

Putting Our Tenants and Our Communities First



# OBAN, LORN AND THE ISLES

## Community Planning Group

### Annual update

Putting Our Tenants and Our Communities First



# STOCK DETAILS

31st March 2019

OLI 1361

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| <u>No Of Properties</u> | <u>ISLAY</u>         |
|-------------------------|----------------------|
| 19                      | BALLYGRANT ISLAY     |
| 141                     | BOWMORE ISLAY        |
| 8                       | BRIDGEND ISLAY       |
| 15                      | BRUICHLADDICH ISLAY  |
| 1                       | COLONSAY             |
| 7                       | CRAIGHOUSE JURA      |
| 1                       | GIGHA                |
| 1                       | HILL COTTAGE         |
| 10                      | KEILLS ISLAY         |
| 1                       | KILCHOMAN ISLAY      |
| 23                      | PORT CHARLOTTE ISLAY |
| 148                     | PORT ELLEN ISLAY     |
| 5                       | PORTNAHAVEN ISLAY    |
| 380                     |                      |

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**ACHA**  
association

| No Of Properties | LORN             |
|------------------|------------------|
| 9                | APPIN            |
| 1                | BALVICAR         |
| 2                | BARCALDINE       |
| 22               | BENDERLOCH       |
| 20               | BONAWE           |
| 8                | BREDA DRIVE      |
| 21               | BUNESSAN         |
| 48               | CATALINA AVENUE  |
| 8                | CLACHAN SEIL     |
| 11               | COLL             |
| 35               | CONNEL           |
| 17               | CRAIGNURE        |
| 5                | CULLIPOOL        |
| 26               | DALMALLY         |
| 3                | DERVAIG          |
| 66               | DUNBEG           |
| 70               | DUNOLLIE OBAN    |
| 1                | FIONNPHORT       |
| 1                | IONA             |
| 2                | KILCHRENAN       |
| 2                | KILMELFORD       |
| 1                | KILMORE          |
| 2                | KILNINVER        |
| 1                | LISMORE          |
| 2                | LOCHAWE          |
| 65               | LONGSDALE OBAN   |
| 120              | MILLER ROAD AREA |
| 29               | MILLPARK OBAN    |
| 24               | NORTH CONNEL     |
| 7                | OBAN TOWN AREA   |
| 35               | OBAN TOWN CENTRE |
| 32               | OBAN WHITE CITY  |
| 30               | SALEN            |
| 173              | SOROBA OBAN      |
| 37               | TAYNUILT         |
| 24               | TIREE            |
| 18               | TOBERMORY        |
| 3                | TOBERONCHY       |
| 981              |                  |

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# GARAGE SITES

| <u>No of Sites</u> | <u>LORN</u>     |
|--------------------|-----------------|
| 2                  | DUNBEG          |
| 9                  | LONGSDALE OBAN  |
| 1                  | NORTH CONNEL    |
| 5                  | OBAN TOWN AREA  |
| 25                 | OBAN WHITE CITY |
| 42                 |                 |

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**Gypsy/Traveller**

|                    |                   |
|--------------------|-------------------|
| <u>No of Sites</u> | <u>COWAL</u>      |
| 8                  | TORLOCHAN         |
|                    |                   |
|                    |                   |
| <u>No of Sites</u> | <u>MID ARGYLL</u> |
| 14                 | DUNCHOLGAN        |
|                    |                   |
|                    |                   |
| <u>No of Sites</u> | <u>LORN</u>       |
| 8                  | BAYVIEW           |

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# ISLAND STOCK

**BUTE 460**

**ISLAY 370**

**MULL 87**

**TIREE 24**

**COLL 11**

**LUING 8**

**JURA 7**

**COLONSAY 2**

**GIGHA 1**

**IONA 1**

**LISMORE 1**

**972 ISLAND HOMES = 18%**

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**NEW RENT CHARGES  
APRIL 2019**

**BAYVIEW GYPSY/TRAVELLER SITE £54.10**

**6 ALMA CRESCENT £75.21**

**STRUTHAN TERRACE, TIREE £92.28**

**21 SEALLADH NA MARA £120.93**



## Bowmore Opening





On a slightly dismal afternoon in October, BBC's Glenn Campbell officially opened the latest phase of Argyll Community Housing Association's (ACHA), Bowmore housing development.

Attendees were entertained by members of Islay & Jura Community Pipe Band and Bowmore Primary School Gaelic Choir, followed by a handing over of the keys to a few of the new residents and the ceremonial unveiling of a plaque.

