



OBAN, LORN & THE ISLES AREA COMMITTEE

**Monday 3rd September 2018
2pm
Menzies House, Oban,**

Present

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

1.	Apologies Mr Andy Birnie (AB), Cllr Jim Lynch (JL)	Action
2.	Declarations of Interest None raised	
3.	Minutes of Previous Meeting 2nd July 2018 Proposed – SD Seconded – AMI Page 1, item 1 – Taynuilt Police House – IMP advised she has spoken to the Investment team but due to the price of the property, taking into account funds required for refurbishment, it would be out-with the funding scope. SD advised although up for sale, there is still no sales board advertising it and it has been a very quiet sale. SD advised as long as it's brought back into use as it will be 2 years shortly that it's been sitting empty. IMP advised if the cost was to be reduced it could be considered again, but not at the current value. SD advised	

	<p>disappointing that it's not advertised in the Oban Times or even with a sales board.</p> <p>Page 2 – Croft Avenue – SD asked if any further update – IMP advised none yet but will make enquiries and bring an update to next meeting.</p> <p>Page 5 – Catalina play park – IMP advised now a fence and a gate at the playpark so hope that alleviates any concerns.</p> <p>Page 6 – IMP advised we will make further enquiries regarding the trees alongside Dunbeg play park. MMA advised that one of the worst branches has now been removed since the last meeting.</p> <p>Page 7 – CK advised one of her neighbours was told her fencing would be done this year but CK hasn't seen it on the EMAP projects. IMP advised it may be in a future project. MMA advised hers is very rusty and if a child goes by, could hurt themselves.</p> <p>Page 5 – CK advised dumped car at Cruachan Crescent has been taken away.</p>	<p>IMP</p> <p>IMP</p>
4.	<p>Correspondence</p> <p>Further email of thanks from Islay & Jura Highland Dancers for the £500 Community Action Fund Award which included an article that has been submitted to the local paper, with one of the dancers account of the trip. All members agreed it was very nice to receive.</p>	
5.	<p>Chairs Report</p> <p>Board update 21st June 2018</p> <p>The Chair congratulated the Your Voice scrutiny group who were winners of the newcomer award at a recent Tenant Information Service (TIS) award ceremony.</p> <p>The Director of Housing updated the Board on the requirement of our registered tenant organisations to have adequate Public Liability Insurance in place. ACHA's insurance cannot cover third party groups. The cost of insurance can be reclaimed by the RTO via the normal annual grant funding process. It was confirmed that Insurance for community groups was not a matter for the Board.</p>	

The Chief Executive provided a presentation which covered a number of issues including: -

- Both ACHA and AHFA business plans have been completed for approval
- Consultation on Rule Changes with members regarding Regional Committees now underway
- Contract from demolition of 59 units in Bute and Kintyre now in place
- 95 new build units currently on site over 4 contracts
- Strategic planning objective on the external environment being developed
- 10 10 10 initiative has received 8 applications to date
- 16 community action fund grants have been issued in the last year
- Your Voice scrutiny group won award at recent TIS conference.
- Regulation plan review meeting will be held on 20th July with the Scottish Housing Regulator
- Grounds maintenance, in house strategy update will be provided to the Board in October
- Scottish Government to review its strategic Direction for Housing post 2021
- UK government has launched a consultation on a combustible cladding ban
- The Association is now registered in line with compliance requirements of the Lobbying Scotland Act 2016
- £300k investment for external insulation for properties at Croft Ave, Oban.

Other matters considered by the Board

- The Board noted and approved ACHA's Business plan and management accounts
- The Board noted the information contained within the Investment and Regeneration update
- The Board agreed to accept the gift of a small plot of land on Coll.
- The Board agreed a number of recommendations submitted by Your Voice in relation to improving the appearance of our estates
- The Board noted progress in relation to the outcomes of the customer satisfaction survey action plan.
- The Board approved and noted the Treasury Management Annual report
- The Board approved a number of bad debt write offs for 2017/18

	<ul style="list-style-type: none"> The board noted and approved a suite of reports relating to financial plans, loan portfolio and loan covenant checklist. <p>Date of next meeting 23rd August, Inveraray</p> <p>IMP asked IMI if the recommendations on the estates from the Your Voice group included anything about fencing? IMI asked CK if there was anything – CK advised there was nothing in particular about fencing. IMP was enquiring if there was a more specific strategy to deal with fencing. IMP will get the Board minutes from August to see what was agreed. IMI thought maybe the report would be better. IMP will request a copy from David Rae to bring to our next meeting.</p>	IMP
6.	<p>Update from Committee Members on Local Issues</p> <p>CK advised although nothing to do with ACHA, there is no hot water in the Taynuilt Hall since Christmas.</p> <p>MMA advised there was a dog in the Dunbeg playpark – MMA asked the lady politely to remove the dog and the lady obliged and apologised. Kirk Road works ongoing and traffic getting worse.</p> <p>AMI advised problem with his TV aerial. MMA advised she is sure there was something on facebook advising freeview is changing and you have to re-tune your TV after they were working on it. AMI is going to try that.</p> <p>IMI advised fantastic watching the grass wall growing beside the flats at Catalina Avenue and can't wait for the works to finally be complete. IMI advised children and adults are walking past peering into windows at the block of flats in Catalina by going round the "circular race track" and suggested maybe a fence or something would stop this. SD suggested a friendly word with parents if it's children. IMI advised post men and dust men use it but they'd be able to go round the front and advised that the path around the block encourages it. Would like some obstruction to stop people going around – picket fence or hedge. IMP advised we will look into it. No signs of the bus stop yet. Looking forward to the building works being completed.</p>	IMP
7.	<p>Community Engagement</p> <p>Standard agenda item.</p>	

