

Putting Our Tenants and Our Communities First



Update to Argyll and Bute Council Bute and Cowal Area Committee

Michelle Mundie
Chief Executive

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Investment programme in 2022/23

All areas	
Element	Projected numbers
Windows and Doors	79
Kitchens and Bathrooms	42
Heating and Rewire	70
Roof and Roughcast	9
Refurbishment	201
Total	385

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Investment Programme

In previous years extensive programmes of investment have been carried out. This has resulted in that the programme this year is targeting any fails which have been identified as part of our stock condition survey.

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Investment Programme

Kitchen Upgrade, Cowal

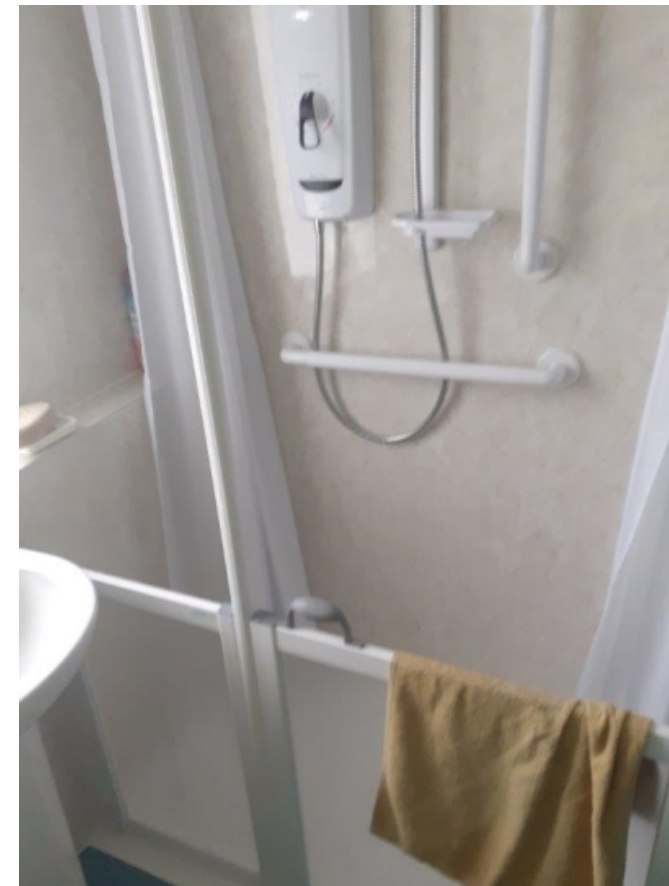


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Investment Programme

Adapted bathroom upgrade, Cowal



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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

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Exemplar Estates

Elizabeth Avenue

Before



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Exemplar Estates

Cowal Place



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Warm Homes Fund

Our Warm Homes Fund Project is continuing to replace inefficient electric heating with Air Source Heat Pump systems at the end of October 2022 we have installed 894 new systems to homes, this includes 98 systems in the Cowal & Bute area.

Business, Energy, Industrial Strategy (BEIS) Whole House Retrofit Programme

ACHA have won funding through a central government scheme to retrofit energy efficiency measures including external wall, internal wall, under floor insulation, windows, doors and renewable heating systems. There are 11 Bute and Cowal properties benefiting from the BEIS project. These improvements could see tenants benefiting from up to a 60% reduction in energy costs. To date 69 heating systems in all areas have been installed under the BEIS project

