



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

**Monday 15th January 2018
2pm
Menzies House, Oban,**

Present

Mr Ian McIntyre (IMI) **Chair**
Mr Alister MacIntyre **Vice Chair** (AMI)
Mr Stafford Day (SD)
Mrs Mary MacAulay (MMA)
Cllr Jim Lynch (JL)
Iona MacPhail, Regional Manager (IMP)
Amanda MacKenzie (AMK)

1.	Apologies Mrs Cecilia Keenan (CK)	Action
2.	Declarations of Interest IMI advised declaration of interest with regards to item 8, New Start Oban SD advised declaration of interest with two of the EMAP proposals at item 9.	
3.	Minutes of Previous Meeting 6th of November 2017 Proposed – SD Seconded – AMI Page 3 - Fire safety stay put policy – SD wished to confirm if this is the same as the Fire Service Stay put – IMP advised sprinkler contracts have been awarded – these aren't a requirement but the Association	

	<p>has taken this forward for sheltered complexes, starting with complexes in Dunoon. Specification is for heat not smoke so that these sprinklers won't be activated through tenants burning toast. IMP advised there are fire compartments in the complexes, with magnets on the doors which are deactivated when the alarm is activated, this results in areas being compartmentalized. A new protocol is being discussed at present.</p> <p>IMP advised members about the auto-dialers within the complexes, this is where alarms going off send an alarm to a third party who then notifies the fire service. IMP advised this hasn't operated for Dunmar Court due to a fault this last week and staff have been manning the complex 24 hours a day at present until fixed. IMP advised this raises the issue of the stay put policy. IMP confirmed the system is tested each week which is why the fault was located. IMP advised in her years of working, this is only the second time that there has been a fault with the auto-dialer. IMP advised the Association has to decide if the stay put policy should remain. IMI advised the design is good to compartmentalize the areas. IMP advised the policy has always been in place and the fire service visits once a year and confirms that the stay put policy should be followed. SD asked how long it usually takes for the fire service to attend. IMP advised unable to advise but they are quick for Dunmar Court which is near the station, with Ford Spence Court further away. SD asked why it doesn't go straight through to the fire service instead of going to a third party – IMP advised the Fire Service don't provide this service. IMP advised the director of HNS is currently making enquiries.</p> <p>SD asked if there is any update on Taynuilt Police House and if it is included in IMP's report. IMP advised we currently have nothing further to add and that we have been advised previously that it will be going on the market for sale. SD asked if ACHA can ask before the next meeting when it will be going on the market. JL will make further enquiries.</p> <p>Cruachan Cres hedge – SD asked when this will be completed – IMP advised this has now been done. IMP suggested for the year-end we can provide before and after pictures for EMAP projects.</p> <p>Page 5 – IMP advised coverage in the Oban Times about the fence at Catalina. The contractor has put a fence up and issues may well be resolved now. AB to confirm.</p>	<p>JL</p> <p>IMP</p> <p>AB</p>
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	<p>Page 6 – Community Action fund – IMP advised the Board is taking this forward to promote.</p> <p>Page 7 – Mid market properties – IMP advised the Government has agreed in principle to de-register the two mid market properties. IMP advised the two tenants will be consulted but believe they would prefer to be ACHA tenants with a more secure lease.</p>	
4.	<p>Correspondence</p> <p>None.</p>	
6.	<p>Chairs Report</p> <p>Board update 14th December 2017</p> <ul style="list-style-type: none"> • The Chair advised that a presentation was made to Lorraine Drysdale at the Connel new build opening. • New members – one new member approved. This brings membership to 250. • Community Action Funds – agreed that the fund would be promoted via the radio by Chairs of the Area Committee. Posters will also be created to be placed in the local community to advertise. JL will help IMI with this and can also add information onto the Radio's facebook page. • Tenants Conference 2018 – 46 tenants out-with the governance structure have indicated that they will attend the conference on 17th February. A further 7 ACHA Board Members, 1 AHFA Board Member and 1 share holder have also indicated they want to attend, bringing total to 57. The purpose of the event is to help formulise ACHA's priorities. • AHFA Management Accounts – noted • AHFA Draft Budget 2018/19s – noted • ACHA Draft Budget 2018/19s – noted • I & R Update – Noted • Estate Management Actions plans – 2 projects were agreed for the Dunoon area in the absence of an Area Committee • Quarterly Update – Tenant Satisfaction Survey Action Plan – noted. • AOB: A request for permission to allocate a Sheltered Housing property to an applicant under 60 years of age was ratified by the Board. 	IMI/JL

