



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

**Monday 2nd September 2019
2pm
Menzies House, Oban,**

Present

Mr Alister MacIntyre, Vice Chair (AMI)
Mrs Mary MacAulay (MMA)
Nancy McDonald (NMD)
Mr Stafford Day (SD)
Mr Alistair Bonar (ABO)
Iona MacPhail, Regional Manager (IMP)
Amanda MacKenzie (AMK)

Prior to the meeting proper, Mr Bill Lighterness, winner of the Association's Beautiful Argyll Competition, was presented with a framed copy of his photograph and framed certificate.

Prior to the meeting proper, Alistair Cakebread provided an update to Area Committee Members on the Association's Grounds Maintenance Team.

Prior to the meeting proper, Members voted for the winning Garden competition winners.

1.	Apologies Mr Ian McIntyre, Chair (IMI), Cllr Jim Lynch (JL)	Action
2.	Declarations of Interest SD advised item 7.	
3.	Minutes of Previous Meeting 1st July 2019	

	<p>Page 2 – Croft Avenue – building warrant and engineers report for the nursery parking area/ land disposal – IMP will go back and check with Kirsteen</p> <p>Page 3 – Bus shelter for Catalina, when JL submitted apologies, he advised that the integrated transport team have liaised with the bus company, Council roads department and M&K MacLeods. M&K MacLeod is happy with the location of the proposed bus shelter and the works will take place to install the aforementioned bus shelter.</p> <p>Proposed – SD Seconded – MMA</p>	IMP
4.	<p>Correspondence</p> <p>Correspondence received from Lesley Lindsay to remind Members of the upcoming training session being held on Tuesday the 10th of September at 10.30am in the Inveraray Inn, Inveraray. The topic for the session is Strategy which will be delivered by Colette Benham, Director of Human Resources & Corporate Services. Lesley asks that Members advise her if they can attend if they've not already done so.</p>	ALL
5.	<p>Chairs Report</p> <p>Board update 22nd August 2019</p> <p>The CEO provided a presentation which included the following key issues:-</p> <ul style="list-style-type: none"> • ACHA's first regulatory self-assessment has been completed and ready for sign off by the Board. • Both ACHA and AHFA accounts have been completed and subject to Board approval which will be presented at the AGM in September. • The CEO visited 146 tenants over the summer months and has received positive and negative feedback - all of which will be reviewed and appropriate action taken. • Aids and adaptations work now on site to spend £475k of Scottish Government Grant. • Castlewood Court development in Helensburgh will be opened on Friday 23rd August. • Lloyds Banking group have formally approved our business plan. • The Bute and Cowal AC is now fully up and running. 	

- Our new build development of 107 units in Oban is heading for completion in November.

Other issues discussed:

- The Board noted and approved the details in relation to Board members who may be required to stand down at the AGM as per the Association's rules.
- The Board approved the Board of Management Development update and action plan.
- The Board noted and Approved both the ACHA and AHFA financial statements for 2018/19
- The Board agreed to produce "fact cards" for Governing body members and staff as a prompt of information.
- The Board approved the ACHA annual assurance statement which will be provided to SHR. It was also agreed that a small Board sub group should review the document around 2 weeks in advance of the document coming to the Board next year.
- The Board approved a virement of funds between budgets to allow the group training plan to be completed.
- The Board approved the reviewed "estate management "policy
- The Board reviewed performance information from all departments.
- The Board approved the AHFA and ACHA management accounts.
- The Director of Investment and Regeneration presented update reports.
- The Board noted progress in relation to actions required in the Tenants Satisfaction Survey action plan.

Date of next meeting – 3rd October 2019 in Dunoon.

IMP proposed members from the new Bute & Cowal Area Committee could attend OLI Area Committee if members agreed – agreed

SD advised in May's Board papers provided there was information about Glencruitten at item 21 and advised he felt this is information that should be coming to the Area Committees. NMD gave an update on what was in the report. IMP advised Kirsteen McGinn has committed to provide a report for OLI going forward which will provide updates. SD advised at present it's almost like the Area Committee is the last to know.