Replacement of Wet Electric Heating Systems

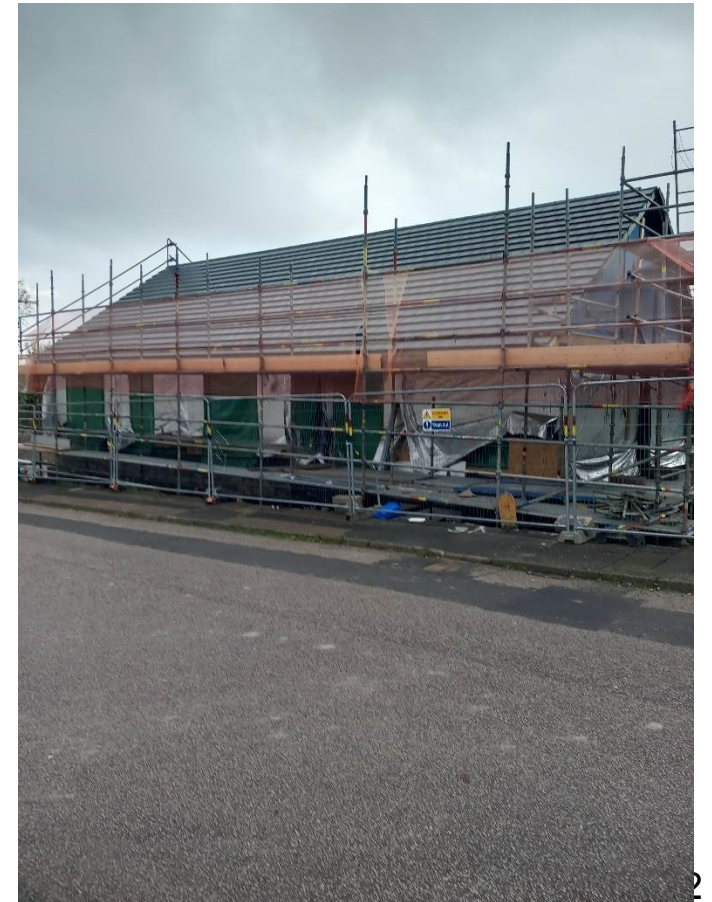
The Wet Electric replacement project is removing inefficient systems and replacing with Air Source Heat pump systems. Our contractor, Pro-Cast have carried out pre install surveys and began installing on in early July. to date they have completed 47 installations, 10 of these installations have been in Cowal and Bute.

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Eton Avenue

Three of the four properties at our Eton Avenue site have been designed as adapted for particular needs. The anticipated handover date for these homes is Summer 2023



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High Street & Russell Street

Existing



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High Street & Russell Street Proposed Design for refurbishment



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Welfare Rights

ACHA's Welfare Rights service has produced the following results in the period since the 1st April 2022:

Area	Total Income	Number of Clients
Lomond	£ 482, 349.07	152
Oban Lorn & the Isles	£ 517, 581.53	190
Mid Argyll & Kintyre	£ 486, 748.34	155
Cowal & Bute	£ 428, 015.30	272
Totals	£1,914, 694.24	769

National Energy Efficiency Awards 2022

Argyll Community Housing Association employee Lachlan Wood has won the National Energy Champion of the Year award at this year's National Energy Efficiency Awards in Birmingham.

As Warm Homes Team Project Manager has delivered some of Argyll Community Housing Association's largest projects including the Warm Homes Argyll, (BEIS) Social Housing Decarbonisation Demonstrator programme, Home Energy Efficiency Programme, Area Based Schemes (HEEPS/ABS) and Social Housing Net Zero fund. Lachlan was nominated for the award by Ovo Energy Solutions and was selected as winner from a shortlist of 12 nominees. This follows success in the 2021 awards where the Warm Homes Team won the National Energy Efficiency Awards Renewable Heat Project of the Year 2021.

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National Energy Efficiency Awards 2022





Other Updates

- **Rent Consultation 2023/24.....Difficult Decisions**
- **Tenant Portal**, going live 5th December 2022
- **ACHA's 10 10 10 initiative**; 11 schools in Argyll and Bute received an award in 2022. Strachur Primary and North Bute Primary received £1,000 and £900 respectively.
- **ACHA's Community Action Fund**; we continue to welcome applications from all areas of Argyll and Bute for funding from the Community Action Fund. 11 registered charities have received an award of £500 so far in 2022/23, including Argyll and Bute Rape Crisis.