



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

**Monday 14<sup>th</sup> May 2018  
1pm  
Menzies House, Oban,**

## **Present**

Mr Stafford Day (SD)  
Mrs Cecilia Keenan (CK)  
Cllr Jim Lynch (JL)  
Iona MacPhail, Regional Manager (IMP)  
Amanda MacKenzie (AMK)

1.	<p><b>Apologies</b> Mr Ian McIntyre (IMI) Chair, Mr Alister MacIntyre Vice Chair (AMI), Mr Andy Birnie (AB), Mrs Mary MacAulay (MMA)</p> <p><i>IMI provided comments on agenda items requiring decisions from the papers in advance of the meeting.</i></p> <p>JL acted as Chair in the absence of Chair &amp; Vice Chair</p>	Action
2.	<p><b>Declarations of Interest</b></p> <p>None raised</p>	
3.	<p><b>Minutes of Previous Meeting 5<sup>th</sup> March 2018</b></p> <p>Proposed – SD Seconded – CK</p> <p>Page 1 – Taynuilt Police House – JL advised no current update. SD advised he's seen recently it has been recorded that the Police are going to be selling their properties. IMP advised she will see IMI prior to the Board's May meeting and confirm with him what should be</p>	IMP

	<p>raised at Board.</p> <p>Page 4 – playpark at Dunbeg – JL was involved to invite Community Council members to the photo opportunity.</p> <p>Page 4 - Bus shelter – JL is trying to keep an eye out for a shelter for Catalina Avenue.</p> <p>Page 6 – IMP advised waiting to hear back from LORI for the white goods project. SD asked for clarification on PAT testing – IMP confirmed it would be LORI carrying out the PAT testing.</p> <p>Page 5 – Community Action Fund Awards – AMK advised that as per previous meetings discussion, a further Community Action Fund Request was received prior to the financial year end. As agreed, members were contacted by email or phone where no email available and asked for their vote. The request was from Port Ellen Playing Fields for funds of £500 towards the improvement and development of the playing fields, including the purchase of new toddler toys, decorating the inside and outside of the pavilion and grounds maintenance. Approval was received from 5 members and therefore the full request of £500 was granted. This resulted in the full spend of OLI Community Action funds for 2017/18.</p>	
4.	<p><b>Correspondence</b></p> <p>None received.</p> <p>Letters were sent to Committee Members regarding Governing Body Training for 2018/19 and 2019/20 which included details for the mandatory training on 16<sup>th</sup> October 2018 and 29<sup>th</sup> January 2019, as well as dates for further sessions on a range of subjects which members can choose to attend.</p> <p>SD asked if the mandatory training sessions are still required if you have previously attended them. AMK to confirm</p>	AMK
6.	<p><b>Chairs Report</b></p> <p><b>Board update March 2018</b></p> <p>The Chief Executive provided a presentation which covered a number of issues including:-</p>	

	<ul style="list-style-type: none"> <li>• ACHA's year-end financial process is nearing completion</li> <li>• The Board completed part of this year's Strategic Planning review</li> <li>• ACHA and AHFA risk registers have been updated</li> <li>• The Association was unable to acquire the properties at Ardenslate, Dunoon. IMP provided a further update.</li> <li>• Only 9 tenants left to rehouse as part of the low demand asset management strategy programme</li> <li>• ACHA held its first Tenant Conference and has received very positive feedback from attendees.</li> </ul> <p>Other matters discussed at the Board</p> <ul style="list-style-type: none"> <li>• The ACHA and AHFA management accounts were reviewed</li> <li>• The Treasury strategy for 2018/19 was approved</li> <li>• The Director of Investment &amp; Regeneration presented the monthly progress update report</li> <li>• The Board agreed to a feasibility/options study in relation to new heating systems at Ferfadd Court, Bute.</li> <li>• The Board agreed to the provision of play areas at our two Gypsy/Traveller sites</li> <li>• The Board agreed that the new development for Glenshellach phase 13 will be Stranraer Road</li> <li>• The Board approved a Community Action Fund payment for Benmore &amp; Kilmun Community Development Trust</li> </ul> <p>An additional session of the Board took place in the afternoon at which the strategic objectives for 2018/19 were discussed and agreed.</p> <p>Date of next meeting:- 24th may 2018</p>	
6.	<p><b>Update from Committee Members on Local Issues</b></p> <p><i>In advance of the meeting IMI provided the following comments for Catalina Avenue: Constantly recurring bus turning point – Shelter and the state of the road. Pavement blocking by parked cars.</i></p> <p>JL advised Dunbeg parking is still a major issue – recycling bins also need to be removed and re-sited. JL added that Dunbeg and Oban could both lose their Community Councils if they don't receive any nominations for Councillors and advised that the deadline for nominations is the 24<sup>th</sup> May. JL added that there are around 5 members short for Dunbeg and roughly 5 or 6 short for Oban. JL advised he believes these groups are vital for the communities and</p>	

