

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

5th October 2016

Putting Our Tenants and Our Communities First



Investment Programme in Mid Argyll and Kintyre from stock transfer to 31st March 2016

Elements	Mid Argyll and Kintyre
Windows and Doors	1 702
Kitchens and Bathrooms	2 524
Heating and Rewire	1 969
Roof and Roughcast	568
Total elements	6 763
Total expenditure (ex VAT)	£28,873,680

Putting Our Tenants and Our Communities First



Investment programme in Mid Argyll and Kintyre – Projected Programme 2016/17

Elements	Mid Argyll and Kintyre
Windows and Doors	150
Kitchens and Bathrooms	12
Heating and Rewire	70
Roof and Roughcast	40
Total elements	272
Total expenditure (ex VAT)	£1.43million

Putting Our Tenants and Our Communities First



The Association's Investment Programme 2016/17 (continued)

- Door entry packages; Kintyre – 16 closes , Mid Argyll – 6 closes and Islay – 2 closes
- In Mid Argyll and Kintyre 53 properties to receive new windows and 90 properties to receive new doors between now and 2020.
- External wall insulation scheduled for some properties in Oakhill, Tarbert, Gigha and Castleacres, Campbeltown

Putting Our Tenants and Our Communities First



The Association's Investment Programme 2016/17 (continued)

- Major roof and roughcast contract started on Islay to the value of £1.5million to 53 properties.
- Properties receiving this work are located in; Ballygrant, Bowmore, Bridgend, Bruichladdich, Port Charlotte and Port Ellen
- Inveraray Conservation Area Regeneration Scheme (CARS) – started in May 2016. Working with partners and now on site for all projects at Relief Land, Arkland, Chamberlains and Temperance

Putting Our Tenants and Our Communities First



The Association's Investment Programme 2016/17(continued)



Work started at
Ardview, Port Ellen

Putting Our Tenants and Our Communities First



The Association's Investment Programme 2016/17(continued)

- Small continuing 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



Building new homes

- Tayvallich – 2 properties completed in March 2016
- Tower View, Inveraray - 12 units completed in July 2016
- Bowmore, Islay – 10 units on site due for completion – November 2016



New properties at
Bowmore

Putting Our Tenants and Our Communities First



Building new homes (continued)

Forward Programme in Mid Argyll, Kintyre and the Islands

- Bowmore Phase 3 – subject to planning approval a 20 unit development is proposed to start on site in October 2016
- Inveraray – site acquisition for 10 units, 2017
- Keills, Islay – site acquisition for 4 units, 2017

Putting Our Tenants and Our Communities First



Key challenges

- Low demand in areas of Kintyre and Bute continues to be a challenge.
- Around 100 long term void properties in Campbeltown and Rothesay

Putting Our Tenants and Our Communities First



Other Updates

- Long term lease with the Council for the whole of Dalriada House, Lochgilphead being finalised with the Council
- Human Resources and Corporate Services staff have moved from Ardrishaig to Dalriada House
- ACHA office move planned for Bowmore, Islay
- Investment in Duncholgan Gypsy Traveller site to meet the Scottish Government standards

Putting Our Tenants and Our Communities First



Other Updates

- Right to Buy ended 31st July 2016. 91 applications received since 1st April. The last three years; 86, 60 and 61.
- Continuing work with the Council to house Syrian refugees
- Private finance facility £13million with Lloyds
- ACHA plans to build 220 new homes over the next four years.

Putting Our Tenants and Our Communities First



Other Updates (continued)

- European Social Fund application with Argyll and Bute Council
- The Association has agreed to continue facilitating our Welfare Rights Service for the next three years.