the trees over the barriers are causing visibility problems and is dangerous. JL will check and see who is maintaining the verges. AB advised it's good to report to the police as they can also put requests into Bear Scotland. IMP advised she was at a meeting at the hospital and WHHA were there with the plans for Dunbeg – IMP advised them that it is beneficial for them to look at buses and where shelters should be at as early a stage as possible.</p> <p>AMI advised the bins with 3 week collections is far too long, blue bottles are a problem because of it. IMI advised the Council has a sign advising of their consultation on Waste strategy and suggested that all Members and ACHA itself to put input into it. JL advised good for the consultation to be completed – thin on bodies and often have breakdowns which they need to look at. Disproportionate number of items in the recycling and blue bins less full but where items are put in these bins and shouldn't be, it can contaminate – needs to be an education. Additional issues with islands, with waste having to come off on the ferry which is additional costs etc. JL highlighted the Councils "report it" system online. Discussion ensued on culture and supermarket goods. IMI asked if the link could be put on facebook – IMP will check. AB also gave some background on waste and recycling within the area.</p> <p>AB advised the hot water system had gone off again last week and as reported before, the number of AHFA vans in the area, there has to be something wrong with that with the properties only 5 years old. AB advised he listened to the minutes and it has been recorded so would like something reported back about the volume. IMP will speak to Kirsteen and ask for a report back. AB advised at MacCallum Court there has been a bus stop there for years that has never been used. MMA agreed there is one there that isn't used and this one could be used for Dunbeg at an actual bus stop.</p> <p>JL advised in Soroba at the playpark, cars were parking and blocking the dropped kerbs and advised that double yellow lines will be going down. MMA advised in Dunbeg at Lorn Road, cars park right on the corner – JL advised at the moment, legally you can park on the kerb. AMI asked if you were to put a driveway in your own house, can you do this? IMP advised they need to get permission from the Council for the dropped kerbs. NMD asked who owns the entrance into Dunmar</p>	<p>JL</p> <p>IMP</p>
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	<p>Court - IMP advised it is ACHA's. NMD advised people have been asked to stop parking there on the pavements.</p> <p>SD advised the Taynuilt Hotel is open now. SD advised the village could do with facilities for retirement aged tenants. IMP advised there are amenity houses in the village at Cruachan Cottages and there are ones at Lora View, Connel and in Dalmally and can add them to the next Regional Managers report with pictures and information on demand.</p> <p>IMI advised no advocate for social engineering but conflict with ages in his block, different lifestyles, but concerned again Friday night 1am in the morning, young lad with his bicycle, number of unknown people, outside at the utility cupboard the handle had been broken and the door had been jimmied. IMP agreed people can have different lifestyles but can't vandalise our doors. IMI advised it is once a month. IMI advised also issue with dog fouling and it is unfortunate but things are getting worse and worse. AB advised he objected for the flats there initially and it's not a reflection on ACHA staff but it is an issue and knows from living in Soroba for 30 years, you can have 7 good tenants in a block and just one to cause problems.</p>	IMP
7.	<p>Community Engagement</p> <p>Standard agenda item.</p> <p>Agreed previously for Islay and Dalmally local shows to be attended as well as an entry for the Xmas tree festival.</p>	
8.	<p>Community Action Fund Awards</p> <p>AB has received audio papers – AMK will update initials to names. NMD asked if this could be available for Dunmar tenants group – AMK to check and come back.</p> <p>OLI funds available for 2019/20 of £5,000 with £1,850 previously committed for this financial year, leaving funds of £3,150 remaining.</p> <p>Appin Community Development Trust – request for £500 towards the creation of a playpark in Port Appin. IMP advised since the application has been submitted, the Trust has been successful in securing further funding and now only need £2,000 to secure match funding of £17,645 from Argyll & Bute Leader. By securing £500 from</p>	AMK

	<p>ACHA, this would leave the trust with £1,500 to raise locally. Unanimously agreed.</p>	
9.	<p>Estate Management Action Plan Applications</p> <p>IMI, MMA & SD left the meeting.</p> <p>For financial year 2019/20 the budget for Islay Estate Management Action Plan is £4,800. The budget for Oban, Lorn and the Isles Estate Management Action Plan is £12,200.</p> <p>68 Lorn Road – remove and erect a timber palisade fence. Project cost £995.50. Unanimously agreed and approved for DMK.</p> <p>2 & 4 Catalina Ave – fencing to stop children using the path around the building for a circuit and disturbing neighbours. Project cost £593.80. JL advised you'd be unable to lock the gate so asked what would stop the children opening the gate and still using it as a circuit. IMP advised it may deter some. JL agrees may dissuade them. Unanimously agreed and approved for DMK.</p> <p>Kirkton Appin – fencing was previously removed which was dangerous, proposal is to replace and secure the area again. Project cost £2,841. Unanimously agreed and approved for DMK.</p> <p>IMI, MMA and SD returned to the meeting.</p> <p>27 Antrim View ,Port Ellen - fencing was previously removed which was dangerous, proposal is to replace and secure the area again. Project cost £1,343.20. Unanimously agreed and approved for AHFA.</p> <p>IMI advised he is pleased the last request at least the costs were similar but the difference in costs is terrible for all other projects and would like to know why the costs are so high. MMA asked if there was any difference – confirmed no, it's like for like. IMI would like AHFA to explain why their costs are so different. IMI advised he was shocked at the differences, it's not specialised jobs and will be asking at Board.</p>	IMP
10	<p>New build update</p> <p>No new updates, currently working on site at Glenshellach and Connel. IMP will speak with Kirsteen who had been suggesting providing slides for Area Committees. IMI advised there is a 6 weekly</p>	IMP

	<p>update at Board which is getting quite repetitive.</p> <p>IMP advised for new sites, demand will hugely be affected by the new builds at Dunbeg and it's something that we need to keep an eye on.</p>	
11	<p>Regional Managers Report</p> <p>IMP provided a presentation for Members on the Gypsy Traveller Survey and provided a background on the two sites; Bayview (formerly Ledaig) and Dunchologan near Lochgilphead and how the survey is conducted.</p> <p>As with last year, this year there was 100% satisfaction for the question: how satisfied or dissatisfied are you with ACHA's management of the site? We also recorded 100% satisfaction rates for:</p> <ul style="list-style-type: none"> • How we keep our tenants informed about services and decisions. • How satisfied tenants are with ways to contact ACHA. • The Gypsy Traveller Newsletter we provide. • Value for money. <p>IMP also provided information on the Associations Factoring Survey results for 2019 and provided a background on our aims and objectives and the methodology for carrying out the survey.</p> <p>ACHA has again exceeded the national standard of 66% satisfaction, with % of 74% of customers very or fairly satisfied with overall services.</p> <p>IMP asked if any questions – IMI advised he feels it's very important for ACHA and AHFA and interesting for the regeneration pilot for Soroba Road. IMI asked Kirsteen why it has been delayed and has been advised it's because the owners there have requested a meeting which has been scheduled for July.</p>	
12	<p>AOCB</p> <p>IMP suggested a picture is taken after the AGM to add to Facebook with our members for 2019/20.</p>	
13	<p>Date and Time of Next Meeting</p>	

	To be confirmed after AGM	
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