

Argyll and Bute Council
Comhairle Earra Ghaidheal agus Bhoid

Customer Services
Executive Director: Douglas Hendry



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29 August 2011

NOTICE OF MEETING

A meeting of the **MID ARGYLL, KINTYRE AND THE ISLANDS LOCAL AREA COMMUNITY PLANNING GROUP** will be held in the **COUNCIL CHAMBERS, KILMORY, LOCHGILPHEAD, PA31 8RT** on **WEDNESDAY, 7 SEPTEMBER 2011** at **10:00 AM**, which you are requested to attend.

Douglas Hendry
Executive Director - Customer Services

BUSINESS

1. **APOLOGIES**
2. **MINUTES OF THE PREVIOUS MEETING HELD ON 11 MAY 2011**(Pages 1 - 6)
3. **DECLARATIONS OF INTEREST**
4. **ACHA - PRIORITIES AND ACTIVITIES**
A presentation by Alastair MacGregor, Chief Executive – Argyll Community Housing Association (ACHA). (Pages 7 - 24)
5. **OUTCOME OF COMMUNITY PLANNING SELF ASSESSMENT EXERCISE - ARGYLL AND BUTE COUNCIL - IMPROVEMENT AND STRATEGIC HR**
6. **BETTER COMMUNITY ENGAGEMENT RESOURCE PACK - COMMUNITY SERVICES**(Pages 25 - 26)
7. **COMMUNITY COUNCIL BY-ELECTIONS, ARGYLL AND BUTE COUNCIL, CUSTOMER SERVICES**(Pages 27 - 28)

MID ARGYLL, KINTYRE AND THE ISLANDS LOCAL AREA COMMUNITY PLANNING GROUP

Councillor Donald MacMillan (Chair) Councillor Rory Colville (Vice-Chair)

Shirley MacLeod – Area Governance Manager

Contact: Theresa McLetchie - Tel: 01546 604511

**MINUTES of MEETING of MID ARGYLL, KINTYRE AND THE ISLANDS LOCAL AREA
COMMUNITY PLANNING GROUP held in the CAMPBELTOWN HOSPITAL, RALSTON ROAD,
CAMPBELTOWN - SEMINAR ROOM
on WEDNESDAY, 11 MAY 2011**

Present:	(Chair) Councillor Donald MacMillan	
	Councillor Robin Currie	Councillor Alison Hay
	Councillor Donald Kelly	Councillor Dougie Philand
	Councillor John Semple	
Attending	Shirley MacLeod	Argyll and Bute Council, Area Governance Manager
	Lynda Thomson	Argyll and Bute Council, Organisation Development Manager
	Glenn Heritage	Argyll Voluntary Action
	Clare Mead	Argyll Voluntary Action
	Susan Paterson	Area Development Group, Southend CC, South Kintyre Fit Communities
	Jim Martin	Campbeltown CC
	Nancie Smith	Campbeltown CC
	Chief Inspector Marlene Baillie	Strathclyde Police
	Donnie Cameron	NHS Highland
Oban	Laura McDonald	Community Development Officer
Colonsay	Trevor Patrick	Colonsay CC
	Donald McErill	Colonsay CC
Jura	No representatives	
Islay	No representatives	
Lochgilphead	Eileen Wilson	Community Planning Manager
Gigha	Lukas Lehmann	Isle of Gigha Heritage Trust

1. APOLOGIES

Apologies were received from:

Councillor Rory Colville
Councillor Anne Horn
Councillor John McAlpine
Audrey Baird, Community Development Officer
Ray McIntosh-Waller, Employability Manager
Ishabel Bremner, Economic Development Manager
Christina West, Acting Locality Manager – Mid Argyll, Kintyre and Islay
Yvonne Litster, Regional Manager ACHA

2. MINUTES OF THE PREVIOUS MEETING HELD ON 2 MARCH 2011

The Minutes of the previous meeting held on 2 March 2011 were approved as a true and correct record.

3. DECLARATIONS OF INTEREST

There were no Declarations of Interest.

4. THIRD SECTOR PARTNERSHIP - OVERVIEW

Clare Mead, Voluntary Development Worker from Argyll Voluntary Action (AVA) gave a short presentation detailing ongoing work undertaken in Community Engagement.

