



OBAN, LORN & THE ISLES AREA COMMITTEE

Monday 3rd September 2012
2pm
Menzies House, Oban,

Present

Mr George Farquhar **Chair** (GF)
Mr Alister MacIntyre **Vice Chair** (AMI)
Mrs Lorraine Anne Drysdale (LD)
Mrs Marri Malloy (MM)
Mrs Mary MacAuley (MMA)
Mr Irvine Waugh (IW)
Mr Andy Birnie (AB)
Mr Stafford Day (SD)
Iona MacPhail, Regional Manager (IMP)
Amanda MacKenzie – Area Administration Officer (AMK)

1.	Apologies GF asked if any news has been returned regarding Council Representative for OLI – AMK speak to CB.	Action AMK
2.	Minutes of Previous Meeting 2nd July 2012 Approved as an accurate record. Proposed – LAD Seconded – MM Matters Arising – IW highlighted and queried Item 2 – Burnside – terminology used. Agreed “right of way”, to be changed to “right of access”. IMP advised we are unable to fence over an access route where a gate has been. IW advised it’s actually a hazard due to the stream – IMP advised that we are unable to do this as it could be set as a precedent – i.e. people fencing over access to avoid people accessing. IMP advised site visit can be arranged	

	for next meeting – Approved.	
3.	Declarations of Interest No conflict of interest	
4.	Correspondence No correspondence.	
5.	Chairs Report Board update 12th July 2012 Christine Johnston provided a presentation on behalf of the Chief Executive which covered the following points:- <ul style="list-style-type: none"> • Scottish Government and Scottish Housing regulator consultation open to comment:- Right to buy – consultation ends 21 September Scottish social housing charter- how the regulator will report to tenants on performance- consultation ends 24 august. • ACHA has been awarded £180,000 for aids and adaptation from the Scottish government (original request was for £250,000) • The official opening of our 4 new build properties at lochgoilhead took place in June • ACHA's welfare reform mitigation strategy is well under way and regular updates will be brought to the Board. OTHER ISSUES <ul style="list-style-type: none"> • Each Director presented reports on departmental Key Performance Issues • The bi monthly welfare rights report detailed £2.7 million of income gain to just over 1600 tenants. The Welfare Reform mitigation strategy development plan was also included as part of the report. • The Board agreed that the Ballochgoy resource centre could be leased to the Bute Family Group on same Terms as previously offered to another organisation who pulled out of the deal. • The Board approved the Business case for the Stuckleckie Rd offices in Helensburgh. It is anticipated that the new office, which will replace two rented offices, will be ready early 2014. • The Board approved ACHA's Septic tank strategy which will help deal with the 46 non mains water supplies for which ACHA is either fully or partly responsible. The strategy now needs to be approved by the Local Authority and Scottish Government. • The Board were updated on the arrangements for the AGM. • The Board carried out its quarterly review of the Risk Register. Board Update 9th august 2012 The Chief Executive gave presentation which covered the following issues:-	

	<ul style="list-style-type: none"> • 8 new units to be build in Islay, scheduled to go on site at the end of August • Other new build sites at Campbeltown, Ardenslate and Dalmally progressing well. • Strategic new build programme up to 2015 is currently being discussed with the Council. • ACHA is carrying out a bridge replacement at Highbank Park, Lochgilphead as part of our related assets work. • 2011/12 audited accounts approved by Finance and Audit Committee • Reactive repairs budgets reaming under pressure and an internal review of repairs spend currently under review. • ACHA's Welfare Reform Mitigation work is ongoing- target group is currently tenants of working age who are under occupying their home. • Stuckleckie Road Offices Project plan progressing. <p>OTHER ISSUES DISCUSSED AT MEETING.</p> <ul style="list-style-type: none"> • The outcome from SPSO (ombudsman) case was discussed. Minor recommendations were made for ACHA to take action on although ACHA has queried some of the comments of the SPSO as they appear to contradict themselves throughout the document- eg the SPSO upholds the complaints but later confirms that ACHA acted appropriately and needs take to further action etc. • The Board approved the sign off of the Association's Annual accounts. • The Board approved ACHA's response to the Scottish Govt consultation on the Right to Buy. • The Board approved the inclusion of ACHA in a staff salary sacrifice scheme which allows staff to enter into contract agreements for personal vehicle hire (the cost of the car is deducted direct from the staffs' salary. There is no financial cost to ACHA) • The Board noted a report on the level of consultation undertaken during 2011/12. This report will be produced on an annual basis. • The Board approved (subject to funding) ACHA's proposed development programme for the next 3 year. Proposals also subject to Council then Scottish Govt approval. <p>Date of next meeting- Thursday 13th September 2012</p>	
6.	<p>Local Shows Update</p> <p>Committee Members attended the Lorn Show, Appin Show and Dalmally Show for 2012. IMP asked what worked and what didn't – initially good signage wasn't available for first show, was remedied for the remaining two. LAD advised it was good at Dalmally with the information regarding the new builds – it was agreed that we should look into having a local theme/focus into each area for future shows. IMP advised Islay staff attended the Islay show which was successful with the Islay plans available. MMA suggested ACHA umbrellas. IMP advised we looked into</p>	

