

# THE ARGYLL TENANTS PANEL

17<sup>th</sup> July 2007

George Hotel, Inveraray

## Present

Bill Shipley, Clachan (Strachur) TRA  
 Jane Lindsay, Helensburgh Central TRA  
 Kirstie Reid, Clachan (Strachur) TRA  
 John Croy, Craigendoran TRA  
 Sonja Aitken, Kirkmichael TRA  
 Rae Strattan (Helensburgh Central TRA)  
 Rose Colquhoun, Cardross TRA  
 Cath Derries, Cardross TRA  
 Ronnie Finnighan, Craigendoran TRA  
 Susan McGladdery, Milton West TRA  
 Steve Byrne, Dalintober & Millknowe TRA  
 Gillian McInnes, Community Development Manager, ACHA  
 Alastair MacGregor, Chief Executive, ACHA (morning only)

1.	<b>APOLOGIES</b> Bill McIntyre (Kirkmichael TRA)	
2.	<b>MINUTES OF PREVIOUS MEETING – 19<sup>th</sup> June 2007</b> Minutes were approved – proposed by Sonja Aitken and seconded by Bill Shipley.	
3.	<b>MATTERS ARISING</b> <b>a. <u>Kitchens/Bathrooms</u></b> 5 people turning up at tenants homes causing some distress to elderly tenants – can this information be included in the letter to tenants. <b>b. <u>Owner Occupier Grants</u></b> – for communal areas. The Scottish Executive has ring fenced a budget which will be administered by the private sector grants section of Argyll & Bute Council for assistance to owners (ex Council properties) with their contribution where ACHA is carrying out communal upgrading works. This does not affect owners of properties which are terraced or semi detached. Grants will be means tested. The amount of grant being made available by the Scottish Executive has not been announced as yet.	Gill
4.	<b>CORRESPONDENCE</b> Invite received from Oban Lorn & Isles Area Committee to their meeting on 16 <sup>th</sup> July – too late to arrange attendance. Mid Argyll & Kintyre Area Committee invitation giving a list of their committee dates. Gill to email all the ACHA Admin Officers who work with the Area Committees to ask for numbers attending the Tenants Seminar on 9 <sup>th</sup> Sept. Correspondence from TIS (Tenants Information Service) and TPAS (Tenant Participation Advice Service). Gill to ask for price from TPAS for the ‘Getting People Involved’ training course. To be discussed at the next meeting.	Gill  Gill

