



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

**Monday 4<sup>th</sup> March 2019  
2pm  
Menzies House, Oban,**

**Present**

Mr Ian McIntyre, Chair (IMI)  
Mr Alister MacIntyre, Vice Chair (AMI)  
Mrs Cecilia Keenan (CK)  
Mr Stafford Day (SD)  
Nancy McDonald (NMD)  
Iona MacPhail, Regional Manager (IMP)  
Amanda MacKenzie (AMK)

Prior to the meeting proper Mrs Nancy McDonald (NMD) left the meeting to allow members to vote. IMP advised members that Mrs Nancy McDonald is currently a member of Board and has expressed an interest in joining OLI Area Committee. IMP advised that we currently have a vacancy for one tenant and one Independent Member and Mrs McDonald could be added as a casual member if approved by Members. Unanimously agreed. NMD returned to join the meeting.

Prior to the meeting proper, Kirsteen McGinn, (KMG) Director of Investment & Regeneration provided an update on the Association's Estates including taking the grounds maintenance contracts in house through AHFA.

1.	<b>Apologies</b> Cllr Jim Lynch (JL), Mrs Mary MacAulay (MMA)	Action
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2.	<b>Declarations of Interest</b>  SD notified an interest at agenda item 8 – Community Action Fund Awards.	
3.	<b>Minutes of Previous Meeting 7<sup>th</sup> January 2019</b>  Proposed – CK Seconded – SD  Page 1 – Taynuilt Police House – Discussed with KMG prior to meeting proper.  Page 2 – Croft Avenue – KMG provided an update on the previous land disposal request prior to meeting proper.  Page 2 – Catalina bus stop – AMK advised when JL submitted apologies that he advised the bus stop at Catalina is progressing and that ground works should be starting shortly.  Page 3 – IMI advised the Tenants Member Conference has taken place, 30 attended, and director of Housing & Neighborhood Services happy that there were 30 actively participating people in attendance.  Page 6 – Service Charge Policy – IMP will keep Area Committee up to date with progress on this as it goes on.	
4.	<b>Correspondence</b>  AMK advised that the Roses Charitable Trust replied to the letter sent with regards to the Community Action Fund. They confirmed that the funds of £250 will be used to work with young people local to Oban and the surrounding area, through the Oban Youth Café. They advised they are very grateful for the support and will send a report on once the project with the Youth Café has been completed.	
5.	<b>Chairs Report</b>  <b>Board update 7<sup>th</sup> February 2019</b>  The Board approved the development of a new Housing Management IT system.	

<p>The Chief Executive presented a report which covered: -</p> <ul style="list-style-type: none"> <li>• Confirmation that the draft AHFA and AHCA budgets will be presented to the Board for approval.</li> <li>• Confirmed that the Strategic Planning agenda has now been set for 26<sup>th</sup> /27<sup>th</sup> February 2019.</li> <li>• Site launches took place at Kilmartin and Garelochhead</li> <li>• The Association continues to engage with the Scottish Government regarding our Gypsy/Traveller sites.</li> <li>• Positive meeting has been held with the Council regarding the listed building status at Dalintober, Campbeltown.</li> <li>• Scottish Government confirms £826 million for housing in the 2019/20 budget.</li> <li>• New standards to be introduced to improve fire safety in homes from 2021.</li> <li>• SFHA have called for powers to carry out homelessness assessment to be extended to Housing Associations.</li> <li>• From March 2019 SHR regulatory consent will no longer be required for disposals and other matters. We will still be required to advise.</li> </ul> <p>Other matters discussed /approved: -</p> <ul style="list-style-type: none"> <li>• The Board approved a proposal for a contingency fund for the repairs service.</li> <li>• The Board approved the arrangements for the new Grounds Maintenance contract.</li> <li>• The Board approved proposals for a new Environmental Project which will eventually cover all areas over a 5-year programme.</li> </ul> <p>IMI advised it would be good to invite Alistair Cakebread to a future meeting – proposed inviting him to September meeting.</p> <ul style="list-style-type: none"> <li>• The Board approved a proposal that in light of the issues around *ESSH it would be prudent to accelerate our programme to complete the update of our stock condition data including a full *RDSAP measurement for all of our houses and to implement an interim asset management system in advance of the new *HMS.</li> </ul> <p>(* ESSH &gt; Energy Efficiency Standards for Social Housing).  (* RdSAP &gt; The Standard Assessment Procedure (SAP) is the UK government's recommended method system for measuring the energy rating of residential dwellings. ... A reduced data version of SAP, RDSAP, is used for existing dwellings.)  (* HMS &gt; Housing Management System.)</p>	<p>AMK</p>
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	<ul style="list-style-type: none"> <li>• The Board approved a proposal for SSE to bid for funding via the Warm Homes Fund on behalf of ACHA.</li> <li>• The Board approved a draft design brief for use in future new build developments with some minor amendments.</li> <li>• The Board reviewed both the AHFA and ACHA management accounts.</li> <li>• The Director of Investment &amp; Regeneration provided the regular departmental updates.</li> <li>• The Director of Finance &amp; IT provided details of the outcomes of the 2019/20 rent consultation. The Board then approved a rise of 3.7% which meets the current requirements of ACHA's business plan.</li> <li>• The Board approved both the ACHA and AHFA budgets for 2019/20.</li> <li>• The Board agreed the 2019/21 Satisfaction Action plan.</li> </ul> <p>Date of next meeting 28<sup>th</sup> march 2019.</p>	
6.	<p><b>Update from Committee Members on Local Issues</b></p> <p>SD advised no new issues to raise, very glad that Taynuilt Police House has been discussed.</p> <p>CK asked why it takes so long for deer that have been knocked down to be removed from the roadside. Almost 2 weeks CK has been passing one at the side of the road. Agreed not ACHA, but not sure if Council required to do so. SD advised he believes if by the highway, the Council may remove it. CK asked if the Council should deal with this. Proposed to CK that she could phone the Council to check.</p> <p>NMD advised there was a residents meeting at Dunmar with a few things raised, like new windows and the project has been put back. Raised problem with the buzzer and the carers have the code and where unauthorised people gain access. Residents were also discussing the tree – some for removing and some for pruning – NMD advised she herself doesn't think it needs to be taken down.</p> <p>IMI advised for Catalina, good news about the bus shelter. Action has been taken about the dog fouling but it's unfortunately not resolved it. Discussion took place regarding the issue including if the tenant was to be fined by the dog warden. Proposed conversation with JL regarding the dog warden and the issues at Catalina.</p>	JL

