



OBAN, LORN & THE ISLES AREA COMMITTEE

**Tuesday 8th November 2011
1pm
An Roth, Mull**

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)
Iona MacPhail, Regional Manger (IMP)
Collette Benham – Director Human Resources & Corporate Services (CB)
Christine Cameron Customer Services Assistant (CC)

Prior to meeting starting

Murray Finch, Chief Executive of Mull Community Trust came in to give the area committee an introduction to An Roth. He explained the work of the trust. The building was conceived six years ago as a resource for the business community. It provides meeting rooms, a training suite, therapy rooms, hot desks, a seminar room and a charity shop. He explained where the funding for the project had come from and some of the projects they are involved in. He then gave the committee a tour of the building.

Mary MacAulay was asked to leave the room. The committee voted as to whether Mary was to be co opted onto the committee. The vote was a unanimous yes.

1.	Apologies Councillor Roddy McCuish	Action
2.	Minutes of Previous Meeting 5th September 2011 Were approved as an accurate record.	

	<p>Proposed - LAD Seconded - AMI</p> <p>Matters Arising – None</p>	
3.	<p>Declarations of Interest</p> <p>No conflict of interest</p>	
4.	<p>Correspondence</p> <p>No correspondence</p>	
5.	<p>Chairs Report</p> <p>Two Board meetings to report on:</p> <p><u>Board update for Area Committee chair- 8th September 2011</u></p> <p>The Chief executive gave a presentation which covered the following:-</p> <ul style="list-style-type: none"> • A housing summit took place at the end of August, attended by various MSP's, Councillors, members of the construction industry. The theme of the summit was how to supply affordable housing in Argyll & Bute. The summit was well attended with 85 participants and it is hoped that some of the issues raised, particularly relating to rural housing issues, will be taken forward in terms of positive and progressive action. Mike Russell, MSP agreed to produce the action points from the summit with the Mid Argyll Chamber of Commerce. • The new Scottish Housing Regulator has launched a consultation exercise on how it will deliver its objectives. A number of roadshows will take place as part of the consultation process. • Innovation and investment fund decisions have been put back until mid September- ACHA awaits the outcome on our proposals. • Key Performance Indicators for the Association are broadly in line or better than targets. • The Annual general meeting and special general meeting of ACHA takes place on 21 September. • Improvement plan issues, previously agreed with the Regulator are now in their last phase for the agreed completion timescale (march 2011) • All pay payment cards were used to bring in income of £102,000 during the first month of operation and have been used in a number of 	

areas out with Argyll & Bute.

- **OTHER ISSUES**

- The average “gain” for the 1112 ACHA tenants who have used our welfare rights service is £1348 per annum or £26 per week. Staff are currently working on securing funding for the FISH project for next year and beyond.
- The reduction in numbers of tenants taking contents insurance cover was discussed at length. As part of ACHA’s winter preparations we will, once again, increase publicity for contents insurance.
- ACHA’s new external auditors will be “Hainnes Watts” for the next 3 yrs.

Board update for Area Chairs – 13th October 2011.

The Chief executive gave a presentation which highlighted the following points:-

- ❖ Welfare Reform
- ❖ Housing Benefit Reform
- ❖ Borrowing powers for the Scottish Government
- ❖ The Scottish Housing Regulator’s consultation
- ❖ The Association’s application for charitable status
- ❖ Current ongoing economic stability
- ❖ The future use of the Council’s Strategic Housing Fund
- ❖ Fuel Poverty
- ❖ Government grants coming in to the Association this year will be £14.2million
- ❖ Ongoing Issues**
- ❖ Heating and rewire programme has now restarted on Islay.
- ❖ Key performance indicators are progressing well.
- ❖ The Association’s new builds at Campbeltown, Dunoon and Lochgoilhead are all progressing well. The properties at Lochgoilhead are due back in December.
- ❖ Publicising again Home Contents Insurance in the run up to winter.
- ❖ ACHA’s Good Neighbour Award made posthumously to Mrs Mary Sweeney.
- ❖ Innovation and Investment Fund**
- ❖ The Association’s application relating to Scott Terrace in Dalmally has been accepted.
- ❖ The Association understands West Highland have been successful with respect to an application to building housing in Dunbeg and Ulva.
- ❖ Fyne Homes have had an application approved for the former Lochgilphead High School
- ❖ Dunbritton have had an application approved for the former Hermitage Academy site.

