

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

**Monday 7<sup>th</sup> December 2009  
3.15pm  
Municipal Building, Oban**

**Present**

Mr Andy Birnie **Chair** (AB)  
Mrs Mary MacLeod **Vice Chair** (MML)  
Mr George Farquhar (GF)  
Mrs Lorraine Anne Drysdale (LD)  
Mrs Marri Malloy (MM)  
Mr Alister MacIntyre (AMI)  
Councillor Roddy McCuish (RMC)  
Colette Benham – Director, HR & Corporate Services (CB)  
Brian Murphy – Local Manager, Housing Services (BM)  
Amanda MacKenzie – Area Administration Officer (AMK)

Janet MacIntosh (JMI) present for meeting, although unfortunately video conferencing equipment not working properly. AMK apologised to JMI for inconvenience.

1.	<b>Apologies</b>  Iona MacPhail, Regional Manger.	Action
2.	<b>Minutes of Previous Meeting 3<sup>rd</sup> August 2009</b>  Were approved as an accurate record. Proposed by GF, Seconded by AMI	
3.	<b>Matters Arising</b>  None	

4.	<b>Correspondence</b>  Request from HR that Conflict of Interest should be added to Area Committee Agendas.	
5.	<b>Chair's Report</b>  <b>Board Update –</b> AB advised that there was nothing contentious at last week's Board meeting. Soroba Footbridge works have not yet been approved and are currently awaiting signatures on the legal documents. RMC advised the works have been estimated as taking 6 weeks to complete and asked if the old bridge will be useable while works ongoing. RMC stated that he would like it ensured that ACHA and the Council will keep talking so that residents are notified in ample time, schools etc. AB agreed. May not be possible to keep old bridge open – report for next Area Committee meeting. BM to take to Soroba meeting on the 14 <sup>th</sup> December.  <b>New Oban Office –</b> Jim Mather will be officially opening the new Oban office on the 22 <sup>nd</sup> of December.	IMP BM
6.	<b>Tenants Panel Minutes</b>  No September meeting of the Tenants Panel. October meeting inquorate – continued with no decisions.  Meetings held in Chalmers Court, Inveraray – open to members.	
7.	<b>Health and Safety Committee Minutes</b>  Last meeting postponed – no approved minutes available.	
8.	<b>Review of key performance indicators - OLI</b>  BM provided a presentation to members, highlighting achievements and issues.  <b>Islay</b> <b>Average re-let times –</b> Well within target for letting of properties  <b>Current Voids by Category –</b>	

	<p>There are no current voids on Islay.</p> <p><b>Repairs</b> – Working with local contractor to improve emergency repairs - issues from recording of time job completed and appointments kept.</p> <p>AMI asked if there is a completion date for Highfield – to be advised at next meeting.</p> <p><b>Oban &amp; Mull</b>  <b>Current Voids by Category</b> – target of 25 days. New build West Highland properties has resulted in a number of voids returned to ACHA. Currently 2 void properties – both out on offer and anticipated that they will be let before the end of the year.</p> <p><b>Repairs Satisfaction</b> – change to contractors; instead of multi-skilled contractor, ACHA will be using trade specific contractors.</p> <p><b>Allocations to Homelessness</b> – currently below target for Homeless allocations; target of 50% - actual 36%. BM explained issues with sheltered properties, i.e. no demand for homeless. Need to address better way to record for HomeArgyll where no Homeless demand.</p> <p><b>Lets by Tenancy Type</b> – BM explained about decant tenancies. BM clarified that sheltered tenancies/missives have no right to buy.</p> <p><b>Appin I&amp;R Works</b> –  BM advised he would go back to local maintenance team to enquire of works – LAD previously advised to pack up.</p> <p>MM made apologies and left meeting.</p> <p><b>Anti-Social Behaviour</b> – relatively low figures – 2 for October. BM attends meeting with police for Anti-Social sub group with West Highland and Social work.</p>	<p>IMP</p> <p>BM</p>
9.	<p><b>Estate Management Action Plan – 2009/10 projects</b></p> <p>EMAP proposals for Lora View and Longsdale Crescent were submitted to Committee Members. After discussion, members unanimously agreed that works should proceed.</p>	
10.	<p><b>Pressurised Area Status</b></p> <p>Consultation notice circulated to members prior to meeting with Committee papers. BM further explained that the Council are taking comments on the pressurised Area Designation. If approved this will be final and there will be no appeal. Members present confirmed their backing for the proposals.</p>	

11.	<b>Local Manager's Report</b>  BM provided report to members.  <b>Dunollie garages –</b> BM advised that I&R are meeting with Workshop Services – anticipated the garages will be demolished within the next few weeks – letters going out to tenants today.	
12.	<b>AOCB</b>  AB thanked all for coming.  AMK to speak with AH to request apologies submitted if unable to attend meetings.	
13.	<b>Date and Time of Next Meeting</b>  Monday 1 <sup>st</sup> February, 3pm, Menzies House, vc Tiree.	