7.	<p><b>Community Engagement</b></p> <p>Standard agenda item.</p> <p>IMP advised local staff could attend Islay show and IMP could attend the Dalmally show. IMP further advised that it would be good to participate in the Xmas tree at St Conan's if we are invited again. Agreed.</p>	
8.	<p><b>Community Action Fund Awards</b></p> <p>OLI funds available for 2018/19 of £2,500. £2,500 previously committed. Four requests submitted.</p> <p><b>Port Ellen Toddlers</b> – request for £497.60 towards messy play activities for children aged 6 weeks to 3 years to encourage gross motor movements and fine motor skills as they grow. CK felt the nursery was maybe already established. NMD advised she felt the request was for specific equipment. Discussion ensued, agreed £300.</p> <p><b>South Islay Development</b> – request for £500 towards lunch dates with the seniors – a lunch club in Port Ellen to encourage the elderly to socialise more together. IMP added that the sheltered accommodation in Islay does not have communal lounges – the sheltered accommodation is a row of bungalows at Bowmore. SD proposed £250. Unanimously agreed.</p> <p>SD left the meeting.</p> <p><b>The Grab Trust</b> – request for £500 towards the LORI garden and tools shed. IMP advised a lot of tenants benefit from LORI. IMI proposed the full amount – Unanimously agreed.</p> <p>SD returned to the meeting.</p> <p><b>Dochas Carers Centre</b> – request for £500 towards the running costs for the Cairdeas Social Gathering for older people across Islay and Jura. £300 unanimously agreed.</p> <p>IMP suggested for the tenants newsletter that we should put an article in for the Jura project – IMP is going to Jura in the summer and will try to get photos etc.</p>	IMP

9.	<b>Estate Management Action Plan Applications</b>  <p>For financial year 2018/19 the budget for Islay Estate Management Action Plan is £4,800 and has been fully spent on projects. The budget for Oban, Lorn and the Isles Estate Management Action Plan is £12,200 and has also been fully spent on projects.</p> <p>Discussion took place regarding KMG's comments previously with regards to the possibility of EMAP jobs being priced on material only costs and no charge for labour.</p>	
10	<b>Scheme of Delegated Authority</b> <p>Opportunity to ensure we are all aware of our responsibilities. IMP highlight page 3 and the four administrative areas.</p> <p>Section 4. was reviewed and discussed.</p> <p>With regards to the land disposal requests, SD asked if Area Committees could be consulted on land purchases? IMI advised he believes normally it comes as a package from a developer as far as he believes. IMP advised she believes we only receive funding for building rather than purchase or land. IMP advised we are often asked for demand figures for areas where there are potential areas of development – IMP advised she could include this in her report.</p>	IMP
11	<b>New Build Update</b> <p>Glencruitten – could be up to 100 – believe there will be a planning meeting. 15<sup>th</sup> of April at Parish Church Hall for an information session.</p>	
12	<b>Regional Managers Report</b> <p><b>Drug dealer evicted.</b> IMP highlighted good press coverage in the Oban Times. Clear message to everyone.</p> <p><b>Dunmar Court</b> IMP showed photos of Dunmar Court communal lounge with the new chairs recently purchased.</p> <p><b>New Build North Connel</b></p>	

	<p>IMP showed photos of the recent purpose built new build at North Connel.</p> <p><b>Tenants and Members conference 2019</b> IMP advised it was another successful conference and showed some photos from the day.</p> <p><b>ACHA thanks</b> IMP highlighted a recent press article from Cllr Anne Horn to thank the ACHA staff on Islay.</p> <p><b>Tiree</b> IMP provided an update to members on a project in Tiree whereby the community wanted to put some hardcore down to have a proper access to the beach. A thank you email was received from Stephanie.</p> <p><b>Press Article – School CCTV cameras upset Oban residents.</b> IMP provided members with an update on this and advised ACHA weren't aware of it prior to the press article.</p> <p><b>Rent Charges Financial year 2019/20</b> IMP provided an update to members and provided a comparison of property types and sizes.</p> <p><b>Scottish Budgets</b> IMP provided highlights.</p>	
13	<p><b>AOCB</b></p> <p>None raised.</p>	
14	<p><b>Date and Time of Next Meeting</b></p> <p>Monday 13<sup>th</sup> May 2019 at 2pm, with lunch available from 1.30pm.</p>	