

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 2020

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Investment Programme in Oban, Lorn and the Isles from July 2007 to date.

Oban, Lorn and the Isles		
Element	Install numbers	Spend
Windows and Doors	1545	£ 4,163,682.00
Kitchens and Bathrooms	2360	£ 9,495,484.00
Heating and Rewire	1724	£ 8,389,915.00
Roof and Roughcast	996	£17,362,989.00
Refurbishment	726	£ 6,502,355.00
Total	7351	£45,915,425.00

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Investment programme in Oban, Lorn and the Isles 2020/21

Oban, Lorn and the Isles	
Element	Projected numbers
Windows and Doors	47
Kitchens and Bathrooms	20
Heating and Rewire	356
Roof and Roughcast	285
Refurbishment	7
Total	715

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Windows and Doors

Extensive programmes have taken place in previous years with the result that the programme this year is focussing on replacing the windows at our sheltered housing complex at Ford Spence Court, Benderloch.



New windows at Ford Spence Court, Benderloch



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Kitchens & 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 Coll and across Oban, Connel, Dunbeg & Dalmally including specially adapted bathrooms for particular needs.

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Warm Homes Fund – Heating

Argyll Community Housing Association have been successful in securing funding through the Warmer Homes Fund in Partnership with Scottish and Southern energy.

We are currently installing Air Source Heat Pump heating systems throughout a number of the Associations properties which meet the criteria for this heating type.

The contract targets 645 Argyll Community Housing properties it also includes the potential for 200 private homes to benefit from this project.

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Warm Homes Fund – External Wall Insulation

In addition to the Air Source Heating systems being installed Argyll Community Housing Association is currently in partnership with Scottish and Southern Energy and are in the mobilisation process to deliver 633 External Wall installation elements across the Lorn area in 2,4,6, and 8 in a block locations. The contract value is £6m, employing 90 workers between August 2020 and March 2021.

This programme in conjunction with the Air Source heating will assist greatly to reduce fuel poverty within Argyll and Bute by improving the energy efficiency of our properties at the same time improving the long term fabric of the building and the general aesthetic of the building and local environment.

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Warm Homes Fund – External Wall Insulation



**External wall insulation work completed in
Oban**

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Exemplar Estates

ACHA introduced the “Exemplar Estates” initiative to improve the areas around our properties in 2019 /20. We are carrying out improvements in the following areas;

- Lochnell Street, Lochgilphead
- Rowan park, Lochgilphead
- Cowal Place, Dunoon
- Longhill Terrace, Rothesay
- Alma Crescent, Oban
- Mill Street, Campbeltown
- Glenside, Campbeltown
- Various areas, Tiree
- The Fairways, Dunoon

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Environmental Improvement Programme – Soroba, Oban

Over the next few years ACHA is proposing to undertake an environmental improvement programme throughout Soroba. A public consultation event was held in Soroba on the 10th November.



Over the next few years ACHA is proposing to undertake an environmental improvement programme throughout Soroba. We would like to know how you feel about the environment in the area and what your priorities for improvements are.



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Winter Works

Various Winter works are being carried out by AHFA's Grounds Maintenance team throughout ACHA's estates.



Photos of before and after work at Dunmar Court, Oban



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Building new homes in Oban, Lorn and the Isles – Glenshellach, Oban

The project at Sunderland Drive, Oban was completed in two stages. The first 12 units were completed in March 2020 the remaining 12 units completed in August 2020. The 24 flats are mix of one bedroom and two bedrooms. This phase of the development includes two wheelchair accessible properties and a play park.

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Building new homes in Oban, Lorn and the Isles



Sunderland Drive, Oban

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Building new homes in Oban, Lorn and the Isles

Glenshellach, Oban



Other Updates

- ACHA offices are currently closed to the public in relation to Coronavirus restrictions.
- There is however a skeleton staff working in the offices who are linked to essential work relating to rents, letting houses, void turnaround, emergency repairs and health and safety servicing
- As of 30th October we had re-let 207 properties since we started re-letting in July and there were 74 voids available to let.

Other Updates

- ACHA's 10 10 10 initiative; 8 schools in Argyll and Bute have benefitted from an award this year; Rockfield Primary, St Columba's Primary and Dunbeg Primary were all successful.
- ACHA's Community Action Fund; the Community Action Fund is still open for applications although there have been fewer this year. 1 registered charity in Oban, Lorn and the Isles, Martyn's Monday Club, has received an award so far in 2020/21.