

Putting Tenants First



Mid Argyll, Kintyre & the Islands Community Planning Group

Argyll Community Housing Association

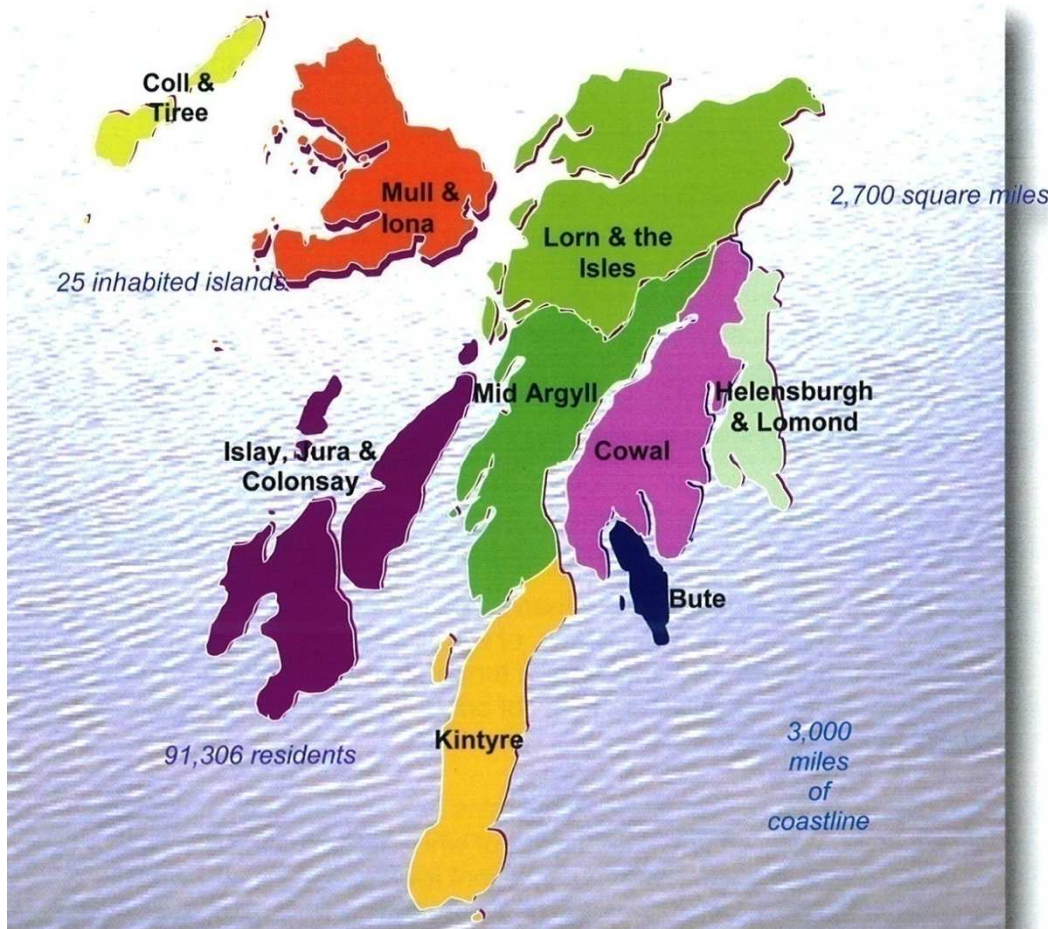
Update

5th March 2014

Yvonne Litster

Regional Manager

Stock Figures for Mid Argyll, Kintyre & Islay



Mid Argyll –

591 Properties

Kintyre –

872 Properties

Islay –

330 Properties

Other Islands –

147 Properties

**ACHA's Total
Stock –**

5,123 Properties



Implementing our Investment Programme – by 2015

- To meet the standard each house must meet the following criteria:
 - Compliant with the Tolerable Standard
 - Free from Serious disrepair
 - Energy efficient
 - Provided with modern facilities and services

SHQS 2015 – Key Elements	
Kitchens	Roof
Bathrooms	Roughcast
Windows	Heating
Doors	Rewire

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SHQS Investment Programme – Mid Argyll & Kintyre Area



Package	Area	Completions to end March 2013	Completion from Apr 13 – Dec13
Windows/Doors	MAK Area	1,384	158
	All Areas	4,754	544
Kitchen/Bathroom	MAK Area	2,414	58
	All Areas	8,865	139
Heating/Rewire	MAK Area	1,140	321
	All Areas	4,593	915
Roof/ Roughcast	MAK Area	110	118
	All Areas	689	226
Energy Efficiency	All Areas	1,788	409
Totals:	MAK Area	5,048	655
Totals:	All Areas	20,689	2,233

SHQS Investment Programme – MAKI



Before Work Commenced



Completed Works

**Glen Road,
Bridgend,
Islay**



**Old
Schoolhouse,
Clachan**

Implementing our Regeneration plans



- New Build Programme:**

Area	New Build
Cowal	28
Islay	11
Kintyre	84
Lorn/Isles	16
Mid Argyll	18
Bute	0
Lomond	12
Total:	169



Implementing our Regeneration plans



- **New Build Programme 2014 in MAKI:**

Area	Number of Units	Estimated Start Date	Estimated Completion Date
Islay	20	March 2014	June 2015
Tarbert	8	March 2014	December 2014
Inveraray	12	April 2014	April 2015

ARGYLL HOMES FOR ALL



Factoring/ Owners Services



- 2011 Factoring Act requires ACHA to provide Statements of Service where we have previously provided services to Owners
- ACHA are deemed to be a Factor of Common Parts of shared blocks
- Not a comprehensive factoring service
- Just under 4,000 Statements of Service have been issued
 - Mid Argyll, Kintyre & Islay – 1,409 issued
- All Title Inspections being analysed

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Welfare Reform and the Bedroom Tax

- Tenants affected by the Bedroom Tax 452. (136 in MAKI)
 - 57% have no arrears
 - Value of Arrears - £55,143
 - 11 Notice of Proceedings issued for Non Payment
- Property Sizes affected:
 - 240 in 2 bedrooms
 - 139 in 3 bedrooms
 - 23 in 4 bedrooms

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Welfare Reform and the Bedroom Tax

•ACHA's Mitigation Strategy

- Arrears Management Policy amended
- Allocations Policy (HOME Argyll) amended
 - 31 tenants moved who are directly affected by the bedroom tax
- “Tenant Incentive Scheme” introduced to facilitate transfers
- Big Lottery Award - £296,994 to provide Financial & Welfare Rights Services to ACHA tenants
- Close partnership working with ABC
- Preparations underway for Universal Credit

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Other Updates

- New Repairs Policy
- New HOME Argyll Allocations Policy
- Preparing for the Scottish Social Housing Charter
 - Tenant Scrutiny
 - Customer Satisfaction
- Preparing for the New Housing Bill

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Questions