



OBAN, LORN & THE ISLES AREA COMMITTEE

Monday 5th September 2016
2pm
Menzies House, Oban,

Present

Mrs Lorraine-Anne Drysdale **Chair** (LD)
Mr Alister MacIntyre **Vice Chair** (AMI)
Mr Andy Birnie (AB)
Mrs Cecilia Keenan (CK)
Mr Stafford Day (SD)
Cllr Neil MacIntyre (NMI)
Iona MacPhail, Regional Manager (IMP)
Amanda MacKenzie (AMK)

1.	Apologies Mrs Mary MacAulay (MMA), Mrs Ann Sanderson (AS)	Action
2.	Declarations of Interest No conflict of interest declared.	
3.	Minutes of Previous Meeting 4th July 2016 No issues raised. Proposed – AB Seconded – CK	
4.	Correspondence None received.	

5.	<p>Chairs Report</p> <p>Board update August 2016</p> <p>Professor Colin Davidson and Stafford Day have resigned from the Board.</p> <p>The CEO provided a presentation which covered the following points:</p> <ul style="list-style-type: none"> • Our new build scheme at Tower View, Inveraray has now been occupied by new tenants. • The new ACHA Bute Office is now open to the public • Work continues on our strategy in relation to long term voids in Campbeltown and Bute. A report will be presented to the Board in December. • Our range of new build initiatives currently on site are all progressing well and helping to support employment within Argyll & Bute. • Right to Buy ended on 31st July. 91 applications received since April which is more than received in previous full year. • New App introduced to allow tenants to pay rent via mobile phones • Housing Minister, Kevin Stewart has written to ACHA re Dunchollogan Travelling Persons site requesting information on our progress towards meeting the new site standards. • Some negative and positive media coverage in relation to the experiences of refugees living in Bute. <p>Since the last meeting in June there has been 1 new membership application with 8 cancelled. The total number of Members as at 8th August is 249.</p> <p>The Director of Finance presented the AHFA and ACHA audited accounts for 2015/16.</p> <p>The Board reviewed the KPI information presented by all departments. The Board reviewed the outcome of the 2016 Staff Satisfaction Survey.</p> <p>The Board approved the Tenant Satisfaction Survey action plan following analysis of the 2015 tenant survey.</p>	

	<p>The Director of Finance & IT provided members with a report relating to BREXIT issues potentially affecting our treasury management.</p> <p>The Board noted the arrangements in place for the forthcoming AGM on 21st September.</p> <p>The Director of Investment & Regeneration provided the monthly Investment Programme update.</p> <p>The Board approved the co-opting of Councillor Bruce Marshall onto the Board (he is no longer a Council nominee).</p> <p>In the absence of a Bute & Cowal Area Committee the Board judged the Garden competition for the B&C area.</p> <p>Discussion ensued on Government funding and planning issues in Oban and surrounding areas.</p>	
6.	<p>Update from Committee Members on Local Issues</p> <p>AB advised that everyone in Catalina Avenue was petitioned about the future new builds at Catalina Avenue. AB advised the petition was from an ACHA tenant. Currently Catalina is a nice scheme but there are fears that it could become like Soroba; being a very large scheme. Having a shop within the area was discussed along with required infrastructure for new builds.</p> <p>AB asked if there was any update on void property at McCaig Road – IMP provided an update that owners have been contacted – major works including roughcasting need to be done but no owner agreement. Some repairs, but not the full roughcasting has been agreed with owners. SD asked if the owners can be compelled – IMP advised there is not enough works required to allow an order to be implemented. SD asked if the Council has powers – IMP advised damp of this nature is not covered and it's not at the level of severity for an order.</p>	
7.	<p>Development of Local Membership Strategy</p> <p>Residents groups remain negligible for Lorn. The only group continuing is Soroba Residents Group who are not formerly registered with ACHA.</p>	

