



OBAN, LORN & THE ISLES AREA COMMITTEE

**Monday 4th September 2017
2pm
Menzie's House, Oban,**

Present

Mrs Lorraine-Anne Drysdale **Chair** (LD)
Mr Alister MacIntyre **Vice Chair** (AMI)
Mr Andy Birnie (AB)
Mr Stafford Day (SD)
Mrs Mary MacAulay (MMA)
Mr Ian McIntyre (IMI)
Cllr Jim Lynch (JL)
Iona MacPhail, Regional Manager (IMP)
Amanda MacKenzie (AMK)

Prior to the meeting proper, Matthew MacAulay provided an update on the Association's new build programme.

1.	Apologies Mrs Cecilia Keenan (CK),	Action
2.	Declarations of Interest None	
3.	Minutes of Previous Meeting 3rd of July 2017 Page 3. Item 6 – street lights in Dunollie - AMI advised about 9 months the street lights have been out – JL will look into it. Page 3 – IMP showed an example of a sign that could be put up. MMA advised another large dog was in the park yesterday and last	JL AMK

	<p>week and the park is used by playgroups with children having picnics but every week there are dogs there. IMP asked JL if the dog warden could look into it or carry out visits. JL agreed. IMP suggested if the dog warden could contact ACHA and agree joint visits? Agreed.</p> <p>AB advised every house in Catalina had a leaflet about dog fouling that came from the Council.</p> <p>IMP advised re Taynuilt Police House – we don't yet have an indication of when it will come up for sale and then there are also issues on whether funds available. SD advised it has been over a year since it's been vacated and for it to remain empty is a scandal. IMP advised we'll keep an eye on it. JL will look into seeing if he can find anything else out.</p> <p>Proposed – MMA Seconded – SD</p>	<p>JL</p> <p>JL</p>
4.	<p>Correspondence</p> <p>None.</p>	
5.	<p>Chairs Report</p> <p>Board update 24th August 2017</p> <p>Bruce West, Director of Finance and IT provided a presentation which covered the following points:</p> <p>The Chair and senior staff met with the Scottish Housing Regulator on 2nd August. ACHA provided updates on our new build programme, Travelling person sites, Fire safety and a number of other issues. The meeting was very positive.</p> <ul style="list-style-type: none"> • The first major tenant conference will take place on Saturday 10th February 2018 • New Board members have attended an induction session. • Planning for the 2018 ACHA AGM is well underway • Work has commenced at our Travelling Persons sites to bring them up to the new standards • Welfare Rights funding has now been signed off by Argyll & Bute Council. The new project "Money Skills Argyll" has its official launch on 21st August. 	

	<ul style="list-style-type: none"> • Various performance related KPI's were provided. <p>Phil Burn, Managing Director for AHFA provided a presentation which covered the following: -</p> <ul style="list-style-type: none"> • Details of the service provided by AHFA • Structure of AHFA showing how services are delivered • Progress so far in terms of meeting performance /standard requirements • Plans for the future. <p>Other issues discussed by the Board: -</p> <ul style="list-style-type: none"> • The members required to stand down at the AGM were confirmed. • The Board considered the information presented regarding AHFA's Financial statements. • The Board considered the information presented regarding ACHA's Financial statements • The Board were presented with a suite of Key performance information from all departments. • Malcolm Campbell has been nominated to the Audit Committee • The Board approved a request to lease 4 properties in Campbeltown to Argyll & Bute Council for the purpose of providing support. <p>Date of next meeting- 5th October in Bute.</p>	
6.	<p>Schedule of Delegated Authority</p> <p>LAD left the meeting.</p> <p>IMP advised this was added to the agenda and papers to refresh everyone on the Schedule of Delegated Authority. IMP highlighted the rules of operating at Area Committee level. 3.11: Ensure all Area Committee members comply with the code of conduct and established governance policies, and payments for governing body members and 4.1: Delegated Responsibilities. IMP advised we generally have a standard agenda including the relevant items and added that a new build update could be added to the agenda for updates on local new builds. SD advised it would be really good to hear about these plans in advance. SD advised he is aware there is a high demand in Oban but good to know information for the more rural areas and islands.</p>	

