



OBAN, LORN & THE ISLES AREA COMMITTEE

**Monday 7th March 2011
3pm
Menzies House, Oban**

Present

Mr George Farquhar **Chair** (GF)
Mr Alister MacIntyre **Vice Chair** (AMI)
Mr Andy Birnie (AB)
Mrs Lorraine Anne Drysdale (LD)
Mrs Marri Malloy (MM)
Mr Irvine Waugh (IW)
Councillor Roddy McCuish (RMC)
Iona MacPhail, Regional Manager (IMP)
Collette Benham – Director Human Resources & Corporate Services (CB)
Amanda MacKenzie – Area Administration Officer (AMK)

Play Park Strategy

Prior to the meeting proper, Catriona McIntosh, Senior Regeneration Officer, ACHA, (CMI) provided a presentation on Play Park Improvements throughout Oban, Lorn & Isles.

CMI advised that ACHA's strategy for play parks is either to carry out minor improvements, major improvements or complete removal, and that a number of factors are taken in to account when determining what action should be taken.

CMI informed members present of current works and circulated detailed plans of each site for information.

On site at present:-

- Stanalane, Bowmore, Islay – very popular and well used play park although the equipment was very tired. CMI advised that some of the existing equipment can be refurbished; the frame for the swings will be painted and new seats installed. A number of new apparatus will be installed including a climbing frame, zip slide and birds nest swing.

More seating will also be included and the perimeter wall will be resurfaced through ACHA's roads and footpath programme.

CMI advised that there has been consultation with owners to set up factoring and the owners were all consulted with the proposed improvements to Stanalane Play Park. Only one response was received although the general consensus throughout the community has been very positive.

- Broomhill, Bowmore, Islay – ACHA are currently looking into the legalities of this site regarding ownership rights. CMI advised this play park is not as well used as Stanalane, the equipment transferred to ACHA, but the land the play park is on, did not transfer. ACHA currently maintain the play equipment.
- Laoigan Place, Keills, Islay – Equipment old and tired and required to be taken away. CMI advised there is a smaller catchment area for this play park than that of Stanalane and therefore there will be new equipment installed, but not as much.
- Texa Crescent, Port Ellen, Islay – CMI advised that There are a lot of tenants living in this area and the Council have a play park at one end of Port Ellen with ACHA having one at the opposite end
- Play park at Port Ellen is unique in that the Council own one end and ACHA the other. There are a lot of tenants living in this area so some new pieces of equipment have been added.
- In the Oban area there has been the previously completed Kerrera Terrace play park which required drainage to be put in prior to the upgrading of the play equipment.
- Colonsay Terrace, Oban - primarily a younger age group/toddler play area received new equipment and the whole area was fitted with safety surfacing.
- Millpark Avenue, Oban - site was very boggy, drainage was installed and the equipment removed as it was very old and unused.
- Bentalla Crescent, Mull - was completely refitted and is sited beside a local primary school and pre-5 unit, it is therefore a very well used play park.

CMI advised that it is hoped that the play area strategy will be concluded next year and advised that ACHA would be happy to look at suggestions.

AB raised the McCaig Road play park which currently has steps at one side of it, and advised that people with prams or wheelchair users have to go over the grassed area or a longer route right round. AB suggested it would be of benefit to have a slope alongside the steps.

RMC advised he works in partnership with Tenants and Residents Associations to put equipment into areas that don't have play parks but do have ground – CMI advised ACHA encourage T&R groups to work with us, where we can look for match funding and advised that ACHA's current play park strategy is looking to improve current play areas.

1.	Apologies Ms Janet MacIntosh, (JMI) this was due to the VC room in Tiree not being available. JMI was unable to attend February's meeting due to a fault with VC equipment in Tiree - GF advised JMI should be receiving our apologies and asked that a bunch of flowers be sent.	Action
2.	Minutes of Previous Meeting 6th December 2010 Were approved as an accurate record. Proposed MM, seconded LD Matters Arising – Cycle Path Consultation – RMC asked what the tenants concerns were. IMP advised that the tenants liked the security of having nothing behind the complex as well as the fact that there are a number of memorial trees planted within that area. Members asked if there was a possibility that a compulsory purchase order could be made – IMP advised that Cycling Scotland have not made an attempt to buy land off the neighbouring land owner. Soroba Bridge – It was noted that lights have now been sited at the bridge.	
3.	Notes of Interest in any Matters Arising by Area Committee Members No conflict of interest	
4.	Correspondence AMK advised there has been no correspondence.	
5.	Chairs Report Salary Increase – Employees are currently being consulted on a proposed 1.6% increase with an email poll on staff views closing on Wednesday. CB provided background and advised of NI and pension increases which have an effect of base salaries. CB further advised that there was a pay freeze	

