

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

1st December 2021

Investment Programme in Mid Argyll, Kintyre and the Islands from stock transfer to date

Mid Argyll, Kintyre and the Islands		
Element	Install numbers	Spend
Windows and Doors	2246	£ 6,041,046.39
Kitchens and Bathrooms	2645	£10,635,107.00
Heating and Rewire	2283	£11,988,733.00
Roof and Roughcast	962	£16,737,470.32
Refurbishment	728	£ 6,518,594.40
Total	8864	£51,920,951.11



Investment programme in Mid Argyll, Kintyre and the Islands 2021/22

Mid Argyll, Kintyre and the Islands	
Element	Projected numbers
Windows and Doors	6
Kitchens and Bathrooms	97
Heating and Rewire	3
Roof and Roughcast	
Refurbishment	
Total	106

Windows and Doors

In previous years extensive programmes have been carried out, therefore the programme this year we will only be targeting the windows and doors that will fail the Scottish Housing Quality Standard (SHQS).

In line with the new energy efficiency standards we are now fitting triple glazed windows as standard.

Kitchens & Bathrooms

Again substantial work has been carried out in previous years to install new kitchens and bathrooms.

This year the planned programme is to focus installing new kitchens and bathrooms and adapted bathrooms across the area as and when works are identified as needed

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Roof and Roughcast

The roof and roughcast programme is designed to ensure that we meet the Energy Efficiency Standard for Social Housing (ESSH) and SHQS and to provide our tenants with warmer homes that cost less to heat

Again we have carried out substantial works in previous years, the work programmed is to meet identified fails only in the above standards.

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Warm Homes Fund – Heating

Argyll Community Housing Association have been successful in securing £5 million of funding through the Warm Homes Fund in Partnership with OVO Energy (Formerly SSE). ACHA are investing a further £5 million match funding to the project.

We are currently installing 1045 Air Source Heat Pump heating systems throughout a number of the Associations properties which meet the criteria for this heating type.

The contract targets 845 Argyll Community Housing properties it also includes the potential for 200 private homes to benefit from this project.

BEIS – Whole House Retrofit Programme

ACHA have won funding through a central government scheme to retrofit energy efficiency measures to 130 of our homes including, external wall, internal wall, under floor insulation, windows and doors and renewable heating systems.

We are retrofitting 48 houses in Mid Argyll & Kintyre and a further 22 on the islands.

The modelling work we have completed indicates that these homes may benefit from a 60% reduction in energy costs due to the retrofit project.

This project will cost £4.9 million with ACHA investing £3.2 million to improve our tenants homes.

Exemplar Estates

ACHA has committed £300,000 per year for 5 years through our “Exemplar Estates” initiative to improve the environment in and around our properties. The works planned for this year are :

- Cowal Place, Dunoon
- Elizabeth Avenue, Dunoon
- Longhill Terrace, Rothesay
- Columshill, Rothesay
- Mill Road, Campbeltown

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Exemplar Estates



Before & after photos of fencing works completed at Struthan Terrace, Tیره



Improvements to our Gypsy Travelling Persons Site

We have carried out substantial works to our site at Duncholgan including:

- Upgraded lighting
- Environmental works
- Increasing the size of the pitches
- Upgrades to the play area
- Some improvements have also been made to the road

