

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

4th March 2020

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Investment Programme in Mid Argyll, Kintyre and the Islands from stock transfer to 31st January 2019

Elements	Mid Argyll, Kintyre and the Islands
Windows and Doors	2 213
Kitchens and Bathrooms	2 624
Heating and Rewire	2 172
Roof and Roughcast	957
Energy Efficiency	725
Total elements	8 691
Total expenditure	£39.6million

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Investment programme in Mid Argyll, Kintyre and the Islands 2019/20

Elements	Mid Argyll, Kintyre and the Islands
Windows and Doors	58
Kitchens and Bathrooms	23
Heating and Rewire	24
Roof, Roughcast and Insulation	59
Energy Efficiency	46
Total number of elements	210
Total expenditure	£1.765million

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Investment spend to date

- The spend to date in Mid Argyll, Kintyre and the Islands, since the Association was formed, amounts to approximately £39.6million
- 8,691 elements installed

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The Association's Investment Programme 2019/20 in Mid Argyll, Kintyre and the Islands

Windows and doors

- Extensive programmes in previous years have been carried out with the result that the programme this year will include the following;
 - ▶ 10 windows at Glentorran Place, Campbeltown
 - ▶ 22 windows at Meadowburn Place, Campbeltown
 - ▶ Door entry system at 55 Lochnell Street, Lochgilphead
 - ▶ Window and door programme on Islay

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The Association's Investment Programme 2019/20 in Mid Argyll, Kintyre and the Islands Kitchens and bathrooms

- Again substantial work has been carried out in previous years to install new kitchens and bathrooms
- This year we are installing 18 adapted bathrooms, 7 standard bathrooms and 4 new kitchens

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The Association's Investment Programme 2019/20 in Mid Argyll, Kintyre and the Islands

Heating and rewire

- We are installing new energy efficient heating systems to meet the Scottish Government Energy Efficient standard (EESH).
- We have programmes across the area in Campbeltown, Lochgilphead, Inveraray and Tarbert, Islay including a close rewire at 55 Lochnell Street, Lochgilphead

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The Association's Investment Programme 2019/20 in Mid Argyll, Kintyre and the Islands

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 at Lady Mary Row, Campbeltown, Tormhor, Carradale, Glenfyne Park, Ardrishaig, Hillview Terrace, Ardrishaig, Dewar Avenue, Lochgilphead and Rowan Park, Lochgilphead

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The Association's Investment Programme 2019/20 in Mid Argyll, Kintyre and the Islands

Roof and Roughcast

- We are also fitting new roofs at various locations including Lady Mary Row, Campbelltown, Isleview, Campbelltown, and Dewar Avenue, Lochgilphead
- There is an external wall insulation programme on Jura, and there is also a new roof programme for Jura

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The Association's Investment Programme 2019/20 in Mid Argyll, Kintyre and the Islands



New roof at Smith Drive, Campbeltown

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The Association's Investment Programme 2019/20 in Mid Argyll, Kintyre and the Islands Energy Efficiency Works

- We are installing cavity wall insulation in 19 properties, internal wall insulation to 23 properties and loft insulation to 2 properties
- These works improve the energy efficiency of our homes to make the houses warmer and cheaper to heat

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The Association's Investment Programme 2019/21 in Mid Argyll, Kintyre and the Islands

Warm Homes Fund

- The Association has received £5.1m from the Warm Homes Fund to address fuel poverty.
- This is being used to install new heating systems in “fuel poor” households across Argyll and Bute by December 2021.
- 102 new installations have been completed since April 2019 with a further 8 currently on site.
- Target is to complete 215 heating installs before the end of this financial year.

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**Before and after photographs
– Burnbank, Campbeltown**



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Before



After

External wall insulation at Glenfyne Park,
Ardrishaig

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The Association's Investment Programme 2020/21 in Mid Argyll, Kintyre and the Islands

- The Association's forward investment programme will be based on the results of our recently completed stock condition survey.

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ACHA's Exemplar Estate initiative

- Budget of £300k per year for 5 years for work in ACHA estates
- Projects identified for 2019/20 include;
 - Lochnell Street, Lochgilphead (completed)
 - Rowan Park, Lochgilphead (on-site)
 - Mill Street, Campbeltown
 - Glenside, Campbeltown

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ACHA's Exemplar Estate initiative

Pilot project completed at Lochnell Street,
Lochgilphead



Before



During



After

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Responsive Repairs and Cyclical Maintenance

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

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Building new homes in Mid Argyll Kintyre and the Islands

- 4 new properties recently completed in Kilmartin were officially opened by Councillor Donnie MacMillan BEM on the 17th January 2020



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Building new homes in Mid Argyll Kintyre and the Islands



**Councillor Donnie
MacMillan BEM unveils the
plaque at the official
opening of Barr Mor,
Kilmartin**

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Building new homes in Mid Argyll Kintyre and the Islands

The Association is on site with 5 units in Cairnbaan. Anticipated handover of the properties is Spring 2020



The properties on site at Cairnbaan

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Building new homes in Mid Argyll Kintyre and the Islands

Committed

- Oakhill, Tarbert (Phase 2) – 4 units – site start has been delayed due to a common rights issue. Work is ongoing to resolve this.

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Building new homes in Mid Argyll Kintyre and the Islands

Pipeline/In progress

- Tower View, Inveraray – approval received from the Scottish Government for a 10 unit Passivhaus development. Estimated site start March 2020, estimated completion March 2021
- Bowmore Phase 4 – 18 units - finalising land purchase agreement.
- 99 and 101 Millknowe, Campbeltown – planning permission submitted for 2 properties

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Building new homes in Mid Argyll Kintyre and the Islands

Pipeline/In progress

- Keills, Islay – discussions remain ongoing with Islay Estates and Dunlossit Estates regarding sites in the village.
- Port Ellen Schoolhouse- in discussion with the Council regarding potential purchase.
- Port Ellen- ongoing discussion with a land owner regarding purchase of a site.

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ACHA's stock restructure in Kintyre

- Demolition has taken place of no demand properties at Princes Street, Saddel Street and Queen Street in Campbeltown
- We will also be demolishing 4 properties at Millpark, Southend. The contractor will be George Beattie and Sons.

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ACHA's stock restructure in Kintyre

- Pre-application submitted to Argyll and Bute Council for the demolition of B-listed Dalintober housing estate and construction of 20 high quality social homes to meet specific local need and response received
- Meeting to be held between Argyll and Bute Council, Historic Environment Scotland and ACHA to go over points in the response
- Drop in events held to get feedback on the way forward from tenants and other interested parties²⁶

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Other Updates

- Duncholgan Travelling Persons site, Lochgilphead - positive meeting held with Scottish Government officials and the Council on the 11th January regarding Gypsy/Traveller site funding. Further meeting to be held on the 21st February
- ACHA's 10 10 10 initiative – 10 schools in Argyll and Bute have benefitted from an award this year; Tarbert Academy, Small Isles Primary, Jura, Port Ellen and Bowmore Primaries and Small Isles Pprimary, Jura were all successful

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Other Updates

- ACHA's Community Action Fund; 12 registered charities in Mid Argyll, Kintyre and the Islands have received an award so far in 2019/20.
- ACHA's 3rd Tenants and Members' Conference was held Saturday 8th February 2020