	<p>IMP advised generally the further out of town the areas are the less demand there is, although that is not to say there is no demand.</p> <p>IMP advised a lot of further information is currently provided in the information packs which includes the KPI score cards which covers void periods and repairs. AB advised he has never received a repairs satisfaction card.</p> <p>JL asked for clarification on tenancy offers refused – IMP updated that it can be one or two properties that can skew the figures.</p>	
7.	<p>Update from Committee Members on Local Issues</p> <p>AB advised that properties in Catalina Avenue have solar panels on the roof for heating the water and advised there have been 4 different companies in for servicing them. One had said the expansion tanks need replaced because they're rusting although the second one said that wasn't the case it was that the whole system was dry of the coolant. AB asked if the systems could be assessed to see how efficient they are. IMP advised Matthew MacAulay is in charge of these systems for installing in new builds. AB would like to know if the systems are working correctly as some neighbours are needing to use the immerser systems. AB is worried that contractors are being paid to just look at the system and not doing so correctly. IMP will look into it.</p> <p>MMA advised parking at Dunbeg shop is a nightmare at school times and the road gets totally congested. MMA was asked to raise issue with ACHA by the shop manager and advised of times vehicles are having to reverse back onto the main road which is not good. IMP advised this is an adopted road. SD asked if there are parents from walking distance using cars? MMA advised a pick up point would be the best thing. IMP advised ACHA don't have any ground. JL will look into it to see if it's been raised through the Community Council to see if it could be quantified. JL advised at another location he has got a yellow line added, although not sure if this would be suitable for here. AB advised you also have the elderly tenants at MacCallum Court on that section of road.</p> <p>AMI advised he was going to raise the street lighting at Dunollie, previously discussed which JL will look into.</p>	<p>IMP</p> <p>JL</p>

8.	Community Engagement IMP advised she attended Dalmally show for the ACHA stand. IMP was asked by the Historical Society if they could receive any ACHA photos to add to their archive – IMP advised she will get their contact details to forward photos. Local staff also attended Islay show.	IMP
9.	Community Action Fund Awards OLI funds available for 2017/18 of £2,500. £1,000 previously approved, leaving £1,500 funds available. No requests received. IMP advised any registered charities can apply. Information is available on the website with funds up to £500 available.	
10	Estate Management Action Plan Applications The budget for Islay Estate Management Action Plan is £4,800. The budget for Oban, Lorn and the Isles Estate Management Action Plans is £12,200 in the 2017/18 financial year. £4,068.68 had provisionally been committed for the Soroba Bins project, and agreed projects of £2,705, therefore a budget of £5,426.32 remaining for Lorn and £4,800 for Islay. 32 Cruachan Cottages – request to renew the fence with a 1200mm high timber fence. Cost of Project: £982. AB advised no objections – unanimously agreed. MacDougall Place Bin Store. Cost of Project: £540. Unanimously agreed. Jarvisfield Playpark bin and lockable stand. Cost of Project: £350. Unanimously agreed.	
11	Regional Managers Report Coll new builds IMP showed photos of the new builds and advised ACHA will be issuing early offers for the 2 new builds in Coll: Bac Mor & Bac Beag. The Opening will be Thursday the 12 th of October 2017.	

New builds

Oban's 4 * 3 bedroom and 4 * 2 bedroom houses will be off site at the end of October 2017. Additionally, 4 * 2 bedroom flats, 2 * 2 bedroom houses and 4 * 3 bedroom houses at Connel will be offsite mid November 2017. IMP further advised there is ongoing bespoke disabled properties at North Connel and Connel.

Money Skills Argyll

IMP advised the Association was successful in securing £500,000 funding over 3 years, which will maintain the Welfare Rights Service.

Himalyan Balsam

IMP showed photos of Millpark where areas are being overrun with Himalyan Balsam which requires clearance and further weed-killing. IMP suggested bringing projects through the Estate Management Action Plan – members agreed.

Bruichladdich Consultation

IMP advised of recent consultation carried out for a potential site in Islay. 64 responses were received which included a mixture of those on the list and those with an interest in the Community. 33 would be interested in Bruichladdich with 18 advising the area would be their first choice. The Association currently has 15 properties at Burnside. IMP advised that the consultation worked very well, although another Housing provider has an already purchased site which would likely be the priority.

Dalmally Mid Market

New legislation that ACHA will have to register as a Letting Agent and IMP is currently liaising with the Scottish Government.

Press Articles

IMP highlighted articles in the Oban Times, where they issued an apology and a clarification with regards to some articles about cladding and fire safety.

Addendum: David McColl has advised: The specification that ACHA uses for repairs and improvements such as re-cladding are compliant with the required building regulations.

Fundraising for Grenfell

IMP highlighted a press article which covered the fund raising football match between ACHA and Argyll & Bute Council where more than

	<p>£3,000 was raised.</p> <p>IMP advised ACHA has been working with Soroba Residents and discussing with Scottish Fire & Rescue Services regarding the use of the bin rooms. SD advised he is concerned about elderly tenants being housed in higher flats. IMP advised there will be far more elderly owners in flats in Soroba than ACHA tenants as they generally move to lower accommodation. IMP advised the Association needs to be harsher for example if someone disposes and leaves a couch to get it moved and recharged. David McColl will be attending the next Soroba Residents Group to discuss the Soroba flats. SD requested this remain on the agenda.</p>	
12	<p>AOCB</p> <p>None</p>	
13	<p>Date and Time of Next Meeting</p> <p>Monday 6th of November 2017 at 2pm, Menzies House, with lunch available from 1.30pm.</p>	