	<p>LAD asked the other chairs regarding keeping this as an agenda item, but some of the areas have very active registered groups.</p> <p>IMP advised always happy to attend Community Councils.</p> <p>Local shows LAD attended Appin show on 20th August and Dalmally show on 3rd of September.</p>	
8.	<p>Islay New Build Name</p> <p>Area Committee members were asked to review suggestions for a street name for new builds alongside Sealladh-na-Mara, Bowmore to allow a proposal to be submitted to ACHA, SMT and then ACHA's Board on the 15th of September. If agreed, the proposal will then be submitted to Argyll & Bute Council and the Post Office for final approval.</p> <p>Discussed and agreed on Ceol a Chuain (ocean music) 1st selection with Fuaim a Mhuir (Sound of the Sea) as 2nd choice.</p> <p>Area Committee members were also asked if they would like Bowmore Primary School to be contacted to request that they submit proposals for the 2nd street name that is required for phase 3. Agreed.</p>	
9.	<p>Garden Competition</p> <p>Members present were asked to judge the garden competition for 2016.</p> <p>Winners: South Lorn – Mr Roberts, 16 Toberonochy, Isle of Luing Appin / North Connel – Mr Sinclair, 19 Kenmore Cottages, Bonawe Taynuilt – Mr & Mrs MacLean, 12 Achlonan, Taynuilt Oban – Mr MacFarlane, 11C Lorn Avenue, Dunollie Dalmally / Lochawe – Mrs Cowan, 12 Scott Terrace, Dalmally Coll – Mr & Mrs Wheeler-James, 2 Carnan Road, Isle of Coll Mull - Mr Ryan, 4 kirk Terrace, Isle of Mull Tiree – Ms Niven, 6 Rudha Cottages Dunbeg – Mr Coughlan, 10 Hillside, Dunbeg</p>	

10	<p>Community Action Fund Awards</p> <p>OLI funds available for 2016/17 of £2,500. Previously approved spend of £200, resulting in funds available of £2,300.</p> <p>No requests received.</p> <p>Agreed should be advertised in tenants' newsletter. Also suggested to advertise in the Review – AMK to investigate and if necessary use AC funds.</p> <p>Also suggested to email Lorna MacDonald, ABC sub sector grants.</p>	<p>AMK</p> <p>AMK</p>
11	<p>Estate Management Action Plan Applications</p> <p>The budget for Islay Estate Management Action Plan is £4,405. A spend of £5,040 has been agreed with £635 covered from Oban & Lorn budget.</p> <p>The budget for Oban, Lorn and the Isles Estate Management Action Plans is £12,015 in the 2016/17 financial year. £6,605 has been committed for projects within Lorn and money was left available for tenants to propose projects after advertising in the tenant's newsletter. No proposals have been received from tenants.</p> <p>Members are therefore asked to consider the following proposals from the remaining budget of £5,410.</p> <p>TP. SITE LEDAIG</p> <p>There has been a historical problem of fly tipping at our travelling person's site for a number of years. Our site officer has been working closely with the tenants. One of the tenants has agreed if we can supply skips he will co-ordinate a site clearance at the bottom section of the site (next to Pitch 8). We would like to put aside £3,000 to cover skip and dumping costs as this work will dramatically clear and clean part of the site and will help our working relationship with the travelling community. IMP provided further information on ACHA's TP Site and former and current satisfaction results. And advised of new site standards. IMP advised this would be another step forward, working alongside the tenants</p>	

	<p>Cost £3,000. All agreed.</p> <p>NMI advised the Road at the back of the site – OilFast moving in and will upgrade the road and clear the sides which may stop people from fly dumping.</p>	
12	<p>Land Disposal Request - Lochawe</p> <p>Members were previously provided with a report for the disposal of land at Letterwood Schoolhouse, Lochawe. BTO have requested further information as requested by members. Further information has not yet been supplied.</p>	
13	<p>9 Year Service Rule</p> <p>Appraisal form and interview has been completed for AMI. A date is to be arranged for AB. Not the second or end of October. AMK will organise dates with AB and LAD.</p>	AMK
14	<p>Regional Managers Report</p> <p>IMP provided members with an update on various issues:</p> <p>Community Planning Group Annual visit to Community Planning Group. ACHA was commended by the Chair on its approach to community engagement, particularly with regard to new builds. Tiree Housing was raised as an issue; 35% of current residents found it/finding it difficult to find somewhere permanent to live – IMP advised this statistic doesn't particularly relate to demand figures for applicants looking for Tiree which has dropped over the years. IMP and NMI added further information regarding care packages/homes etc and IMP updated Members on previous meetings regarding the closure of the Home and scenarios for when the Home closes.</p> <p>MULL HOUSING SUMMIT Meeting was called by Mull Community Trust after approaches from employers who are having trouble finding accommodation for workers Attended by TSL, West Coats Motors, Mull Slaughterhouse, Mdiver, HIE, ACHA, WHHA, Cllr Currie, Brendan O'Hara MP</p>	