The Chair thanked Clare for her presentation and it was agreed that Clare would email the presentation to Theresa McLetchie who would disseminate this out to LACPG members.

5. REPORT ON BETTER COMMUNITY ENGAGEMENT TRAINING, ARGYLL AND BUTE COUNCIL, COMMUNITY AND CULTURE

Laura MacDonald reported on the Better Community Engagement Training Day which had been held on 21 March in Lochgilphead.

Susan Paterson reported on the lack of statutory agency representation at the event.

Discussion ensued in regards the low level of attendance from Partners and Argyll and Bute council officers at LACPG meetings, - resulting in a lack of problem solving and decision making, primarily, within the areas of Social Work, Housing and Community Education.

Councillor Semple stated that an overview of the remit of both the Mid Argyll Partnership (MAP) and the Kintyre Initiative Working Group (KIWG) should be undertaken.

Chief Inspector Baillie responded that due to a lack of resources, she could not field officers to every meeting and event within the MAKI area. She continued that clear, communication structures were imperative to ensure effective interaction with the many groups and organisations.

Shirley MacLeod stated that overall the ethos of the LACPG within the MAKI area had not succeeded. Predominantly, this was due to the geography of the area and resources which were available. She had previously expressed an opinion that the business of the KIWG primarily dealt with business and economic issues.

Councillor Currie expressed his view that the LACPG was not working and to make more use of local Community Councils to deal with local issues. Councillor Philand noted that the MAP used this format to address issues. He suggested the inclusion of the local Chamber of Commerce at meetings.

Meeting attendees on Colonsay, stated that the initial agreement at the

formation of the LACPG, was for the representative from Islay to represent Jura, Islay and Colonsay.

Councillor Semple suggested that other Community Development groups link into the Third Sector and LACPG.

At this point in the meeting, attendees on Colonsay left the meeting due to prior engagements.

6. MAKI LOCAL COMMUNITY PLAN UPDATE - ARGYLL AND BUTE COUNCIL, GOVERNANCE AND LAW

This item was not discussed.

7. LOCAL DEVELOPMENT PLAN (LDP) - MAIN ISSUES REPORT (MIR), ARGYLL AND BUTE COUNCIL, DEVELOPMENT AND INFRASTRUCTURE

This item was not discussed.

8. KIWG AND MAP - FUTURE ROLE IN RELATION TO COMMUNITY PLANNING, ARGYLL AND BUTE COUNCIL, GOVERNANCE AND LAW

Shirley MacLeod advised that there was a management review being undertaken to consider the effectiveness and working processes of LACPGs. She related that strategically the LACPGs were working, but locally this was not the case.

Lynda Thomson enquired if attendees had received and completed the CP self-assessment forms. They would be collated and forwarded to the Management Committee in June for further review.

Councillor Hay enquired who was participating in the review and monitor process. Shirley replied that a group is looking at the Council's Political Managements, and concurrently the Community Planning Management Committee, overseen by Lynda Thomson, is reviewing the arrangements within the Partnership structure. The outcome of the review and the new proposed format and function of the group will be discussed at the Management Committee in June, and then at the CPP Conference on 29th June, to which members of the LACPG will be invited.

Councillor Semple stated that he hoped the new format would link into and reflect the views of local communities.

Eileen Wilson replied that she hoped the review would engineer a fuller group representation. Shirley MacLeod stated that the new structure would evolve in September and enquired if the group wished to re-convene in June to continue the meeting. The group agreed to convene again in September.

The Chair ruled, and the Group agreed, that due to the venue facilities and problems with the technology, the meeting would conclude at .

The meeting finished at 11.45a.m.

- 9. LACPG SCORECARD - ARGYLL AND BUTE COUNCIL, IMPROVEMENT AND STRATEGIC HR**
This item was not discussed.
- 10. OPERATION OF INTEGRATED CARE TEAMS RELEVANT TO MAKI AREA - NHS HIGHLAND**
This item was not discussed.
- 11. CONSULTATION DIARY - ARGYLL AND BUTE COUNCIL, IMPROVEMENT AND STRATEGIC HR**
This item was not discussed.
- 12. UPDATE ON THEMATIC GROUPS, ARGYLL AND BUTE COUNCIL, GOVERNANCE AND LAW**
This item was not discussed.
- 13. HM THE QUEEN'S DIAMOND JUBILEE BEACONS - 4TH JUNE 2012, ARGYLL AND BUTE COUNCIL, GOVERNANCE AND LAW**
This item was not discussed.

