



OBAN, LORN & THE ISLES AREA COMMITTEE

**Monday 6th November 2017
2pm
Menzies House, Oban,**

Present

Mr Alister MacIntyre **Vice Chair** (AMI)
Mr Andy Birnie (AB)
Mr Stafford Day (SD)
Mr Ian McIntyre (IMI)
Mrs Cecilia Keenan (CK)
Iona MacPhail, Regional Manager (IMP)
Christine Cameron (CC)

1.	Apologies Mrs Mary MacAulay (MMA), Cllr Jim Lynch (JL), Amanda MacKenzie (AMK)	Action
2.	Nominations for Chair IMP advised members that Lorraine-Anne Drysdale has stepped down from the OLI Area Committee and Board. It was proposed and agreed that the Area Committee would take Lorraine-Anne Drysdale out for a meal on Monday 4th December at 12.30pm, to thank her for all her hard work over the last few years. It was suggested that a place in Appin would make it easier and CK would collect Lorraine. IMP will arrange flowers and a picture to present on the day. AMK will check out venues that are open. IMP asked for nominations for Chair.	IMP AMK

	<p>Ian MacIntyre (IMI) was proposed as Chairperson by CK and seconded by AB.</p> <p>Alister MacIntyre (AMI) was proposed as Vice chair by AB and seconded by CK</p> <p>All members present unanimously agreed and it was decided that Mr Ian McIntyre will be the new chairperson and Mr Alister MacIntyre continue to be vice chairperson.</p> <p>IMI will require transport when he has to attend the board. IMP will look into this.</p> <p>OLI Area Committee now has membership for 2017/18 of 5 tenants, 1 independent and 1 Council representative. Therefore, OLI Area Committee has vacancies for 1 tenant and 1 independent member.</p>	IMP
3.	<p>Declarations of Interest</p> <p>CK raised issues at Cruachan cottages – Item 11 on agenda</p>	
4.	<p>Minutes of Previous Meeting 4th of September 2017</p> <p>Page 1, item 3. – Street lights in Dunollie: AMI advised 1 street light still out in Dunollie outside 14 Corran Brae.</p> <p>Page 1, item 3 – Sign for Dunbeg Plakpark: AMK has ordered a sign to advise no dogs.</p> <p>Page 2, item 3 – Taynuilt Police House: No further update, IMP and AMG are both attending the next Council Area Committee meeting and will try to speak to the police informally to see if there has been any progress.</p> <p>Page 4, item 7 – Solar Panels. IMP advised members of response from Matthew MacAulay. The solar panel systems to heat hot water installed in Catalina have given issues which have been picked up through servicing and a number of repairs issued for a variety of items. The original installation contractor and their subcontractor will have been onsite carrying out repairs and our planned maintenance servicing contractor will also have been onsite. The servicing certification paperwork indicates that the systems are operating</p>	

	<p>correctly. This will be reviewed on an annual basis.</p> <p>AB raised the issue that no satisfaction cards are issued for warranty works IMP will discuss this with Mathew MacAulay.</p> <p>Page 7, item 11- Fire Safety. IMP advised that ACHA has no properties that are classed as high rise flats and none of our properties have the same cladding that was on the flats at Grenfell Tower, the cladding we have used is nonflammable. IMP advised that any elderly tenants in top floor flats can go on the transfer list to be moved to lower flats. She also advised that we are putting sprinkler systems into our Sheltered Housing complexes and that they will still use the stay put policy due to age and mobility issues.</p> <p>Proposed – AB Seconded – IMI</p> <p><i>Addendum – JL was unable to attend the meeting but provided the following update on action points:</i></p> <p><i>Dunollie lights - SSE are aware and are working on a solution. There appears to be an issue at Corran Brae sub station.</i></p> <p><i>Taynuilt Police house we are led to believe that it is now surplus to requirements. No update yet as to when it will be on the market.</i></p> <p><i>Dunbeg traffic- this is an ongoing issue. The local Councillors and the Community Council have been in discussion with the roads department. I will provide regular updates.</i></p> <p><i>I have spoken to the amenities lead with regards to the dog warden contacting ACHA- this can be arranged.</i></p>	IMP
5.	<p>Correspondence</p> <p>None.</p>	
6.	<p>Chairs Report</p> <p>Board update 5th October 2017</p> <ul style="list-style-type: none"> The Chair advised the Board of the recent death of Linda Haig, Director of Investment and Regeneration. Alastair MacGregor 	

