



## OBAN, LORN & THE ISLES AREA COMMITTEE

**Monday 6<sup>th</sup> December 2010**  
**3pm**  
**Menzies House, Oban**

### Present

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

1.	<b>Apologies</b>  Mrs Mary MacLeod, Councillor Roddy McCuish, Mr Andrew Birnie, Colette Benham	Action
2.	<b>Conflict of Interest</b>  Members declared no conflict of interest.	
3.	<b>Minutes of Previous Meeting 4<sup>th</sup> October 2010</b>  Were approved as an accurate record. Proposed by MM, Seconded by AMI	
4.	<b>Matters Arising</b>  Item 16 – GF advised that Members agreed that future meetings will commence from 2pm and asked if this could be implemented from the next	

	meeting.	IMP
5.	<p><b>Correspondence</b></p> <p><b>Area Committee Dates</b> - Correspondence from Christine Johnston to recommend that Committee dates are changed to run from March and then bi-monthly – this would allow for Area Committee's to receive the most up to date KPI information available in line with the information supplied to the Board. Members present agreed but suggested February's meeting continue before changing to the new schedule.</p> <p><b>Governing Body Update</b> – information circulated for members not on the Board to update their Governing Body Manuals.</p>	IMP
6.	<p><b>Chair's Report</b></p> <p>GF provided update from the Board. GF advised that the Board are currently discussing the introduction of 'All Pay' which would allow tenants to pay for their rent through various different venues – this would be run in tandem with Area Offices. Christine Johnston will be reporting back to the Board.</p>	
7.	<p><b>Tenants Panel Minutes</b></p> <p>Minutes from 17<sup>th</sup> August 2010, previously circulated to members for information with Committee papers. LD in attendance.</p> <p>No issues.</p>	
8.	<p><b>Health &amp; Safety Committee Minutes</b></p> <p>Minutes from 17<sup>th</sup> August 2010, previously circulated to members for information with Committee papers. GF in attendance.</p> <p>IW stated that he was worried that cuts in budget result in Health &amp; Safety cuts.</p> <p>The path running alongside Menzies House was discussed and highlighted as dangerous with the current weather. IMP advised this path was not ACHA's responsibility and advised that local staff have transported some elderly tenants home instead of them walking on the path.</p> <p>MM raised the Asbestos Register – GF advised that the current system does not lend itself to reporting.</p>	

9.	<p><b>Review of key performance indicators</b></p> <p><b>Tenants Contents Insurance</b> – IMP highlighted that there has been a huge push on tenant contents insurance through the local offices to raise awareness to tenants.</p> <p>IMP highlighted that there were two new housing developments opened by ACHA, including Croft Avenue, Oban.</p> <p>IMP advised Islay has ranked 1<sup>st</sup> for Arrears, void re-let times, Emergency repairs, Urgent repairs and repairs satisfaction. IMP advised that the staff compliment in Islay is in ratio to the size and amount of properties on the island.</p> <p>IMP advised that although OLI hadn't ranked particularly high for repairs satisfaction and repairs carried out, the percentage was good. IMP advised that although 4<sup>th</sup> ranking, the percentage of 1.97% for arrears was an amazing figure for such a large volume of properties, and this was a brilliant job done by staff particularly in the current financial climate.</p>	
10.	<p><b>Board Development Review</b></p> <p>GF advised that the Board require himself and IMP to look at suggestions to reduce staff time in relation to servicing Area Committees, including the number of hours staff spend preparing reports etc. One suggestion was for papers to be emailed to members.</p> <p>It was agreed that OLI are a successful Area Committee, a standard agenda is used and IMP and GF liaise by phone for pre-agenda. The amount of work to prepare reports such as EMAP proposals was acknowledged but It was also agreed that there are no other feasible cut backs without being detrimental to the Committee.</p>	
11.	<p><b>Local Report</b></p> <p><b>Winter Conditions</b> – IMP advised that last year ACHA helped the Council with gritting priority areas. This year the Council have provided grit and if necessary ACHA will provide help. IMP raised the earlier topic of the path running alongside Menzies House and asked Members to decide on what course of action they propose. Members agreed that ACHA should contact the Council once more to request the path is gritted and if they are unable to, make arrangements for ACHA to grit the path.</p> <p><b>Dalrigh Xmas Tree</b> – IMP advised that ACHA has put up a Xmas tree at the Bealach-An-Righ – the tree was donated by Fountains, McGougan Builders and Joiners donated the lights and there is an electric feed from</p>	IMP

