



OBAN, LORN & THE ISLES AREA COMMITTEE

**Monday 7th January 2019
2pm
Menzies House, Oban,**

Present

Mr Ian McIntyre (IMI) Chair,
Mr Alister MacIntyre Vice Chair (AMI),
Mr Andy Birnie (AB)
Mr Stafford Day (SD)
Mrs Mary MacAulay (MMA)
Iona MacPhail, Regional Manager (IMP)
Amanda MacKenzie (AMK)

Prior to the meeting proper, Matthew MacAulay, Regeneration Manager, Investment & Regeneration provided an update on the Association's new build programme and progress.

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| 1. | Apologies Cllr Jim Lynch (JL) | Action |
| 2. | Declarations of Interest None raised | |
| 3. | Minutes of Previous Meeting 12th November 2018 AMK advised minute footer to be amended to 12 th November 2018. Proposed – AMI Seconded – MMA Page 1 – Taynuilt Police House – SD asked if any update. IMP asked if there is a sign up now. SD advised there is a small sign on it now | AMK |

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| | <p>and SD advised there was an article in the press about it. IMP advised the value is too high for ACHA. SD advised as it would be slowly deteriorating he would think ACHA could put a lower offer in for it. SD advised the Police should advertise it better or in local estate agencies. SD asked that it is reported to the empty homes officer with the Council. IMP confirmed she will do this. SD asked if it could be considered that ACHA puts a lower offer in for it. AB asked how much of a lower offer would ACHA need to put in for it to be viable. IMI advised it would need to go through Kirsteen. IMP advised Kirsteen will be attending March's meeting and we can discuss options.</p> <p>Page 2 – Croft Avenue – Kirsteen will be able to give an update on the previous land disposal request.</p> <p>Page 2 – Your Voice Group recommendations for Estates – IMP confirmed that Kirsteen McGinn, Director of Investment & Regeneration will attend our March Area Committee Meeting.</p> <p>Page 3 – Catalina bus stop – AMK advised when JL submitted apologies that he advised the Council has discussed with the land owner which JL believes is M&K MacLeod and the issue with the bus shelter should be addressed. Agreed a thank you letter will be sent to M&K if the shelter is added. JL also advised that the issue of cars parking at the bus stop at the hospital has been resolved with new lines having been painted. MMA advised Dunbeg still hasn't had a bus shelter and they've been asking for one since MMA moved in.</p> <p>Page 5 – gutters in Dunollie at closes 17 & 21 – IMP advised the works were not carried out by AHFA.</p> | IMP |
| 4. | <p>Correspondence</p> <p>None received.</p> | |
| 5. | <p>Chairs Report</p> <p>Board update 13th December 2018</p> <ul style="list-style-type: none"> • The Current ACHA Membership is now 253 • The Board approved a Community action fund award for the Isle of Bute Resilience Team. <p>The Chief Executive provided a presentation which covered the</p> | |

following: -

- The budget planning process for 2019/20 is on track for presentation to the February Board.
- The 2018 tenant satisfaction survey has been concluded with an interim report at today's meeting and a draft action plan for approval at the next Board meeting.
- The Asset management strategy in relation to the demolition progress in Bute and South Kintyre
- The review of our legal retainer with BTO has taken place.
- The business plan has been approved by Lloyds banking.
- New build and investment programme on site with priorities.
- Positive developments with Money Skills Argyll in terms of the funding regime.
- Tenant and members conference for 2019 – planning progressing.
- Meetings held monthly with AHFA on income and cost management.
- The Scottish Govt has approved our first “Passivhaus” housing development for Garelochhead.
- Annual updates to Council Area Committees by CEO ongoing.
- Working with the Scottish Govt re some issues with the Site licence conditions in relation to our Gypsy/Traveller sites.
- Scottish Government Homelessness Working group has come back with 70 recommendations. ACHA working with Council and other HOME Argyll partners re impact/implications on ACHA.

