

OBAN, LORN & THE ISLES AREA COMMITTEE

Monday 1st February 2010
3pm
Menzies House, Oban

Present

Mr George Farquhar (GF)
Mrs Lorraine Anne Drysdale (LD)
Mrs Marri Malloy (MM)
Mr Alister MacIntyre (AMI)
Councillor Roddy McCuish (RMC)
Iona MacPhail, Regional Manager (IMP)
Colette Benham – Director, HR & Corporate Services (CB)
Amanda MacKenzie – Area Administration Officer (AMK)

In absence of Chair and Vice Chair, members present agreed GF would act as Chair for today's meeting.

<u>Related Assets</u>	<u>Action</u>
<p>Prior to the meeting proper, Bill Anderson (BA), Senior Investment Officer ACHA, provided a presentation to Committee members present on Related Assets. BA commenced by advising members about the background of the related assets, and advised that surveyors were contracted by ACHA to survey all areas in ACHA ownership throughout Argyll & Bute.</p> <p>BA provided hand-outs to illustrate the vast amount of information being collated – this allows contractors to price each works individually. Surveyors initially started with Lomond and 9 contractors were invited to tender for the relevant works required within Lomond – only 3 responded due to varying reasons – volume of work, type of work, format of tender.</p> <p>Monies available will not be split equally for the areas but will be split on the need for works.</p> <p>Included in Related Assets:</p>	

	<ul style="list-style-type: none"> • Unadopted road • Car parking areas • Unadopted footpaths • Steps & handrails • Unadopted street lighting • Clearing existing drainage • Retaining walls outwith curtilage • Culverts • Common external footpaths to flats <p>BA advised that work will be completed in the areas without recovering costs from private owners – it was agreed that the practicalities of seeking agreement and trying to recover costs would ultimately result in very little works being undertaken. Owners who will be affected by works will be notified prior to works commencing – letters will state that there will be no costs incurred for the works to bring the area up to standard, although future works will be equity shared.</p> <p>Works in Lorn & Isles may be spread over 3 financial years due to the volume of works.</p> <p><u>Soroba Bridge</u></p> <p>BA as site manager for works at Soroba Bridge updated members present. Works for removing the bridge will be on the 27th of February – Network Rail provided dates that were available to ACHA.</p> <p>The new bridge will be delivered in parts and assembled on site on March 20th & 21st – this will be done with as minimal disruption as possible to residents in Drummore Road. The road will formally be closed over the two weekends of demolition and erection although the contractor will work to maintain access for the residents wherever possible – the contractor is currently seeking the appropriate consent.</p> <p>IMP advised that a joint press release with Argyll & Bute Council is going to the Oban Times and the Soroba Siren. In addition a display with all information will be provided for the Community Centre and notices will be put on the bridge – IMP will forward a copy of the press release to RMC.</p> <p>Soroba Residents’ meeting is due to take place on Monday the 8th February which Brian Murphy, Local Manger Housing Services will attend.</p> <p>Members expressed concern that school children will cross the railway line as an alternative to walking around McCaig Road - RMC will speak with the police regarding supervision for the first few days of the bridge closing.</p>	<p>IMP</p> <p>RMC</p>
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	BA will keep IMP notified of works.	
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1.	Apologies Mr Andy Birnie, Mrs Mary MacLeod, Strathclyde Police,	Action
2.	Minutes of Previous Meeting 7th December 2009 Were approved as an accurate record. Proposed by LAD, Seconded by AMI	
3.	Matters Arising None	
4.	Conflict of Interest Members present advised no conflict of interest with today's agenda.	
5.	Correspondence AMK will write to AH to confirm current circumstances whether AH wishes to remain as a Committee Member.	AMK
6.	Chair's Report No update to report.	
7.	Tenants Panel Minutes Minutes from Oct 2009, previously circulated to members for information with Committee papers. No issues. Meetings held in Chalmers Court, Inveraray – open to members.	
8.	Health and Safety Committee Minutes	

