



LOCAL REPORT

IONA MACPHAIL
REGIONAL MANAGER

OBAN, LORN & THE ISLES

- 330 HOUSES IN ISLAY
- 900 HOUSES IN LORN & THE ISLES
- 10 ISLANDS
- 8 TRAVELLING PERSONS SITE PITCHES
- 1 NURSERY
- OFFICES IN OBAN AND ISLAY
- STAFF ALSO BASED AT FORD SPENCE COURT, BENDERLOCH, MACDOUGALL PLACE, MULL, ELDER CRESCENT, ISLAY AND DUNMAR COURT OBAN
- THE STAFF GROUP INCLUDES CLERICAL STAFF, REPAIRS STAFF AND COMMUNITY SUPPORT ASSISTANTS.

AREA COMMITTEE

- COMMITTEE MADE UP OF MEMBERS FROM OBAN, DUNBEG, APPIN,
- OFFER GUIDANCE ON STRATEGIC ISSUES FOR THE AREA
- AGREE SPENDING ON ESTATE MANAGEMENT ACTION PLAN PROJECTS
- CHAIR IS A MEMBER OF THE BOARD OF MANAGEMENT FOR ACHA
- COMMITTEE HAVE A VERY ACTIVE ROLE IN AGREEING COMMUNITY ACTIONS FUND AWARDS, EMPLOYEE OF THE SEASON AND GOOD NEIGHBOUR AWARDS

Putting Tenants First

The Association's New Build Programme - completions

- 8 new homes Dalmally – July 2013
- 8 homes at Port Ellen, Islay – November 2013

SCOTT TERRACE, DALMALLY



Scott Terrace, Dalmally



THE SCOTTISH FARMER

Sheep shows the way




BLACKFACE SHEEP breeder Willie McNicol unveiled a street sign in the shape of a Blackface ram at the opening of Argyll Community Housing Association's new housing development in his home village of Dalmally. The association built eight homes for rent on the hill at Glenview, above Dalmally Auction Mart, and due to the mart's long affinity with the Blackface breed, felt it was important to commemorate the connection. ACHA chief executive Alastair MacGregor said: "Who better to do this than Willie, who has done so much to promote the breed over the years through commitment and good stockmanship." Pictured here, from left, Argyll and Bute MSP Michael Russell, who officially opened the development; Mr McNicol; ACHA chair Bill McIntyre; and Mr MacGregor

SCOTT TERRACE, DALMALLY

- Mid Market Rents
- Local Lettings Plan

Argyllhomes
FOR ALL



Available for Let
Mid Market Properties
£434.33 pcm

23 & 24 Scott Terrace, Dalmally

New build, 3 bedroom semi detached properties - unfurnished with floor coverings provided throughout. Benefits from double glazing and air source heating.

In order to qualify for a mid market property, your total household income must not be higher than the Argyll Household Income Average (currently £33,175) and the expectation is that the vast majority of applicants will be economically active.

To apply, contact **ACHA** on 01546 605930 or email housing.lorn@acha.co.uk

Leodamus Place, Port Ellen



CHURCH WAY PORT ELLEN



CHURCH WAY PORT ELLEN



Putting Tenants First

The Association's New Build Programme – on site and going forward

- 40 homes at Glenshellach, Oban
- 20 units at Shoreline, Bowmore, Islay
- Contract for 2 new homes to be built in Bonawe

ARGYLL HOMES FOR ALL



Argyll Homes for All

- Branding and joint identity seems to be well recognised
- AHFA Board established since last November and meet monthly
- Review meetings held regularly between relevant ACHA departments and AHFA

DRUG DEALER

Housing association goes to court to evict Oban drug dealer

AN OBAN man who was convicted of being concerned in the supply of drugs has now been evicted as part of a 'zero tolerance' policy to dealing.

Argyll Community Housing Association (ACHA) evicted 37-year-old tenant Craig Duffy from one of its Miller Road properties. ACHA brought a successful

court action against Duffy, who has several convictions for drugs related offences, to have him removed from his home as it has a policy of zero tolerance against drug dealing in its properties.

Alastair MacGregor, ACHA's chief executive, said: 'We have given a commitment that we will pursue, through the courts, those

convicted of unlawful activity related to drugs.

'I am pleased that the continuing partnership involving ACHA staff, the police, the courts and, crucially, members of the community, is delivering tangible results against drug dealers.'

He added: 'We regularly see the

tragic consequences, particularly among the young, of drug dealing in our communities.

Signal

'We hope that the actions we are taking send a powerful signal, if you deal in or around ACHA homes you will lose your ACHA home.'

Argyll and Bute Council leader,

Roddy McCuish approves of the decision. He said: 'I am fully supportive of this action taken by ACHA, done properly and legally through the courts and with partnership working. This sends a clear message that drug dealing in any shape or form will not be tolerated.'

'I am especially pleased

with the increasing role the community play in such cases. They are clearly saying enough is enough and they deserve our full support.

'Everyone has the right to be safe in and around their own homes.'

'Action like this will go a long way to ensuring that is the case.'

Putting Tenants First

The Association's SHQS Investment Programme

	Annual Targets		Current Target and Progress					
	Annual Target No.s	Annual Target Spend Total £	Target Spend by Jul 13 £	Target No.s by Jul 13	Actual Spend by Jul 13 £	Actual no.s Jul 13	% Spend	% No.s
Elements								
Windows and Doors	448	£1,088,667	£103,546	149	£186,440	174	180%	117%
Kitchen and Bathrooms	80	£222,400	£74,133	50	£254,188	55	343%	110%
Heating and Rewire	1069	£3,833,333	£1,191,748	356	£1,462,419	421	123%	118%
Roof and Roughcast	600	£8,767,200	£356,000	100	£582,356	70	164%	70%
Refurbishment	incl	£2,350,000	£669,000	incl	£1,122,571	incl	168%	included
Energy Efficiency	500	included	included	250	included	338	included	135%
Area Office SHQS	incl	£100,000	£33,333	incl	£4,764	included	14%	included
Total	2697	£16,361,600	£2,427,760	906	£3,612,737	1058	149%	117%

Welfare Reform and the Bedroom Tax

- Tenants affected by the Bedroom Tax 530. Loss of previous Housing Benefit £300,000
- Welfare Rights and Housing Management staff have spoken to around 70% of those affected
- We have supported applications for Discretionary Housing payments for 224
- 200 additional points will be given for transfers

ACHA PAYMENT CARD



- Introduced in 2011
- To provide additional ways for tenants to pay with extended opening hours
- £3 MILLION taken in the last year

Putting Tenants First

Questions