	<ul style="list-style-type: none"> The next meeting will take place on 8h February 2018 <p>IMP advised the estate management action plans in Dunoon are a peculiarity because the Dunoon Area Committee has folded and requests go to the Board. IMP asked OLI members present if they would be happy to take this forward due to the often heavy agenda for the Board. IMP also looks after the Dunoon area so can give background to projects. IMI and SD agreed beneficial. Agreed that IMP will ask the Governance Section if OLI Area Committee can or as SD suggested if OLI AC make recommendation for the Board to then consider.</p> <p>IMP advised we have to ask the Board for tenants aged under 60 to be housed within sheltered housing, for example Buinessan, where there is no demand rather than leave a house sitting empty. IMP further advised that the care service needs to be notified due to the registration with the care inspectorate, because the Association does not provide personal care.</p>	IMP
6.	<p>Update from Committee Members on Local Issues</p> <p>MMA raised the sign at the playpark in Dunbeg – IMP suggested the Community Council could be asked if they would like to participate in a picture to put to the Oban Times to highlight the issue when putting the sign up? JL will speak with Sean and Marion to see if they would like to be involved and the local Councilors for that area.</p> <p>MMA raised the parking issues at Dunbeg Shop during school or church times where people are double parking right at the junction of Etive Road. JL advised if there's no yellow lines it can be an issue, but will look into it. MMA advised that children are having to walk onto the road to get past parked cars. MMA advised pot holes in the road are also bad.</p> <p>SD has raised the pot holes in Connel, but is aware this is Bear Scotland.</p> <p>AMI advised there had been reports of rats up in Soroba because of the bins. AMI advised it may have been with Christmas but is there anything that can be done? JL advised he will be asking questions such as how many bin lorries are going back half empty to the yard and speaking to the workmen. JL advised in Soroba there isn't enough recycling bins, but there also isn't enough people using</p>	<p>JL</p> <p>JL</p>

	<p>recycling there either. JL advised rats should be reported. JL advised complaints have been received from Soroba where the bins were full and bags all over and that there are also reports from Dunollie too, and if recycling bins provided, people need to use them. JL advised the Council are still looking into it and added that he feels awareness of recycling should be carried out with young people. IMP advised members here had discussed and thought it would be good for LORI to do some recycling awareness for the kids at the Community Centre.</p> <p>JL advised a lot of issues with dog fouling, such as Ganavan.</p> <p>JL advised he has asked about a bus shelter at Glenshellach and this is due to budgets, so he is currently trying to source a bus stop. IMI advised one issue with bins at Glenshellach is when the men are emptying the bins, rubbish is blowing out. JL is hoping to find 5 or 6 people from Glenshellach for Community feedback. IMP advised the Association can fund a tenants group.</p> <p>JL advised the Lorn Road works at Dunbeg is going to go ahead.</p>	
7.	<p>Community Engagement</p> <p>No issues raised. Standard agenda item. IMP advised we would normally discuss at this time, where we are going to go this year. IMP advised she can attend Dalmally show and local staff in Islay will attend Islay. IMP added that previously Lorraine-Anne attended Appin and maybe some members would like to think if they would like to attend this or any others this year.</p>	
8.	<p>Community Action Fund Awards</p> <p>OLI funds available for 2017/18 of £2,500. £1,000 previously approved, leaving £1,500 funds available.</p> <p>Feis Latharna – Request for £500 to fund 10 supported places at the Easter Feis to the value of £50 each. MMA advised it is very good for children and a lot of children who can benefit. Unanimously agreed.</p> <p>IMI left the meeting due to declaration of interest.</p> <p>New Start Oban – Request for £500 to purchase household items for homeless people who have been provided with a tenancy. JL felt it</p>	

