



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

**Monday 13<sup>th</sup> January 2020  
2pm  
Menzies House, Oban,**

## **Present**

Mr Ian McIntyre, Chair (IMI)  
Nancy McDonald (NMD)  
Mr Andy Birnie (ABI)  
Mr Alistair Bonar (ABO)  
Cllr Jim Lynch (JL)  
Brian Murphy, Local Manager (BM)  
Garrick Collier (GC)

## **Not Present**

Mr Alister MacIntyre, Vice Chair (AMI)

1.	<b>Apologies</b> Mrs Mary MacAulay (MMA)	Action
2.	<b>Declarations of Interest</b>  None received.	
3.	<b>Minutes of Previous Meeting 4<sup>th</sup> November 2019</b>  Page 1 – Croft Avenue – building warrant and engineers report for the nursery parking area/ land disposal – a request was sent to Kirsteen McGinn for an update - No response received yet  Page 2 – Roughcast at 9 Soroba Road – a request was sent to Kirsteen McGinn for an update - No response received to date	BM/AM K  BM/AM K

	<p>Page 2 - Energy Efficiency works – a request was sent to Kirsteen McGinn for an update - No response received to date</p> <p>Proposed – NMD Seconded – ABO</p>	BM/AM K
4.	<p><b>Correspondence</b></p> <p>GC advised that all members are required to complete a Governing Body Members Self-assessment questionnaire. A link to an online form through survey monkey can be emailed or a form can be posted if unable to complete online.</p> <p>Will complete online: Cllr Lynch Alistair Bonar</p> <p>Requested form posted: Andy Birnie</p> <p>IMI and NMD have already completed.</p>	
5.	<p><b>Chairs Report</b></p> <p><b>Board update 7<sup>th</sup> November 2019</b> IMI brought members up to date on Board activities, including a Board meeting and a Remuneration Committee meeting.</p> <p>New builds have been finished at Kilmartin and Connel.</p> <p>Rent consultation has been concluded on 20 December.</p> <p>The situation with UC is being monitored.</p> <p>Warm Homes Initiative (WHF) – There is a shortfall of funding due to rules of the fund. Income from tenants is making up a shortfall for owner occupiers of approx. £1500 per property. However, for a number of reasons, it was decided by the Board to subsidise the owner occupiers.</p> <p>Stock condition survey has been completed.</p>	

	<p>Homeless numbers have increased over the previous year.</p> <p>JL asked that it was made clear to owner occupiers that the decision to subsidise is a one off, possibly a letter is sent? BM commented that notice will be given as part of the consultation that the works will involve. ABO asked if there was an implication that these owners would be expected to become part of the factoring service. BM answered there was not. ABI asked if monies could be clawed back if owners sold their properties, but there is no provision for this at this time. Generally, it was agreed that it was in ACHA's interests to continue with the works. IMI asked which areas were being included and BM said he believed around 700 properties were earmarked for consideration across OLI. At present, the contractors are working in Dunoon.</p>	
6.	<p><b>Update from Committee Members on Local Issues</b></p> <p>ABI advised that vehicles parking on pavements continued to be a problem at Glenshellach. The newly installed bus shelter was gratefully received. JL said that there are regulations that help with traffic management and in 2021 parking on pavements will be illegal, but that will need to be policed. There were other areas where illegal and inconsiderate parking was an issue. Single or double yellow lines may ease the situation. ABO agreed and said he had been stopped by residents and asked about the problem.</p> <p>NMD said there was a problem with a leak in the drainage outside Dunmar Court when there was heavy rain but it was being attended to by contractors. NMD also asked about the installation of over bath showers in sheltered housing guest rooms. BM advised that there appeared to be a small sum of money in the related assets budget and he flagged this work to Investment &amp; Regeneration as an option for these funds to be used for this purpose.</p> <p>IMI said that there was a continuing problem with dog fouling at Glenshellach. Although signs have been put up, IMI said that policing this poses a problem. JL agreed and advised that the Council's Community Officer resources were stretched thin. IMI felt strongly an offence was being committed.</p>	
7.	<p><b>Community Engagement</b></p> <p>ACHA participated in the St Conan's Kirk Christmas Tree Festival for</p>	

	<p>2019 with a subsequent Facebook article posted, photos are included in the Local Managers Report</p> <p>ACHA's Christmas card competition judged by OLI Area Committee was a further Facebook article posted. The winner was 4-year-old Zoe Juwel. Photos are included in the Local Manager Report.</p>	
8.	<p><b>Community Action Fund Awards</b></p> <p>OLI funds available for 2019/20 of £5,000 with £4,150 previously committed for this financial year, leaving funds of £850 remaining.</p> <p><b>Girlguiding Oban</b> – request for £500 for Oban Guide Hall – towards costs of a new heating system to provide a more comfortable and economic venue for Girlguiding Members, as well as other groups that use the Guide Hall.</p> <p><b>Soroba Young Family Group</b> – request for £500 for Christmas Party – towards costs of a Christmas gift for each child as well as a disco, buffet and hire of venue at the Argyllshire Gathering.</p> <p>After discussion, committee approved £425 for each application, closing the fund for 2019/20.</p>	
9.	<p><b>Estate Management Action Plan Applications</b></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><b>9 Achlonan</b> – remove and erect a timber palisade fence. Project cost £3,767. £324.30 could be utilised from the Islay budget.</p> <p>Committee unanimously <u>approved</u> the proposal, including using the excess from the Islay budget.</p>	
10.	<p><b>Investment and Regeneration Update</b></p> <p>BM took Committee through the report provided by the Investment and Regeneration department.</p>	

	<p>Timescales for works at Ford Spence Court to be confirmed for the next meeting. BM confirmed that the replacement window works were not being handled by AHFA.</p> <p>There were no questions.</p>	GC
11.	<p><b>Local Managers Report</b></p> <p>BM took Committee through the Manager's report.</p> <p>There were no questions from committee.</p>	
12.	<p><b>AOCB</b></p> <p>JL raised 4 matters for the attention of committee.</p> <p>1. JL advised that Local Authority budgets were still being decided but there is an issue where Council Tax budgets need to be set the day before the Westminster budgets, which is causing concern for the Council as they are unsure of what will be made available for them.</p> <p>2. JL briefed the meeting on the matter of fire service cover at Coll Airport. The Council have been notified that the fire service has decided to withdraw their cover, which will naturally have consequences for flights to and from the island.</p> <p>3. The Local Development Plan is available until 22 January (online).</p> <p>4. Trees affecting a road close to the Oban office are due for review but there is a question mark over the frequency of inspection. JL is pursuing the issue.</p> <p>No further matters were raised.</p>	
13.	<p><b>Date and Time of Next Meeting</b></p> <p>Monday 2<sup>nd</sup> of March 2020 at 2pm. Soup &amp; sandwiches available from 1.30pm.</p>	