Other matters

- The Board reviewed the Associations response to the SHR's consultation on the Regulation of Social Housing in Scotland.
- The Board reviewed AHFA and ACHA's management accounts.
- The Board reviewed the Draft budget for 2019/20. Final decision will be made at the next Board meeting.
- The Board reviewed the Group performance management framework.
- The Director of Investment & Regeneration provided the regular Investment and Regeneration update.
- The Board approved 2 EMAP's for the Bute and Cowal Area in the absence of a current Area Committee.
- The interim results of the 2018 Tenant Satisfaction Survey were presented to the Board. An action plan will be developed following detailed analysis of the comments received.

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| | <p>Date of next meeting 7th Feb 2018</p> <p>IMI advised there was also a split decision with the Board on a Community Action Fund Application for Bute. This was for hand pushing salt gritters to assist Argyll & Bute Council. Some members didn't think it would be fair for tenants to cover costs to assist what is a Council function.</p> <p>IMP further added with regards to Bute Area Committee there may now be enough volunteers for the Committee.</p> | |
| 6. | <p>Update from Committee Members on Local Issues</p> <p>MMA advised no real issues, apart from the new road works at Dunbeg and the chlorine in the water – MMA has reported it 4 times to the water board – on Saturday MMA advised the colour of the water was really bad. Also problems with the bins being collected over the festive period.</p> <p>AMI advised the bins have been all over Dunollie with the winds and the blue bins not being collected, and with no weight in them they are just blowing over. AMI advised the attitude is, if I own my house I can leave my bin out. IMI advised it is an issue for anyone, when the pavements are blocked by bins or when cars park on the pavements. MMA phoned to report the blue bins not being lifted and had been advised that two bin lorries had broken down.</p> <p>AB advised they had a bin collection on Sunday at Catalina. MMA advised it's always 2 vehicles down at Xmas time. AB advised the bin lorry that's used for the general waste can't be used for the recycling bins and advised they have cut down on the number of vehicles.</p> <p>IMI advised he would like to clarify issues with dog poo – all grassed area outside the flats at Catalina is covered in it and you can't use your whirly gig without standing on it. IMI asked if something could be put through doors as a reminder to pick up after your dog. IMI asked about the disposal of gas bottles? IMP advised that no tenants are allowed gas canisters in the properties – IMP advised she would like to speak with IMI after the meeting to discuss fully. A suite has also appeared in the rubbish area – IMP advised we will knock doors to find out who has left it and it will be recharged. IMP advised with regards to the dogs, if IMI knows who it is then to advise and Estates officers can contact. SD asked if it is in tenancy agreements to bag</p> | |

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| | and dispose – IMP advised it isn't. AB advised the dog warden stays nearby. IMP advised we'll try to deal with the person responsible in the first instance. | |
| 7. | <p>Community Engagement</p> <p>Standard agenda item.</p> <p>Tenants Newsletter Article A proposal was made for the next Tenants Newsletter Article to be about the Xmas card competition and 2018's winner. Agreed.</p> | |
| 8. | <p>Community Action Fund Awards</p> <p>OLI funds available for 2018/19 of £2,500. £2,500 previously committed. Two requests submitted.</p> <p>AMK circulated summary information on awards made this financial year.</p> <p>IMP advised at the last meeting that £250 was approved for Roses with the caveat that they confirmed the funds would be used for beneficiaries within Oban, Lorn & Isles. IMP advised the funds have not yet been released as no confirmation has been received. IMP asked if members want a reminder sent, so that a decision could be made in March? Agreed a reminder should be sent advising Area Committee has reconsidered and would need confirmation within 7 days to confirm or funds may be issued to another group.</p> <p>Agreed to defer the two applications submitted for this meeting to March's meeting.</p> <p>South Islay Development – request for £500 towards lunch dates with the seniors – a lunch club in Port Ellen to encourage the elderly to socialise more together. Deferred to next meeting.</p> <p>Port Ellen Toddlers – request for £500 towards messy play activities for children aged 6 weeks to 3 years to encourage gross motor movements and fine motor skills as they grow. Deferred to next meeting.</p> | IMP |
| 9. | Estate Management Action Plan Applications | |