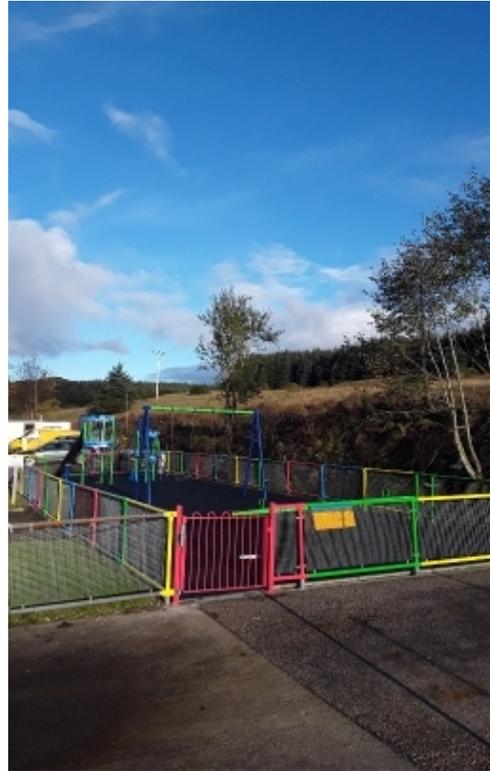
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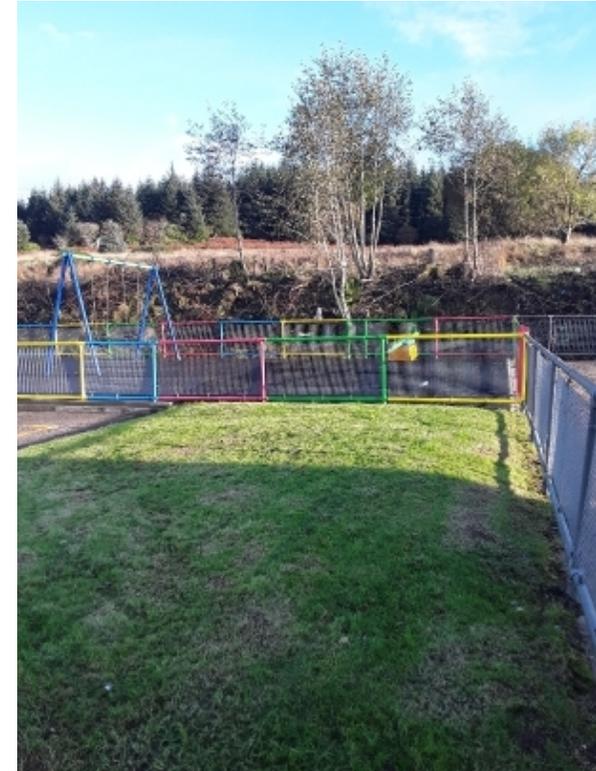
Duncholgan Travelling Persons Site



Before



After



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Building new homes in Mid Argyll Kintyre and the Islands

Inveraray – ten new homes on site



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Building new homes in Mid Argyll Kintyre and the Islands Tarbert, on site four new homes



Building new homes in Mid Argyll Kintyre and the Islands

Pipeline projects

Bowmore, Islay – 18 units - land purchase being finalised. Estimated site start; May 2022. Estimated completion; May 2023.

Port Ellen, Islay – 25 units, land purchased. Estimated site start 2023 with completion in 2024.

99/101 Millknowe, Campbeltown – planning approval achieved for conversion to two dementia-friendly properties

Welfare Rights

The welfare rights service has continued to work through the pandemic and produced the following results:

Overall Income total for all areas £1,844,195.30

Overall number of clients 694

Area Updates	Total	Clients
Lomond:	£459,925.76	144
Oban, Lorn and Isles:	£445,248.77	175
Mid Argyll and Kintyre :	£425,399.44	179
Cowal and Bute:	£513,621.40	196

Other Updates

- ACHA offices are currently still closed to the public in relation to Covid restrictions but we are preparing to open from Monday 10th January 2022 onwards, still offering remote / community based contact methods / appointments for those that prefer.
- We are currently trialling a hybrid working model with staff working at home and in the office to ensure that we continue to provide a high level of service relating to rents, letting houses, void turnaround, repairs, maintenance and health and safety servicing
- As of 30th October 2021 we had re-let 207 properties since we started re-letting in July and there were 74 voids available to let.

Other Updates

Dalintober, Campbeltown – a consultation event was held on 30th January 2020 to look at the proposed designs for the competition. The design competition is now complete and the Architects have been appointed to complete the final design proposal. The Association is currently working closely with Argyll and Bute Council and Historic Environment Scotland to progress an application for the demolition of the existing buildings.

ACHA's 10 10 10 initiative; 9 schools in Argyll and Bute have benefitted from an award this year; Tarbert Academy and Inveraray Primary School were among the successful applicants.

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Other Updates

ACHA's Community Action Fund; we continue to welcome applications from all areas of Argyll and Bute for funding from the Community Action Fund. 9 registered charities have received an award so far in 2021/22.

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Other Updates

Scottish Energy Efficiency Awards September 2021

The Association received The Housing Association / Landlord of the year award based on the combined programme of works in our Warm & Well Argyll project and the difference that this project has made to people's lives in our community since the project started.

ACHA's Chair, Councillor Roddy McCuish, and ACHA's Director of Property Services, Kirsteen McGinn with the award

