

DEVELOPMENT ACTIVITY



We are close to completing two new developments at Kingseat (near Newmachar) and the first phase at Upper Grange Peterhead. The Kingseat project is for a mix of 24 houses for families and older people. The site is part of the much larger redevelopment of the old NHS Hospital site which had been dormant for many years.

The project at Upper Grange Peterhead is also part of a much larger development of land to the west of Peterhead, and will bring much needed affordable housing for rent to this area of Aberdeenshire. The project comprises 45 properties in total again for families and others. In particular a new scheme of six properties for people with autism is being built in partnership with Aberdeenshire Council and the National Autistic Society.

We have recently carried out a survey of tenants who moved into new houses in Aboyne and Oldmeldrum last year. The results of the survey will be looked at in detail and where possible suggestions for improvement will be incorporated in future developments.



DEVANHA



Aberdeenshire Housing Partnership, along with four other housing associations and co-operatives, has been heavily involved in setting up a new, non-profit making company called Devanha Ltd.

The purpose of the Company is to enable the organisations involved to develop new houses for rent and low cost home ownership. In future we will be building houses through Devanha Ltd in a more efficient way which takes account of initiatives being supported by both the Scottish Executive and the UK Parliament.

Communities Scotland, which provides grant funding for new building, is very supportive of the new approach, and signed off the £93 million contract, with Devanha Ltd in March 2007.

The new deal secures funding for projects being planned throughout the north east including Fraserburgh, Huntly, Peterhead, Aberdeen, Inverurie, Westhill and Alford.



What's IT all about?



AHP have been successful in getting Communities Scotland funding to begin a Wider Role Action project in Aberdeenshire. The project aims to provide a free computing tuition, including the Internet, mainly for tenants in sheltered housing schemes. Volunteers bring computers and special needs equipment into schemes or respite centres for individual or group lessons, in the hope that physical and economic barriers are removed. The greatest barrier is one of perceived inability, however we find that by offering one-to-one tuition at a level entirely tailored to each individual, this obstacle can also be overcome.

Benefits to the tenants:

- At any one time, around 25 people in the area are now visited by our volunteers, and find that individual attention within their own homes has transformed their ability to grasp computing.
- House-bound tenants have access to health and advice online.
- Computing as a group activity gives residents a new social pastime.
- The projects attracted those who prefer a departure from traditional sheltered scheme activities.

Benefits to volunteers:

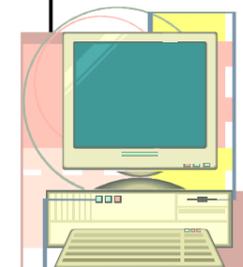
- Involvement in the community.
- Success in finding part-time or full-time employment following volunteering.
- School-leavers gain experience which helps them establish careers or prepare for university.
- Those job-seeking find they gain new skills, or maintain their knowledge, while between jobs.



Benefits to the environment:

- We purchase recycled computers for sheltered housing schemes and individuals.
- Computers, desks and printers have been donated by the public for residents of sheltered schemes.

The popularity of the project has spread by word of mouth, which is by far the best recommendation. As the list of satisfied, computer literate customers increases, we see this trend continuing as long as the project is in existence.

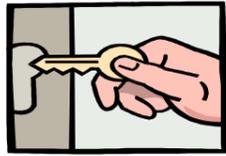


For more information please contact Seonaid on
Tel: 01467 644123
or by E-mail at seonaid@a-h-p.org.uk
or visit the AHP website

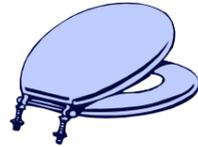


REPAIRS

As you know we are responsible for carrying out the majority of repairs and maintenance in your home. There are some repairs that you are responsible for, these include:



Getting in if you are locked out
Replacing lost/stolen keys.



Replacing toilet seats.



Replacing light bulbs and
Kitchen strip lights.



Replacing fuses.



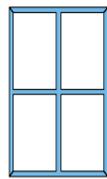
All plugs and chains.



Pest control for vermin such as
mice, rats, fleas and wasp nests.



All doors damaged by
you or your visitors.



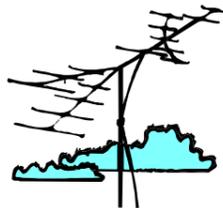
All glazing damaged by
you or your visitors.



Connecting up washing
machines and gas cookers.



Keeping tidy your
garden areas.



Repairs to TV aerials.



Clearing up all rubbish in
your house and garden.



Keeping drains, sinks, toilets clear. If the blockage is due to food, nappies or other household items YOU will be charged for the full cost of the work, if you ask us to sort the problem out.



Break-ins and any theft. Report it immediately to the Police. You must get an incident number and let us know.



PROPERTY SERVICES UPDATE



CYCLICAL WORKS

Cyclical works covers planned annual maintenance works, such as external painterwork. Until the financial year 2006/07 AHP went out to competitive tender for such works, but have now entered into a five-year partnership agreement with Mitie to carry out painterwork. The budget for 2007/08 is about £37,000, and it is proposed to carry out works to the South area from St Cyrus to Stonehaven and Deeside, with the exception to the recent build properties.

CAPITAL WORKS

Capital repairs comprise future programmed major or refurbishment works. Prior to the Scottish Housing Quality Standards (SHQS) AHP had a limited capital works programme. Whilst the capital programme of works only commenced financial year 2006/07 the following improvements to meet the standard of the past three years have been carried out: 25 window replacements; 48 door replacements; 17 central heating systems; 8 kitchen replacements; 3 bathroom replacements. The budget for 2007/08 is about £276,000. This will cover mainly central heating, although works on kitchens, door replacement and insulations works are included.



RIGHT TO REPAIR



What is the right to repair?

From 30 September 2002, under the Housing (Scotland) Act 2001, all tenants with secure tenancies have the right to have small urgent repairs carried out by their landlord within a given timescale. This is called the Right to Repair scheme.

What repairs come under the Right to Repair Scheme?

The scheme covers certain repairs up to the value of £350. These repairs are known as 'qualifying' repairs. They include electrical faults, gas supply faults, boiler faults, insecure doors and windows, blockages (sinks, baths, basins, toilets).

At the time of reporting a repair, you will be told if the repair is included in the scheme.

We will also let you know:

- How quickly the repair should be carried out; and
- How repairs that are not covered by the scheme are dealt with.

All works orders carry this information and an explanatory leaflet is also issued.

If you require further information on the Right to Repair Scheme, please
Tel: (01467) 641560.

