

Putting Tenants First



Update to Argyll and Bute Council Helensburgh and Lomond Area Committee

Alastair MacGregor
ACHA
Chief Executive

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Investment Programme in Helensburgh and Lomond from transfer to 31st March 2014

Elements	Helensburgh and Lomond
Windows & Doors	992
Kitchens & Bathrooms	1,801
Heating & Rewire	1,182
Roof & Roughcast	152
Insulation	560
Total Elements	4,687
Total Expenditure in Helensburgh and Lomond to 31st March 2014	£13.5million (ex VAT)

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Helensburgh and Lomond Investment Programme 2013/2014

Elements	Number completed during 2013/14
Windows & Doors	119
Kitchens & Bathrooms	25
Heating & Rewire	178
Roof & Roughcast	36
Insulation	114
Total number of elements completed in Helensburgh and Lomond area during 2013/14	472
Total expenditure 2013/14	£1.6million

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Helensburgh and Lomond

Projected Investment Programme 2014/2015

Elements	Target
Windows & Doors	88
Kitchens & Bathrooms	10
Heating & Rewire	200
Roof & Roughcast	236
Insulation	65
Target number of elements for Helensburgh and Lomond area during 2014/15	599
Anticipated expenditure	£3.1million

The Association's total SHQS Investment Programme in Argyll and Bute during 2013/14

	Annual Targets		Current Target and Progress					
	Annual Target No.s	Annual Target Spend Total £	Target Spend by Mar 14 £	Target No.s by Mar 14	Actual Spend by Mar 14 £	Actual no.s Mar 14	% Spend	% No.s
Elements								
Windows and Doors	448	£ 1,088,667	£ 1,088,667	411	£912,829	569	84%	139%
Kitchen and Bathrooms	80	£ 222,400	£ 222,400	80	£846,004	181	380%	226%
Heating and Rewire	1069	£ 3,833,333	£ 3,833,333	980	£4,199,030	1070	110%	109%
Roof and Roughcast	250	£ 2,500,000	£ 2,500,000	229	£1,468,454	246	59%	107%
Refurbishment	incl	£ 2,350,000	£ 2,350,000	incl	£1,895,854	incl	81%	incl
Energy Efficiency	500	included	included	458	included	459	incl	100%
Area Office SHQS	incl	£ 100,000	£ 100,000	incl	£11,636	incl	12%	incl
Total	2347	£10,094,400	£ 10,094,400	2158	£ 9,333,805	2525	92%	117%

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The Association's SHQS Investment Programme (continued)

- Most programmes are progressing well
- Kitchen and bathroom programme virtually complete
- Windows and doors well advanced
- Heating and rewires well advanced
- Roof and roughcast; major part of the ongoing programme.
- Making progress with owner engagement
- 88.9% SHQS compliant by March 2014

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ACHA's New Build Programme

102 units on site 2014/15

- Helensburgh – 12 units – completion March 2015
- Bowmore, Islay – 20 units – completion July 2015
- Tarbert – 8 units – completion March 2015
- Inveraray – 12 units – completion August 2015
- Glenshellach, Oban – 40 units, completion November 2014
- Connel – 8 units – completion March 2015
- Bonawe – 2 units – completion August 2015

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Progress of the new build development at Hood Court, Helensburgh



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Other Updates

- ACHA office development at Stuckleckie Road – work has commenced, estimated completion December 2014
- New build development at Hood Court, Helensburgh progressing well
- Maitland Court, Helensburgh – On-going work with Argyll and Bute Council regarding enforcement notice for owners not willing to participate. Final consultation with owners before contract can be let is proceeding for two of the blocks.

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Other Updates (continued)

- Argyll Homes for All (AHFA), the Association's subsidiary has now been delivering a reactive repairs and cyclical maintenance service to ACHA for a year. Reports on service delivery are generally good.
- ACHA engaging with the Council in Argyll and Bute's Empty Homes Initiative. The Council wish to run early pilots - opportunities identified in Oban and Mull.

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Other Updates (continued)

- ACHA's first Annual Return of the Scottish Social Housing Charter was submitted to the Scottish Housing Regulator in May 2014
- The modernised Home Argyll Allocation Policy took take effect totally by 1st October 2014
- Energy Efficiency Standard for Social Housing (EESH) - was formally launched by the Scottish Government in March 2
- The Scottish Government increased Rural Housing Grant benchmarks for new build by £16,000

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Other Updates (continued)

- The Association has developed its first mid-market rent properties in Dalmally
- Local lettings initiative used for Dalmally, Loch Awe now in place as a pilot

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Welfare Reform and the Bedroom Tax

Bedroom Tax analysis at 28th July 2014

- 478 ACHA tenants affected
- 59 with no arrears
- 101, including the 59 above, have arrears less than £65, or one week's rent
- 102 have arrears in excess of £250, or one month's rent
- 375 have arrears less than £250
- The total arrears value is £98,911

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Welfare Reform and the Bedroom Tax (cont)

- 557 applications for Discretionary Housing Payments have been submitted since 1st April 2013
- 72% of applications have been successful
- The Association's mitigation strategy continues to involve: Transfers and DHP application support
- Evidence that some tenants are not moving to alternate accommodation because Discretionary Housing Payment application has been successful this year.

Housing (Scotland) Bill

- Housing Scotland Bill passed by the Scottish Parliament on 26th June 2014

Key elements:

- Right to Buy to end two years from Royal Assent. That is likely to be July 2016.
- Replacing prescriptive and outdated priority groups with a broader framework that gives landlords and their communities more local flexibility

Housing (Scotland) Bill

Key elements (continued):

- Allowing a minimum period to be put in place before anti-social tenants are eligible for the allocation of social housing
- Introducing a new right for tenants to appeal a landlord's decision to suspend them from being allocated a property
- Allowing landlords to give Short Secure Tenancies to applicants and tenants with a history of anti-social behaviour

Housing (Scotland) Bill

Key elements (continued):

- Simplifying eviction procedures for tenants convicted of a serious offence
- Series of initiatives for the private rented sector
- Strengthened licensing regime for mobile home sites
- Regulation of letting agents

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General Issues

At 31st March 2014;

- ▶ 88.98% of the Association's housing stock met the Scottish Housing Quality Standard
- ▶ £102million spent on capital improvements in the Association's housing stock since 2007
- ▶ 23,223 elements installed in ACHA properties since 2007

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General Issues (continued)

- 102 new build housing units on site 2014/15
- Private finance in place to support new build programme until 2018.
- Currently exploring private finance options 2019/2022