



OBAN, LORN & THE ISLES AREA COMMITTEE

Monday 6th March 2017

2pm

Menzies House, Oban,

Present

Mrs Lorraine-Anne Drysdale **Chair** (LD)

Mr Alister MacIntyre **Vice Chair** (AMI)

Mr Andy Birnie (AB)

Mrs Mary MacAulay (MMA)

Mrs Cecilia Keenan (CK)

Mr Stafford Day (SD)

Mr Ian McIntyre (IMI)

Cllr Neil MacIntyre (NMI)

Alastair MacGregor (AMG)

Iona MacPhail, Regional Manager (IMP)

Amanda MacKenzie (AMK)

1.	Apologies AB advised at the meeting of apologies from Mrs Ann Sanderson (AS)	Action
2.	Declarations of Interest No issues raised.	
3.	Minutes of Previous Meeting 9th January 2017 Item 3 - Taynuilt Police house – IMP provided 1 st choice demand figures for Taynuilt, where the Association currently has 39 properties: 1 bedroom properties: 6 applicants, 2 bedroom properties: 9 applicants, 3 & 4 bedroom properties: 1 applicant IMP further advised that the Police have advised the Police House is	

	<p>still classified as operational and unable to provide information about when this may change.</p> <p>Item 3 – Dunbeg hedge – IMP advised hedge is not in the ownership of ACHA or common ground. MMA advised it has been cut back from what it was previously.</p> <p>Item 3 – AHFA Donation Fund – LAD advised not yet actioned, but will advise outcome at next meeting.</p> <p>AMG advised AHFA have been awarded contract for the Associations repairs service for the next 4 years and advised that Phil Burn, AHFA Director, would be happy to come along to discuss their priorities if this was of interest to members. IMP asked members if they would like this to be organised for next meeting – Agreed.</p> <p>Item 8 – Glencruitten Burn - NMI discussed with Council environmental officers about issues on what you can and can't do. Need to discuss a plan of attack and involve residents, banks are starting to go at the back of some properties with sandbags being only suitable as temporary measures. NMI would like to see something done in the summer, even if this was just a clear up of the burn initially.</p> <p>Proposed – SD Seconded – NMI</p>	<p>LAD</p> <p>IMP</p>
4.	<p>Correspondence</p> <p>Letter of thanks received from Home Start for the donation of £500 which will benefit from being match funded by the Four Acre Trust. HomeStart have supported almost 100 families this year.</p>	
5.	<p>Chairs Report</p> <p>Board update February 2017 The Chief Executive provided a presentation which covered the following points:</p> <p>Key Issues</p> <ul style="list-style-type: none"> • Consultation process now started re asset management low demand. Letters now issued to tenants and owners. • Member service in Council have been contacted to ascertain 	

