



# **OBAN, LORN & THE ISLES AREA COMMITTEE**

**Monday 2<sup>nd</sup> July 2018  
10am  
Menzies House, Oban,**

## **Present**

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

1.	<b>Apologies</b>	Action
2.	<b>Declarations of Interest</b>  None raised	
3.	<b>Minutes of Previous Meeting 14<sup>th</sup> May 2018</b>  Proposed – MMA Seconded – SD  Page1, Item 3 – Taynuilt Police House – IMP advised the house has now been put on the open market with offers over £220,000 which IMP suspects may be out with our grant level. IMP advised you can get a version of HAG and this option is currently being investigated for the Coll nurses house. A mortgage would be required to cover any shortfall funding available. IMP circulated the particulars. SD advised	

	<p>it's stood empty for a year and a half and it would be good to see someone in it and advised it does have potential. IMP advised we will investigate. SD advised there currently isn't any for sale sign at the property.</p> <p>Page 2, - Bus shelter – IMI asked JL if any update. JL advised still ongoing, he has spotted a second hand one but it was broken and not worth the repairs, so is looking into the possibility of a new one. JL advised there is still works required at the bus stop first and being mindful where it's sited. AMI asked if it's the Council or the bus firm that decides where it goes? JL advised it's the Council that makes the decision. AMI added that on the bus you bypass Aldi's and therefore asked if you could ring the bell for the driver to stop? JL advised he could mention it to the bus company and check if they have a policy.</p> <p>Page 2, Item 4 – Training Sessions – AMK advised that LL has confirmed the H&amp;S training and Complaints training is mandatory for all members.</p> <p>Page 6, item10, land disposal Croft Avenue – IMP advised that we have spoken to the tenant at no.12 who has no objections, only concern was the trees at the end of the garden were getting bigger and that he would be happy to get them cut down. Tenant at No.11 has requested more information, she has been advised that she would see the final engineers plans. The owner of the nursery has proposed cutting trees to the left hand side of her garden to allow more light and she seems happy with this suggestion. We have requested that Matthew MacAulay to write this into the agreement.</p>	
4.	<p><b>Correspondence</b></p> <p>Email received from Islay &amp; Jura Community Enterprises Ltd – to thank ACHA for the £500 Community Action Fund Award.</p> <p>Letter of thanks from Islay &amp; Jura Highland Dancers for the £500 Community Action Fund Award.</p>	
5.	<p><b>Chairs Report</b></p> <p><b>Board update 24<sup>th</sup> May 2018</b></p> <p>Cameron Grant approved as new member of the Health &amp; Safety Committee.</p>	

Bruce Marshall and Betty Rhodick agreed to serve on the Audit Committee and Policy Committee.

The Board agreed to issue a four-month notice of termination to the MAK (Mid Argyll & Kintyre) Area Committee on the grounds of insufficient interest from members to sustain. There will be a transfer the powers from the Committee to the Board of Management if the Area Committee ceases to exist.

#### Governance Structures – Board and Volunteer Recruitment

The Board agreed:

- To consult on moving to a regional committee structure for the East and the West.
- To fill the current Board and Area Committee vacancies
- Implement an action plan to develop a pool of future Governing Body members

#### **Chief Executive Presentation**

The Chief Executive advised:

ARC documentation and validation now completed.

PDP (Annual Appraisals) for staff now well underway.

Blairvadach – acknowledgement from Council but no further update.

95 New Build developments on site will be available for letting July to November this year.

Demolitions – tenants now rehoused and hoped demolitions will be complete by end of September.

Office proposals – Dunoon and Campbeltown proposals available in September for consideration.

AHFA has an operating surplus of £7k

AHFA resilience inputs approved last November, being taken forward.

Growing our own – all trainees now recruited.

The second year of the 10 10 10 initiative now moving forward.

Board meeting and opening of new build agreed for 4th October on Islay.

Your Voice shortlisted for TIS award for the Most Inspiring Scrutiny Newcomer 2018, will take place 9th June. IMI added that the group went on to win.

Syrian refugee initiative – three new families.

Scot government has announced £36m for pathways and RSL's can apply.

Energy Efficiency in social housing, new £3.5m fund to help social landlords make their properties more energy efficient.

The Board approved the policy document for Housing Need in relation to Health and Social Care in Argyll and Bute.

Graham's Point, Kilmun - The Board agreed that the Association opens discussions with Benmore and Kilmun Community Development Trust, to enquire if they would wish the land to transfer to them as a community asset. ACHA to advise the Council that we reserve our position.

Options Appraisal for New Build Development Programme  
The Board agreed the preferred option: Coll NHS House, Keills 4, North Connel 12, Cairnbaan 2, Jutland Phase 2 18, other 40.

Group Business Continuity – Cyber Attack/Ransomware Testing.  
The Board agreed an exercise will be carried out to test our ability to detect, respond and manage a cyber-incident.

