

Putting Our Tenants and Our Communities First



Update to Argyll and Bute Council Bute and Cowal Area Committee

Alastair MacGregor

Chief Executive

4th December 2018

Putting Our Tenants and Our Communities First



Investment Programme in Bute and Cowal from stock transfer to 31st March 2018

Elements	Bute and Cowal
Windows and Doors	1 808
Kitchens and Bathrooms	2 684
Heating and Rewire	2 087
Roof and Roughcast	653
Energy Efficiency	1 270
Total elements	8 502
Total expenditure	£34.4million

Bute and Cowal stock - 1,403 properties

Putting Our Tenants and Our Communities First



Investment programme in Bute and Cowal Projected Programme 2018/19

Elements	Bute and Cowal
Windows and Doors	375
Kitchens and Bathrooms	7
Heating and Rewire	77
Roof, Roughcast and Insulation	108
Energy Efficiency	11
Total number of elements	578
Total expenditure	£4.16million

Putting Our Tenants and Our Communities First



Investment spend to date

- The spend to date in Bute and Cowal since the Association was formed amounts to approximately £34.4million
- 8502 elements of work.
- Challenge with a growing number of referrals for adaptations with a decreasing budget

Putting Our Tenants and Our Communities First



The Association's Investment Programme 2018/19 in Bute and Cowal

Windows and doors

- We are carrying out an extensive programme of window and door replacements across Bute and Cowal with programmes in Rothesay, Kirn, Port Riddell, Dunoon, Tighnabruaich, Lochgoilhead, Cairndow and Strachur.

Putting Our Tenants and Our Communities First



The Association's Investment Programme 2018/19 in Bute and Cowal

Kitchens and bathrooms

- Having invested heavily in the previous programmes, there is limited spend in this area this financial year.

Putting Our Tenants and Our Communities First



The Association's Investment Programme 2018/19 in Bute and Cowal

Heating and rewire

- We are installing new energy efficient heating systems to meet the Scottish Government Energy Efficient standard EESSH.
- We are installing new energy efficient heating systems to 77 homes this year across Dunoon, Ardentinny, Tighnabraich, Lochgoilhead, Cairndow and Rothesay

Putting Our Tenants and Our Communities First



The Association's Investment Programme 2018/19 in Bute and Cowal

Roof and Roughcast

- The roof and roughcast programme is driven by our desire to meet EESSH and SHQS and to provide our tenants with warmer homes that cost less to heat.
- We have programmes installing new external wall insulation across Dunoon, Tighnabruaich, Rothesay and Colintraive.
- With new roofs being installed in Rothesay, Dunoon and Tighnabruaich.

Putting Our Tenants and Our Communities First



Property at Queen's Road, Sandbank – Before and After

Putting Our Tenants and Our Communities First



The Association's Investment Programme 2018/19 in Bute and Cowal

Energy Efficiency Works

- These works improve the energy efficiency of our homes to make the houses warmer and cheaper to heat.
- We have carried out extensive programmes in Bute and Cowal in previous years.

Putting Our Tenants and Our Communities First



**An example of energy efficiency works at Victoria Park, Dunoon
Before and After**

Putting Our Tenants and Our Communities First



Responsive Repairs and Cyclical Maintenance

- ACHA spend over £1.1 million per year carrying out repairs and maintenance in Bute and Cowal
- This work is carried out by Argyll Homes for All

ACHA stock restructure in Bute and Cowal

- 32 flats recently demolished at Watson Place, Ardbeg due to no demand to live in them
- Socially useful options for the cleared site to be considered
- Ongoing work to relocate 3 tenants at Longhill Terrace, Ballochgoy to allow the properties to be sold. Reluctance of private owner neighbours to buy-in to upgrade work
- Further demolition planned for 16 properties at Columshill Higher Terrace and Columshill Lower Terrace

Putting Our Tenants and Our Communities First



ACHA stock restructure in Bute and Cowal

- Current consultation with our tenants in Eton Avenue, Dunoon, and elected Members, on a proposal to demolish 36 bedsits and one bedroom flats and replace them with 8 new 2 and 3 bedroom properties, along with an office for ACHA and AHFA staff

Putting Our Tenants and Our Communities First



ACHA stock restructure in Bute and Cowal



Cleared site at Watson Place, Ardbeg

Putting Our Tenants and Our Communities First



Other Updates

- £85,300 investment in fire sprinkler systems for our sheltered housing complexes at Wallace Court, Sandbank and Cragroy, Port Riddell.
- ACHA's Board approved the lease of the Torlochan Travelling Persons site to Dunoon Small Animal Rescue
- ACHA's 10 10 10 initiative; 8 schools in Argyll and Bute have benefited this year, including Innellan, Toward and Strone Primary Schools who all receive £1,000 from this year's awards

Putting Our Tenants and Our Communities First



Other Updates

- ACHA's Community Action Fund; Kilfinan Community Forest and Comann nam Parant Comphall have received donations this year
- ACHA's second Tenants' Conference will be held on Saturday 16th February 2019
- ACHA's Your Voice Scrutiny Group won Most Inspiring Scrutiny Newcomer Award at the Tenants Information Service (TIS) annual awards
- Universal Credit was rolled out in Argyll and Bute on 19th September 2018

Putting Our Tenants and Our Communities First



Other Updates

- Volunteer recruitment exercise currently underway for volunteers to serve on ACHA's Board and 4 Area Committees
- ACHA currently house 13 Syrian refugee families on Bute with another family due to arrive mid-December

Putting Our Tenants and Our Communities First



Other Updates

- ACHA's new office in Rothesay to be officially named Haig House, after the late Linda Haig who was Director of Investment and Regeneration for ACHA

Putting Our Tenants and Our Communities First



Presentation of 10 10 10 award to staff and pupils at Strone Primary School