



OBAN, LORN & THE ISLES AREA COMMITTEE

Monday 4th November 2019
2pm
Menzies House, Oban,

Present

Mr Ian McIntyre, Chair (IMI)
Mr Alister MacIntyre, Vice Chair (AMI)
Nancy McDonald (NMD)
Mr Alistair Bonar (ABO)
Cllr Jim Lynch (JL)
Iona MacPhail, Regional Manager (IMP)
Amanda MacKenzie (AMK)

Cathy Grant and Pat McVey from Cowal & Bute Area Committee were also in attendance to observe OLI Area Committee and were welcomed by IMI.

IMI advised of the sad passing of Stafford Day, OLI Area Committee Member and a minute silence was held.

1.	Apologies Mrs Mary MacAulay (MMA),	Action
2.	Declarations of Interest IMI declared an interest in the Community Action Fund application for Dalmally Hall although not involved in the decision making process and will excuse herself at that item.	
3.	Minutes of Previous Meeting 2nd September 2019 Page 2 – Croft Avenue – building warrant and engineers report for the nursery parking area/ land disposal – IMP put a request to Kirsteen	

<p>McGinn but has not yet had a response and will come back to the Committee as soon as is able to.</p> <p>Page 4 – August Stock Tour - IMI has provided an article for the tenant's newsletter.</p> <p>Page 4 – Glenshellach grass cutting - IMP advised she believes the substation area has now been cut. IMI advised the area has been tidied up.</p>	IMP
<p>Page 4 – Roughcast at 9 Soroba Road – IMP has passed back to I&R but doesn't yet have a response.</p>	IMP
<p>Page 4 - Plumber costs – IMP will go directly back to AMI.</p> <p>Page 5 - Costs for EMAP – IMI has raised at Board but got no real answer. IMI was advised at Board by Alastair MacGregor that AHFA have overheads higher than smaller contractors, but can also be the same standard or higher quality of works. ABO advised that's not always the case and had examples where fences by contractors were of higher quality than AHFA works. CG advised that AHFA would have pension costs, employer liability and training costs that wouldn't be applicable for the smaller contractors. IMI advised the grass cutting team will be able to be utilised to carry out additional works like fencing out-with the grass cutting season. ABO gave an example of fencing where 3 x 2 CLS wood was used by AHFA that has been treated for internal use rather than external. IMP advised fencing has always been an issue but hopes the exemplar estates projects could address the issue with a proper specification. IMI advised with AHFA works we have more control.</p> <p>Page 6 - Toberonochy – IMP has passed information to I&R for the family to be contacted if the property is being considered for insulation or roof.</p>	IMP
<p>Page 6 - Energy Efficiency works – no response yet from I&R but will bring back to next meeting.</p> <p>Page 7 - Stock condition survey – NMD advised was brought up at Board – the letters were sent out at the wrong time and worded strangely. Didn't get an answer from the Board but they were going to look into it. The number given to arrange an appointment resulted in no answer and no one called back from the message left.</p>	IMP

	<p>Proposed – AMI Seconded – ABO</p>	
4.	<p>Correspondence</p> <p>Correspondence was issued to all Committee Members for training sessions 20/21 by Lesley Lindsay. IMI advised of the induction training organised for November.</p>	
5.	<p>Chairs Report</p> <p>Board update 3rd October 2019</p> <p>IMI advised he had picked out some of the highlights from the Board update.</p> <p>Training – IMI advised a report will be going to Board for a paired back training for Area Committee Members. Also possibility that ACHA secure website could be used for Area Committee Members which is being looked into.</p> <p>IMI advised that as observers, Area Committee Members can attend Board Meetings.</p> <p>Budgets – IMI advised that it was reported in the long distance there is a large deficit and major economies need to be found. The finance team are looking at ways to organise budgets to see if the deficit can be addressed without major issues.</p> <p>New Housing Management System – IMI stated that Bruce West advised at the Board that efficiencies with the data collected would make for more efficient working.</p> <p>Exemplar Estates – IMI advised a little concerned with the Oban delays for this project as the private owners expressed interest in additional works such as roughcasting. There are also delays with other sites. ABO advised when the stock condition survey was carried out years ago that 34 & 36 Soroba Road information was cloned from similar properties in Campbeltown so that the age remaining on the roof wasn't accurate.</p>	

