

Putting Tenants First



Bute and Cowal
Local Area Committee Planning Group
Argyll Community Housing Association
Update
14th March 2012
Alastair MacGregor
Chief Executive

Putting Tenants First

Investment Programme from Transfer to 29/02/2012

Elements	Bute and Cowal
Windows & Doors	824
Kitchens & Bathrooms	2002
Heating & Rewire	1106
Roof & Roughcast	119
Total Elements	4051
Stock Numbers	1414
Total Expenditure (exc VAT)	£14,276,707

Putting Tenants First

Bute and Cowal Investment Programme

Elements	2011/12	Expenditure	Projected 2012/13	
Windows & Doors	54	£272,477	222	
Kitchens & Bathrooms	129	£689,314	400	
Heating & Rewire	515	£1,358,974	489	
Roof & Roughcast	7	£363,238	165	
Refurbishment		£361,250		
Total	705	£3,045,253	£5.2million	1276

The above is the current and ongoing investment programme to improve ACHA's properties in Bute and Cowal to meet the Scottish Housing Quality Standard by 2015

Putting Tenants First

Ongoing Initiatives

- 24 units affordable housing at Ardenslate, completion December 2012.
- 4 units affordable housing at Lochgoilhead, completion this week.
- Total modernisation on site at Massan View, Sandbank and Colintrave for 20 Dorran properties

Putting Tenants First

Ongoing Initiatives (continued)

- The Association will be going on site shortly for modernisation in 18 properties at Regent and Salisbury Terrace, Dunoon.
- Roof and roughcast contracts on site in Rothesay and Dunoon.
- Broxwood Place and Douglas Cottages, Dunoon; roughcast replacement and cavity wall insulation to take place. Going on site shortly.

Putting Tenants First

Ongoing Initiatives (continued)

- ACHA's Board have approved purchase of the Salvation Army Hall in Ladeside Street, Rothesay for offices, subject to planning consents.
- Ballochgoy Resource Centre; discussion ongoing with the Bute Family Project and Bute FM regarding utilising the facilities.
- Lift, Alarm and Legionella upgrades at our sheltered housing complexes completed; Cragroy, Dunoon, Wallace Court, Sandbank, Ferfadd Court, Rothesay; Investment £85,000



Putting Tenants First

Ongoing Initiatives (continued)

- The Association has introduced the Allpay system for our tenants.
- The Good Garden and Good Neighbour Schemes will now become permanent.
- Obtained eviction for anti social behaviour in Rothesay.

Putting Tenants First

Ongoing Initiatives (continued)

- We believe the site at Victoria Park, Dunoon will be prioritised in the SHIP submission to the Scottish Government.
- ACHA will continue with Welfare Rights Service; income to date for tenants, £2.3million.

Putting Tenants First



Wider ACHA Initiatives

- Building our own In House Repairs Team across Argyll and Bute.
- Energy efficiency investment; ongoing £4million programme completing 1st year.
- The Association will continue its £10,000 Community Action Fund.
- ACHA is now a charity.

Putting Tenants First



Wider ACHA Initiatives (continued)

- The Association intends, in partnership with the Scottish Government, to continue to invest around £600,000 per annum in Aids and Adaptations in tenants' homes.
- Pressured Area Designation now in place.
- Rural Housing Development Fund.

Putting Tenants First



Wider ACHA Initiatives (continued)

- Scottish Government has now reintroduced 3 year investment programme.
- Scottish Government now consulting on greater flexibility to landlords on allocations.
- Housing budget £360million over the next 3 years.