

Putting Our Tenants and Our Communities First



Update to Argyll and Bute Council
Mid Argyll, Kintyre & the Islands
Area Committee

Michelle Mundie
Chief Executive

Putting Our Tenants and Our Communities First



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	401

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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, Kintyre



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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 including 342 in Mid Argyll & Kintyre and 108 on Islay & Jura.

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 67 Mid Argyll, Kintyre & Islay 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, nine of these installations have been in Mid Argyll and Kintyre with a further six being replace on Islay.

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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. We have works planned for this year on Islay.

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New Build Site - Tarbert



The four properties at Oakhill Phase 2 are due for completion in early December 2022. One property is being fitted with some adaptations to meet the needs of the new resident.



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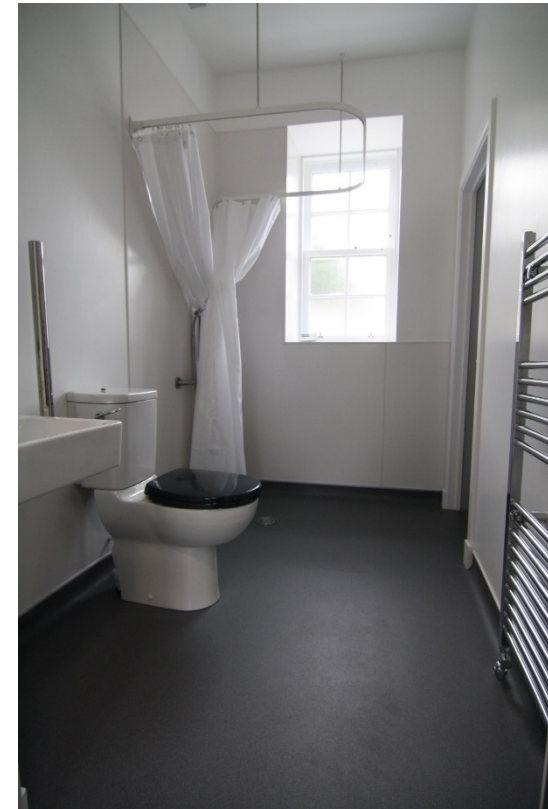
Refurbishment – Millknowe Terrace, Campbeltown



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Refurbishment – Millknowe Terrace, Campbeltown



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Refurbishment – Millknowe Terrace, Campbeltown



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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. Tarbert Academy, Dalintober Primary and Drumlemble Primary all received £1,000 to assist them in taking initiatives forward.
- **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 Heart of Argyll Wildlife, Tarbert Soup Group and Tarbert Youth Group.