

Putting Tenants First



Helensburgh and Lomond
Area Committee Planning Group
Argyll Community Housing Association
Update
20th March 2012
Alastair MacGregor
Chief Executive

Putting Tenants First

Investment Programme from Transfer to 29/02/2012

Elements	Helensburgh and Lomond
Windows & Doors	454
Kitchens & Bathrooms	1,732
Heating & Rewire	761
Roof & Roughcast	43
Total Elements	2,990
Stock Numbers	1,414
Total Expenditure (exc VAT)	£8,719,229

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Helensburgh and Lomond Investment Programme

Elements	2011/12	Expenditure	Projected 2012/13
Windows & Doors	71	£51,970	140
Kitchens & Bathrooms	44	£159,179	50
Heating & Rewire	271	£665,080	339
Roof & Roughcast	0	£0	165
Total	386	£876,229	£3.6million 694

The above is the current and ongoing investment programme to improve ACHA's properties in Helensburgh and Lomond to meet the Scottish Housing Quality Standard by 2015

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Ongoing Initiatives

- Fencing improvements in Helensburgh, Rhu and Cardross.
- Bollards to be installed in Johnson Court, Helensburgh to protect refurbished footpath.
- Additional bench and play park equipment in Mill Road Park, Cardross.
- Analysis being carried out on elderly services review questionnaire.
- New Estate Management Policy and Procedure.₄

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Ongoing Initiatives (continued)

- Consultation with residents at Drumfork Court, Helensburgh, until 31st March 2012 on what environmental improvements they would like to see.
- The Association has introduced the Allpay system for our tenants.
- The Good Garden and Good Neighbour Schemes will now become permanent.

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Ongoing Initiatives (continued)

- ACHA will continue with Welfare Rights Service; income to date for tenants, £2.3million.
- 316 tenants in Helensburgh and Lomond have benefited by £637,000 through ACHA's Welfare Rights Service.

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Wider ACHA Initiatives

- Building our own In House Repairs Team across Argyll and Bute.
- Energy efficiency investment; ongoing £4million programme completing 1st year.
- The Association will continue its £10,000 Community Action Fund.
- ACHA is now a charity.

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Wider ACHA Initiatives (continued)

- The Association intends, in partnership with the Scottish Government, to continue to invest around £600,000 per annum in Aids and Adaptations in tenants' homes.
- Pressured Area Designation now in place.
- Rural Housing Development Fund.

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Wider ACHA Initiatives (continued)

- Scottish Government has now reintroduced 3 year investment programme.
- Scottish Government now consulting on greater flexibility to landlords on allocations.
- Housing budget £360million over the next 3 years.