



OBAN, LORN & THE ISLES AREA COMMITTEE

**Monday 12th November 2018
2pm
Menzie's House, Oban,**

Rescheduled from 5th November which was inquorate.

Present

Mr Ian McIntyre (IMI) Chair,
Mr Alister MacIntyre Vice Chair (AMI),
Mr Andy Birnie (AB)
Cllr Jim Lynch (JL)
Iona MacPhail, Regional Manager (IMP)
Amanda MacKenzie (AMK)

1.	Apologies Mr Stafford Day (SD), Mrs Mary MacAulay (MMA), Mrs Cecilia Keenan (CK)	Action
2.	Declarations of Interest None raised	
3.	Minutes of Previous Meeting 3rd September 2018 Proposed – AMI Seconded – IMI Page 1, item 1 – Taynuilt Police House - AMI asked if any update? IMP advised the property has now been advertised in the Oban Times and SD when submitting his apologies had asked that Taynuilt Police House remains on the agenda and submitted the following query: “Two small and hesitant signs now outside but no details of an agent or price. Only reasonable to ask that Police Scotland take effective	

	<p>steps to sell. A house opposite (with a local agent) sold within weeks earlier this year, so the fault cannot be with the village or the market. Can we ask when they reasonably expect to have a buyer or what steps they would take if no buyer appears?" IMP advised price now advertised in the Oban Times. IMP advised not sure if we can ask the Police what steps they plan to take. IMP advised we will keep on the agenda and review next month.</p> <p>Page 2 – Croft Avenue – IMP advised with regards to the Nursery, the Board agreed the land disposal after OLI AC. Staff have been to review and it looks like the car park has been extended by the Nursery but unsure if actually on our ground. Staff will take this back and look at further title analysis and IMP will bring back an update at the next meeting.</p> <p>Page 2 – car at Cruachan Crescent – AMI advised there is an abandoned car in Dunollie. JL advised its Police Scotland who identify if it can be disposed but will look into this.</p> <p>Page 2 - Dunbeg play park branches – IMP advised that ACHA cut down the branches that were overhanging the play park but someone else has also cut back branches.</p> <p>Page 4 – Your Voice Group recommendations for Estates – full report circulated. IMP advised with regards to fencing, our new I&R director is going to put together a pilot project for estates to try to progress with works in the estates such as fencing. IMI advised there will be budget added to I&R rather than money coming out of Area Committee's budgets. IMI hopes that Area Committee's will still be involved in the approval route. AB asked where the money comes from for paying for private owners shares. IMP advised the pilots will be on estates where there is a mix of tenures, believes we need to get private owners on board and Dunollie and Soroba have been put forward to be considered. AB advised unfair on tenants paying rent if private owners do not contribute. Discussion ensued on trying to ensure the process is simple for private owners to come on board and be publicised well. IMP advised the project may be of particular interest to OLI Area Committee Members. IMI advised good for publicity as fencing is such a visual item to improve the area. IMP asked if members would like Kirsteen or one of her team invited to a future meeting. Agreed March Area Committee.</p>	<p>IMP</p> <p>IMP</p> <p>JL</p> <p>IMP</p>
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	<p>Page 4 – IMP asked JL if any luck with a bus stop at Catalina – JL advised he has been looking for this and will continue to do so. JL also advised that there is also no bus stop at the hospital and cars are now parking there. JL understand why as lines are now no longer visible but will add this onto the list to see if can also get a shelter there. IMI asked if the stop at Catalina is permanent – JL will check and confirm. IMI advised it is a big complaint for Catalina residents.</p> <p>Page 6 – IMP confirmed that Matthew MacAulay will attend the January Area Committee Meeting.</p>	JL
4.	<p>Correspondence</p> <p>Training Information received from Lesley Lindsay to advising that there will be a Governing Body Induction Session on Tuesday the 27th of November 2018 from 10am to 1pm in the Inveraray Inn, if any OLI AC members would like to attend this as a refresher.</p> <p>St Conan's Tree Festival 2018 ACHA have received an invitation to see if we would like to participate in submitting a decorated tree to this year's festival, which drew 800 visitors last year. Visitors are asked to make a donation towards the Kirk restoration. IMP advised with regards to the volume of footfall, this will be a good way to get out in the community. Members agreed and agreed to the purchase of a tree, IMI suggested better if it was a real tree – IMP advised we will look into this.</p> <p>While discussing Xmas IMP advised we always have a Xmas tree at the Bealach an Righ which is always a donation from the grounds maintenance contractor. This contract is now in-house. Agreed when submitting comments for the new grounds maintenance contract that IMP should propose for the in-house contractor to provide a Xmas tree at each ACHA office/location.</p> <p>Royal British Legion Scotland Circulated as a paper to Members prior to the meeting. Thank you letter received from the Royal British Legion to thank ACHA for the previous Community Action Funds they received. The letter included before and after pictures of the restored war memorial on the Isle of Luing.</p>	IMP