	<p>very good to help people who have nothing to start a tenancy, to provide them with essentials and is a valuable service. Unanimously agreed.</p> <p>IMI returned to the meeting.</p>	
9.	<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. Agreed projects of £8,095 committed, therefore a budget of £4,105 remaining for Lorn and £4,800 for Islay.</p> <p>Members reviewed proposals.</p> <p>4 Java Houses, Craignure, Mull fence - Cost of Project: £2,238. Unanimously agreed.</p> <p>58 Lorn Road, fence - Cost of Project: £1,372. Unanimously agreed.</p> <p>2 Hillside, Dunbeg, fence - Cost of Project: £1,414.50. Unanimously agreed.</p> <p>9 Flora Street, Islay, fence – Cost of Project: £1,320. Unanimously agreed.</p> <p>16/17 Broomhill, Islay, fence: Cost of Project: £1,250 Unanimously agreed.</p> <p>Corrsgier Place, Islay, removal of bushes and a path added: Cost of Project: £936. Unanimously agreed.</p> <p>35 Elder Crescent, Islay, relay slabs at side of complex: Cost of Project: £210. Unanimously agreed.</p> <p>AMI advised he had been speaking with the chimney sweeps who advised that drill powered chimney cleaning brushes and rods would be better and quicker to use for chimney sweeping, but AHFA haven't agreed to purchase them. IMP advised we can pass recommendations onto AHFA Board members for them to discuss.</p>	IMP

10	Policies Due For Renewal <p>Members were provided with a list of all policies due for renewal between January 18 and March 2019 and were asked if there are any policies they would like to be consulted on.</p> <p>OLI AC Members would like to be consulted on the Anti-social behavior policy.</p>	AMK
11	New Build Name – Glenshellach phase 12 <p>Members were shown a map of the area alongside Catalina Avenue and Sunderland Drive where a new street name is required and IMP gave a background. IMP suggested that we could ask Oban War and Peace Museum to see if they would like to make some suggestion and we can then invite them to the opening. Agreed.</p>	AMK
12	New Build Update <p>IMP provided members with an update on new builds within the Oban, Lorn & Isles area during the Regional Managers report. IMP advised previously Matthew MacAulay attended and provided an update and he is happy to come back. IMP suggested March may not be suitable due to year end and budgets so suggested May, July or September. AMI suggested May – agreed. IMP will issue invitation.</p>	IMP
13	Regional Managers Report <p>Lorraine-Anne Drysdale IMP advised members that a presentation was made to Lorraine-Anne Drysdale at the Connel new build opening and she was thanked for her commitment to the Association.</p> <p>Investment Programme IMP provided information on the Investment Programme in Oban, Lorn and the Isles, from stock transfer to 31st March 2017 with a total expenditure of £38 038 000. IMP advised of the elements being completed during 17/18.</p> <p>New Builds IMP presented photographs from the Association's New Build openings at Sunderland Drive, Powell Place and the 2 new homes on</p>	

	<p>the Isle of Coll.</p> <p>Tenants Conference 2018 IMP advised members that ACHA's first Tenants' Conference will be held on Saturday 17th February 2018.</p> <p>Lease extensions Extension of lease to community groups in Soroba, Oban; Soroba Young Family Group and Soroba Community Enterprise.</p> <p>Dalmally Steps IMP advised the Association received a Thank you from Glenorchy and Innishail Community Council after the recent EMAP improvements to the Dalmally steps.</p>	
14	<p>AOCB</p> <p>None raised</p>	
15	<p>Governing Body Annual Appraisal Forms</p> <p>Completed forms were collected. IMP advised members that the full Governing Body Succession Strategy has been included in their information packs and advised if any member wishes to request further training, then they can complete appendix B on page 18 and return.</p>	
16	<p>Date and Time of Next Meeting</p> <p>Monday 5th of March 2018 at 2pm, Menzies House, with lunch available from 1.30pm.</p>	