

Cowal Estate Action Plan 2024 / 25

The purpose of the Estate Action plan is to clearly identify how ACHA will deliver excellent and responsive local services to each of our estates.

Our aim is to:

- Inspect our estates regularly to identify and prioritise any problems
- Involve our residents in estate walkabouts
- Identify projects for EMAP funding
- Advise of the services we provide on your estate

ACHA HAVE 2 HOUSING AND NEIGHBOURHOOD SERVICES ASSISTANTS WHO DEAL WITH ESTATE MANAGEMENT IN YOUR AREA.

PATCH 1 **Lynne Rennie**

Toward - Innellan - Tor Alluin - Ashton View - Alfred St - Craigiwood - Edward St - John Street - Hanover House - Ashcraig - Cowal Place - Valrose Terrace - Alexander St - Glenallan - Victoria Park - Arthur Terrace - McCall Terrace - Park Road - Douglas Cottages - Murrayfield - Charles Terrace - Berryburn - Manor Way - Ann Terrace - Cowal Terrace - Charles Terrace - Fergusholm - Highfield - Stronafian - Kyles View - Altnabuie - Glenmore House - Ferrybank - Kilnaish Cottages - Duiletter - Clachan Glendaruel .

PATCH 2 **Louise Bell**

The Glebe - Regent Terrace - Salisbury Terrace - Kirn Area - Dixon Avenue - Dixon Place - Ardenslate Rd - Ardenslate Crescent - Argyll Road - Hafton Court - Elizabeth Avenue - Fairways Drive - Sanderson Drive - Sanda Gardens - Shuna Gardens - Sandbank Area Finbracken - Brae Cottages - Lorimer Terrace - Massan View - Broxwood Place - Grahams Point - Westfield - Strone Place - Dunselma Court - Thorncliffe - Ardentinny - Strachur - Lochgoilhead.

SERVICES PROVIDED

GROUND'S MAINTENANCE SERVICE

ACHA carry out grounds maintenance services on our estates between the months of April and September every year. As part of this service we carry out grass cutting, hedge cutting, weed killing and bed maintenance. Our grass cutting services provides either a high, medium or low cut depending on the area. High cuts are cut 14 times a year, medium cuts are cut 7 times a year and low cuts are cut twice a year. For information on how often we cut specific areas on your estates please contact us on 01546 605950 or email housing.cowal@acha.co.uk.

CLOSE CLEANING SERVICE

ACHA carry out a close cleaning service at Fairways Drive, and are looking to introduce more close cleaning services in the Kirn area in the coming months.

COMMUNAL CLOSES AND STAIRS WHAT IS YOUR RESPONSIBILITY

Tenants and residents are responsible for cleaning close landings and stairs where there is not close cleaning service in place. Closes should be kept clear of all items such as pushchairs, bikes and rubbish. Individuals are responsible for cleaning up any spillages or litter that they are responsible for.

ESTATE INSPECTIONS

Our Housing and Neighbourhood Services Assistants inspect our estates on a regular basis. Each estate is risk assessed and categorised as either high medium or low risk. We will inspect our high risk estates once a month, medium risk estates 4 times a year and low risk estates twice a year. During the inspections we will look at all areas owned by the Association or where the Association owns land in common with others including grassed areas, paths, closes and gardens. Where we see a problem we will take action by either raising a repair or an inspection and monitoring the works to ensure they are completed or contacting residents responsible and asking them to take action to rectify the problem. Where we see high levels of rubbish we will arrange a litter pick. We will aim to remove offensive graffiti within 24 hours and other graffiti we aim to remove within 20 days. Where we note issues on our Estate Inspections that are not ACHA responsibility we will report to the relevant organisation for example Argyll and Bute Council.

ESTATE WALKABOUTS

We will carry out estate walkabouts on our estates with any interested tenants or residents. We aim to do this for each estate at least once a year. We will advertise the dates for estate walkabouts in your areas on our website, in our offices and in our Estates newsletter which will be produced twice a year in April and October.

SERVICES PROVIDED (cont..)

PLAY PARK INSPECTIONS

ACHA inspect our play parks on a regular basis, those playparks in high density areas we will inspect on a weekly basis. Those playparks in lower density areas we will inspect on a monthly basis. For the Cowal area these include Newton Park playpark in Innellan, Tor Alluin playpark in Dunoon. Graham's Point play park at Kilmun and Strachur playpark at Forest View. All staff who carry out play park inspections are ROSPA (Royal Society for the Prevention of Accidents) trained and their training is refreshed every 3 years.

If you notice any repairs required or issues with any of our playparks please report this to us by phoning our customer service centre on 0800 028 2755.

TENANT RESPONSIBILITY

As a tenant of ACHA it is your responsibility to keep your garden in a tidy condition, to cut your grass and any hedges on a regular basis and to ensure your garden is free from rubbish and dog fouling.

As a tenant or resident living in Cowal it is also your responsibility to report any estate issues to ensure that the area you are living in is maintained and improved. The following details should be reported to the following agencies

- Bulk refuse uplifts and issues with refuse collection ABC on 01546 605514
- Issues with street lighting contact ABC on 01546 605522
- External repairs such as broken railings, close lights out, raised slabs, or trip hazards contact ACHA on 0800 0282755 or 01546 605950
- To report vandalism contact the Police and ACHA on 01546 605950



ACHA'S ASSISTED GRASS CUTTING SCHEME

If you have a garden and would like some help to maintain it ACHA offer an assisted grass cutting service where we will come and cut your grass for you once a fortnight during the period April to September. This service is only available to tenants that fulfil the criteria. If you would like to check to see if you would be entitled to this service and to go on the list for the assisted grass cutting scheme please contact our office on 01546 605950.

ESTATE MANAGEMENT ACTION PLANS (EMAP)

Each year every ACHA area receives a small set budget to spend on improvement projects.

Do you have an idea for how your local estate or communal area could be improved? Ideas to make your area a better place to live for you and your neighbours?

To discuss any suggestions please contact your housing team or call the local office on 01546 605950 if you would like to put forward a project for our EMAP budget.

EXEMPLAR ESTATE PROJECTS

Each year ACHA carry out larger scale estate projects. The work this year for Cowal has been at Finbracken, Sandbank. External wall insulation work is completed and the landscaping is now well under way. New drying areas, pathways and fencing has upgraded the rear of the building. The painting of closes and new balcony railings has begun.

Shrubs have been planted to shield the new refuse collection point and small trees are being planted to soften the road line.

Two very large distressed trees were removed which has opened up the front of the building to give everyone fantastic views of the holy loch and the wood from the trees will be used to make a new seating area for residents to enjoy.



ACHA'S WEBSITE

You can visit ACHA's website to view our Estate Management policy. You can also use the website to report any Estate issues or problems at **www.acha.co.uk**.

GET INVOLVED

ACHA is determined to create a cleaner greener more attractive local environment but we need your help. By working together with residents we believe we can improve the health and wellbeing of local people. If you would like the opportunity to be involved in and help influence how we deliver services why not join our "Your Voice" group and have your say. For more information, please contact our **Customer Service Centre on 0800 028 2755**.