



## OBAN, LORN & THE ISLES AREA COMMITTEE

**Monday 7<sup>th</sup> February 2011**  
**2pm**  
**Menzies House, Oban**

### Present

Mr Alistair MacIntyre **Vice Chair** (AMI)  
Mrs Lorraine Anne Drysdale (LD)  
Mrs Marri Malloy (MM)  
Mr Irvine Waugh (IW)  
Iona MacPhail, Regional Manager (IMP)  
Collette Benham – Director Human Resources & Corporate Services (CB)  
Amanda MacKenzie – Area Administration Officer (AMK)

1.	<b>Apologies</b>  Mr George Farquhar, Mr Andrew Birnie, Councillor Roddy McCuish.  In absence of Chair, AMI presided.	Action
2.	<b>Minutes of Previous Meeting 6<sup>th</sup> December 2010</b>  Were approved as an accurate record. Proposed by MM, Seconded by AMI  No matters arising.	
3.	<b>Correspondence</b>  AMK advised no correspondence.  <b>Conflict of Interest –</b> Members declared no conflict of interest.	

#### 4. **Chairs Report**

In absence of GF, IMP provided an update from the January Board:

**The Chief executive provided updates on a number of issues:-**

- The draft Scottish Budget has still to go through the Scottish Parliament for approval. Concerns raised regarding proposed cuts to affordable housing budget.
- There is a proposed £2 million reduction in the Wider Role Programme.
- British Gas and Carillion have been appointed to carry out the heating and rewiring programme.
- The Grounds Maintenance Consultation has been redone with additional consultation carried out in all areas.
- Refurbished properties at Highfield, Bowmore (Islay) have been completed and were opened in December.
- The Care Commission are carrying out their annual inspection at a number of Sheltered Housing Complexes during January. The outcome of the inspection will be reported back to the Board in due course.
- 860-900 tenants have ACHA contents insurance – area offices are currently highlighting the availability and value of insurance to tenants.
- Adverse weather plan- activated at end of November. ACHA staff have contacted vulnerable tenants, assisted with gritting, provided advice and assistance to tenants with burst or frozen pipes.
- Council Coalition Changes- Cncl Robin Currie is now the Council's Housing Spokesperson.
- Tragically one of our tenants from Luss was killed in a house fire early in the new year.
- The Board discussed a wide range of safety options in place including liaison with Fire safety services and the relatively low uptake of Contents insurance despite additional publicity.
- An update regarding proposed office accommodation, in a number of areas, was presented to the Board. It was agreed that subject to further investigations/feasibility studies being carried out a further

	<p>report will be brought back to the Board in due course.</p> <p><b>Sheltered housing service charges</b></p> <ul style="list-style-type: none"> <li>➤ The Board agreed to amend a number of the elements of Sheltered Housing Service charges. The majority of the changes will come into force in April</li> </ul> <p><b>Fish Project</b></p> <ul style="list-style-type: none"> <li>➤ Over £500,000 of income has now been raised for ACHA tenants. Work is underway to secure funding for the project which is due to end in June.</li> </ul> <p><b>Strategic planning days, march 2011</b></p> <ul style="list-style-type: none"> <li>➤ Concerns were raised regarding Board/AC members not attending despite advising that they would attend. All members are encouraged to ensure that they will attend if places have being booked.</li> </ul> <p><b>Dalaruin Flat Exchange ( Campbeltown)</b></p> <ul style="list-style-type: none"> <li>➤ The Board have agreed to exchange an ACHA owned flat with a privately owned flat to allow refurbishment of the block of properties to proceed. This is the first time ACHA have attempted to enter into such an arrangement and look forward to the work at Dalaruin finally being able to proceed.</li> </ul>	
5.	<p><b>Tenants Panel Minutes – 19<sup>th</sup> October 2010</b></p> <p>LAD attends meetings and finds it very informative and an opportunity for tenants throughout Argyll to participate.</p> <p>No issues.</p>	
6.	<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>Health &amp; Safety Meetings are held quarterly and a new working procedure will be put in place to approve minutes within 2 weeks after the meetings – this will ensure that the most up to date minutes are available.</p>	
7.	<p><b>Review of key performance indicators</b></p>	

	<p><b>Cycle Path Consultation</b> – IMP informed members that tenants at Ford Spence Court were consulted regarding proposals to site the Cycle Path through grounds of Ford Spence. IMP advised that the proposal from Cycling Scotland was for the path to go through the old railway line, in return for which Cycling Scotland proposed to make a contribution to Ford Spence by replacing fencing and providing a patio area for tenants.</p> <p>Tenants were given a presentation from Cycling Scotland and then invited to participate in a secret ballot, the result of which was unanimous. Tenants decided that they did not want the cycle path.</p> <p><b>Enhanced Care Packages</b> – An information session was held at Ford Spence Court in conjunction with Argyll &amp; Bute Council. The complex has been selected to provide extra care housing. This will involve the Council providing enhanced service and support packages to tenants to allow them independent living for longer.</p> <p><b>Void Times</b> – IMP highlighted the very good, year to date void times for Islay of 5 days and OLI of 11 days against the target set of 31 days.</p> <p><b>Rent Arrears</b> – IMP also highlighted the percentage of arrears for all areas which are all below the 2.5% target. IMP advised that OLI's 1.75% for such a large area as OLI was an excellent achievement.</p> <p><b>Emergency Repairs On Target</b> – IMP highlighted Islay's 100% and advised this is a continuous improvement. IMP also highlighted Decembers 100% for OLI and advised this is a remarkable figure considering the unprecedented extreme weather throughout December.</p> <p><b>Repairs Satisfaction</b> – IMP advised the percentage of 90.6% was very low for OLI and advised she would look into it.</p>	IMP
8.	<p><b>Time Meetings To Be Held</b></p> <p>RMC and AB are unable to attend meetings from 2pm. Further details of what is suitable to be agreed &amp; members to be advised.</p> <p><b>Addendum: Meetings will revert back to 3pm start.</b></p>	
9.	<p><b>Local Report</b></p> <p><b>Fredrick Crescent Floods</b> – ACHA staff arranged for properties to be sandbagged and tenants were offered alternative accommodation. IMP advised that an Islay resident wrote into the local paper to thank the Council and ACHA for the work carried out to stop damage to properties.</p> <p><b>Daal Terrace Garage, Islay</b> – IMP provided pictures of the garage and advised that after extensive title searches, the garage does belong to</p>	