	<p>training is available.</p> <p>Parking in Oban – waiting for new signs going up in the town and a meeting on Thursday about Port Beag which JL believes is the best option for a public meeting to discuss.</p> <p>No further issues raised.</p> <p>Matthew MacAulay joined the meeting.</p>	
7.	<p><b>Community Engagement</b></p> <p>Standard agenda item.</p> <p>Agreed previously to attend Islay and Dalmally local shows.</p>	
8.	<p><b>Community Action Fund Awards</b></p> <p>OLI funds available for 2018/19 of £2,500.</p> <p><b>Islay &amp; Jura Community Enterprises Ltd</b> – request for £500 towards the costs of providing courses for 6 young people on Islay to gain a nationally recognised qualification to enable them to provide swimming lessons for children on a waiting list. <i>(IMI advised in advance of the meeting that he would agree to this request.)</i> IMP added that the Island has a really strong swimming team who have travelled all over for competitions. Unanimously agreed.</p> <p><b>Islay &amp; Jura Highland Dancers</b> – request for £500 towards the costs of attending a competition in Ireland. <i>(IMI advised in advance of the meeting that he would agree to this request.)</i> IMP advised although she has no connection to Islay &amp; Jura dancers, she is heavily involved in Highland dancing and therefore left the room for the discussion and decision. JL advised Highland Dancing in general is well attended. SD advised it's quite an adventurous way of travelling by rib. SD advised a nice idea and is part of the local cultural scene. Unanimously agreed.</p> <p>IMP returned to the meeting.</p>	
9.	<p><b>Estate Management Action Plan Applications</b></p> <p>The budget for Islay Estate Management Action Plan is £4,800. The</p>	

	<p>budget for Oban, Lorn and the Isles Estate Management Action Plans is £12,200 in the 2018/19 financial year.</p> <p><i>In advance of the meeting IMI advised he agreed with the three projects and noted the cost per meter of £103.</i></p> <p><b>10 Benmore View, fencing</b> – Project cost £1,854. Unanimously agreed.</p> <p><b>3 Achaleven fencing</b> – Project cost £1,133. Unanimously agreed.</p> <p><b>4 Meadow Road, fencing</b> – Project cost £3,583. Unanimously agreed.</p>	
	<p>The meeting was stopped to allow Matthew MacAulay, Regeneration Manager to provide an update on the Associations current new builds as well as some future project possibilities. In terms of a tour, IMP advised we will be going to Islay in October for the opening and if interested in a site visit for Glenshellach, September would be achievable. Agreed we could meet at 1pm and then be back at the office for meeting start at 2pm.</p> <p>Agenda item 10. was discussed while Matthew MacAulay was present.</p>	
10	<p><b>Land Disposal Request – Croft Road, Oban</b></p> <p>Prior to the meeting SD submitted comments with regards to the request and suggested more detailed purchaser covenants which were circulated at the meeting:</p> <p>The Purchaser will:</p> <p>A. On or before 1 January 2019:</p> <ol style="list-style-type: none"> <li>1 Erect a new gabion within the eastern and south eastern boundaries between the transferred land and the land retained by ACHA and</li> <li>2 Repair the existing gabion on the southern boundary between the transferred land and the land retained by ACHA.</li> </ol> <p>In accordance with plans prepared by a suitably qualified engineer on behalf of the</p>	

