

Putting Tenants First



Bute and Cowal
Community Planning Group
Argyll Community Housing Association
Update
4th December 2012
Alastair MacGregor
Chief Executive

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Investment Programme from Transfer to 31st March 2012

Elements	Cowal and Bute
Windows & Doors	874
Kitchens & Bathrooms	2,045
Heating & Rewire	1,042
Roof & Roughcast	132
Total Elements	4,093
Total Expenditure (exc VAT)	£15.5million

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Cowal and Bute Investment Programme

Elements	2011/12	Expenditure	Projected 2012/13
Windows & Doors	74	£433,881	447
Kitchens & Bathrooms	203	938,345	579
Heating & Rewire	580	1,737,790	392
Roof & Roughcast	15	378,785	165
Total	872	£3,488,801	£6.1million 1,583

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

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Ongoing Initiatives

- New build at Ardenslate, Dunoon – 24 units, expected completion January 2013.
- Garden in Bloom competition.
- Progress with purchase of property for ACHA's offices at Ladeside Place, Rothesay.
- Broxwood Place and Douglas Gardens, Dunoon – roof and roughcast work nearing completion.

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Ongoing Initiatives

- Glebe Terrace, Rothesay and Ardenslate, Dunoon – roof and roughcast work complete on properties solely owned by ACHA.
- Refurbishment work on site at Regent and Salisbury Terrace, Dunoon.

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Garden in Bloom Winners



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Ongoing Initiatives (continued)

- ACHA has continued with the Welfare Rights Service; income to date for tenants, £3.2million.
- 445 tenants in Bute and Cowal have benefited by £529,000 through ACHA's Welfare Rights Service.
- Welfare reform; 69 ACHA tenants in Bute and 118 ACHA tenants in Cowal will be affected by the "bedroom tax".

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Argyll Homes for All

- ACHA's maintenance subsidiary will also carry out non charitable activities
- Final business case to go to ACHA's Board 13th December 2012
- From April 1st 2013 it will provide in house maintenance service across all of Argyll and Bute
- It will employ 44 people and have an initial turnover of £3.2million
- From the third year it is hoped to provide services to third parties

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Issues and Wider Update

- The introduction of Universal Credit, Welfare Reform and the Bedroom Tax
- Huge pressure on insurance premiums
- Consultation closed on future of the Right to Buy
- How we make best use of the Rural Housing Development fund
- Three year housing investment programme introduced
- The new Scottish Social Housing Charter comes in to place from 2013