5.	<p><b>PRESENTATION BY ALASTAIR MACGREGOR</b></p> <p>£80 million to be spent by ACHA over the next 8 years on upgrading to tenants homes. Key elements will be kitchens, bathrooms, windows, doors, heating, rewires, roofing and roughcasting. £13.8 million to be spent this financial year. Tenders were let on 1<sup>st</sup> May with 4 contractors:</p> <p>Connaught – kitchens and bathrooms  PME – kitchens and bathrooms, windows and doors  MacLeod Construction – windows and doors  Gas Call – heating and rewires</p> <p>A full stock condition survey will be carried out by March 2008  Year 2 of programme will be mapped out by December 2007  The Scottish Housing Quality Standard will be met by 2015</p> <p><u>Questions:</u></p> <p><b>Q</b> There has been a problem with the Maitland Court roofs for a number of years and an owner living there was told recently that ACHA are not planning to replace the roofs?  Alastair will investigate and speak to the owner in question.</p> <p><b>Q</b> Will partial rewires be done?  ACHA will do full rewires but if the pre contract inspection reveals that for example a junction box is only 1 year old then it would be silly to replace.</p> <p><b>Q</b> Kitchens and Bathrooms started ahead of schedule in Cardross. Some owners have been asking what price these will be?  Due to confidentiality this information cannot be given out. The contractors will speak to owners in year 2 and a price will be negotiated between the two parties with no input from ACHA.</p> <p><b>Q</b> If a tenant has installed their own over bath shower will this be removed when the new bathrooms are installed or can it be re-instated?  Alastair will check this out and report back to the Panel.</p> <p><b>Q</b> Condition of some footpaths etc is not good with weeds growing through. The Council and ACHA are to go through all maps for open spaces and agree sensible approach to areas where both have responsibilities. The open space maintenance contract will have weed spraying and grass cutting done earlier in the growing season next year.</p> <p><b>Q</b> Repairs reporting by someone other than the tenant?  The Area office would require the tenants to sign a mandate to get someone to act on their behalf – this can be a simple handwritten note from the tenant.</p> <p><b>Q</b> Will ACHA carry out chimney sweeping?  This contract has been approved.</p> <p><b>Q</b> Will decoration be done on kitchens and bathrooms after installation?  Yes contractors will paint.</p> <p><b>Q</b> Is there going to be letters to tenants/owners re storage of items in common areas?  There is an article in the next newsletter (due out early August) and those in the block where the fire took place were all spoken to about this.</p> <p><b>Q</b> Owners letting properties out to private tenants – fears over private slums. ACHA hopes to pick up some of these through factoring. The Council will only carry out enforcement order for severe cases so a badly maintained garden, for example, would not attract an enforcement order.</p> <p><b>Q</b> When will owners be getting more information?  There is a newsletter due out at the end of the year.</p>	<p>AMcG</p> <p>AMcG</p>
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	Alastair asked if the Tenants Panel would like him to come along at regular intervals to give them an update. It was agreed that Alastair should be invited quarterly.	Gill AMcG
6.	<b>WEBSITE UPDATE</b> Letter from Ile Tec offering a service for the next two years. Ile Tec to attend the August meeting.	
7.	<b>COMMON REPAIRS – Owners and ACHA</b> Please note – the budget for the Elderly and Disabled Tenants Grass Cutting comes from tenants rents. Owners who will be asked to contribute to communal areas of open space maintenance is a separate issue. Roofs – the year 1 programme has been established. ACHA will do a stock condition survey so year 2 onwards will be announced later. To be on agenda next month.	
8.	<b>ANNUAL TENANT PARTICIPATION SEMINAR</b> Confirmation of attendance from : Alastair MacGregor Linda Haig Dick Walsh Dunbritton HA (Ann Marie Arthur and 1 Cttee member)  Kirstie to invite the Councillors on ACHA Board of Management and Ann Marie Stanley and Anne Cook from Communities Scotland. Gill to ask Alastair MacGregor about MSP attendance. Jackie Baillie MSP and Mike Russell MSP cannot confirm attendance as yet. Gill to confirm ACHA staff attendance. Include ‘round the houses’ at the end of the presentation on Tenant Participation Can everyone please send Gill photos of anything that groups have been involved in to include in this.	Kirstie  Gill Gill All
9.	<b>AOCB</b> Susan confirmed that West Milton TRA have adopted a new constitution.  All contact lists for Tenants Associations to be sent to Kirstie (for mailing purposes).  Dee Lyon from Fyne Homes wants to set up a tenants panel and has asked that a Fyne homes tenant comes along to a Panel meeting.  Kirstie to book dates with the George Hotel for the next year.  Kirstie to write to groups (Benderloch, Soroba and Glencruitten) to ask for a nominated person.  Gas Maintenance Inspections – An ACHA tenant would be in breach of tenancy conditions for not allowing access for this.	All  Kirstie Kirstie

	<p>Gillian handed out copies of a questionnaire from Reid Howie Associates on Tenant Participation and the Inclusion of Disabled People. The Panel went through the form and gave answers to questions.</p> <p>Words and Abbreviations used in the Voluntary Housing Movement – a booklet produced by EVH (Employers in Voluntary Housing) was distributed for info.</p> <p>The new ACHA Tenants Contents Insurance Policy booklet was distributed to all.</p>	
<p><b>10.</b></p>	<p><b>DATE OF NEXT MEETING</b>  Tuesday 21<sup>st</sup> August at 10.30am  Kirkmichael to chair</p> <p>Note Gillian unable to attend next meeting.  Christine Johnston will attend and minutes will be taken by Garrick Collier.</p>	