	<p>noted Linda's intellect and commitment to her post and ACHA and a minute's silence was held for reflection.</p> <ul style="list-style-type: none"> • The Chair advised that L Drysdale, Chair OLI Area Comm was stepping down from her ACHA duties due to ill health and thanked her for all the works she had done for ACHA. • New members – one new member Mr I Paterson, Arrochar. • Landlord Report – draft was approved. The Board commended the layout and style and no amendments were required. The Board asked that a banner is put on the website to ask people to request a copy to minimise printing costs. • AHFA Management Accounts – noted • ACHA Management Accounts – noted. • Membership of Procurement Consortium – Agreed. This will allow ACHA to access framework contracts for tendering Allpay and Hanover contracts. Therefore, we will not be required to write a tender and will benefit from the expertise of other RSLs in the field. • Contract Extension of Legal, Insurance and Tenants Insurance – Agreed • Soroba Lease Extension – Agreed, Press Release to be arranged by local staff when signed. • I & R Update – Noted • Properties void for more than six months – Noted. • Quarterly Risk Register – Agreed. • ACHA's Tenants Conference Budget – Agreed • Bute and Cowal Estate Management Action Plan – 2 & 4 Kilnaish, Glendaruel Agreed • 11 Donich view, Lochgoilhead Agreed • Your Voice Group – Outcome of Scrutiny task – Agreed to make budget available for 35 extra monitors • SHR National Panel of Tenants and Service Users – Noted. • Governance Review Self-Assessment – Agreed. <p>AOCB:</p> <ul style="list-style-type: none"> • M Campbell granted a six month leave of absence due to ill health. • SFHA – ACHA are not members, suggestion of a provisional date of 14th Dec for SFHA to present info on their current activities to Board – Not agreed. • Offer of training "Mental Toughness" – agreed, also Area Committees and SMT to be invited. 	
--	---	--

	<p>approved, leaving £1,500 funds available.</p> <p>No requests received. IMP advised any registered charities can apply. Information is available on the website with funds up to £500 available.</p> <p>It was suggested that a flyer is sent to the Community Council to be handed out at local community meetings. IMP will arrange this.</p>	IMP
11	<p>Estate Management Action Plan Applications</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. £4,068.68 had provisionally been committed for the Soroba Bins project which has not progressed because of failure by ABC to engage with private owners. Agreed projects of £4,577 committed, therefore a budget of £7,623 remaining for Lorn and £4,800 for Islay.</p> <p>Members reviewed proposals.</p> <p>Glenview Stairs - Cost of Project: £558 Unanimously agreed A report will be sent to Cllr Elaine Robertson to advise the project is proceeding as she has raised concerns regarding the stairs.</p> <p>Millpark Area hedge – Cost of Project: £1,080 Unanimously Agreed IMP advised this will be reviewed whether this should be included in the grounds maintenance programme in the future.</p> <p>4 Java Houses, Craiganure, Mull fence - Cost of Project: £2,238 Members agreed to defer decision until next meeting to allow more details of the project to include size of the fence required. Members also requested a second quote for comparison as this seems very expensive.</p> <p>Ulva road car park area, power wash - Cost of Project: £320 Unanimously Agreed</p> <p>Dalmally Playpark Area, removal of planters - Cost of Project: £1,260. Unanimously Agreed CK suggested that a picnic bench could be put in the play park in place of the planters. IMP advised this would have to be raised at a future meeting and could possibly be a separate E Map.</p>	<p>IMP</p> <p>IMP</p>

	<p>Cruachan Cres, Taynuilt Parking Area, cut back hedge: Cost of Project: £300 - Unanimously Agreed. IMP advised this will be reviewed whether this should be included in the grounds maintenance programme in the future.</p>	IMP
12	<p>ACHA Ground, Crossapol</p> <p>Members were provided with a report to consider the disposal request at Crossapol, Isle of Tiree and provide a recommendation to be included within the report for the ACHA Board.</p> <p>The Area Committee agreed to this report in principal and agreed to renting at a peppercorn rate on the basis that the Tiree Community Development Trust do not receive an income from the land. SD advised he would also like it written to ensure that ACHA have no liability on any insurance claims.</p>	
13	<p>New Build Update</p> <p>IMP provided members with an update on new builds within the Oban, Lorn & Isles area.</p> <p>The 2 new houses on Coll are still without water and Scottish Water are unable to say when this will be sorted out. The tenants have not been able to move in yet which is getting very frustrating for both ACHA and the tenants.</p> <p>NHS are planning on selling the nurses house on Coll, it needs a lot of repair works and if we were planning on getting it we would need a guarantee from NHS that they would lease it long term.</p> <p>Single house at Benmore View hoping to start this year for a family with a disabled adult daughter.</p> <p>One house still to be built at the site at Connel for a family with a disabled child.</p>	
14	<p>Regional Managers Report</p> <p>Mid Market Properties A formal letter has been sent to the Scottish Government to de-register the 2 properties at Dalmally.</p>	

	<p>Kintyre Youth Scottish Housing Day video The video was played for members and it was suggested that a similar thing could be done in Soroba with help from a Community Action Fund if they are registered as a charity.</p> <p>Joint working IMP briefed members on a recent example of joint working between local agencies which resulted in a tenant remaining in their tenancy.</p> <p>MacDougall Bequest Trust Fund IMP advised the MacDougall bequest met the cost of some fire safety works at MacDougall Place. The cost was £2,640.</p>	
15	<p>AOCB</p> <p>None raised</p>	
16	<p>Date and Time of Next Meeting</p> <p>Monday 15th of January 2018 at 2pm, Menzies House, with lunch available from 1.30pm.</p>	