

Putting Our Tenants and Our Communities First



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

Alastair MacGregor

Chief Executive

12th December 2018

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Investment Programme in Oban, Lorn and the Isles from stock transfer to 31st March 2018

Elements		Oban, Lorn and the Isles	
Windows and Doors		1 512	
Kitchens and Bathrooms		2 329	
Heating and Rewire		1 633	
Roof and Roughcast			962
Energy Efficiency			1 270
Total elements		7 706	
Total expenditure		£35.6million	

Oban, Lorn and the Isles stock - 1,340 properties

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Investment programme in Oban, Lorn and the Isles – Projected Programme 2018/19

Elements		Oban, Lorn and the Isles	
Windows and Doors			20
Kitchens and Bathrooms			30
Heating and Rewire			70
Roof, Roughcast and Insulation			67
Energy Efficiency			22
Total number of elements			209
Total expenditure		£1.44million	

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Investment spend to date

- The spend to date in Oban, Lorn and the Isles and since the Association was formed amounts to approximately £35.6million
- 7706 elements installed
- Challenge with a growing number of referrals for adaptations with a static budget

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The Association's Investment Programme 2018/19 in Oban, Lorn and the Isles

Windows and doors

- Extensive programmes in previous years have been carried out. The programme this year includes replacing the windows at our sheltered housing complex and For Spence Court.

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The Association's Investment Programme 2018/19 in Oban, Lorn and the Isles

Kitchens and bathrooms

- Again substantial work has been carried out in previous years to install new kitchens and bathrooms.
- This year we are installing new kitchens and bathrooms on Islay, Coll and across Oban, Connel, Dunbeg and Dalmally, including 10 specially adapted bathrooms for particular needs.

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Heating and rewire

- We are installing new energy efficient heating systems to meet the Scottish Government Energy Efficient standard EESSH.
- We have programmes across the islands of Islay, Jura, Tiree and Mull as well as Oban, Connel, Dalmally, Dunbeg and Taynuilt

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The Association's Investment Programme 2018/19 in Oban, Lorn and the Isles

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 external wall insulation on the islands of Jura, Luing and Mull and various programmes across Oban.
- We are also fitting new roofs on Jura, Luing and across Oban

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Reroofing work completed at
Alma Crescent, Oban (above)

Properties at Lorn Avenue, Oban
received external wall insulation
and cedar cladding (below)



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The Association's Investment Programme 2018/19 in Oban, Lorn and the Isles

Energy Efficiency Works

- We are installing cavity wall insulation, internal wall insulation and underfloor insulation on the islands of Coll, Luing, Jura and Mull and across various locations in Oban, Dalmally and Connel.
- These works improve the energy efficiency of our homes to make the houses warmer and cheaper to heat.

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External Wall Insulation at Croft Avenue, Oban

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Responsive Repairs and Cyclical Maintenance

- ACHA spends over £1,155,000 per year in Oban, Lorn and the Isles, carrying out repairs and cyclical maintenance.
- This work is carried out by Argyll Homes For All

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Building new homes in Oban, Lorn and the Isles

Currently on-site

- Glenshellach, Oban 42 units
Phased handover November to July 2019
- Benmore View, North Connel 1 unit
A one-off property to meet the needs of a Gypsy Traveller family. Estimated completion January 2019
- Powell Place, Connel 2 units
Just on site, estimated completion January 2020

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Glenshellach, Oban development

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Benmore View, North Connel

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Other Updates

- Play park to be built at Ledaig Travelling Persons site.
- Successful decree received on the 31st October for the eviction of a drug dealer in Oban
- ACHA's 10 10 10 initiative; 8 schools in Argyll and Bute have benefited this year. Park Primary School, Oban and Dunbeg Primary School both received £1,000 from this year's awards

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Other Updates

- ACHA's Community Action Fund; Oban Phoenix Cinema and Trustees of Connel Hall 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

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Other Updates

- Volunteer recruitment exercise currently underway for volunteers to serve on ACHA's Board and 4 Area Committees