

Putting Tenants First



Presentation to
Bute and Cowal Area Committee
of
Argyll and Bute Council

Tuesday 2nd August 2011

Putting Tenants First

Investment Programme from Transfer to 31st March 2011

Elements	Argyll	Bute and Cowal	%
Windows & Doors	2668	770	29%
Kitchens & Bathrooms	7259	1873	26%
Heating & Rewire	2304	591	26%
Roof & Roughcast	279	112	40%
Total Elements	12510	3346	27%
Stock Numbers	5115	1414	28%
Total Expenditure (exc VAT)	£43,517,270	11,231,455	26%

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

Elements	Argyll	Bute and Cowal	%
Windows & Doors	1400	390	28%
Kitchens & Bathrooms	1300	550	42%
Heating & Rewire	1600	450	28%
Roof & Roughcast	250	75	30%
Energy Efficiency	1500	420	28%
Total Elements	6050	1885	31%
Stock Numbers	5115	1414	28%
Total Expenditure (exc VAT)	£20,695,000	6,880,000	33%

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- Window & Door contracts will concentrate on Ardbeg, Rothesay, Port Bannatyne, Dunoon, Innellan, Kames, Kilmun, Sandbank and Lochgoilhead
- Heating contracts will concentrate on Ardbeg and Rothesay in Bute, Ardenslate in Dunoon, Innellan, Kames, Kilmun, and Sandbank
- Roof & Roughcast contracts will be targeted at a range of properties in Bute and Cowal, some of which are in mixed ownership

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Housing Repairs 2010/11

- £407,087 was spent in the Association's 1,414 homes in Bute and Cowal
- £123,180 was spent on homes which became empty
- £476,698 was spent on planned maintenance in Cowal and Bute

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Housing Repairs 2011/12

- £322,172 to be invested in day to day repairs in the Associations 1,414 homes in Bute and Cowal
- £91,345 will be invested in homes that become empty

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ACHA New Homes

- The Association has built 98 new homes
- 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 New Homes

Councillor Bruce Marshall cuts the first turf at the Ardenslate site launch, Dunoon on 5th July 2011

FIRST STEPS TO NEW HOMES

CUMVAL, like the rest of Argyll and Bute, is badly in need of affordable housing. The first steps to increasing provision of new homes were taken at Cnoc Loch Club on Thursday July 5, as our vice cut in preparation for construction of Argyll Community Housing Association's latest development.

ACHA Vice Chair Norman Burton, was joined by chief executive Alastair Macgregor and Council Councillor Bruce Marshall, who cut the first turf.

The Ardenslate site will provide 24 new homes: one and two bedroom apartments.

Speaking afterwards, Councillor Marshall told the Standard: "It is extremely pleased for many reasons, not least the injection of funds for Cnoc Loch Club, which should ensure financial stability for years to come. I do however have some doubts about the loss of the 15th hole!"

Plans were first announced in February 2010 and Cllr Marshall said: "It is clear it has been a rather lengthy process, although I have been involved in discussion with the Scottish Government Housing Department to get approval for housing grant funding.

A grant of £1.2m was finally approved last year but had to be paid over in four lots. This funding designed the site and has Argyll and Bute Council provided funding of £500,000 to do work to go ahead.



Cllr Bruce Marshall cuts the first turf



This development of 24 flats is badly needed in Dunoon. There are 130 people who are officially homeless and are

supported by the council. At this moment in time there are 475 applicants for houses in Cnoc, with

80 per cent asking one or two bedrooms. "I would like to thank ACHA for agreeing to

build in Dunoon. There is a real desire to build this new building through Argyll and Bute."

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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
- Improvements to un-adopted roads and footpaths

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Ongoing ACHA Initiatives (cont)

- £10,000 has been invested annually through Community Action Fund grants
- Around £460,000 per annum is invested in Aids & Adaptations in tenants' homes
- Commitment to develop a new all-weather play facility at Valrose Terrace, Dunoon
- Anti social behaviour and drug dealing

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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