

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