



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

**Monday 5<sup>th</sup> March 2018  
2pm  
Menzies House, Oban,**

**Present**

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

1.	<b>Apologies</b>  Cllr Jim Lynch (JL)	Action
2.	<b>Declarations of Interest</b>  None raised	
3.	<b>Minutes of Previous Meeting 15<sup>th</sup> January 2018</b>  Proposed – CK Seconded – AMI  Page 2 - Taynuilt Police House – update deferred for next meeting as JL was going to make further enquiries. SD advised something needs to be done with it. IMP advised of a recent meeting she had attended where the police were also in attendance and an Inspector had advised that Police houses no longer in operation, would be getting offered to RSLs. IMP had highlighted that hadn't been her	JL

	<p>understanding as ACHA had been expressing interest in Taynuilt Police House. IMP asked if maybe an enquiry should be raised at Board? SD suggested if by the next meeting, if there is no update that maybe we should go to the Oban Times? IMI to take to the Board that OLI AC would like this taken forward and for it to be moved on by the Police. IMP advised if we were to acquire the property, the Board would have to approve funds to bring the property up to standard.</p> <p>Page 2 – EMAPS - IMP advised we have before &amp; after pictures for today's meeting.</p> <p>Page 3 – Dunoon EMAPS – IMP has made enquiries and been advised that OLI Area Committee could not approve Dunoon EMAPs, but the schedule of delegated authority is to be discussed later at this meeting and we can make suggestions to include this. IMI advised at a Board meeting recently there was the question of whether the local Area Committee's should continue, is there enough volunteers? OLI Members see the benefit of current structure with Area Committees.</p> <p>Page 7 – Matthew MacAulay will attend May's meeting to provide an update on New Builds.</p> <p>Page 3 – fence at Catalina – AB advised it looks like the situation is currently resolved and will update if issues arise again.</p>	IMI
4.	<p><b>Correspondence</b></p> <p>Thank you email received from Feis Latharna Committee for the Community Action Fund Award of £500, towards the supported places scheme for this year's Easter Feis. The Committee to fully recognise ACHA's contribution are going to acknowledge the support on their website and requested a quote, which has been provided by OLI Chair IMI to allow them to write to the Oban Times.</p> <p>Thank you letter received from New Start Oban for the Community Action Fund Award of £500 which will be used to provide essential household items for homeless individuals and families who have been provided with a new home.</p>	
6.	<p><b>Chairs Report</b></p> <p><b>Board update 8<sup>th</sup> February 2018</b></p>	

The Chief Executive provided a presentation which covered the following points:

- On schedule to spend around £10m in our investment programme this year.
- Work is undergoing at a number of our Sheltered Housing Complexes – this will include the installation of sprinkler systems.
- Good progress being made in terms of the Asset Management stock restructuring in Bute & Kintyre.
- Consultation on the 2018/19 rent increase has been completed.
- The ACHA Business plan update has been completed.
- Board training and development catch ups have now been completed.
- Staff satisfaction action plan being taken forward.
- Scottish Housing Regulator is carrying out consultation on regulation standards.
- 54 people will be attending the Tenants Conference on 17<sup>th</sup> February.
- Minimum site standards for our two Gypsy/travellers sites nears completion. Some additional work will be carried out to decoration of amenity blocks.

Other matters discussed by the Board:

- The Board considered and reviewed feedback from the rent consultation and agreed to set the rent increase for 2018/19 at 4.2%.
- The Board reviewed and agreed ACHA and AHFA budgets and business plan updates.
- The Board agreed land disposals in Crossapol (Tiree) and Limescraig Road (Campbeltown).
- The Board reviewed performance information
- The Board reviewed and approved ACHA & AHFA's Risk Registers.
- The Director of Housing & Neighbourhood Services updated members on the slow start to the Money Skills Argyll project and the impact on income for ACHA.
- The Investment Manager provided members with the regular investment programme update.
- The Board agreed to donate £300 to the "Raise the Nancy Glen" Fund.