	<p>last year but benefits to staff were increased with the introduction of Healthshield. IMP advised that vacancies within ACHA continue to attract high numbers of applications and the recent post of Trainee Housing Officer in Cowal attracted over 90 applications, with another post in Lomond with over 65 applications.</p> <p>It was noted that tenants rent increase for 2011/12 was set at 5.8% and that 60% of tenants are on housing benefit.</p>	
6.	<p>Tenants Panel Minutes</p> <p>Minutes noted, no comments</p>	
7.	<p>Health & Safety Minutes</p> <p>Minutes noted, no comments</p>	
8.	<p>Review of Key Performance Indicators</p> <p>Extra Care - IMP provided further information with regards to the service information sessions on 'Extra Care Housing' which took place at Ford Spence Court. The project will be a pilot where extra care will be provided to tenants with higher level of needs by the Council through Social Work. Ford Spence Court has 20 flats and it was agreed that it would be allowed for up to 10 flats to be used for extra care, so that the complex is not then taken as a care home, which is an important aspect for able tenants within the complex. The pilot initially was for Ford Spence Court and a complex in Rothesay although the Council has now agreed to include a complex within Mid Argyll.</p> <p>Care Commission Inspection – ACHA were graded at “very good” (5) at an inspection of Sheltered Housing services which involved inspections at two complexes in Mid Argyll. IMP advised 6 is the highest grade available and staff have done an excellent job to attain this grading.</p> <p>Void Times – IMP advised Islay ranked first for void times with January figures and year to date total of 6 days, target being 31 days.</p> <p>Emergency Repairs On Target and Urgent Repairs On Target - OLI ranked first in both with January's 100%.</p> <p>Rent Arrears Percentage – IMP advised Islay ranked first with January's figure of 1.14% against the target of 2.5%. IMP further advised that Islay have issued no notice of proceedings and no legal action taken.</p> <p><i>MM & RMC made apologies and left the meeting.</i></p>	
9.	<p>Local Report</p> <p>Evictions – IMP advised of the recent press coverage in the Oban Times</p>	

	<p>'Drug Dealer Evicted' where the area the tenant was evicted from was detailed, and advised this is the first time that ACHA has taken this approach. LAD advised that comments from residents were that they were glad to see it in the paper.</p> <p>Glenview Steps – IMP showed pictures of the steps which had disintegrated with the recent frost and advised that she had been reading the Community Council's minutes where the matter had been raised with the Council. IMP investigated and found that the steps had been closed off with harris fencing and the Council had arranged for a local contractor to carry out the works before finding out that they didn't own the steps. The local contractor had purchased the materials, the quote was reasonable so ACHA Roads & Footpaths Strategy took it on. IMP provided further pictures with the completed works carried out. Members present agreed the contractor had carried out a very good job.</p> <p>Rudha Cottages – IMP provided pictures of the view that tenants will have from where the new garden bench will be sited. IMP advised members of the care home behind Rudha Cottages and recent press coverage which advised of the possibility of the home closing.</p>	
10.	<p>AOCB</p> <p>Perfect Attendance – IMP advised members present of the number of staff within OLI who received Perfect Attendance Certificates: Janice Carmichael, Fiona MacNeil, Irene Woodrow, Colin Fraser, Corrina MacKenzie, Christine Cameran, Linda MacDougall, Carol Smith, Iona MacPhail, Kenny MacInnes, Robert MacKay, Lorne Binnie, Alistair Bonar, Eric Campbell, Ruth MacDonald, Jim Holloway, Katie McEwan, Dee Moloney & Dave Peters.</p>	
11.	<p>Date and Time of Next Meeting</p> <p>Monday 9th May, 3pm, Menzies House, vc Tiree</p>	