5.	<p>Chairs Report</p> <p>Board update 4th October 2018</p> <p>IMI advised the meeting was very good in Islay in advance of the opening of the new builds in Bowmore and would be happy for future meetings to be there.</p> <p>The Chief executive provided a report which covered the following issues:</p> <ul style="list-style-type: none"> • Various Key Performance indicator information • Confirmation that the Board Strategic Planning review day will be held on 11th October 2018. • Update on Investment issues including information on 95 new build properties underway; the demolition of 32 properties at Watson Place, Rothesay. • Some Board members attended meeting with staff and Scottish Housing Quality Network to review ACHA's performance over previous year • Confirmation that the next Tenant and Members conference will be held on 16th February 2019. • Bute and Cowal Area Committee recruitment drive to take place during October/November • 8 approvals in relation to the 10 10 10 initiative have been made • AHFA resilience recruitment is now complete • The Office for National Statistics has now reclassified RSL's • Universal Credit is now live in Argyll & Bute • The Scottish Housing Regulator has published their annual report • A new phase of the Syrian refugee initiative is likely to commence within the next few months. <p>The Director of Investment & Regeneration provided the routine updates for the department.</p> <p>The Board reviewed and approved both the AHFA and ACHA Management accounts</p> <p>The Board approved the timetable for the consultation for the 2019/20 rent review</p> <p>The Board approved the request to ask Argyll & Bute Council to change the address of our Ledaig Gypsy/Traveller site.</p> <p>The Board approved the arrangements for the 2019 Tenant & Members conference</p> <p>The Board approved the 2018/19 Landlord report.</p> <p>The Board noted and approved the ACHA and AHFA quarterly Risk</p>	
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	<p>Register updates.</p> <p>The date of the next meeting is 8th November 2018.</p>	
6.	<p>Update from Committee Members on Local Issues</p> <p>AMI advised fencing is an issue in Dunollie. Gutters have been getting done in some blocks by private owners and this has been by two lads themselves. AMI asked if something was to happen would ACHA be liable? Closes 17 & 21 – IMP will look into this as ACHA would have a cherry picker and AHFA vans.</p> <p>IMI advised buses are an issue at Catalina as discussed previously and that the children have stopped running round the block of flats at the moment because of the weather change, but would like something done in the future. IMI also advised that he is looking forward to the end of the development.</p>	IMP
7.	<p>Community Engagement</p> <p>Standard agenda item.</p> <p>ACHA Xmas Card Initially arranged with Soroba nursery children only as this is ACHA's property but over the years was increased to include other nurseries in the town. Discussion ensued on whether to return the competition back to Soroba only or include the other nurseries. Unanimously agreed to go back to Soroba nursery only and if feedback received we can review again.</p> <p>Tenants Newsletter Article An article has been submitted on IMI's visit to Inverness as part of the new build design group.</p> <p>AC Members 2 minute interviews IMP advised that for future Tenants Newsletters we are very interested in including 2 minute interviews with AC and Board members. Agreed the questions would be emailed to AC members so that they can review the questions and send back to AMK to compile.</p>	AMK
8.	<p>Community Action Fund Awards</p> <p>OLI funds available for 2018/19 of £2,500. £2,000 previously</p>	

