

Putting Our Tenants and Our Communities First



Update to Argyll and Bute Council  
Mid Argyll, Kintyre and the Islands Area  
Committee

**Alastair MacGregor**

**Chief Executive**

7<sup>th</sup> October 2015

Putting Our Tenants and Our Communities First



## Investment Programme in Mid Argyll and Kintyre from transfer to 31st March 2015

<b>Elements</b>	<b>Mid Argyll and Kintyre</b>
Windows and Doors	1 621
Kitchens and Bathrooms	2 508
Heating and Rewire	1 913
Roof and Roughcast	317
<b>Total elements</b>	<b>6 359</b>
<b>Total expenditure (ex VAT)</b>	<b>£25.9million</b>

Putting Our Tenants and Our Communities First



## Investment programme in Mid Argyll and Kintyre – Projected Programme 2015/16

<b>Elements</b>	<b>Mid Argyll and Kintyre</b>
Windows and Doors	191
Kitchens and Bathrooms	25
Heating and Rewire	35
Roof and Roughcast	200
<b>Total elements</b>	<b>451</b>
<b>Total expenditure (ex VAT)</b>	<b>£4.5million</b>

Putting Our Tenants and Our Communities First



## The Association's SHQS Investment Programme (continued)

- Roof and roughcast contracts currently on-site or due to start include properties in Lochgilphead, Tarbert, Carradale, Drumlemble, Macrahanish, Southend, Tayinloan and in Campbeltown
- Small programme of completions for kitchen and bathroom renewal
- Heating, rewire, window and door completions in the remaining properties requiring it

Putting Our Tenants and Our Communities First



## The Association's SHQS Investment Programme (continued)

- Roof and roughcast, and application of external insulated render has started on Islay for over 180 elements; contract value £2.3m, due to complete in November 2015.
- Properties on Jura will be reviewed to establish measures required to meet the new Energy Efficiency Standard by 2020

Putting our Tenants and Our Communities First

## Building new homes

- 20 units completed at Sealladh na Mara, Bowmore in August 2015
- 12 units at Tower View, Inveraray nearing completion. Delayed due to impact of the administration of Stewart McNee (Dunoon) Ltd.

## Putting our Tenants and Our Communities First

### Building new homes (continued)

#### Forward Programme in Mid Argyll, Kintyre and the Islands

- 10 units currently on site at Sealladh na Mara, Phase 2, Bowmore
- 2 units currently on site at Tayvallich
- 2 units to be built in Carradale
- The Association has secured an additional private finance facility for new build of £10million from Lloyds TSB.
- The Association is currently reviewing development opportunities for future new build programmes.

Putting Our Tenants and Our Communities First



## Key challenges

- Housing need; 3,116 applicants for housing in Argyll and Bute
- Pockets of low demand in areas of Kintyre and Bute
- Population decline
- Common investment works around other owners
- Energy Efficiency Standard for Social Housing (EESH)



Putting Our Tenants and Our Communities First



## Other Updates

- ACHA is currently working with the Council and the Scottish Government on the refugee crisis.
- Work ongoing with the Council on the CARS scheme initiative at Inveraray with the project expected to be on-site by November 2015.