	<p>IMP updated members that the sprinklers being installed is in a Dunoon complex. IMP advised the works are invasive for the client group and a very complex job. AMI asked if any voids at that complex – IMP advised guest rooms are being used. IMP advised she had been concerned, but the works are going well and will be coming to Dunmar and Ford Spence Court next financial year. IMP had also been concerned that false alarms, burnt toast etc would result in sprinklers being activated but it has been confirmed that they are heat only and assured that sprinklers won't be activated in those circumstances.</p> <p>Asset management – demolition of low demand properties in Bute – IMP advised there are 32 properties for demolition.</p>	
6.	<p><b>Update from Committee Members on Local Issues</b></p> <p>MMA advised parking at the school in Dunbeg continues to be an issue but is aware JL was going to look into this. Dunbeg Play park – MMA advised of an instance where someone was exercising their dog on the children's slide and roundabout. IMP advised a meeting has been arranged for Wednesday for a photo to go along with a press release for a new sign advising "no dogs allowed". There is also a very good sign at the gate to the cycle path which includes details of fines which can be made by Argyll &amp; Bute Council – JL to make enquiries if one can be added at Dunbeg playpark?</p> <p>AB advised of the need for a bus shelter at Catalina Avenue – JL advised at last meeting he would investigate to see if he could source. AB advised happy to report a play area is now available at Catalina although residents work vans are now parking on the pavements. AB advised for pedestrians with sight problems or mums with prams it will be an issue.</p> <p>AMI advised there may be rats or mice within cavity walls at an area in Kerrera Terrace, a top floor flat and bait has been put down. CK advised the ultrasonic mice repellent plugs work well – IMP confirmed they also work. AMI advised there have never been issues until the change in the bin collection rota.</p>	<p>JL</p> <p>JL</p> <p>JL</p>
7.	<p><b>Community Engagement</b></p> <p>Standard agenda item. IMP advised for Dalmally show and Islay show we could continue with attendance? Agreed. IMP asked if</p>	

	anyone interested in attending shows such as Appin – Members agreed if they approach then we would look at someone attending.	
8.	<p><b>Community Action Fund Awards</b></p> <p>OLI funds available for 2017/18 of £2,500. £2,000 previously approved, leaving £500 funds available.</p> <p>No further requests for OLI.</p> <p>Details provided for members of 2017/18 awards.</p> <p>IMP asked if an application comes in before the end of the financial year for a charity, would members be happy to receive a phone call or email to make a decision, as the remaining £500 available will not carry forward to the next financial year. Agreed for emails to be sent with information or phone calls where no email available.</p>	
9.	<p><b>Estate Management Action Plan Applications</b></p> <p>The budget for Islay Estate Management Action Plan is £4,800. The budget for Oban, Lorn and the Isles Estate Management Action Plans is £12,200 in the 2017/18 financial year. Agreed projects of £3,716 for Islay and £13,119.50 committed for OLI, therefore a budget of £164.50 remaining overall.</p> <p>IMP provided before &amp; after pictures for 2017/18 projects.</p> <p>IMP advised we will bring new projects forward for 2018/19 and if anyone has any suggested projects for their area to let us know.</p> <p>No new proposals.</p>	
10	<p><b>New Build Name – Lochindaal View</b></p> <p>IMP advised members that Argyll &amp; Bute Council and the Post Office are unable to proceed with ACHA's suggestion of Lochindaal View for Bowmore's new build street name as there is already a house in Bowmore named Lochindaal View.</p> <p>IMP advised Cllr Currie advised that the gaelic for Lochindaal View would be "Sealladh Loch na Dàla" and asked for members' views. MMA advised it would be in keeping with the other street names there.</p>	