	<ul style="list-style-type: none"> ❖ Scottish Draft Budget Implications for Housing ❖ The Scottish Finance Minister John Swinney ❖ Announced the Scottish Government's draft plan for spending in 2012/13, 2013/14 and 2014/15 to the Scottish Parliament ❖ The stated objective is that the Scottish Government will build 30,000 affordable homes during the life of the parliament. There is a commitment to deliver 5,000 council homes in the next 5 years. ❖ There is a commitment to publish a strategy for older people recognising demographic changes. ❖ Further commitments to the Energy Assistance Package and Universal Home Insulation Scheme. ❖ The Housing and Regeneration budget ❖ The National Housing Trust initiative under the Scottish Futures Trust has its funding of £4.7million frozen during the 3 year period. ❖ Use the Scottish Joint European Support for Sustainable Investment in City Areas (JESSICA) to target sustainable investment in disadvantaged areas. ❖ Private sector housing renewal grants to local authorities will be £25.9 million next year against last year's figure of £21.5 million, an increase of 20%. ❖ The Warm Homes Fund supporting energy efficiency measures continues with commitments to deliver the £50million under that fund. <p>OTHER MATTERS:-</p> <p>Area Specific Approach to Low Demand - Bute report approved. Board supported the approach of opening discussions with A & B Council to try to offer supported accommodation provision.</p> <p>Transfer of Factoring service to Housing and Neighbourhood Services – Approved.</p> <p>Mull Office Closure Consultation - Agreed – but press release not to be used unless there are press enquiries. Next Area Committee meeting to be held on Mull and open to public.</p> <p>Anti Social Behaviour Consultation – Noted and policy will now go to Policy subcommittee for approval.</p> <p>ACHA Repairs Service - Working group to be set up with Board members to ensure that they are clear on the proposal subject to final approval.</p> <p>Election of Finance & Audit Committee Chair - Al Reay elected.</p>	
6.	<p>Tenants Panel Minutes</p> <p>Minutes noted, 16th August 2011</p> <p>LD mentioned how good the speakers Jane McQueen and Alan Brandie were.</p> <p>Minutes Noted, 20th September 2011</p> <p>The area committee would like an update on the outcome of item 3 – Outside Light fittings, tenants responsibilities.</p>	

7.	<p>Health & Safety Minutes</p> <p>Item 6 – MM questioned why offices at the T.P. sites are going to be used as stores. IMP advised that they had failed the disability audit and as they were no longer used, no permanent staff are on site.</p> <p>Item 9 The area committee would like further information on the sickness and absence figures. To show if it is an increase or decrease.</p> <p>Smoking breaks, the wording of this is going to be changed from smoke break to comfort break which includes all staff.</p>	
8.	<p>Review of Key Performance Indicators</p> <p>3.1 Pressured Areas Status Consultation- IMP reminded the committee what this was about, 580 consultation letter were sent out and none were returned. New ways to get information to people was discussed.</p> <p>3.2 SH Annual Care Commissions – IMP explained that these were incorporated into a coffee morning, which seemed to work much better with a good turnout from tenants.</p> <p>The committee reviewed the key performance indicators. These were all on target for Oban, Lorn & the Isles and Islay. It was noted that there was a reduction in repairs satisfaction for OLI which will require to be improved. There was a discussion about the way that satisfaction methods are recorded. It was felt that satisfaction cards are being sent out far too long after the work has been completed and as no reply envelopes are included people just don't bother</p>	
9.	<p>Fish Debt Advice Pilot Project</p> <p>The committee reviewed the report on the Debt advice project. They found the results interesting, particularly with regards to the age groups.</p>	
10.	<p>Governance</p> <p>Independent members for the board – 2 vacancies and if anyone was interested they were to get in touch with IMP or AMK.</p> <p>Code of Conduct - Committee members were advised that they had been sent a new Board & Area Committee Code of Conduct that they were required to sign and return - 1 received on the day.</p> <p>Committee Member Payments - All committee members were provided with a letter asking them to provide bank details if they would prefer expenses incurred to be paid directly into their bank accounts – 1 received on day</p>	