	<p>this a few years ago but unless a large bulk order is placed, they can be very expensive.</p>	
7.	<p>EMAP Projects</p> <p>IMP advised there is an overspend in the repairs budget which amounts to £75,000 throughout the areas. One proposal to help towards the overspend was to halt spend on the EMAP projects – IMP suggested getting a decision made on the projects and put on abeyance until the full issue of the repairs overspend is analysed. IMP advised the EMAP budget effectively comes out of the repairs budget.</p> <p>Area Committee members discussed the Emap proposals:</p> <p>Bonfire Night – IMP advised that although a spend was committed last year there was no spend necessary. GF advised he believed this was one area where we should have the money available in case it is required. Agreed</p> <p>Garden Fencing – (11 Glencruitten Drive, 12 Ulva Road, 2 Islay Road, 7 Shuna Terrace & 19A Dalintart Drive). AB asked if there was a homeowner involved in the section of fence at Glencruitten – IMP advised if there is the costs are split. IMP advised there are decades of disrepair in fencing with no direct funds available for repair. IMP suggested approving works although to hold in abeyance. Members unanimously agreed.</p> <p>Dunmar Court – Wardens Office Letterbox – IMP advised this is an operational issue and there are a number of tenants in sheltered housing who do not want morning calls. Cards were made up so that if tenants were going out they can put a card though the wardens letterbox to advise that they are ok, and away out. At Dunmar Court there is no letterbox – IMP advised that funds can be made available from another budget to allow works to commence.</p>	
8.	<p>Development of Local Membership Strategy</p> <p>Papers circulated at Meeting containing details of current members.</p> <p>Area Committee to agree ways to improve membership strategy. GF asked members to put thinking caps on to improve membership. LAD advised it's promoted in ACHA's newsletters etc. Agreed to put on next Agenda.</p> <p>Papers collected to be disposed of.</p>	
9.	<p>Garden in Bloom Competition Judging</p> <p>Report was provided to members detailing winners of the garden competitions that have been judged for 2012.</p>	

Oban in Bloom

The prize giving for Oban in Bloom was carried out at the Oban Show by ACHA staff member Dee Moloney:

1st Prize – Mrs Gibson – 17 Millpark Terrace, Oban

2nd Prize – Mrs Hewitt, 2 Croft Avenue, Oban

3rd Prize – Mrs Barr, 25 Cruachan Crescent, Oban

Dunbeg - Winner 2012

Mr & Mrs Sinclair

5 Lochnell Road, Dunbeg

South Lorn - Winner 2012

Mr Halbert

2 Balure Cottages, Toberonochy, Luing

Mull in Bloom - Winner 2012

Mr & Mrs Erskine

17 Java Houses, Craignure

Islay - Winner 2012

At Augusts Area Committee, Members suggested asking the previous year's winners to judge the Islay gardens for 2012. Unfortunately this suggestion was declined by the tenants – therefore it is suggested that Islay's grounds maintenance contractor carries out the judging for 2012. Agreed.