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| | <p>For financial year 2018/19 the budget for Islay Estate Management Action Plan is £4,800 and has £1,374 remaining. The budget for Oban, Lorn and the Isles Estate Management Action Plan is £12,200 and has £661 remaining.</p> <p>Dalmally Playpark notice board – Project cost £940. IMP provided further information and advised the plaques that are on the current noticeboard are for those that donated money for the provision of the playpark and advised if agreed, the plaques would be put onto the new board. Agreed. IMP advised she is attending the next Community Council Meeting and will advise that we will be replacing the notice board and keeping the plaques.</p> <p>Ledaig TP Site letter boxes and custom built cover – Project cost £1,300. (£250 shortfall to be paid from Area Team's environmental budget for TP Site). Agreed.</p> | |
| 10 | <p>Policies for Review 2019</p> <p>Members were provided with a list of all policies due for renewal during 2019 and were asked if there are any policies they would like to be consulted on.</p> <p>No new policies flagged.</p> <p>Service Charge Policy – IMP advised she will bring information back to AC Members on this.</p> | IMP |
| 11 | <p>Scheme of Delegated Authority</p> <p>Members were provided with an updated copy of the Scheme of Delegated Authority and the Board's original report summarising the changes agreed with their papers.</p> <p>Items updated include the amendment of Area Committee meeting quorum to reduce from 4 members to 3 members and the review period has been amended from annually to three yearly, unless a further review is required in the interim.</p> <p>IMP also suggested it may be beneficial to go through the scheme of delegated authority for the next meeting as a refresher. SD advised we are consulted on for disposal of land but not for the purchase of land and would like Area Committee's to be consulted. IMP thought</p> | IMP |

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| | this may be beneficial to raise or suggest with Kirsteen McGinn who is attending March's meeting. | |
| 12 | <p>KPI Scorecards</p> <p>IMP highlighted the performance scorecards included with papers and asked members to confirm if they would be happy for all future scorecards to be colour coded rather than arrows as was previously provided. Agreed.</p> <p>IMP also advised that as per the Board's review, that additional information will be added to include:</p> <ul style="list-style-type: none"> • % of homeless offers that result in a let • Abandoned tenancies • Evictions | |
| 13 | <p>New Build Update</p> <p>Matthew MacAulay provided update prior to meeting proper.</p> | |
| 14 | <p>Regional Managers Report</p> <p>Oban Times Article IMP highlighted a recent article and provided background information as well as Alastair MacGregor's full response.</p> <p>Colonsay Road IMP provided a background to members about a long standing issue on Colonsay and was pleased to advise that the issue has at long last been resolved.</p> <p>AB & AMI apologised and left the meeting.</p> <p>Drug dealer evicted. IMP highlighted good press coverage, including in the Scottish Housing News Article.</p> <p>Investment spend to date The spend to date in Oban, Lorn and the Isles and since the Association was formed amounts to approximately £35.6million. 7706 elements installed. Challenge with a growing number of referrals for adaptations with a decreasing budget.</p> | |

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| | <p>Honour for Cllr Donnie MacMillan – amazing man and great supporter of ACHA.</p> <p>Xmas Tree Festival – IMP showed photos of the ACHA Xmas tree. IMP proposed committing to attending this as a Community Engagement.</p> <p>Xmas Jumper Day – photo of ACHA staff with the donations for Hope Kitchen. MMA raised £550 for the Nelson Day Bed Unit at the Hospital by sitting for 7 hours not saying a word.</p> | |
| 15 | <p>AOCB</p> <p>AB prior to leaving the meeting advised members that he is now registered blind but hopes to continue with the AC as long as he can. Members & staff present hope that AB will remain a member as long as possible as he is a valued member of the Area Committee with invaluable insight, experience and knowledge.</p> <p>Agreed to invite Matthew MacAulay again to July's AC meeting during lunch.</p> | IMP |
| 16 | <p>Date and Time of Next Meeting</p> <p>Monday 4th March 2019 at 2pm, with lunch available from 1.30pm. Kirsteen McGinn, Director of Investment & Regeneration will be in attendance.</p> | |