	<p>committed, leaving funds available of £500. Two requests submitted.</p> <p>Trustees of Connel Hall – request for £500 towards a secular act of remembrance on the 11th of November, where there will be a finger buffet, songs, poems and readings from war diaries for villagers.</p> <p>Roses – request for £500 towards six sessions of adventurous activities around Oban for three different groups of young people in partnership with Oban Youth Café, who work with young people who experience a range of challenges.</p> <p>As there is only £500 remaining, IMI proposed splitting for £250 each. JL asked if it could be confirmed that the funds issued to Roses which is a national charity, if they could commit that the funds are for local causes. IMP advised we could ask for an additional line added to correspondence to request that funds are confirmed as being used for beneficiaries within Oban, Lorn & Isles. Unanimously agreed</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 £1,374 remaining. The budget for Oban, Lorn and the Isles Estate Management Action Plan is £12,200 and has £661 remaining.</p> <p>No new requests for November's AC meeting.</p>	
10	<p>New Build Update</p> <p>IMP advised Matthew MacAuley will attend January's AC meeting</p> <p>Glenshellach new builds are due for completion next year. Bowmore new builds have just been completed and opened. IMP advised negotiating on another phase and hope to have an update next month. Also opportunity on another plot in Islay.</p> <p>Disabled houses in last plot in Connel will be completed next year. House in North Connel will be ready in January – family do not want an opening. Another potential in North Connel which ACHA will continue to pursue. IMP further added that previous discussions regarding Kilmore will not be proceeding.</p>	

11	Regional Managers Report	
	<p>Decree for Eviction</p> <p>IMP provided an update on a case against a drug dealer in Oban which has been ongoing for 3 years and we have now got a decree with a written judgement. The tenant does still have time to appeal which means ACHA have to wait 28 days before we can evict. IMP provided further information on written judgements. Discussed the costs of evicting and IMP advised the Association's lawyers are on a retainer. IMI advised it would be good if AMG could advise at Board, how much it costs to evict a drug dealer. IMP advised AMG normally does a press release.</p> <p>Landlord Report</p> <p>IMP advised that the new landlord report is now available as well as the various ways that tenants can view. IMP highlighted the travelers survey where the Association has been working on improving figures which initially had been very poor but this year have been 100% satisfaction.</p> <p>Bowmore Opening</p> <p>IMP advised this was a lovely opening. Hopefully have another phase. BBC's Glen Campbell carried out the opening and gave a lovely speech. The Board Meeting had also been held in Islay</p> <p>Garden Winners 2018</p> <p>IMP highlighted the Islay garden winner, Miss MacGilvray. IMP proposed we gift the cup to Miss MacGilvray and we can always purchase a new cup for Islay. Agreed.</p> <p>Islay path</p> <p>IMP highlighted a recent press article regarding the installation of a new path from the new builds at Sealladh Loch na Dala to the High School. The works on the path had started and was going through the local rugby pitch. Works were stopped and Council's Planning agreed to amendments for the siting of the path.</p> <p>Housing Scotland Act 2014</p> <p>IMP updated members on the changes that will be coming into effect from May 2019 and November 2019 as a result of the 2014 act. IMP also highlighted the changes applicable for assignments, sub-letting, joint tenancies and successions as well as changes in regards to Short Scottish Secure Tenancies and adapted properties. IMP</p>	

	<p>advised that if any members are approached with queries to refer them to our office.</p> <p>Soroba IMP showed members a photo where people have been parking at junctions and dropped kerbs. For the example showing JL is following this up and looking at the possibility of using double yellow lines.</p> <p>Mod 2018 Mod was in Dunoon this year and IMP showed photos of the ACHA banner that was displayed.</p>	
12	<p>AOCB</p> <p>None raised.</p>	
13	<p>Date and Time of Next Meeting</p> <p>Monday 7th January 2019 at 2pm, with lunch available from 1.30pm</p>	