	<p>ACHA. The garage will now be demolished.</p> <p><b>Christmas Tree &amp; Card Competition, Oban</b> – Joint working allowed for the tree to be put up at the Bealach-an-Righ. Electric was provided by Argyll &amp; Bute Council through the street lights which was organised by Councillors. Oban Electrics wired the lighting. McGougan Joiner and Builders purchased the Xmas tree lights and Alistair Cakebread, Fountains gifted the Xmas tree.</p> <p>The Oban Times covered the story of the Xmas Card Competition run with Soroba Young Families Nursery.</p> <p><b>Joint Agreement</b> – ACHA, Dunbritton, West Highland and Fyne Homes formally signed a joint working agreement which will allow the Associations to work together on wider action which includes lobbying for funds together instead of being in competition.</p> <p><b>Local Donation</b> – The Oban Times published a picture of Thistle FC alongside Committee Member MM with their new training tops purchased through ACHA's Community Action Fund.</p> <p><b>Drug Dealers House</b> – Discussed.</p> <p><b>Pitch 1 Ledaig TP Site</b> – IMP showed pictures of the new Chalet that has been installed by Argyll &amp; Bute Council on Pitch 1, due to the health conditions of one of the tenants. ACHA rent the ground to the tenants and the Council rent the chalet to the tenants.</p> <p><b>Web Payments</b> – IMP informed members that payments to ACHA can now be made online at <a href="http://www.acha.co.uk">www.acha.co.uk</a></p> <p><b>Shelter</b> – IMP advised members of Shelters recent press coverage in the Oban Times on Argyll &amp; Bute's eviction figures. IMP advised that Alastair MacGregor responded, to highlight that ACHA aim to resolve issues with tenants in rent arrears but that ACHA will continue to actively evict drug dealers and serious thugs from our Communities.</p> <p><b>Highfield</b> – IMP provided pictures of the opening of Highfield, Islay which was the week before Xmas. Norman Beaton officially opened Highfield and the day was a fantastic success.</p> <p><b>Soroba Bridge</b> – Recent press article of an anonymous donor of gallons of paint to allow locals to re-paint the Soroba Bridge to cover graffiti. It is hoped the recent addition of lights will deter further vandalism.</p> <p><b>ACHA Contracts</b> – Recent Oban Times press release 'Council opt not to bid for £2.6m contracts'. Discussion took place regarding the cuts throughout Argyll. IMP advised that there are proposed cuts to supporting services which include Blue Triangle and Quarriers.</p>	
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10.	<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>Winter Gritting</b> – ACHA took a pro-active approach to providing grit to mainland and island communities, particularly areas identified as high risk.</p> <p><b>Sheltered Housing</b> – Proposals to purchase garden tables for Dunmar and Ford Spence Court and proposal to purchase garden bench for Rudha Cottages, Tiree.</p> <p><b>Lora View Playpark</b> – Proposal to paint external fence at Lora View Play park, North Connel.</p> <p><b>Fencing</b> – Proposals to renew fencing at: Seaview Terrace, Easdale; 5 Cnoc Mhor, Balvicar and 7 Fladda, Isle of Luing.</p> <p>All proposals were unanimously agreed.</p>	
13.	<p><b>AOCB</b></p> <p><b>HomeArgyll</b> – MM raised HomeArgyll and asked if there is a separate list for applicants for sheltered properties as she believed the current pointing system for older applicants can be very confusing. IMP advised that there are three lists, the Direct List, Transfer List and Homeless List. IMP also advised of the quota system and that there is no separate list for sheltered accommodation as applicants on any of the three lists could be eligible for sheltered accommodation. CB advised that there will be an overview of allocations and HomeArgyll at the Members Conference.</p> <p><b>Dangerous Trees</b> – IMP updated members of ACHA's current works, which included a full survey of all trees within Argyll &amp; Bute grounds that ACHA owns or shares with common rights. The trees were graded and they will be cut down before the end of the financial year if they were graded as high risk. A letter will be sent to owners with grounds in common to advise that we will be cutting the high risk trees but they may be recharged if the ground is in their title.</p> <p><b>Cycle Path</b> – AMI advised of works commencing to route the cycle path through Lorn Avenue, Dunollie. IMP advised ACHA have not been contacted regarding this and will investigate if it crosses ACHA ground.</p> <p><b>Members Conference</b> – The conference in March 2011 for Members will cover a number of issues including a presentation on factoring works ongoing and progress that's been carried out in regards to title deeds and ownership.</p>	IMP

12.	<b>Date and Time of Next Meeting</b>  Monday 7 <sup>th</sup> March 2011, 2pm, Menzies House, vc Tiree	
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