Land Disposal Requests - Sale of Land at Barge Court, Rhu, Sale of Land at Upper Glenfyne Park, Ardrishaig. Servitude Right at Burnside, Garelochhead all Agreed

Mid Market Rents, Dalmally - The Board agreed the actions required to turn the properties into mainstream lets and release funds from the Scottish Government.

Travelling Person's Site: Pitch Lease Review

The Board agreed the lease and further agreed that:

- a clause be put in to clearly state to tenants that the landlord has the right to ask tenants to move pitches as per the Mobile Homes Act implied right.
- 6.3 be clarified to reflect the language of the court
- 6.4 abandonment to be removed as does not explicitly state the court order requirement
- Add a clause to empower ACHA to dispose of abandoned possessions (particularly caravans) left on a pitch after termination
- Change name to Gypsy/Traveller lease

SD suggested as the "Your Voice" group is doing so well, maybe they have candidates for Area Committees? IMI advised that is how he came to the Area Committee. SD asked if there is anyone on that group who belongs to Mid Argyll & Kintyre? CK confirmed there is.

	IMI advised at the last Board Meeting it was proposed to split East and West Area Committee's and agreed the Your Voice group is a good way to get members onto Area Committees.	
6.	<p><b>Update from Committee Members on Local Issues</b></p> <p>CK asked how you can get rid of dumped cars as there is one at Cruachan Crescent. IMP asked if CK knew who the car belonged to? JL advised if it's taxed and insured then the owner has the right to leave it there.</p> <p>MMA advised that at the play park in Dunbeg, all the dogs are getting tied up outside and hasn't seen one dog in the park since the signs went up, which has made a huge difference. The parking at Dunbeg shop is horrendous, pulling out onto Eive Road, there are often cars parked right on the junction which is a hazard. IMP advised with the funding available from Scottish Government, one of the staff have suggested a path could be put in for the school children along the back. MMA advised a lot of the cars at the school are parents who live nearby in the village. JL advised he can mention it again in the hope it's listened to. MMA advised if there is anything on at the school, you can't get anywhere near the shop. SD asked if the School could get involved.</p> <p>AB advised most has been discussed already, the bus shelter and turning circle. ACHA has carded people about parking on the pavement at the carpark. AB advised once they finish building, all the children will have to walk round in a circle to get down from Catalina, and suggested an alternative path could be put in. AB advised kids will jump the fence for a shortcut. JL suggested a railing that could go round the corner, to stop children running out from the playpark and stopping people parking on the path at the corner. IMP advised we will look into it.</p> <p>AMI advised the bins are still a problem and also the plaque of blue bottles. AMI advised with the chimney cleaning, the boys advised they were cleaning his, then two in Dalnally and one in Campbeltown. IMP agreed not well planned and will pass the comments on and look into it.</p> <p>JL provided news on Community Councils – only one now as Lismore, not currently going ahead. Hard to get people to volunteer, but Oban &amp; Dunbeg now commencing and a good way to get ideas and believe</p>	<p>IMP</p> <p>IMP</p>

	<p>still some seats for people to be co-opted on. Dunbeg – lot of activity, about every fortnight there is information in the shop on what works are going ahead. Recycling bins will be moved. MMA advised it's not an ideal place they are at the moment due to taking spaces away from the carpark. MMA will check if information in the shop. MMA asked who looks after trees in Dunbeg – right about the sign at the playpark, branches are hanging down, broken off and it looks dangerous. IMP advised we will look into it. JL advised managed to get the green machine back up and running to sweep the streets and next thing will be looking into getting rid of the weeds on the beaches. JL provided an example at Pulpit Road where trees are overhanging the roads and the owners have been advised either cut it or the Council will cut and recharge. Public meeting about Port Bhég to see how it's run. JL advised noticeboards are really good ways to get information out to Communities as not everyone has access to the internet. CK asked who looks after or is responsible for the one at Taynuilt at the hall. JL advised he would look into it. IMP suggested it would be the Hall Committee.</p> <p>SD advised Taynuilt may be getting double yellow lines due to the congestion in the main street.</p>	<p>MMA</p> <p>IMP</p> <p>JL</p>
7.	<p><b>Community Engagement</b></p> <p>Standard agenda item.</p> <p>Agreed previously to attend Islay and Dalmally local shows. MMA will be attending the Islay show. 1<sup>st</sup> Thursday in August. IMP will be attending Dalmally show.</p>	
8.	<p><b>Group Employee of the Season Award</b></p> <p>IMP advised both of these suggestions are for IMP'S area and as one is for Oban, both IMP and AMK left the meeting.</p> <p>Members reviewed both suggestions:</p> <p>CSA Team Dunoon – Susan McGladdery, Melony Maclean &amp; Louise Bell for high levels of service during a time the CSA team and wider HNS team in Bute &amp; Cowal were short staffed.</p> <p>Christine Cameron, for being a mainstay in ensuring the service for tenants of OLI sheltered complexes did not break down at weekends</p>	