	<p>suitable dates for briefings. MSP's and MP will be offered a briefing session in March.</p> <ul style="list-style-type: none"> • Care Inspectorate report on Sheltered housing has been delayed • ACHA & AHFA budget review exercise completed and final report with recommendations completed. • Final recommendations on the ACHA/AHFA repairs contract ready for consideration by the Board • KPI indicators continue to show pressure on void budget linked to low demand • Opening of 5 new homes in Dunoon taking place 17th February. • Strategic Planning days taking place 1st & 2nd March. <p>External issues</p> <ul style="list-style-type: none"> • Meetings held with the Council's Head of Service regarding the new bin uplift implementation for ACHA tenants. • Scottish Government consultation on Freedom of Information extension to housing association closes 23rd Feb. • SHR thematic studies current and planned for 2017 are on the subject of repairs, governance, self-assessment, development, complaints and gas safety <p>Other matters considered at the meeting:</p> <ul style="list-style-type: none"> • The Director of Investment & Regeneration provided the Board with the regular Investment update • The Directors provided updates on departmental Key Performance indicators. • The Board approved the Rent Increase for 2017-18 – 3.5% • The AHFA Business Plan Progress Report at 31/12/16 was noted • The Board approved 4, four year traineeships • The ACHA Budget 2017-18 was approved • The AHFA Budget 2017-18 was approved • The ACHA/AHFA Repairs Contract was approved • The 2015 Tenant Satisfaction Survey Action Plan was noted. • The Outcome of 2016 Tenant Satisfaction Survey Interim Report was noted • The verbal update on Fairways Phase 2, Ardenslate, Dunoon was noted • The Board approved the decision to not include Shared Equity in the current new build programme • The Board approved the GWSF Affiliation Renewal <p>Date of next meeting 30th March 2017</p>	
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6.	<p>Update from Committee Members on Local Issues</p> <p>AB advised new builds progressing at Catalina and noticed during walks that McLeods have been surveying down as far as Glengallan road. AMG added that McLeods will be surveying for some conditional environmental works, including the small hill at the lake which is to be re-aligned, along with some other conditions that they require to complete.</p> <p>AB also advised Soroba have a fund raising event – believe it's the 15th of March for the site around the proposed new community centre.</p> <p>SD advised the police house at Taynuilt has been empty for a number of months and is concerned it will continue to be so, and enquired if the Association could take it as a short term lease to house one family. IMP advised that the police have advised it's still classed as operational. SD commented that "operational" would suggest police cars at the property etc, which isn't the case. NMI added that during talks he is aware that there may be an issue for police officers working in Oban with nowhere to stay, so maybe that is something the Police are considering. AMG advised he could contact an associate to see if he can get an update on the operational status of the property, and discuss the possibility of a property coming into use.</p> <p>MMA advised surveyors have been in Dunbeg at the road beside MacCallum Court bend, which is a bad section. MMA advised the pot holes at the moment are also really bad. NMI advised there should be an update on the Dunbeg Corridor on Wednesday. NMI agrees something needs to be agreed. MMA advised of the vast amount of water coming down the hills and the flooding on the main road.</p> <p>NMI advised Council budgets through ok, no job losses and a bit of extra money – council tax goes up but needs to happen. Under financial pressures all the time.</p> <p>IMI raised the bus service to Catalina Avenue and asked if the bus will be turning permanently there, or if it is going to go further round the road. IMI also advised there is no shelter. AMG advised the Association lobbied hard to get the bus route added and added that it is his own belief it should continue on. AB added the timings of the bus aren't really practical. NMI advised cash for extra buses can be the issue and there are some buses that aren't as busy as could be. Also the Council mini-buses in general are not used during the day –</p>	AMG
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	<p>NMI would be keen to see these utilised, for instance going up to the tower which is difficult for the larger buses. AMG advised best use of scarce resources is a sensible one but thinks there may be health & safety issues, for instance who the drivers are going to be. AMG added that we can certainly raise the issue of the shelter and discuss with West Coast Motors regarding the bus schedules once the rest of the houses in this area are completed. NMI advised it would be good if the Council buses and WCM buses worked together.</p> <p>NMI provided an update on the section of road at the railway/ferries/taxi rank.</p>	AMG
7.	<p>Community Engagement</p> <p>IMP advised of local shows and advised we have regularly attended Dalmally, Appin and Islay. IMP asked members if there was any other shows they would like to attend. IMP advised with previous history it is certainly beneficial to attend shows that have a community tent.</p> <p>IMP asked members if they'd like to follow the same approach. AB advised great idea for ACHA presence. AB advised the Lorn show was a wash out last year with the weather.</p> <p>Agreed to discuss more fully at next meeting and confirm dates but will follow previous years. AMG advised he will be in attendance at the Dalmally show and could help.</p> <p>IMP advised we could look at investing in a big tent but would also have to make sure there were enough people about to be able to put it up</p>	AMK
8.	<p>Community Action Fund Awards</p> <p>OLI funds available for 2016/17 of £2,500. Previously approved spend of £2,040, with remaining funds of £460.</p> <p>A late paper was submitted on behalf of Oban Hospice. SD advised of a conflict of interest and left the meeting. – Request for £500 towards their project to create a drop in centre to cater for those with terminal or long term illness. All members agreed to the request. £460 remaining but believed funds available from other areas so possibility of the remaining £40 could be made up. AMK to see if can confirm location of drop in. Agreed.</p>	

	<i>Addendum – new drop in centre will be in Stevenson Street where Argyll Training was previously.</i>	
9.	<p>Estate Management Action Plan Applications</p> <p>The budget for Islay Estate Management Action Plan is £4,405. A spend of £5,040 has been agreed with £635 covered from Oban & Lorn budget.</p> <p>The budget for Oban, Lorn and the Isles Estate Management Action Plans is £12,015 in the 2016/17 financial year. £9,605 had been committed for projects within Lorn although funds of £1,380 were released due to no expenditure required for Guy Fawkes Night, therefore a budget of £3,790 remaining.</p> <p>49 Lorn Road – to remove and replace existing damaged chain link fence with timber fence – cost £3,888.</p> <p>Soroba Bins – to clear all bin areas and change the locks - £4,068.68 to be paid in financial year 17/18. IMP provided further information to members in support of the application. AMI feels that Soroba is getting preferential treatment, in his close there is only space for 5 bins. NMI advised there is problems elsewhere but Soroba is the one getting highlighted all the time. AB advised he is disappointed that ACHA need to pay to clear and change the locks and the reason the bin rooms stopped being used years ago was due to health & safety as it was not practical for residents to pull the bins up the volume of stairs of many of the closes. AB advised he is amazed the Council has agreed, not to mention the additional time required so can't understand on a practical level how this would work. AB also advised that in his opinion that although some closes kept the bin rooms clean, this wasn't true for all of them. IMP advised that she attended a meeting with the Soroba residents who did feel it would work for recycling. AB advised he felt it was not right that rent payers are having to cover costs and that it could be a fire risk. AMG advised as a landlord, one objective based on tenants satisfaction is issues on common estates and for a relatively small investment there is the opportunity for 2 things – to encourage recycling and utilising amenities not currently being used. AMG added that he would argue more of a fire risk at present with these rooms full of junk. AB asked what will happen when they start filling up again with washing machines being dumped in them. AMG advised that estate</p>	