<p>Interesting outcome, employers attended and they wish to take on leases from ACHA. NMI advised he felt it would work to a certain extent but can't understand if everyone on the island is working. IMP advised that they advised they are not able to find new staff on the island. NMI advised he doesn't understand why they can't employ people from the island. IMP advised some skilled jobs, with no local qualified people. SD asked if they could go into the private rental market – IMP advised in a lot of cases there are no summer lets available. IMP advised one firm has bought an ex-council property but this could affect the housing market and house prices should they buy more and more. They've advised the private market is unreliable and can be hard to get during the summer. SD agreed with NMI that it would be more beneficial for local people to get local jobs, and would be concerned by passing legitimate people on our housing lists but also feels nurses for small communities etc are beneficial but does feel larger employers can take care of themselves. NMI advised no one is against anyone getting jobs, but HIE should be involved in training local staff. IMP advised TSL themselves have said some of their positions which are well paid allow staff to buy, but being able to let a house to them for a period of a year for example allows the family to move initially to take up the job. IMP explained we are a charity letting properties to individuals but explained technically it can be done, although complex – can give a short tenancy for 6 months on the basis of incoming worker. IMP asked Members what they would wish to do. SD asked how big the waiting list is – IMP advised it is declining. IMP advised the turnover is low but this is separate to demand. Massive rise in private landlords in Tobermory – West Letting now has as many properties as ACHA. IMP asked if members would like further discussion with Mull people or make a decision. NMI advised need to get more money in and build so it's a fair fight. IMP asked if it was fair to state that we don't necessary disagree with giving workers houses but only in proportion of stock. AB asked if the companies could give numbers of how many houses they need. IMP advised they couldn't. Slaughter house – can't run without qualified people and generally need to employ out-with. IMP suggested going back and advising Area Committee don't see it as a priority we could take on at the present time due to lack of turnover, but if we are able to build in the future we would re-visit. Agreed.</p> <p>COURT ACTION Decree awarded for ending of tenancy as a result of drug dealing - 7 times in court. IMP advised that this was actually a short tenancy. Final legal argument was based only on whether the notice period</p>	<p>IMP</p>
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	<p>should be days or months. An appeal has now been submitted and a new notice is to be served.</p> <p>LISMORE COMMUNITY COUNCIL IMP attended Community Council We have one first choice applicant One ACHA house, two WHHA houses Community believe there is hidden demand</p> <p>NEW OFFICE – BUTE IMP provided a full background on the new Bute office.</p> <p>NEW BUILDS Glenshellach completion end of Sept - 17 units Glenshellach 2 adapted bungalows completion end of Jan 2017 Catalina, completion Oct for 3 and 4 bed houses, and one large family home for completion December Powell Place, Connel completion end of Oct - 10 houses. Off the shelf purchase 4 x 3 bed houses and then another phase of 10 units. Bowmore - 10 units all houses early November, with potentially another phase of up to 20 units</p> <p>Oban New Build Discussed earlier the objections to the new builds at Catalina.</p> <p>BIN COLLECTION IMP thanked NMI for all his work on this. Local liaison work on-going, particularly around the Soroba area. Anticipated start date of November for 3 weekly collections. NMI provided further information to members; proposal submitted by the guys themselves. Met with Robert MacKay to look at proposals for additional areas for bins in Soroba – think what is being done will be a benefit - move some around to get some extra in. Recycling is a big issue but stuck with what we've got. A bit of space in Soroba, but Dunollie may be an issue due to not much spare space. Once it starts, the lorries need to remain on the road, Council needs to get decent equipment. AMI agreed Dunollie will be an issue. IMP clarified that ACHA don't have a particular role in this, it's for every citizen in Argyll, Soroba is unusual in the way the bins were set up initially. NMI advised the more comments the Council receive the better.</p> <p>LOCAL SHOW ATTENDANCE</p>	
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	Appin Show Dalmally Show Islay Show	
15	AOCB . IMP highlighted the rent arrears targets for Oban & Islay which are best performances for OLI since targets started.	
16	Date and Time of Next Meeting . Monday 7 th of November 2016 at 2pm. Soup and sandwiches available from 1.30pm.	