This latest portion of the development consists of two one-bedroom houses, eight two-bedroom, eight three-bedroom and two four-bedroom properties. Though only five properties have currently been handed over, ACHA expects the remainder to be completed before the end of the month.

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*Dear Iona,*

*I'm pleased to inform you that our project is progressing well.*

*There have been more than a few bumps in the road (we eventually withdrew from LEADER because of their incredibly prescriptive, time-consuming and costly requirements) and it certainly has been a challenge - but we're back on track for a successful delivery. On that subject, we have now appointed a Project Engineer. This contractor would like to visit the ACHA site to conduct a topographical survey on **March 5th**.*

*I wanted to alert you to this visit as the landowner, and check that ACHA were comfortable with that survey being completed. This work will ensure that the carpark is fit for purpose, and delivered to a high standard.*

*May I take this opportunity to thank you, and all at ACHA who have liaised with us on this project, for your patience and continued support.*

*It's been such a long process. I can only apologise for the time it has taken for us to reach this stage, but I'm so grateful to you for sticking with us and maintaining an open channel of communication. I look forward to delivering sustainable beach access for our community and our guests; this would not have been possible without your assistance.*

*Sending my warm wishes to you from Tiree,  
Stephanie.*

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- We have been successful in our bid to the Warm Homes Fund, we have been awarded over £5 million of funding to install over 1000 Air Source Heat Pumps as well as £754,000 of ECO funding for installing insulation measures to our tenants homes. By installing the Air Source Heat Pumps we will receive at least another £4.2 million of Renewable Heat Incentive funding that will enable ACHA to carry out further energy efficiency investment projects.
- The Warm Homes Fund is a National Grid and Community Interest Company, Affordable Warmth Solution (AWS) have established a £150m **Warm Homes Fund (WHF)** designed to support local authorities, registered social landlords and other organisations working in partnership with them, to address some of the issues affecting fuel poor households. In Argyll & Bute fuel poverty levels are:
  - Fuel Poverty Rates
    - Scotland **26.5%**                      **Argyll & Bute 45%**
  - Extreme Fuel Poverty
    - Scotland **8%**                              **Argyll & Bute 15%**
- Our award of over £5 million is the entire amount awarded to Scotland in this round of funding, which highlights the enormity of the issues in Argyll & Bute.
- We will be able to play huge part in reducing fuel poverty and hopefully in some of our communities eradicating fuel poverty across Argyll & Bute.
- The project is due to commence in August 2019 and will until December 2021.

## ACHA wins right to evict Oban drug dealer

Argyll Community Housing Association (ACHA) has successfully secured a decree for eviction against a convicted drug dealer at Oban Sheriff Court.

The party concerned was an ACHA tenant, living in one of the association's properties in Miller Road, Oban, next to the high school, and the eviction was formally concluded on the December 17, 2018.

Alastair MacGregor, ACHA chief executive, said: 'I am delighted that we have secured this victory. I would like to thank the association's staff who presented the case in court and stood up for our communities against drug dealers.'

Mr MacGregor added: 'I am



**Alastair MacGregor.**

also heartened that Sheriff Hughes outlined in his judgement, "It is clearly in the public interest to resolutely counteract the selling of controlled drugs, particularly in a residential area which

is adjacent to the local high school". This achievement vindicates the partnership we have developed with Police Scotland in Oban and our tenants, and the wider community to protect our people from this illegal activity.'

Oban South and the Isles Councillor Roddy McCuish said: 'First of all, I would like to thank ACHA on behalf of the community on the action they have taken on evicting this convicted drug dealer.

'It sends a clear message: deal or allow drugs to be supplied from your home and you will lose your tenancy. I am delighted to support the action taken punishing the dealers who profit and prey on people's addiction.'

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- ACHA developed a new design guide in 2019
- Focus on ensuring houses are accessible
- Ensures “Homes for Life”



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- AHFA new grass cutting team
- 10 man team
- Started cutting April 2019
- Local team of 2 men (one full time and one seasonal) Oban and Lorn
- Islay and Mull being carried out by local contractors
- Results and feedback to date is positive

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### Inveraray hosts tenants' conference



Argyll Community Housing Association (ACHA) has held its annual Tenants' and Members' Conference in Inveraray.

The conference focused on three

key themes: getting involved, planning services for the future, and rents and value for money. There were also breakout sessions.