	<p>MM questioned why she had previously been paid directly into her bank and the last payment she received was by cheque. CB will look into this.</p> <p>Governance Training – This will be carried out during the January Area Committee meeting.</p>	
11.	<p>Customer Visits to ACHA Office</p> <p>It was noted that that this was an exceptionally well presented report, GF said it was the best report he has seen in the last five years, the committee requested that the writer of the report be commended. CB will pass this on. It was also noted that due to the very low response that it was hard to draw clear conclusions from the information provided.</p> <p>The winner of the customer visits to the office survey was drawn and will receive a £25 voucher.</p>	
12.	<p>Local Report</p> <p>IMP provided information on various issues.</p> <p>The roughcast programme with some before and after photos, also the difficult situation with private owners.</p> <p>Vandalism at Soroba bridge, which is now the responsibility of the council.</p> <p>The compulsory purchase order in Soroba to provide a community centre, which has been ongoing for over ten years.</p> <p>The winner of the Stanalane Play park design, the committee members who attended the opening for this commented on what a great time they had despite the weather.</p> <p>The new houses in Dalmally were discussed; the committee were very interested in the construction method and wish to be kept updated.</p> <p>The new picnic benches in Soroba, which means that the nursery children can now sit outside for lunch.</p> <p>A picture of the Good neighbor Award being presented to the winner's son along with some of her friends in Ford Spence Court. This was a posthumous award to a lady who lived in Ford Spence Court, sheltered housing complex. She was described as a champion of community spirit and selfless acts of kindness.</p> <p>The road in Colonsay- This is an ongoing problem as the road belongs to the Laird and Acha have a right of access. Suggestions from the committee included naming the Laird as owner of the road, in future press articles.</p> <p>IMP informed the committee that Norman Beaton had retired as chairperson of the Board and Mr Bill McIntyre had been elected with Mr George Farquhar being vice chair.</p>	

13.	<p>Summer Student Report</p> <p>The report from the summer student on Islay was noted. It was commented on how well it had been written.</p> <p>IMP gave the committee an update on the get ready for work scheme, which is a training programme for young people; it provides them with 20 week placements to gain experience in the work place. The two boys in the Oban office both got kept on with temporary contracts. One has now gone on to do business studies at university and the other one is still working with the in house repairs team.</p> <p>IMP also explained that the Oban office has been working with Oban High School's pathways project. This will provide high school students with placements of approximately 8 week blocks, which will start on the week commencing 14th November. At the moment it is only Oban High School that is doing this project.</p> <p>MM suggested that this should be advertised, possibly in the Oban Times.</p>	
14.	<p>E Map Report</p> <p>Soroba Bonfire night</p> <p>It was suggested that this could come in under the amount suggested. The joint working with other agencies seems to be working very well. This year there was only one phone call from the police and it was not for our estate. It was suggested that this does not mean that we do not provide the same service next year. Outcome of vote unanimously agreed.</p> <p>Lynneside Garden Project</p> <p>To improve the external appearance of the community garden by replacing top coping stones, power washing the wall and painting with white masonry paint. Outcome of vote unanimously agreed.</p> <p>Dalrigh Gardens</p> <p>To replant or replace shrubs and a ground turnover. Outcome of vote unanimously agreed.</p> <p>Ledaig Travelling Person Site</p> <p>To provide a purpose made polythene grit bin. Outcome of vote unanimously agreed.</p> <p>Dunmar Court Scooter Shed</p> <p>To provide a shed that would accommodate two electric scooters, with electricity to provide charging facilities. With the aid of other partners such as M & K MacLeod and Argyll & Bute council. Outcome of vote unanimously agreed.</p>	

15.	<p>A.O.C.B.</p> <p>Plans presented under the grounds disposal policy were not dealt with as they were not presented properly, had no narrative with them and did not clearly illustrate the proposals. This will be addressed at the Board meeting.</p> <p>It was suggested that I & R could do rolling road shows, with someone coming to the area committee meetings to discuss relevant issues specific to area. It was agreed that the area committee do not want to be issued with any more paperwork.</p> <p>MM suggested that the area committee have a Christmas dinner night out.</p>	
16.	<p>Date and Time of Next Meeting</p> <p>Monday 9th January 2012, Menzies House Meeting Room at 3pm. VC Tiree</p>	