

Putting Tenants First



Oban, Lorn and the Isles Community Planning Group

Alastair MacGregor
Chief Executive

11th June 2013

Putting Tenants First

Investment Programme from Transfer to 31st March 2013

Elements	Oban, Lorn and the Isles
Windows & Doors	1 118
Kitchens & Bathrooms	2 191
Heating & Rewire	1 001
Roof & Roughcast	222
Total Elements	4 532
Total Expenditure for Oban, Lorn and the Isles	£19.03million (Ex VAT)

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Oban Lorn and the Isles Investment Programme 2013/14

Elements	Number planned 2013/14	Expenditure £
Windows & Doors	115	272,500
Kitchens & Bathrooms	20	55,600
Heating & Rewire	269	970,000
Roof & Roughcast	150	2,191,800
Total	554	3,489,900

The above is the current and ongoing investment programme to improve ACHA's properties in Oban, Lorn and the Isles to meet the Scottish Housing Quality Standard by 2015

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New build

- New build development at Dalmally – 8 units will be ready in July 2013. 6 properties for affordable rent and 2 properties for mid market rent
- New build development at Port Ellen, Islay – 8 units for affordable rent will be ready September 2013
- New build development at Glenshellach, Oban – now on site; 44 units for affordable rent



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New build

- New build development Bowmore, Islay – 20 units for affordable rent. Site start October 2013
- Bonawe – 2 units for affordable rent with support from the Council's Rural Housing Development Fund
- Rockfield School site, Oban – up to 40 units. Subject to feasibility study

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Ongoing Initiatives

- Argyll Homes For All (AHFA) – ACHA’s subsidiary company launched on 1st April 2013
- Its primary focus will be to deliver a reactive repairs and cyclical maintenance service under contract to ACHA
- Non-charitable activities will also be carried out by AHFA such as mid market rent

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Ongoing Initiatives (continued)

- Local lettings plan for the new build properties at Dalmally
- Visit to Ledaig Travelling Persons site by John Finnie MSP. The site is currently full at the moment for the first time in many years
- Support for the Lynnside Garden project.
- Working with partner agencies to combat anti-social behaviour

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Ongoing Initiatives_(continued)

- Nominations for ACHA's 2013 Good Neighbour award are sought
- 2013 Garden in Bloom competitions have been launched
- Annual Christmas card competition for local nurseries
- ACHA's £4million energy efficiency programme now in its third year



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Ongoing Initiatives (continued)

- Continuing ACHA welfare rights service:
584 ACHA tenants in Oban, Lorn and the Isles
have benefitted by £1.09million
- 2,233 households across Argyll and Bute have
used the service raising £4.02million



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Ongoing Initiatives (continued)

- Ongoing work with around 583 ACHA tenants in Argyll and Bute who have been affected by the “bedroom tax” which came into force on 1st April 2013
- 77 of these affected tenants reside in the Oban, Lorn and Isles area

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Wider issues

- Challenges around welfare reform and universal credit
- Introduction of the Scottish Social Housing Charter
- 3 year grant programme for housing
- By 31st March 2013, 63% of the Scottish Housing Quality Standard improvements had been carried out to the Association's homes