	<p>Minutes from August 2009, previously circulated to members for information with Committee papers.</p> <p>No issues.</p>	
9.	<p>Review of key performance indicators</p> <p>IMP advised members that there are 3 reports issued with papers including the Board of Management report which includes rankings for all areas – Oban and Islay information is highlighted.</p> <p>Islay IMP advised that ACHA have made a commitment to rent one house to the police on Islay, although currently there are no empty properties.</p> <p>Current Voids by Category – No voids for December. IMP further explained that the island has approximately 400 properties. Highfield is going ahead which will provide a further 3 flats. Discussions arose regarding offering an upper flat to the police.</p> <p>Arrears - IMP advised that ACHA have the 3rd lowest arrears figures in Scotland. Islay arrears figures are very good.</p> <p>Repairs – Figures for repairs previously looked very poor for Islay due to administration system of contractor as works were not reported as complete on time – no complaints from tenants were ever received. This has been worked on and the figures have greatly improved. IMP added that further work is required on the appointments systems which although works very well for Islay, needs to be more formal to record accurately.</p> <p>Terminations & Tenancy Creations – Low level of voids offsets homelessness quotas.</p> <p>Estate Management – One case of anti-social/nuisance complaint received in August.</p> <p>Oban & Mull</p> <p>Current Voids by Category – Imp advised that relet times were down in November but up for December. Times need to decrease to meet the 25 day target. There have been a high volume of voids for June, July and August, but appears to have returned to customary figures for OLI.</p>	

	<p>Low demand for OLI includes the Travelling Persons sites where we have continuous voids at present.</p> <p>Arrears – Below target, although artificially high due to ongoing debt – currently being dealt with.</p> <p>Repairs Satisfaction – Change to contractors recently. Target met in December. In-House Team now have a full time joiner and additional contractors are used for additional works. Repairs satisfaction is good. Appointments in Lorn have very strong figures and 34% post inspections in December.</p> <p>Terminations & Tenancy Creations – Slightly under target at 45% to homelessness for year to date. Tenancies ending – there has been a return to standard figures in December.</p> <p>Estate Management – Two cases of anti-social/nuisance complaints in December.</p>	
10.	<p>Pressurised Area Status</p> <p>Joint application by ACHA and Argyll & Bute Council, suspending right to buy, post 2002 tenancies. Consultation period has now passed – Oban, Islay and Mull ACHA offices received no response or comments from tenants.</p>	
11.	<p>Local Manager's Report</p> <p>Cruachan Crescent Garages – IMP showed members pictures of Dunollie garage demolitions which is part of the ongoing Garage Strategy. IMP will come back to the Committee with proposals for the land.</p> <p>Office move – Mr Menzies attended the opening of Menzies House and 4 generations of his family also attended. Jim Mather MSP officially opened the office. Plaque and picture of Mr Menzies will be put on display at the reception area.</p> <p>Furniture Recycling – The Oban Times covered our story of furniture from the Municipal Building being donated to MacQueen Bros Charitable Trust.</p> <p>Frost Damage – IMP provided information and pictures to members regarding the recent sub-zero weather and highlighted difficulties such as Bonawe, where the water supply which is not on Scottish Water mains supply,</p>	IMP

	<p>froze. LAD praised the In-House Team and ACHA's freephone service after having to call them herself during the freeze.</p> <p>ACHA helped the Council by gritting paths – IMP provided a list of areas which were gritted.</p> <p>Sheltered Housing Call-Outs – IMP presented information and charts portraying the volume and type of calls made by sheltered tenants to Hanover. IMP reminded members that the service provided by Wardens changed in February 2009. Statistics showed a major drop in calls; members agreed this proved that the new system was working well. IMP will provide a copy of the information to RMC.</p> <p>Play Area Improvements – IMP advised that the play areas which we intend to complete in the early part of this year include:</p> <ul style="list-style-type: none"> • Colonsay Terrace, Soroba • Kerrera Terrace, Dunollie • Bentalla Crescent, Salen • Jarvisfield, Salen <p>Welfare Rights Service – IMP advised that Corrina MacKenzie has been promoted to post of Welfare Rights Officer for OLI.</p>	IMP
12.	<p>EMAP</p> <p>Members unanimously agreed proposals including winter gritting and provision of shields/trophies for local shows and garden competitions.</p>	
13.	<p>AOCB</p> <p>In-House Team – Members present wished to express a vote of thanks to the In-House Team for all their hard work over the previous weeks of frost.</p>	
14.	<p>Date and Time of Next Meeting</p> <p>Monday 12th April 2010, 3pm, Menzies House, vc Tiree</p> <p>List of Committee dates for 2010:</p>	

	<ul style="list-style-type: none"> • Monday 12th April • Monday 7th June • Monday 2nd August • Monday 4th October • Monday 6th December 	
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