	<p>between April &amp; December 2017.</p> <p>IMP &amp; AMK returned to the meeting.</p> <p>IMI advised the decision was unanimous in favour of Christine Cameron to be the Employee of the Season.</p>	
9.	<p><b>Community Action Fund Awards</b></p> <p>OLI funds available for 2018/19 of £2,500. £1,000 previously committed, leaving funds available of £1,500.</p> <p><b>Oban Phoenix Cinema</b> – request for £500 to assist towards the cost of the refurbishment of the exterior building of the cinema. Members discussed the proposals. A vote was held and agreed on the majority of 6 to 1.</p>	
10	<p><b>Estate Management Action Plan Applications</b></p> <p>For financial year 2018/19 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 with £6,570 previously committed, leaving funds of £5,630 available.</p> <p><b>13 Achlonan Taynuilt, fencing</b> – Project cost £1,047. Agreed.</p> <p><b>42 Catalina Avenue, fencing</b> – Project cost £756. Agreed.</p> <p><b>6 &amp; 7 Croft Avenue, fencing</b> – Project cost £2,266. Agreed.</p> <p><b>8 Daal Terrace, Port Charlotte, fencing</b> – Project cost £1,716. Agreed.</p> <p><b>Hawthorn Terrace, Bowmore, tidy pathways and install bench</b> – Project cost £610. Agreed.</p>	
11	<p><b>Design Brief Steering Group – Inverness Visit</b></p> <p>IMP advised unable to attend with the group to visit Albyn Housing</p>	

	<p>Association stock in Inverness, but did visit at a later date. IMI advised the designs were for a competition and there are some amazing designs. One property made from rubber, some with tin, corrugated iron and no kerbs at all. Very interesting.</p>	
12	<p><b>New Build Update</b></p> <p>IMP advised powering ahead with new builds</p> <p>Islay 4<sup>th</sup> October for new build openings. Potential for another 16 after this. Working with NHS &amp; Council to build to specification if required. 4 at Keills in Islay going ahead. Catalina due for completion November. Nurses house in Coll – terrible disrepair. ACHA looking at buying it and renting back to NHS. Currently out to valuation and hope to get grant. Initially NHS proposed a 3 year lease but ACHA have went back for a longer lease.</p> <p>Advised a staffing issue for the hospital is lack of housing. IMP asked is it something we should be considering – keeping houses available for NHS? MMA advised there is occupation for residencies. IMI advised if he understood correctly, it wasn't the doctors, it was the care workers and staff. JL advised setting properties aside is good, but may open up to why that job category and not mine? SD advised Oban just needs more housing.</p> <p>AB apologised and left the meeting and advised he would be back for AGM.</p>	
13	<p><b>Regional Managers Report</b></p> <p><b>Sheltered Housing Survey Results</b> IMP went over the survey results for 2017 and provided information on the Associations sheltered housing stock. High satisfaction level of 91%. 85 of the 99 tenants who responded rated living at ACHA sheltered housing as very good or excellent. Overall, 95% of tenants are satisfied with the service and no tenants rated the service as poor.</p> <p>IMP added that Investment work has commenced in sheltered housing complexes in Dunoon. New sprinkler and heating systems are being installed in flats and common areas. Our WCSA's have worked hard to help tenants throughout the process and minimise the disruption.</p>	



	<p>The sprinklers are specially designed for the complexes and will safeguard the lives and wellbeing of our tenants. These works will be getting carried out to OLI sheltered complexes.</p> <p><b>Drug Dealer Case</b> IMP provided an update of a case that will be returning to Court on the 19<sup>th</sup> of July for another hearing. Another fracas in the close and another NOP served.</p> <p><b>Ledaig Gypsy/Traveller Site</b> Inaugural site inspection done. New ACHA lease in place. Tenders out for a playpark.</p> <p><b>10 &amp; 12 Alma Crescent</b> IMP showed before &amp; after pictures of an area where the Associations' new Community Care Taker Steven has done some amazing work.</p> <p><b>Board</b> Neil MacKay retired from the Board.</p> <p><b>Oban Times article – bad gardens.</b> IMP advised unable to determine the area in question with two bad gardens. IMP advised Local Manager discussed with the journalist and CEO has responded. Complainant came forward and one of the properties is an owner occupier and the other is an ACHA tenant who has been in hospital.</p> <p><b>Keep Safe</b> ACHA's offices are Keep Safe Offices and IMP highlighted recent press article.</p>	
14	<p><b>AOCB</b></p> <p>None raised.</p>	
15	<p><b>Date and Time of Next Meeting</b></p> <p>Schedule of meetings for 2018/19 to be confirmed at AGM.</p>	