

Putting Our Tenants and Our Communities First



# Update to Argyll and Bute Council Oban, Lorn and the Isles 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
<b>Total</b>	<b>401</b>

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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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## 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 181 ACHA tenants in the Lorn area. This benefits both our tenants and Private home owners through funding from the Home Energy Efficiency Programme for Scotland: Area Based Scheme(HEEPS/ ABS). We have also been installing External Wall Insulation (EWI) in the Lorn area which as well as improving the energy efficiency of properties is improving the local area.

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## Warm Homes Fund Photos of External Wall Insulation



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## 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.

## 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 eight

Lorn and the Isles 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

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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 :

34/ 36 Soroba Road, Oban  
8 Scalpay Terrace, Oban



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## Exemplar Estates

34/ 36 Soroba Road rear garden



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## Exemplar Estates

34/ 36 Soroba Road front garden - before



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## Exemplar Estates

34/ 36 Soroba Road



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## Welfare Rights

ACHA's Welfare Rights service has produced the following results in the period since the 1<sup>st</sup> 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 5<sup>th</sup> December 2022
- **ACHA's 10 10 10 initiative**; 11 schools in Argyll and Bute received an award in 2022. Arinagour Primary School, Coll and Oban High School were two of the recipients.
- **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 Friends of St Conan's Kirk, Lorn Toy Library and Oban Pride.