Alastair MacGregor, ACHA's

chief executive, said: "This year's conference gives our tenants and members an opportunity to input into the association's priorities going forward."

- Tenant participation is a priority
- Tenants Conference held in Inveraray
- Your Voice group scrutinises ACHA services
- Area Committee want to increase participation

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# ACHA

## thanks

Dear editor

I would like to acknowledge the help I have had from ACHA staff on Islay in the recent past.

I appreciate that there are many issues, some that are very complex and take longer to resolve than we would hope for, but the staff always reply timeously and courteously and I thank them for that.

I will continue to work with the Registered Social Landlords to identify and progress the additional housing still required on Islay.

*Councillor Anne Horn*

*Tarbert*



# Talks start on new homes

by David McPhee  
dmcph@obantimes.co.uk



A consultation is under way regarding a major housing development on Glencruitten Rise.

Argyll Community Housing Association (ACHA) has submitted a proposal of application notice to develop on the 2.32 hectares of ground.

But residents have concerns, in particular the 'unfit' road to the site. And one resident said it was 'houses for sale' time if work on a development road gets under way.

The site is described as 'potentially challenging and complex' and will require improvements to the road. Currently, it is accessed from an unclassified public road.

The potential development was raised at the Oban Community Council meeting on Monday.

Speaking at the meeting, a member of the public said: 'What I want to know is how this has come about. Oban is gridlocked as it is.' He feared that if the first phase of houses and a development road were approved, it would lead to further phases of housing.

The number of homes that could be built, as well

as the traffic, were also raised. However, there are no details regarding how many homes would be built.

Another member of the public said: 'If it was the only option for Oban, we would say fair enough. But we have the [Dunbeg] corridor on the main road.'

Community councillor Neil MacIntyre said: 'We all know that road is not fit. We have a development up at Glencruitten, which we can't get to. It is crazy.'

Councillor Roddy McCuish, who is on the board of ACHA, said: 'The only information I have is they are looking to try to put some houses up there and it is at the consultation stage. It would need an awful lot of infrastructure work. Funding is not in place and we are a long way from it.'

But he offered to facilitate a meeting between residents, the community council and ACHA.

There was discussion of the association applying to the Scottish Government's Housing and Infrastructure Grant to fund a development road, similar to the one at Kirk Road in Dunbeg. However, Councillor Kieron Green said the road to Glencruitten Rise

is about five times longer than Kirk Road and would cost around £10 million. He said the fund consists of a £15 million Scotland-wide pot and the chances of getting £10 million were 'slim'.

Councillor Elaine Robertson said: 'We have a real issue with any future developments to the south of Oban because of the infrastructure. We are well aware of the congestion there is coming from that part of town and that is why we are looking to the north to develop.'

Councillor Mary-Jean Devon suggested residents form a committee as soon as possible.

Oban Community Council chairwoman Marri Malloy said: 'We will support them if they want to start a group and the community council will definitely come on board.'

Alastair MacGregor, chief executive of ACHA, told The Oban Times: 'With over 600 applicants currently on the list, new homes are needed in the town.'

However, Mr MacGregor said it was not in ACHA's interest to have inadequate access, adding: 'We would wish to ensure any development has adequate arrangements and we will work closely with the local authority planning department.'

## Tralee artist Gloria to be honoured



As part of a special In Conversation evening, Oban's Rockfield Centre is hosting a retrospective exhibition of 90-year-old Gloria Young's artwork. Word has it, most houses around Benderloch have at least one of Gloria's paintings on their walls. For the full story, turn to page nine.

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|                                               | Amount of award |        |  |  |
|-----------------------------------------------|-----------------|--------|--|--|
| <b>Oban, Lorn &amp; the Isles - £2,500</b>    |                 |        |  |  |
| <b>MacTaggart Community Centre Cyber-Café</b> | 500.00          | Sep-18 |  |  |
| <b>Trustees of Connel hall</b>                | 250.00          | Nov-18 |  |  |
| <b>The Roses Trust</b>                        | 250.00          | Nov-18 |  |  |
| <b>Dochas Carers Centre</b>                   | 300             | Apr-19 |  |  |
| <b>Port Ellen Toddlers</b>                    | 300             | Apr-19 |  |  |
| <b>South Islay Development</b>                | 250             | Apr-19 |  |  |
| <b>The GRAB Trust</b>                         | 500             | Apr-19 |  |  |
| <b>Islay &amp; Jura Community Ent</b>         | 500             | May-19 |  |  |

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QUESTIONS?