	<p>Gypsy/Traveller Strategy - IMI advised that Alastair MacGregor has a positive view of the Gypsy/Traveller Sites. IMP advised we have historically had issues with fly tipping out with the site at Ledaig but this could be carried out by anyone as the area is easily accessible.</p> <p>MacDougall Place - IMI feels this is a building not suitable for purpose for present day sheltered housing and feels it should be mainstream accommodation. IMP provided a background to the property at Bunessan and advised there are issues with demand and issues with the upper levels not being fully accessible for sheltered tenants. IMP advised that ACHA will in the first instance be let to those who need sheltered accommodation but where there is no demand for this, properties will be let to the general mainstream applicants. IMP also gave details and background for the MacDougall Trust.</p> <p>Home Argyll Housing Allocations Policy - The Board approved the suggested changes. IMP provided a background and advised that HomeArgyll have not enacted a ban on private owners being allowed on the list – if this had been put in place it could adversely affect people moving into sheltered housing.</p> <p>Laminate flooring - IMI advised it was agreed at Board that there would be an immediate ban on the installation of laminate and hard tiled floors above ground level. IMI would like the building regulations changed for new build properties where the sound proofing is not good in this day in age.</p> <p>Rent Consultation - IMI advised the Rent consultation, first week in December to be issued to tenants. IMI asked everyone to get everyone they know to return the forms. IMI is not sure the people of Argyll can afford the increases.</p> <p>IMI advised the update is his interpretation of the Board and hopes to improve on it month by month.</p>	
6.	<p>Update from Committee Members on Local Issues</p> <p>NMD firstly wanted to praise our repair men – NMD had an issue with a velux window and Christine, the Warden got someone to come to look at it. The operative who arrived advised the window was operating on one hinge only and had to be fixed today. He got another tradesman due to the weight of the window and NMD would</p>	

<p>like to say the men were great, they were really tidy and just excellent. IMP will pass this on. NMD advised it does show how important it is for the windows at Dunmar to be looked at.</p> <p>NMD advised with regards to the laundry someone has complained about the £3 charge for doing the laundry as the money for the machines has now been paid off. IMP advised the original machines previously were dying on their feet. IMP advised they are industrial machines for the 30 homes. ACHA fronted the money and has been paid back but the need to have specialist service contract in place is in the best interest and the money charged is used for this. Effectively the charges make the laundry cost neutral and ensures that mainstream tenant rents are not used.</p> <p>NMD advised Halloween party and a number of events organised at Dunmar Court. NMD advised Christine, Ruth and Susan go above and beyond at the complex. Pot luck dinners, Sunday lunch and all sorts of things going on.</p> <p>AMI advised the broken window at the bus stop has still not been fixed. AMI asked if there was a start date for the roughcasting for Dunollie. AMI hasn't seen any activity. Couple of street lights out. IMI asked if the street lights have been reported to the Council and advised the website is really good for reporting these. JL advised the system works well and is easy to use with the use of maps for you to select which lights are out.</p> <p>ABO advised 9 & 11 Soroba Road – 3 different owners have asked why people are coming to look at cavity wall insulation as the roughcast was done 5 or 6 years ago. ABO advised that all that would need to be done is for the sign off sheets to be looked at from the time of the new roughcast to confirm. IMP advised the warm homes project is now up and running and can pass the query on. IMP had also heard they had received the letters but thought it was a mistake. ABO advised it wasn't insulated roughcast due to the width of the pavement.</p> <p>JL advised parking is a main issue at the moment and provided information. Will be illegal to park on pavements from 2021.</p> <p>Local Development plan will be published for everyone to have a look at, JL advised this is available online but copies are available at the Council Office.</p>	<p>IMP</p>
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	<p>Council's Budget consultation – JL advised a survey will be coming out for people's priorities. Extending the time for the consultation.</p> <p>Housing – JL advised there are big discussions about Dunbeg – need to get the infrastructure and need to get the money to get that up and running. JL gave information on some of the funding streams available but most have a number of factors that need to be in place and criteria's that need to be met to qualify.</p> <p>Islay Council Ferries. Discussion ensued on the current position and the Council ferries.</p> <p>Benefits – JL still receives queries including for PIP and Funeral Benefits.</p> <p>IMI advised quiet at the moment at Glenshellach, bus stop now there. Dog messing has come back as an issue. IMI advised the minister isn't going to be able to attend the Glenshellach opening previously scheduled for the 13th of December and at the moment is not too sure if the opening is going to happen due to problems with a new electric cable.</p>	
7.	<p>Community Engagement</p> <p>Standard agenda item. No current update. Xmas tree festival in Dalmally which is huge in the number of people who attend. Will bring pictures back for next meeting.</p>	
8.	<p>Community Action Fund Awards</p> <p>OLI funds available for 2019/20 of £5,000 with £2,650 previously committed for this financial year, leaving funds of £2,350 remaining.</p> <p>IMP excused herself from the meeting.</p> <p>Dalmally Community Hall – request for £500 for Nostalgic Christmas Feast for the elderly – towards costs of providing four course Christmas feast and festivities for all over 65 year olds in Dalmally. JL advised a great idea. CG advised one in Colintraive is £1,800 for 60 people, so this is good value for money. Unanimously agreed for the full £500.</p>	