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Putting Tenants First



Presentation to
Mid Argyll, Kintyre and Islands Area
Committee
of
Argyll and Bute Council

Wednesday 7th September 2011

Putting Tenants First

Investment Programme from Transfer to 31st March 2011

Elements	Argyll	Mid Argyll, Kintyre & Islay	%
Windows & Doors	2668	930	35%
Kitchens & Bathrooms	7259	1807	25%
Heating & Rewire	2304	655	28%
Roof & Roughcast	279	74	27%
Total Elements	12510	3466	28%
Stock Numbers	5115	1780	28%
Total Expenditure (exc VAT)	£43,517,270	11,334,583	26%

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Investment Programme from 31st March 2011 to 31st March 2012

Elements	Argyll	Mid Argyll, Kintyre & Islay	%
Windows & Doors	1400	392	28%
Kitchens & Bathrooms	1300	550	42%
Heating & Rewire	1600	450	28%
Roof & Roughcast	250	75	30%
Energy Efficiency	1500	420	28%
Total Elements	6050	1930	32%
Stock Numbers	5115	1780	28%
Total Expenditure (exc VAT)	£20,695,000	£6,750,772	33%

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- Window & Door contracts will concentrate on Campbeltown, Carradale, Drumlemble, Southend, Ardrishaig, Inveraray, Lochgilphead and Tarbert
- Heating & Rewire contracts will take place in Campbeltown, Carradale, Drumlemble, Glenbarr, Macrihanish, Southend, Stewarton and Tayinloan in Kintyre, and Achahoish, Ardrishaig, Lochgilphead, Minard and Tarbert in Mid Argyll.
- Roof & Roughcast contracts will be targeted at a range of blocks, all of which are in mixed ownership, eg Oakhill in Tarbert. These will be dependent on owner involvement.

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Housing Repairs 2010/11

- £771,783 was spent in the Association's 1,447 homes in Mid Argyll, Kintyre and Islay
- £110,755 was spent on homes which became empty
- £472,754 was invested cyclical maintenance.

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Housing Repairs 2011/12

- £410,010 to be invested in day to day repairs in the Associations 1,780 homes in Mid Argyll, Kintyre and Islay
- £128,174 will be invested in homes that become empty

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ACHA New Homes

- The Association has built 98 new homes, including 52 at New Parliament Place in Campbeltown and 18 in Ardrishaig.
- The Association has tender approval for 64 units to go on site this year in Campbeltown, Dunoon and Lochgoilhead
- We now have a land bank for 477 units but little Government commitment for funding

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ACHA Initiatives

- Upgrade to the play area at Highbank Park, Lochgilphead



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ACHA Initiatives

Allotment opening at New Parliament Place, Campbeltown in April 2011 by Councillor Rory Colville



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ACHA Initiatives

Park Square, Campbeltown site launch on 8th July 2011 by Michael Russell MSP and Councillor Dick Walsh



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ACHA Initiatives

Official opening of refurbished properties at Millknowe, Campbeltown on 29th July 2011 by Mike MacKenzie MSP



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Ongoing ACHA Initiatives

- Welfare Rights project has now secured £1million of income to tenants of ACHA, Dunbritton and Fyne Homes
- Fire Safety in the Home information will go through 5,000 doors in August
- Key priorities to boost tenants' Home Contents Insurance. This year currently only 22% take up

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Ongoing ACHA Initiatives (cont)

- Crisis partnership working between ACHA and the Council
- We have now introduced annual garden competitions
- We are also introducing a good neighbour award

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Ongoing ACHA Initiatives (cont)

- We plan to have a new Business Plan for our In-House Repairs Service by September
- £4million initiative over the next 3 years to improve energy efficiency in our homes

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Ongoing ACHA Initiatives (cont)

- Improvements to un-adopted roads and footpaths
- £10,000 has been invested annually through Community Action Fund grants
- Around £460,000 per annum is invested in Aids & Adaptations in tenants' homes

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Issues of Challenge

- Fuel Poverty
- Welfare Reform
- Housing Benefit Reform
- Future Housing Association Grant Levels
- Cuts to the Housing Investment Programme of 19% this year