	<p>the street lights provided by the Council which was connected by OES. IMP informed Members that a press release has been issued today for the switch-on of the lights and the 'Design a Xmas Card' competition.</p> <p><b>Close Painting</b> – Owners are coming on board the 7 year programme and this has been a great success.</p> <p><b>Bonfire Night</b> – IMP advised there is no tale of woe this year as Bonfire night was very quiet. The Police were delighted with the outcome and it is believed that the joint working done over previous years is coming to fruition. IMP advised that this has resulted in a saving of money from the initial EMAP award.</p> <p><b>Fredrick Crescent, Islay, Flooding</b> – IMP showed Members present pictures of the affected areas at Fredrick Crescent and advised that ACHA tenants were offered alternative accommodation at a local Hotel – no tenants took the offer although it was very much appreciated and the following morning the flooding had cleared completely.</p> <p><b>Colonsay Refurb</b> – IMP advised this is now complete, the tenants from both properties were decanted into winter lets and Kevin Brown was the contractor. The works were completed in half the time of the schedule and included the installation of disabled bathrooms, kitchens, heating, roofing and rewiring – everything was done. IMP further advised that ACHA is continuing to work with the Laird regarding the road up to Hill Cottage which is very bad and more like a track – this road is owned in common with the Laird.</p> <p><b>Anti-Social Behaviour</b> – Two decrees have been granted, both convicted of drug dealing – there was no defence or appearance in court by either party. Evictions will be carried out prior to Christmas, both had the opportunity to appeal and neither have. LD advised she was concerned about the property in Appin which has been unoccupied by the tenant for some time and worried that there could be the possibility of burst pipes with the recent weather. LD advised comments from the local community have been very positive – IMP advised there will be a press release after the evictions.</p> <p><b>100<sup>th</sup> Birthday</b> – IMP informed Members of the 100<sup>th</sup> birthday of Mrs Ferguson, a tenant at Ford Spence Court. A celebration was held including speeches, flowers, cards and standing room only as the complex was full of well wishers.</p> <p><b>Croft Avenue</b> – IMP advised Members that the opening of Croft Avenue was a great success. IMP also advised that as new build properties the rents are inclusive of service charges which include close cleaning.</p> <p><b>Current Stock</b> – IMP provided details of the current stock held across ACHA.</p>	IMP
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	<p><b>Community Action Fund Awards –</b></p> <table> <tr> <td>Tiree Youth Club</td> <td>£300</td> </tr> <tr> <td>Tiree Lunch Club</td> <td>£300</td> </tr> <tr> <td>Oban Thistle Football Club</td> <td>£300</td> </tr> <tr> <td>Argyll &amp; Bute Womens Aid (Oban)</td> <td>£300</td> </tr> <tr> <td>Soroba Young Family Group</td> <td>£300</td> </tr> <tr> <td>Oban War &amp; Peace Museum</td> <td>£300</td> </tr> </table> <p><b>Highfield Opening</b> – Very rapid conclusion after a Scottish Water hold up – the opening on Islay will now commence on Tuesday the 14<sup>th</sup> of December and will be opened by Norman Beaton. IMP advised all Committee Members are invited and advised that ferry timetables allow for the same day return, and advised if required, accommodation can be booked if Members would prefer to travel the day before – IMP asked Members attending that where possible if they can car share and if they can advise AMK if they will be attending.</p>	Tiree Youth Club	£300	Tiree Lunch Club	£300	Oban Thistle Football Club	£300	Argyll & Bute Womens Aid (Oban)	£300	Soroba Young Family Group	£300	Oban War & Peace Museum	£300	ALL
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12.	<p><b>Estate Management Action Plans</b></p> <p>EMAP proposals were circulated to Members prior to the meeting with Committee Papers.</p> <p><b>OLI Playparks</b> - Proposals to allow for repairs of minor defects at OLI playparks were approved.</p> <p><b>OLI Cups</b> – Proposals for the engraving of garden cups and the ‘Design a Christmas Card’ competition with Soroba Nursery were approved. MM proposed that all Nurseries should be invited to participate in this competition in future – IMP clarified if this is for all nurseries in OLI. Members present agreed that the nurseries could pick one or two entries to submit with the Committee Members judging the overall winner.</p> <p><b>Glencruitten Fencing</b> – Members present agreed the cost of £5000 was very expensive and suggested a further quote should be requested or a quote to repair the fencing. Once received the proposal can be reviewed.</p> <p><b>EMAP Budget 2011/12</b> – IMP proposed that the budget for EMAP for the next financial year could be reduced, as related asset works including playparks has now been completed along with initial projects, there are not as many common works required and many can’t be completed due to the large volume of owners. IMP advised the money would be kept in OLI and could go towards general repairs, the budget of which is very stretched. Members present agreed the money would be better used in repairs if it is not required – Members agreed that the budget could be reduced to the sum of £15,000 with the provision that if a project became available the money would still be available in a future financial year. Members present agreed the funding cut with the provision that it is reviewed at the end of the financial year.</p>	<p>IMP</p> <p>IMP</p> <p>IMP</p>												

13.	<p><b>AOCB</b></p> <p><b>Glencruitten –</b> AB advised that a new door has been fitted to some properties in Glencruitten but the frame remains unpainted. IMP to investigate.</p> <p><b>Emailing Papers –</b> GF advised that papers can be emailed to him for future meetings. Remaining members wish to continue with papers posted.</p> <p><b>Community Council –</b> GF congratulated MM on becoming the Chair of Oban Community Council.</p>	<p>IMP</p> <p>AMK</p>
14.	<p><b>Date and Time of Next Meeting</b></p> <p>Monday 7<sup>th</sup> February 2011, 2pm, Menzies House, vc Tiree</p>	