	– unanimously agreed.	
11	<p><b>New Build Name – Glenshellach phase 12</b></p> <p>Oban War &amp; Peace Museum were asked to assist and propose some suggestions for Glenshellach new build continuing on the same theme of Catalina Avenue and Sunderland Drive.</p> <p>Unanimously agreed for Stranraer Road.</p>	
12	<p><b>LORI White Goods</b></p> <p>IMP advised she has been approached by staff from LORI who are based at Moleigh Recycling Centre. They advised of “Second Opportunities” a charity firm who recondition white goods and asked if ACHA would promote the service. These would be machines that have been pat tested with a 3-month warranty and could be delivered and be far cheaper than purchasing new. IMP felt the scheme could potentially be very beneficial. IMI asked how ACHA would be involved, would we include information at tenancy starts? IMP confirmed new tenants are provided with a sign up pack with information and this could be included. Agreed for IMP to investigate further.</p>	IMP
13	<p><b>Scheme of Delegated Authority Consultation</b></p> <p>IMP asked if members wished to add any further comments for the consultation on the Scheme of Delegated Authority. Members agreed to propose where an Area Committee is unable to make decisions that it could go to another Area Committee so that no loss of service to the Community, this would include items such as Estate Management Action Plan approvals. SD said it would be nice if we could be informed of all matters that applies solely to our area, i.e. if it could come to Area committee first before going to Board.</p> <p>Item 4.1 (vi) – “each Area Committee shall develop its own membership strategy.” Members felt there should be one overall membership strategy to cover all areas rather than individual strategies. AB advised we are all volunteers and this sounds like canvassing. Agreed promotion of the strategy for each area is fair. Agreed to propose that 4.1 (vi) should be “The promotion of share membership” only.</p>	

	<p>Item 4.1 (xiv) - “The approval of funding for each of the Tenants and Residents Associations, and to develop a Tenants &amp; Residents Association (TRA) Strategy.” AB advised if someone asks for advice then he would put them in the right direction. Agreed that we ask that the wording here is reviewed as we can’t refuse to fund TRAs as there is a legal obligation. Agreed to propose suggested wording such as “To support TRAs” and ask that the requirement to have individual strategies is to be removed.</p> <p>Investment and development – SD advised it would be good to be informed early as feel not currently being advised of development at an early enough stage.</p> <p>To be informed of matters relative to just this area.</p> <p>Item 4.2.3 Service Standards – Members questioned what does “housing information and advice” refer to – what should be provided and how should this be reported to AC Members?</p> <p>Schedule Section 2: item 2.3. Members discussed the quorum which is currently 4 and agreed that it would be helpful to be 3.</p>	
14	<p><b>New Build Update</b></p> <p>IMP provided members with an update on new builds within the Oban, Lorn &amp; Isles area and advised further information will be provided in May by Matthew MacAulay.</p> <p>Currently onsite in Glenshellach, Oban and onsite on Bowmore, Islay.</p>	
15	<p><b>Regional Managers Report</b></p> <p><b>Storm Emma</b> Oban luckily avoided any problems with the recent snow – IMP provided pictures of Dunoon where the office had to be closed as did Lomond and Bute.</p> <p><b>Chartered Institute of Housing</b> IMP advised members about her attendance at the CIH conference and meeting Alastair Campbell.</p> <p><b>Tiree</b> Ground disposal to add hardcore for car parking to protect the</p>	

	<p>machair. IMP showed members the thank you response from the Tiree Community.</p> <p><b>Bowmore New Build</b> IMP showed photos of the new build where progress looks very good and properties are due to be ready in October. IMP advised we will aim for an opening October time before the boats move onto the winter timetable. MMA advised they are lovely houses there – IMP encouraged members to attend the opening if they can to see the houses.</p> <p><b>New Build Outcomes</b> IMP updated members on the most recent new builds to show members where the new tenants have come from – ie. If from transfer list, general list.</p> <p><b>Perfect Attendance</b> Local staff who have had perfect attendance for 2017. Staff who have 2 years perfect attendance receive an additional days annual leave.</p> <p><b>Tenants Conference 2018</b> IMP showed a picture of the staff in attendance at the Tenants Conference which was a very good day.</p> <p><b>Mull – MacDougall Place</b> IMP advised she is in discussions with MacDougall Bequest and Cllr Mary Jean Devon to look at improving MacDougall Place.</p> <p><b>Mid Market properties at Dalmally</b> Scottish Government agreed to funding to allow the mid markets to be transferred to general lets. IMP advised we will investigate how to proceed – will most likely come to OLI AC and AHFA Board before going to main Board for final approval.</p>	
16	<p><b>AOCB</b></p> <p>None raised</p>	
17	<p><b>Date and Time of Next Meeting</b></p> <p>Monday 14<sup>th</sup> of May 2018 at 2pm, Menzies House, with lunch available from 1pm. Matthew MacAulay will attend during lunch to provide an update on New builds.</p>	