	<p>Lismore Community Trust – request for £500 for the “Give it a Go” project – towards costs for purchase of a large gas cooker and microwave for the old school house kitchen, to facilitate the lunch club. NMD advised the proposal has been very well thought out. As the funding is towards the provision of the appliances, the Committee would like to ask that the facilities would be made available to any groups using the Old School House. Unanimously agreed for the full £500.</p> <p>Schools Out Oban – request for £500 for outdoor messy play area project – towards cost for messy play kitchen and accessories. CG advised there are specific specifications required. Felt worthwhile project. Unanimously agreed for the full £500.</p>	
9.	<p>Estate Management Action Plan Applications</p> <p>For financial year 2019/20 the budget for Islay Estate Management Action Plan is £4,800. £1,343.20 has previously been committed, therefore there is £3,456.80 remaining. The budget for Oban, Lorn and the Isles Estate Management Action Plan is £12,200. £8,757.30 has previously been committed, therefore there is £3,442.70 remaining.</p> <p>No projects submitted for this meeting.</p>	
10	<p>Investment and Regeneration Update</p> <p>IMI advised that no report was received</p>	
11	<p>Regional Managers Report</p> <p>IMP advised she has handed in her notice and will be returning to work at Argyll & Bute Council as the Housing Lead and this will be her last Area Committee meeting. 23 years ago started in housing with Argyll & Bute Council.</p> <p>Catalina Bus Shelter</p> <p>IMP advised the bus shelter situation has not been great, but thank you to Jim who got us a shelter and Alastair MacGregor contacted Cleland Sneddon, to advise the small things in working together can have a far bigger impact than the big things and this was a prime</p>	

	<p>example.</p> <p>Glenshellach New Builds IMP confirmed that the new build consists of 17 houses, which have been let and 24 flats which are at shortlisting stage. IMP also advised that one of the houses has been held back as it will be used for the opening.</p> <p>IMP took members through some memories of OLI Area Committee and ACHA.</p> <p>OLI Area Committee IMP showed members the 2011/12 compilation of OLI Area Committee. Still on the Committee today are Andy Birnie and Alister MacIntyre.</p> <p>Soroba Road IMP showed members an old photo where a tenant in Soroba Road had written comments on his window to express his discontent with the Association.</p> <p>Oban Raft Race Oban staff participated in the Oban Raft Race for a number of years.</p> <p>Allpay Card A picture from Jolomo was secured for use on ACHA's rent payment cards.</p> <p>Attendance at shows.</p> <p>Area Committee member's attendance at Tìree information day in June 2013.</p>	
12	<p>AOCB</p> <p>None raised.</p>	
13	<p>Date and Time of Next Meeting</p> <p>Previously scheduled for Monday 13th January 2020 at 1.30pm.</p> <p>Standing orders state Area Committees will have "ordinary meetings" at least four times a year. Agreed that next meeting will be scheduled</p>	

	<p>for 2nd March 2020.</p> <p>Addendum: With Iona MacPhail leaving the Association, Brian Murphy, Local Manager Housing & Neighbourhood Services will now be overseeing Area Committee Meetings. It was therefore agreed to be beneficial to continue with the original schedule of meetings and the 13th of January 2020 meeting as agreed with our Chair IMI.</p>	
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