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Issues of Challenge (cont)

- The future for Aids & Adaptations
- The Governments Renewables target of 100% by 2020
- A waiting list of over 4,100

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Argyll and Bute Community Planning Partnership

**Mid Argyll, Kintyre and the Islands Local Area
Community Planning Group
Date: 7th September 2011**



Title: Report on Better Community Engagement Resource Pack

1. SUMMARY

1.1 This report provides a brief update on the Better Community Engagement Resource Pack.

2. RECOMMENDATIONS

2.1 Members note this report.

3. DETAIL

3.1 Argyll and Bute Community Planning Partnership (CPP) competed in the Scottish government's National Better Community Engagement Programme and was selected to participate. The resulting challenge was to produce a resource for CPP partners and community groups (esp. Local Area Community Planning Groups, Community Councils and Third Sector fora) to enhance their community engagement activities.

A steering group of CPP partners, led by Argyll & Bute Community Development Team, was formed to develop a resource pack which had three core purposes:

- To pull together a very broad spectrum of physical resources, ice-breakers, facilitation techniques, games and planning tools that could be cherry picked to use with young people, under-represented and hard to reach groups, as well as the wider population;
- To provide information on a range of evaluation techniques to encourage users to move away from, or supplement, the all-pervasive monitoring questionnaire; and
- To provide information on CPP structures and processes, and guidance for partners and community groups on how to interact with, influence and be part of those structures.

The resource pack is almost complete and will be accessible from Argyll & Bute Council's website soon. CDs and hard copies will also be available and the community development team will support users of the pack by providing resources and training where required. A small selection of the resources were used at a training event for the MAKI Local Area Community Planning Group on March 21.

4. CONCLUSION

4.1 The resource pack should be rolled out to other community and voluntary organisations in Mid Argyll, Kintyre and the Islands.

5. IMPLICATIONS

5.1	Policy	None
5.2	Financial	None
5.3	Personnel	None

5.4 **Equalities Impact Assessment** None.

5.5 **Legal** None

For further information, please contact: Audrey Baird, Community Development Officer, on 01546 604754.

**Argyll and Bute Council
Customer Services**

**MID ARGYLL, KINTYRE AND THE
ISLANDS COMMUNITY PLANNING
GROUP**

Community Council By - Elections

1 Summary

This report provides information on the recent Community Council By-Elections.

2 Recommendation

To note the contents of this report.

3 Background

A review of the Scheme of Community Councils in Argyll & Bute was undertaken in 2008 and implemented in April 2009.

The first elections for all 56 Community Councils were held in October 2009 where 54 of the Community Councils were constituted.

Further by-elections were held in December 2009 and March and October 2010 to fill the remaining vacancies. Following that all Community Councils were written to in July 2011 to enquire whether they wanted their remaining vacancies to be filled by running further By-Elections. The publication of the Notice of Election was advertised in the local papers and published on the Councils website on week beginning 1 August with the close of nominations being on Thursday 18 August 2011. One contest arose for Kilmun Community Council and the timetable for this is detailed at section 5 of this report.

4. In the undernoted areas, the following Community Councils asked for By-Elections to be run.

Mid-Argyll, Kintyre and the Islands

Southend – 2 vacancies

The Laggan – 3 vacancies

Campbeltown – 4 vacancies

Tarbert & Skipness – 4 vacancies

Islay – 12 vacancies

Jura – 2 vacancies

Colonsay – 5 vacancies

South Knapdale – 3 vacancies

Ardrishaig – 5 vacancies

Inveraray – 1 vacancy

As the number of nominations did not exceed the number of vacancies to be filled, no contests for the Mid Argyll, Kintyre & The Islands Area were required. As a result of the above, the following individuals have now been confirmed as Community Councillors

within the Community councils listed.

Southend	Donald McLean (1)
Tarbert & Skipness	Duncan I MacDougall (1)
Islay	Glenmore Roberts, Fiona MacGregor, Alice Stewart, Geunda CL Young, Elizabeth Gillies, David Boyd, Niall Colthart (7)
Jura	Alexander Dunnachie (1)
Ardrishaig	Eric B Marriott (1)

Shirley MacLeod
Area Governance Manager

20 August 2011