

OBAN, LORN & THE ISLES AREA COMMITTEE

Monday 1st June 2009
5pm
Municipal Building, Oban

Present

Mr Andy Birnie **Chair** (AB)
Mrs Mary MacLeod **Vice Chair** (MML)
Mr George Farquhar (GF)
Mrs Lorraine Anne Drysdale (LD)
Mrs Marri Malloy (MM)
Mr Alister MacIntyre (AMI)
Councillor Roddy McCuish (RMC)
Iona MacPhail – Area Housing & Neighbourhood Services Manager (IMP)
Amanda MacKenzie – Area Administration Officer (AMK)

1.	Apologies Colette Benham (CB)	Action
2.	Minutes of Previous Meetings Agreed and Proposed GF, Seconded AMI. Winter works details were attached for members' information.	
3.	Matters Arising Item 12. Kirkton – Corrina MacKenzie visited LD to confirm boundaries.	
4.	Wider Action update Wider Role – Gillian McInnes, Community Development Manager, (GMI) provided a	

	<p>presentation on Wider Role and provided hand-outs. GMI advised of previous projects and future projects for 2009/11.</p> <p>Lynnside Garden Project – GMI provided a presentation on Lynnside Garden Project, collated by Lynnside Garden Project.</p>	
5.	<p>Correspondence</p> <p>Governing Body Questionnaires have been issued by Colette Benham – a few remain outstanding. Can all members who have not returned theirs, please complete and return to Ardrishaig as soon as possible. If anyone requires a new questionnaire, please contact AMK.</p>	ALL
6.	<p>Chair's Report</p> <p>Board Minutes – Update given on Board.</p>	
7.	<p>Tenants Panel Minutes</p> <p>Circulated with Committee papers for information.</p> <p>RMC will advise the Glencruitten Tenants and Residents Association at the next meeting, to encourage Oban membership of the Tenants Panel.</p>	RMC
8.	<p>Health and Safety Committee Minutes</p> <p>Circulated with Committee papers for information.</p> <p>Discussion arose regarding swine flu.</p>	
9.	<p>Review of key performance indicators (Year End)</p> <p>IMP provided a presentation to members, highlighting achievements and issues.</p> <p>Average re-let times – IMP advised 3 days over target for March.</p> <p>Arrears – Figures under target, very good job with local staff to consistently bring below target.</p>	

	<p>Repairs – Own In-House Team hitting 100%. Numbers of repairs reported remain high.</p> <p>Post Inspection appointments - No figure available for March – will be fixed for next meeting.</p> <p>Allocations to Homelessness - March 25%. Total for the year – bang on target at 50%.</p> <p>Anti-social – reports of anti-social behaviour and nuisance complaints remain low.</p>	
10.	<p>Estate Management Action Plan – 2009/10 projects</p> <p>Emap proposals were submitted to Committee Members. After discussion, members unanimously agreed that works should proceed.</p> <p>Garden Competition – suggestions included approaching Homebase, or Fountains to promote the garden competition. ACHA will provide a shield with ACHA logo for Oban and one for Mull. The shield can then be passed on the following year, and the previous winner issued with a certificate to keep. IMP suggested an Area Committee photo with the winner at some point in August – all agreed.</p>	
11.	<p>Area Manager's Report</p> <p>TPAS Accreditation – Information was circulated prior to meeting. ACHA is the first RSL in Scotland to receive the TPAS Accreditation award for Tenant Participation.</p> <p>Winter Works Update – Circulated with Committee papers. Any groups discussing with members about trees – please ask them to contact Area Office who can keep in mind for winter works.</p> <p>Anti-social behaviour – Brilliant joint partnership working between Police, A&B Council and ACHA staff. One outstanding noise disturbance. Clear message has been sent that ACHA vigorously pursue people with regards to anti-social behaviour. When decree has been granted for expenses, ACHA can re-charge and pursue.</p> <p>It was suggested that ACHA should publicise that they are chasing and recharging expenses to put people off from appealing time and again, as costs are effectively increasing for themselves and they may</p>	ALL

	<p>not be aware of it.</p> <p>Press – Soroba Roughcast, negative press – Soroba Board will provide a written response to media enquiries in future.</p> <p>Colonsay Road – ACHA share a road with the Laird, which is in very poor condition. The Council's bin lorry will no longer go up it. If the road is brought up to an acceptable standard, the Council may adopt it. Costs will be split according to usage. The Laird has now written to advise that 3 mobile phone companies who have masts on the land should also share in the costs.</p>	
12.	<p>AOCB</p> <p>Soroba Road, painting – IMP advised that a report is needed back from I&R to update/advise.</p> <p>Car parking Dalmally – GF asked if there would be a possibility of increased parking put in at Dalmally. IMP advised that this may possibly involve costs across the whole scheme with shared costs to owners. Residents who are not in the locality of the additional parking could incur costs. IMP advised that the Community Council should arrange for residents to check deeds and come back to ACHA if to be considered.</p> <p>Appin Tour – Members were advised of a proposed itinerary for North Lorn to take place on Wednesday the 24th of June. Further information to be provided.</p>	IMP
12.	<p>Date and Time of Next Meeting</p> <p>Monday 3rd of August 2009, Municipal Building, 5pm</p> <p>Prior to meeting proper – On site at Croft Avenue 4pm</p>	