

Putting Our Tenants and Our Communities First



Update to Argyll and Bute Council

Bute and Cowal

Area Committee

Alastair MacGregor

Chief Executive

1st March 2022

## Investment Programme in Bute and Cowal from July 2007 to date

Bute and Cowal		
Element	Install numbers	Spend
Windows and Doors	2101	£ 5,717,919.04
Kitchens and Bathrooms	213	£10,924,940.60
Heating and Rewire	2205	£10,686,459.54
Roof and Roughcast	835	£14,143,720.85
Refurbishment	726	£ 6,634,548.19
<b>Total</b>	<b>8580</b>	<b>£48,107,588.22</b>

## Investment programme in Bute and Cowal 2021/22

Bute and Cowal	
Element	Projected numbers
Windows and Doors	6
Kitchens and Bathrooms	10
Heating and Rewire	3
Roof and Roughcast	
Refurbishment	
<b>Total</b>	<b>19</b>

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## Windows and Doors

Extensive programmes in previous years have been carried out with the result that the programme this year is targeting any fails we have identified as part of our stock condition survey.

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

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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 and adapted bathrooms across the area as required, there is no planned programme as the majority have been replaced.

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## Kitchens & Bathrooms

Adapted bathroom installed for one of our tenants within Cowal and Bute



## 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

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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 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 27 houses in Cowal and Bute.

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.

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## Exemplar Estates

Columshill, Rothesay - Before

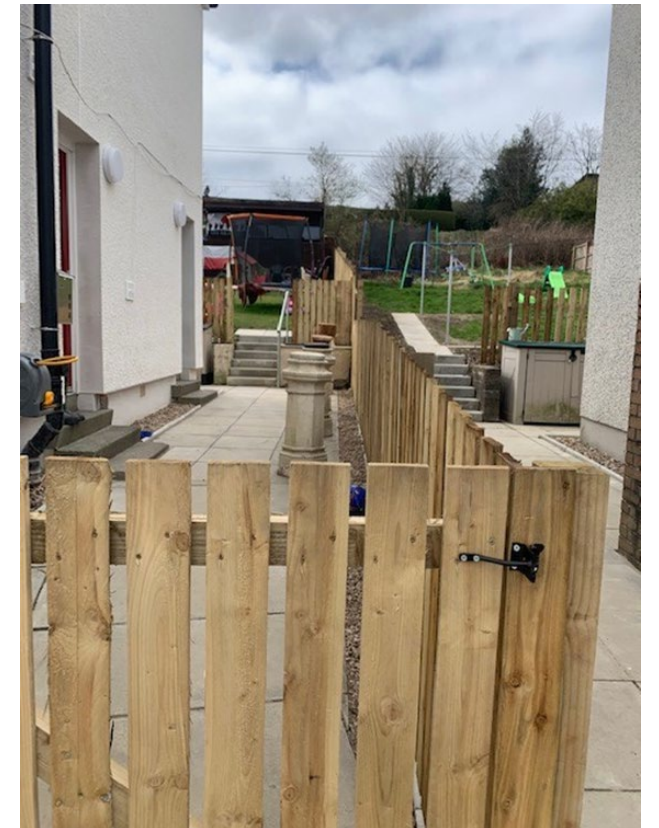


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## Exemplar Estates

Columshill, Rothesay - After

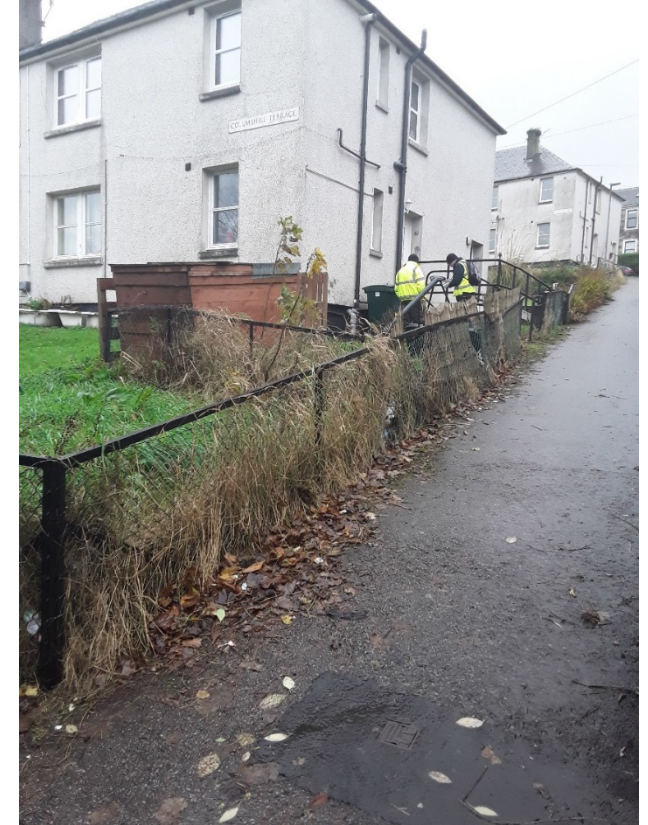


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## Exemplar Estates

Longhill Crescent, Rothesay - Before



# Exemplar Estates

Longhill Crescent, Rothesay - After



# Exemplar Estates

Extensive work completed to replace old chain link fencing with robust bow top fences and beech hedging at Cowal Place, Dunoon



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## Demolitions

We have now completed the final demolitions at Eton Avenue in Dunoon and Columshill on Rothesay.

The vacant site at Eton Ave is to be redeveloped for housing for particular needs.

The vacant site at Columshill is to be redeveloped for additional parking.

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## Eton Avenue





## Other Updates

- ACHA offices are currently closed to the public in relation to Covid restrictions. It is our intention that offices will fully re-open to the public on 21st February 2022.
- We are currently trialling a hybrid working model, 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
- Since July 2020 we have re-let 221 new tenancies in the Bute and Cowal area and there are currently 30 voids, including 18 properties with significant works required.
- Consultation has taken place with tenants and private owners on a proposed reconfiguration of High Street/Russell Street, Rothesay

## Other Updates

- ACHA's Board approved a Tenant Resilience Fund for £40k in December; 50 enquiries being assessed by mid-January
- ACHA's 10 10 10 initiative; 9 schools in Argyll and Bute have benefitted from an award this year; Dunoon Grammar, Dunoon Primary and Strachur Primary schools were all successful.
- ACHA's Community Action Fund; we continue to welcome applications from all areas of Argyll and Bute for funding from the Community Action Fund. 15 registered charities have received an award so far in 2021/22 including The Kings Court – Maxie Richards Foundation in Tighnabraich.

## 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
OLI:	£445,248.77	175
MAK:	£425,399.44	179
C& B:	£513,621.40	196

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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

