

Putting Our Tenants and Our Communities First



Update to Argyll and Bute Council  
Oban, Lorn and the Isles  
Area Committee

**Alastair MacGregor**

**Chief Executive**

**9<sup>th</sup> December 2015**

Putting Our Tenants and Our Communities First



## Investment Programme in Oban, Lorn and the Isles from transfer to 31st March 2015

<b>Elements</b>	<b>Oban, Lorn and the Isles</b>
Windows and Doors	1 298
Kitchens and Bathrooms	2 264
Heating and Rewire	1 463
Roof and Roughcast	455
<b>Total elements</b>	<b>5 480</b>
<b>Total expenditure (ex VAT)</b>	<b>£16.68million</b>

Putting Our Tenants and Our Communities First



## Investment programme in Oban, Lorn and the Isles – 2015/16

<b>Elements</b>	<b>Oban, Lorn and the Isles</b>
Windows and Doors	190
Kitchens and Bathrooms	22
Heating and Rewire	35
Roof and Roughcast	200
<b>Total elements</b>	<b>447</b>
<b>Total expenditure (ex VAT)</b>	<b>£4.6million</b>

Putting Our Tenants and Our Communities First



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

- Roof, roughcast and external insulation work to properties in Dunbeg and on Mull was completed earlier this year
- External insulation contract currently on-site in Lorn includes properties in Oban, Bonawe, North Connel, Dalmally, Taynuilt. Small number of owners involved who are receiving grants through Home Energy Efficiency Area Based Scheme allocated through the Council.

Putting Our Tenants and Our Communities First



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

- 52 Soroba Road, Oban – tender for has been awarded and work will start on site in January 2016.
- 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



## ACHA's new build programme in Oban, Lorn and the isles

- Glenshellach, Oban Phase 2 – 17 units onsite
- St Oran's Place, Connel Phase 2 – 10 units onsite
- 2 units on Coll at Arinagour
- Initiative to provide extra care housing on Tiree stopped due to NHS Highland capital funding difficulties
- Refinancing deal with Lloyds Banking Group which will hopefully contribute to over 200 new build homes post 2018

Putting Our Tenants and Our Communities First



## ACHA's new build programme in Oban, Lorn and the isles



Completed properties at Catalina Avenue, Oban and St Oran's Place, Connel

Putting Our Tenants and Our Communities First



## Key challenges

- Housing need; 3,116 applicants for housing in Argyll and Bute
- 829 active applications in the Lorn area
- Population decline in some parts of Argyll and Bute
- 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.
- Funding secured to provide a welfare rights service in 2015/15 from the People and Communities Fund
- Welfare rights project being rolled out which will involve speaking to local community groups about the service
- Gain to ACHA tenants in Oban, Lorn and the Isles to date is £305,756 through the welfare rights service

Putting Our Tenants and Our Communities First



## Other Updates

- First Minister visit to the Association in August 2015
- Visits under way to Luing, Kilmore and Seil community councils to determine housing demand for these areas
- Local lettings initiative used for new build properties at Catalina Avenue, Oban and St Oran's Place, Connel
- Proactive work going on in relation to site evaluation to look at developing our 2018-2022 new build programme

Putting Our Tenants and Our Communities First



**The First Minister Nicola Sturgeon received information on the welfare rights project when she visited the Association in August 2015**

Putting Our Tenants and Our Communities First



## Other Updates

- Bonawe local lettings plans extended for one year.
- No further action on Bonawe school house
- Annual Garden in Bloom competitions run
- Community Action Fund awards
- Proactive use of Dalrigh Gardens for advertising community and charitable events including the National Mod.