

Putting Our Tenants and Our Communities First



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

Alastair MacGregor

Chief Executive

9th December 2016

Putting Our Tenants and Our Communities First



Investment Programme in Oban, Lorn and the Isles from July 2007 to 31st March 2016

Elements	Oban, Lorn and the Isles
Windows and Doors	1 355
Kitchens and Bathrooms	2 273
Heating and Rewire	1 487
Roof and Roughcast	710
Total elements	5 825
Total expenditure (ex VAT)	£30.7million

Putting Our Tenants and Our Communities First



Investment programme in Oban, Lorn and the Isles – Projected Programme 2016/17

Elements	Oban Lorn and the Isles
Windows and Doors	90
Kitchens and Bathrooms	12
Heating and Rewire	100
Roof and Roughcast	130
Total elements	382
Total expenditure (ex VAT)	£2.76million

Putting Our Tenants and Our Communities First



The Association's Investment Programme 2016/17 in Oban, Lorn and the Isles_(continued)

- Door entry packages; Lorn – 16 closes
- Contract for 81 elements, mostly external wall insulation, and 6 owner related elements completed in June 16.
- 52 Soroba Road, Oban – completed May 2016. 4 ACHA owned and 2 privately owned flats received a new roof, external wall insulation including fascias, soffits, guttering and downpipes.

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



Reactive repairs and cyclical maintenance 2015/16

- £1.3million invested in reactive repairs and cyclical maintenance
- Gas servicing, solid fuel servicing, electrical servicing, legionella testing, lift servicing, close and external painterwork

Putting Our Tenants and Our Communities First



Employment dividend

- 24 ACHA employees in Oban
- 14 AHFA employees in Oban
- 70 tradesmen on average on ACHA new build projects in the Oban and Lorn area
- Significant sub contractor contracting
- Materials purchases Travis Perkins

Putting Our Tenants and Our Communities First



Building new homes

- Glenshellach, Oban Phase 8 – 17 properties, phased handover from November 2016 to February 2017
- Connel Phase 2 –Powell Place - 10 properties completed in November 2016. Official opening held on 14th November 2016.
- Bowmore, Islay Phase 2 – 10 properties completed in November 2016. Official opening held on 18th November 2016

Putting Our Tenants and Our Communities First



Building new homes



Catalina Avenue, Oban



Powell Place, Connel

Putting Our Tenants and Our Communities First



Building new homes – Forward Programme

- Coll – Planning approval received for 2 properties on site December 2016
- Connel Ph 3 – 10 units on site October 2016
- Glenshellach Ph 10 – 8 units on site August 2016
- Bowmore, Islay Ph 3 – 20 units on site October 2016
- Glenshellach Ph 11 and 12 – planning approval for 42 properties
- Glenshellach planning submission for a further 6 homes

Putting Our Tenants and Our Communities First



Building new homes – Forward Programme

(continued)

- Kilmore planning application for 8 homes
- North Connel application for 1 home
- Evaluating sites for a further 30 units in Oban
- Working with North Argyll Carers Centre to design properties for specific needs

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 Banking Group
- ACHA plans to build 220 new homes over the next four years.

Putting Our Tenants and Our Communities First



Other Updates (continued)

- Energy Efficiency Standard for Social Housing by 2020; 75% complete.
- 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.
- 10/10/10 initiative

Putting Our Tenants and Our Communities First



Brendan O’Hara MP officially opens ACHA’s new homes at Powell Place, Connel with pupils from Achaleven Primary School