	<p>inspections will be carried out as is the current process in place with the Associations policies and procedures and that the way he sees it, if don't increase the capacity for this, then there will be more issues. NMI advised if the residents want to keep the area tidy, they need to help and be responsible themselves. NMI added that this is a good way to start to help with the overspill – need to expand the service and help the recycling. NMI advised big changes coming no matter what and changes need to be made. AB advised the rents have gone up every year and a percentage is going to things that rent payers shouldn't have to pay for. NMI advised he believes it's something that will help just now. NMI advised the biggest problem will be the Council, whether the workmen will do this –if they say no, the Council will have to re-visit what can be done. AB advised the Union will advise that a risk assessment will need to be done on every single close. AB advised that the workmen can't uplift bags separately due to the risks of needles or glass. NMI stated that at least ACHA has attempted to put a suggestion out there to address the issue.</p> <p>CK suggested if the price of special uplifts was reduced there may be less fly tipping.</p> <p>IMP clarified there needs to be confirmation from the residents and the Council – if residents don't commit to moving forward together, then this wouldn't proceed with their close.</p> <p>Members agreed to vote:</p> <p>49 Lorn Road - unanimously agreed</p> <p>Soroba bins – 2 against. Project agreed with a vote of 5 agreed in principle, subject to residents coming on board.</p>	
10	<p>Land Disposal - Lochawe</p> <p>Members reviewed the updated land disposal request for Letterwood schoolhouse, Lochawe.</p> <p>Members discussed the various issues around the site and vehicle access. IMP advised the plan has progressed to include parking for our tenant at no. 2 and that it has been added by the proposed purchaser that future maintenance would be on a user basis.</p> <p>Members agreed to proposing on basis that added to the title deeds of</p>	

<p>Letterwood, that they are responsible for maintenance not on the premise of user. IMP further advised that since the initial application submitted the property has been sold.</p> <p>SD suggested it would be good if no. 1 had the option to bid for the ground.</p> <p>SD suggested and provided the following conditions:</p> <ul style="list-style-type: none"> A. ACHA will retain ownership of the parking space for No 2 Ben Bheir View and a right of way from there to the highway and No2. B. The purchaser will not undertake any work until it has written approval from: <ul style="list-style-type: none"> 1. A&BC for connection to the Highway and planning, if required 2. ACHA to the proposed work including a retaining wall to protect No 2. C. The purchaser will covenant: <ul style="list-style-type: none"> 1. To complete the works in a good and workmanlike fashion in accordance with such plans to the reasonable satisfaction of ACHA 2. To maintain the retaining wall in good condition 3. To use the land only for parking private cars 4. Not to erect any building on the land 5. Not to obstruct use of the parking space for No 2 nor to cause nuisance or annoyance to No 2 <p>SD advised that additionally ACHA should seek the consent of No 1 Ben Bheir View to the sale and these conditions.</p> <p>Members agreed with SD's recommendations and the recommendation that future service maintenance should be added to the title of Letterwood Schoolhouse that they are responsible, not user basis.</p> <p>Members voted to proceed with approval and for the further recommendations to be submitted to Board.</p>	
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11	<p>Regional Managers Report</p> <p>IMP provided an update on various issues:</p> <p>Press releases regarding Soroba bin issues. IMP re-confirmed issues in Soroba are regarding capacity and the unavailability of any land to site additional bins.</p> <p>Coll New Build Just about on site. Working with the school to get a name for the new builds – IMP provided further information to members about Free Church Manse and Struan Terrace. IMP hopes for completion before the Calmac timetable goes onto the winter timetable which results in visits to the island being a 3-day event.</p> <p>Register of Letting Agents. IMP provided information on section 61 of the Housing (Scotland) Act 2014, new legislation now in place for registering for letting agency work. This affects the Association for the Mid-Market properties let by ACHA for AHFA.</p> <p>Kilmore new builds IMP updated members on a recent press article with the Association submitting planning permission for 6 new builds. IMP advised grant funding is not yet in place. IMP advised current demand figures for the area are low, but after funding has been received, we will make applicants more aware that we will have properties there and expects the area to be very desirable.</p> <p>Press article “Fury over airport oil depot” / Ledaig TP Site Planning application for a depot just below the TP Site – ACHA did put in a submission to raise concerns over how near to our domestic site. It was agreed that it would proceed. NMI provided a further update. Further discussion ensued over the benefits of the airfield.</p> <p>Islay Office Move. IMP showed members a press article on ACHA’s Islay office move.</p> <p>Mull Terrace IMP updated members on a situation whereby a private owner can now freely gain access to and from his home through joint working.</p>	

12	<p>AOCB</p> <p>.</p> <p>AHFA to go through new contract – IMP asked members if they'd like to invite Phil Burn to an informal discussion during lunch? Agreed.</p>	IMP
13	<p>Date and Time of Next Meeting</p> <p>.</p> <p>Monday 8th of May 2017 at 2pm. Soup and sandwiches available from 1.30pm.</p> <p>IMP asked if NMI will still be with us. NMI advised he will be standing down. IMP thanked NMI for his attendance at the Committee. LAD thanked NMI for all his help.</p>	