Committee Members were provided with pictures of all the tenant's gardens in Coll & Tiree to judge the winning garden, as well as the pictures of the finalists' gardens for Dalmally/Lochawe, Taynuilt and North Lorn. The finalists were chosen by ISS services Alistair Cakebread. Members agreed on the following winners:

Coll – Winner 2012

Mr & Mrs Smalley

Gordon Lea, Isle of Coll

Tiree – Winner 2012

Ms Niven

6 Rudha Cottages, Isle of Tiree

Dalmally/Lochawe – Winner 2012

Miss Dougall

13 Scott Terrace

Taynuilt – Winner 2012

Mr & Mrs Baillie

5 Cruachan Terrace

North Lorn – Winner 2012

	Ms Watt 8 Benmore view, North Connel	
10.	<p>Community Action Fund Awards</p> <p>AMG will be processing these until the end of September, although IMP felt it would be beneficial for members to see an example of an application. IMP went through the circulated guidance notes for Area Committee Members.</p> <p>The annual budget is £10,000, therefore OLI will have £2,500. AMG's PA will confirm the groups putting requests in are registered charities. MM advised she does not feel that it's fair that small groups will be unable to apply for the funds. MM further advised that the Co-op is a charity and is able to donate funds to non charity groups. IMP advised it may be up to the Board to determine whether the funds are allocated through the subsidiary which would negate the need for the groups to be charities.</p> <p>The example given will be processed by AMG. AB asked if the fund is advertised in ACHA's website – IMP advised it is. First set for decisions will be brought to next Area Committee Meeting.</p>	
11.	<p>Tenant Newsletter – Approval of article for winter edition</p> <p>At August's Area Committee, Members proposed using the article space to advise tenants who the OLI Area Committee Members are for 2012/13. Three variations of the proposed article were circulated for Members to choose.</p> <p>Members agreed to the article with a group photo including where members from.</p> <p>Content for Spring to be discussed at January's meeting to enable the article to be approved in March.</p>	
12.	<p>Tenants and Residents Assoc. Strategy – Budget Development</p> <p>Area Committee to agree the strategy. IMP advised OLI only have one tenants & residents association in our area. IMP advised the expenses which ACHA pay include running costs etc. IMP advised ACHA budget set in September for the following financial years – IMP suggested continuing with this year's budget value – unanimously agreed. To be brought back to the agenda to review strategies to encourage participation.</p>	
13.	<p>Youth Strategy Consultation Comments</p> <p>IMP advised this was circulated to allow comments to be forwarded to Gillian MacInnes.</p>	

14.	<p>Local Report</p> <p>IMP presented OLI's Local Report.</p> <p>Soroba Fun Day - IMP advised the Soroba Residents Association held a fun day, Vivian Ritz, ACHA's Community Care Taker attended. Well attended and good weather for the day.</p> <p>Gardens – AB advised that in Soroba the improvement over the years with gardens is great, people taking a pride in the area has been a huge improvement. AMI suggested a badge style prize that could click onto a fence for tenants.</p> <p>Sheltered Housing AGMS – IMP advised that all OLI wardens have completed their SVQ's and have been presented with their certificates – Fay MacNeil, May MacCallum, Anne Ferguson and Jim Holloway.</p> <p>Islay Drug Dealer – press article advising of outcome for recent drug dealer. ACHA will proceed to take court action - this will be a test case for ACHA as the man involved was not an ACHA tenant, but the partner of a tenant.</p> <p>Port Ellen – press article acknowledging the role of Cllr Robin Currie in the progression of the new build housing in Islay.</p> <p>Corrsgeir, Islay – new roughcasting carried out, very successfully.</p> <p>Islay garden trophy – IMP showed pictures of Islay's garden trophy.</p> <p>Community Action Funds – IMP updated members on the groups that had received funding.</p>	
15.	<p>AOCB</p> <p>GF asked if any AOCB.</p> <p>Information Packs – Members agreed beneficial to have the information pack.</p> <p>LAD asked about the policy for dangerous trees and specifically about the trees overhanging at Kirkton – IMP advised LAD will be updated once the survey is received. IMP advised we remove high risk trees if on our ground. If on common we remove and advise owners there may be charges. If on tenants ground they are asked to move them. If high risk and on owners ground they'll be asked to move them.</p> <p>AMI asked why it takes so long to go to appeal for heating. IMP advised of processes.</p> <p>AB asked for a copy of the heating appeals paperwork.</p>	

	Chair's presentation. IMP took the opportunity to thank GF for his work as chair for 2011/12 and presented him with a commemorative trophy.	
16.	Date and Time of Next Meeting Monday 5 th November, 2pm Menzie's House Oban	