	<p>Agreed previously to attend Islay and Dalmally local shows. Islay staff along with IMP attended the Islay show in August, which was very busy and a lovely sunny day.</p> <p>IMP attended Dalmally show on the 1st September which was also busy. IMP advised the ACHA yo-yos were particularly popular with the young shinty boys. Number of various queries received.</p> <p>IMP advised we didn't make Appin this year as Lorraine-Ann Drysdale has always previously attended.</p> <p>IMP advised Bridge of Orchy School has gone up for sale after being shut for over 10 years. SD asked if it's outwith our area – IMP advised it's near to where our former homes were. Discussion was held regarding the children attending Stirling district schools etc. IMP advised ultimately without a school, unlikely to encourage families.</p>	
8.	<p>Community Action Fund Awards</p> <p>OLI funds available for 2018/19 of £2,500. £1,500 previously committed, leaving funds available of £1,000.</p> <p>The MacTaggart Community Cyber Cafe – request for £500 to assist towards the cost of youth workers, to allow the continued provision of youth club on Friday and Saturday nights for young people across the island. Unanimously agreed for the full £500.</p>	
9.	<p>Estate Management Action Plan Applications</p> <p>For financial year 2018/19 the budget for Islay Estate Management Action Plan is £4,800 and has £2,474 remaining. The budget for Oban, Lorn and the Isles Estate Management Action Plan is £12,200 and has £1,561 remaining.</p> <p>Dunmar Bin Area – Form a concrete slab to allow the bins to be situated away from the building. Project cost £900. Unanimously agreed.</p> <p>2 Woodside, Craighouse, Jura – Cut back bushes & tidy up area in advance of investment work. Project cost £1,100. Unanimously agreed.</p>	

10	<p>New Build Update</p> <p>Coll nurses house – IMP advised the property is in amongst our houses in Coll. Getting it valued by district valuer and should be realistic for the Government to fund. There is currently a nurse on the island but believe she may be in a summer let. NHS have offered a 3-year lease and ACHA have gone back to request lease extended due to the purchase costs and the refurbishment costs. IMP hopes it goes ahead and secures public services for the island. IMP scheduled to go to Coll in October and will hold an evening surgery for consultation and the Board report.</p> <p>Coll Hotel has gifted ACHA a plot of ground for building. For planning purposes, an affordable rent property must be made available and they have therefore offered the ground to ACHA.</p> <p>Opening will be held on the 4th of October for the Islay new builds at Bowmore.</p> <p>Matthew MacAulay is busy with the new builds at Glenshellach, North Connel and working on the next projects – IMP asked members if they'd like to ask Matthew to attend the 7th of January Area Committee Meeting. Agreed.</p>	IMP
11	<p>Regional Managers Report</p> <p>Stock Profile IMP provided details of the area's stock profile and indicative rent values. IMP highlighted service charges and gave the example of MacDougall Place (Mull, 1 bedroom sheltered flat) at a weekly rent inclusive of service charges as £127.39 compared to 4 bedroom new build home at Sealladh Na Mara (Islay) at £116.65 per week.</p> <p>Islay Show IMP advised very good day for Islay show.</p> <p>New Builds IMP provided details of the Association's new builds for Lorn & Islay</p> <ul style="list-style-type: none"> • 20 new build homes in the latest phase of new builds at Bowmore: 2 * 4 Bed Semi, 8 * 3 Bed Terraced, 8 * 2 Bed Terraced, 2 * 1 Bed Terraced. • 1 new build Benmore View, North Connel • Sunderland Drive, Oban: 12 * 1 Bed Flats & 12 * 2 Bed Flats. 	

	<ul style="list-style-type: none"> • Stranraer Road: 2 * 4 Bed Houses, 6 * 3 Bed Houses & 4 * 2 Bed Houses. • Stranraer Road/Catalina Ave: 4 * 4 Bed Houses & 2 * 3 Bed Houses. <p>Press Article IMP provided information on the article: Oban drug warning after needles found at the new build. IMP advised this was a one-off.</p> <p>Press Article IMP highlighted a letter “Potholes and bed spaces” where the Association got a thank you.</p> <p>Mid-Market Rents, Dalmally IMP advised members that the transfer of the two mid-market properties to mainstream lets has been fully completed.</p> <p>Dunoon Garden Competition IMP advised the Board carried out the judging for the Dunoon Garden Competition.</p> <p>Social Security IMP advised this is now coming into being in Scotland. IMP advised first payments are for carers allowance supplements paid twice a year and will be automatic. IMP asked members if they are aware of anyone who is confused by any of this, to send them in our direction, as with our welfare rights service we can offer assistance. Also going to be an enhanced funeral benefit at a later date. They have advised there will be a “local presence” although what that exactly is we are not yet sure. IMP advised that the lady who will be in charge of the West of Scotland has now got Iona’s details and if local presence is to be in the form of drop in sessions or surgeries then a number of ACHA offices could assist with the use of meeting rooms.</p>	
14	<p>AOCB</p> <p>OLI Garden Competition. Prior to the meeting proper, members carried out the judging of the OLI garden competitions.</p>	
15	<p>Date and Time of Next Meeting</p> <p>Monday 5th November 2018 at 2pm, with lunch available from 1.30pm</p>	