<p>Purchaser and approved in writing by ACHA (the new work) and in accordance with the requirements of Argyll &amp; Bute Council if the new work needs Building Warrant approval</p> <p>B. Maintain the transferred land, the new work and the existing wall surmounted by a post and wire fence on the north-western boundary of the transferred land in good repair.</p> <p>C Use the transferred land only for parking between 8 am and 6 pm Mondays to Fridays (Bank and Public Holidays excepted)</p> <p>D. Not cause a nuisance or annoyance on the transferred land to ACHA or its tenants of the adjoining land retained by ACHA</p> <p><i>In advance of the meeting IMI advised he had no problem with this land disposal proposal.</i></p> <p>Matthew provided a bit more information on the proposal and advised the loss of the ground won't detract from the ACHA property and is an opportunity for the Association to get a capital receipt for the sale of the ground. Matthew also advised it won't be a cheap exercise for the nursery to develop the ground.</p> <p>SD advised the development although not going into the garden of no.12, may cause shadow or block some light, asked if the tenants at no.12 have been approached? Matthew advised they have not. SD advised it may be better for ACHA to discuss with the tenants affected and to approve the engineering works as our tenants are directly affected at 11 and 12 – ACHA ought to approve the plans before they commence the works and have some timeline provided for example by 1<sup>st</sup> Jan 2019 or something similar. Once ACHA has approved, it would then go the Council for approval if required and then an ongoing requirement to maintain the area.</p> <p>Matthew advised he is happy to proceed with the proposals from SD. JL advised it would give a level of comfort for tenants to be advised in advance and kept informed. Matthew advised the section of ground in question is really very steep and would be very hard to maintain for the tenant.</p> <p>Unanimously agreed to proceed along with SDs comments. Matthew will amend the report taking into account the covenants and HNS will approach tenants at no.12 prior to report being submitted to Board.</p> <p>MMA left the meeting.</p>	<p>MMA IMP</p>
--	--------------------

11	<p><b>Landlord Report Consultation</b></p> <p>IMP provided members with the background.</p> <p>All comments and suggestions were collated to provide one group response from OLI Area Committee.</p>	
12	<p><b>New Build Update</b></p> <p>Matthew MacAulay attended earlier in the meeting to provide an update on the Association's new builds.</p>	
13	<p><b>Regional Managers Report</b></p> <p><b>Stock Profile</b> IMP gave an update on the stock profile for Oban, Lorn &amp; Isles and advised that we will no longer be losing stock due to right to buys and that property stock numbers will go up with new build completions. 11 islands in total where the Association has properties – over 900 properties on islands (including Bute and Islay). IMP provided some examples of affordable housing rents comparable with an example of sheltered housing with service charges, large new builds and the least expensive 1-bedroom property in the area.</p> <p><b>Islay new builds</b> IMP provided photos of the latest phase of new builds on site in Bowmore. Site is way ahead of current programme and IMP would encourage all members to attend the opening if they can make it.</p> <p><b>Port Ellen Playing Fields</b> IMP provided photos of the playing fields where Area Committee Members agreed to the year-end community action fund request.</p> <p><b>Catalina Avenue Play Park</b> IMP showed pictures of the new play area at Catalina Avenue.</p> <p><b>Anti-Social</b> IMP gave members present an update on a recent case when a staff member attended court last month against a drug dealing tenant. Another court date has been set for July. In terms of drug dealing it is a test of reasonableness for the sheriff.</p> <p><b>Tiree Play Area</b> IMP showed members a response from the Tiree group raising funds</p>	

	<p>for Tiree Play Area – The group were delighted to report that the two new pieces of equipment that they fund-raised for are now installed in the play park. They advised that they were also delighted that they have just received another grant of £4,000 from Tesco Bag Fund Appeal and hope to be able to replace another piece of equipment shortly.</p> <p><b>Bunnahabhain, Islay</b> IMP advised members of a ghost town at Bunnahabhain at one of the Islay distilleries which used to house distillery workers and now just sits empty. Very rural, no doubt brilliant family homes at one time but there would be really not much demand at present and therefore something the Association wouldn't look to take forward at this time.</p>	
14	<p><b>AOCB</b></p> <p>JL pointed out the KPI reports and advised he likes that it's easy to visually see with reds and greens where KPIs are met or not. IMP added that the main things: are we letting the houses and are we getting the rents in – IMP advised for OLI we are under targets for letting properties and rent arrears. IMP added that this area doesn't lose a lot of money during void periods as the properties are re-let quickly. IMP advised for the next report she will ensure there are local figures.</p> <p>None raised</p>	
15	<p><b>Date and Time of Next Meeting</b></p> <p>Proposed date for AGM is Monday the 2nd of July.</p> <p>It was proposed to remain with status quo of previous years and hold OLI Area Committee meeting at 10am and return for AGM at 2pm –</p> <p>AMI and MMA require to stand down as the longest standing members who previously stood down in 2015. All Members standing down can of course be re-nominated for election to the Committee. Due to changes implemented in 2015, members are required to be nominated by other members.</p> <p>Agreed lunch will be booked for the Barn.</p>	