	<p>Standard agenda item.</p> <p>Islay staff attended Islay show and IMP will attend Dalmally show.</p>	
9.	<p>Community Action Fund Awards</p> <p>OLI funds available for 2019/20 of £5,000 with £2,350 previously committed for this financial year, leaving funds of £2,650 remaining.</p> <p>Jura Development Trust – request for £400 for Jura Community Fridge Beach Breakfasts – towards costs of enamelware (mugs, plates), heavy duty gazebo, tea, coffee etc. Members discussed – SD proposed £300 – unanimously agreed – Members noted they were keen to see some photos.</p>	
10	<p>Estate Management Action Plan Applications</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. £4,430.30 has previously been committed, therefore there is £7,769.70 remaining.</p> <p>13 Jarvisfield Isle of Mull – Remove existing and erect Rylock fencing. Project cost £1,260. Unanimously agreed and approved for Richard Henderson.</p> <p>3 Jarvisfield, Isle Of Mull – Erect a fence from the existing fence in the adjoining back green up to the front wall of the house & to install a gate. Project cost £852. Unanimously agreed and approved for Richard Henderson.</p> <p>SD left the meeting.</p> <p>9 Achlonan - Fit a secure fence for our tenant to make the garden area safe. Project cost £2,215. Unanimously agreed and approved for DMK Joinery.</p> <p>SD returned to the meeting.</p> <p>Members noted the difference in prices and that all prices from AHFA have exceeded other contractors. IMI has previously advised he will</p>	IMI

	raise at Board.	
11	<p>New build update</p> <p>IMP provided data provided by I&R on Investment within Lorn & the Isles, this included a breakdown of spend to date and current year spend. £1.46 million over 183 different elements. Total spend to date in Lorn £35.6million.</p> <p>Windows & Doors – Ford Spence Court is named as being a target for this year but Dunmar Court is not mentioned.</p> <p>Ford Spence Court will have common areas rewired, new heating installed and sprinkler systems – IMP advised the systems do not go off with burnt toast and advised it has been over 1 year in Dunoon and the system hasn't been triggered.</p> <p>37 Toberonochy – if to be considered for insulation or roof – family need advance notice. IMP will notify I&R.</p> <p>Energy Efficiency Works – Members felt it would be interesting to know the addresses for where external wall insulation is not an option. IMP will check with I&R.</p> <p>New Builds currently on site: Glenshellach North Connel</p> <p>Members agreed they would like more information on proposed new builds rather than just progress on current builds. SD advised he'd like the Area Committee to be involved prior to decisions. Members would like current pictorial updates of where they are currently working on new builds. IMP will pass comments back.</p>	<p>IMP</p> <p>IMP</p> <p>IMP</p>
12	<p>Regional Managers Report</p> <p>August's Area Committee stock tour – photo of Area Committee which will be used for the tenant's newsletter article.</p> <p>Colonsay Terrace Fire - 3 families out of their home – IMP provided an update. IMP advised the tenants were a credit to Soroba and the Association.</p>	

	<p>Amenity Houses – IMP advised that Amenity Houses were the last houses that the Council had been able to build – believe it was because funding was available for this type of property. Properties provided level access and a bit more space for wheelchairs.</p> <p>MacTaggart Leisure Centre – Islay swimming pool, received funding to provide advice to residents on the island and has been able to pay for the Association's Welfare Rights officer to travel over to provide advice.</p> <p>Oban Times Letter – trend in the rise of drug deaths and noted on the letter about ACHA's no tolerance to drug dealers.</p> <p>IMP advised the Association has decree on another drug dealer which is being appealed. NMD advised a lot of activity at Miller Road.</p> <p>IMP showed Mr Lighterness's photo which is the winner of the Beautiful Argyll</p>	
13	<p>AOCB</p> <p>AMK advised of the papers that were handed out with papers that were to be returned:</p> <ul style="list-style-type: none"> • Code of Conduct. • Diversity & Equal Opportunities Information • Declaration of Interest • GDPR consent for photographs <p>IMP advised IMI is keen to know if people are keen to go electronic with the papers. Those present felt papers copies for the time being. IMI and JL using electronic papers.</p> <p>NMD raised the stock condition survey letter and felt it was worded strangely. NMD advised a number of tenants at Dunmar have phoned and no-one has been phoned back. NMD will bring it up at the Board.</p>	NMD
13	<p>Date and Time of Next Meeting</p> <p>Monday 4th November 2019 from 1.30pm.</p>	