

DEVELOPMENT UPDATE

HARBOUR ROAD, MAIDENS

Work is now well underway on 7 energy efficient houses at Maidens. These are due to be completed at the end of the summer by Prestwick contractor Ashleigh (Scotland) Ltd. The architect is ARP Lorimer and Associates based in Ayr.

The following “life time” houses will be available:

- three 4 apartment, 6 person houses (one to wheelchair standard)
- four 3 apartment, 4 person houses



4 of the houses will be fitted with air source heat recovery systems and the remaining 3 will have solar hot water collectors and positive input ventilation. These measures will guarantee low heating costs and excellent air quality and offset the reliance on electricity for heating, as Maidens has no mains gas supply.

These measures together with designs aimed at meeting a range of needs have been made possible by generous support from South Ayrshire Council’s second homes tax fund and the Scottish Community and Householder Renewables Fund. They have augmented the Scottish Government’s grant input which was restricted to their “efficiency” limit despite the small size of the project.

VIEWFIELD ROAD, AYR

This new development in North Ayr is progressing well, and is due for completion in July 2009. The project comprises 4 five apartment “townhouse” style homes, as well as 40 flats designed to meet varying needs.



TORCY DRIVE, GIRVAN

Work is currently underway on 7 new houses for rent at Torcy Drive in Girvan. These general needs houses are the affordable portion of a private residential development by Wimpey Homes, and are due for completion in August 2009.

KINGCASE, PRESTWICK



This project is due for completion in June 2009, and is made up of 4 homes for people with particular needs and 6 general needs

flats. The project has been developed in collaboration with Kingcase Parish Church, whose new extension has been in use since Christmas 2008.

LOCHSIDE, AYR

The remaining 92 houses in this area of North Ayr are due for completion over the course of the next 6 months. 25 of these homes have been set aside for the Scottish Government’s New Supply Shared Equity Scheme, providing households on low-incomes with the opportunity to buy their own home.

[Further information can be found in this newsletter.](#)

FIRST PHASE OF HOMES AT LOCHSIDE COMPLETED

The first eight houses in Ayrshire Housing's 100 house regeneration project in Lochside, Ayr have been handed over to their delighted tenants.



Local Councillor and South Ayrshire Council's Portfolio Holder for Housing (centre right) Douglas Campbell presented the first tenants, Mrs Lennon and Ms Pender (centre left), with their keys and bouquets. The families are delighted to be returning to Gould Street following the demolition of their old homes two years ago.

The remaining houses in this £13 million Scottish Government backed project will be completed by Christmas. Alongside the redevelopment works, an exciting range of community and arts projects are being supported through the Lochside People and Place Initiative.

Councillor Campbell said "I have worked tirelessly with the community to see the improvement of this part of Lochside. I'm delighted to be here to welcome the tenants to their splendid new homes. It's good to see that the work of Ayrshire Housing is being complemented by my own Council's extensive modernisation work in the surrounding streets and the People and Place project run by Ayrshire Initiatives".

Paul Torrance, Ayrshire Housing's Chair commented "It's great to see this development taking shape thanks to the support of South Ayrshire Council and the Scottish Government. Housing minister Alex Neil's promise of over £6m in Government money for affordable housing in South Ayrshire is welcome. But it is not enough. It will only fund the completion of projects like Lochside which are currently underway. There is no money however for housing associations to buy the sites and design the schemes which will create the construction jobs and affordable lets of the future".

Mr Torrance continued "This is why Ayrshire Housing is supporting the Scottish Federation of Housing Associations' Year of the Home Coming campaign. Bringing together Scotland's housing associations, the STUC and Homes for Scotland, it demands that 10,000 much needed new houses for rent to be built over the year. This would secure the jobs of at least 50,000 workers and create 5,000 new apprenticeships".



Ayrshire Housing also held a series of very successful "open house" events over the course of two days following handover, so that returning tenants and the local community could have a look round the new houses. This included a 'meet the architect' session with Gordon Fleming, as well as events involving Ayrshire Initiatives and the Lochside Tenants and Residents Association.

AYRSHIRE HOMESTAKE – affordable ownership

As you will be aware from previous newsletters, Ayrshire Housing, in partnership with South Ayrshire Council, is currently in the process of completing a major regeneration project in the North Ayr area.

As a part of this, we are building 100 new homes in the Lochside area, of which 25 two and three bedroom houses are being set aside for affordable ownership through the Scottish Government's New Supply Shared Equity scheme.

The scheme is designed to allow families on lower incomes to get a foot on the property ladder, by providing an interest free loan towards a proportion of our new-build property's value.

- 1** You pay about 60 - 80% of the house price
- 2** The remaining percentage is funded by an interest free loan
- 3** If you sell your house, proceeds are split according to this percentage

You generally pay for between 60 and 80 per cent of the price of a property through a home loan or savings. The remainder is funded by an interest free loan, administered by Ayrshire Housing. This is only repayable when and if the house is subsequently sold with any profit being split in accordance with the relative equity stakes. For example, if the interest free loan was for 20% of the original price, then we would be due 20% of the sale proceeds.

The houses, designed to a high specification by award winning architect, Gordon Fleming, are due for release in phases between this summer and December 2009.

The specification includes:

- Double glazed entrance doors with 'Secure by Design' approved three point locking mechanisms
- High quality timber framed double glazing fully reversible windows approved by 'Secure by Design'
- Condensing gas combi-boiler with thermostatic controlled radiators
- Mains operated smoke alarm system interlinked on each floor
- Fitted kitchens with quality units and complementary work surfaces
- Ground floor guest WC with toilet and hand wash basin (white sanitary ware)
- Three piece family bathroom (white sanitary ware)
- Digital and satellite-ready aerials
- Balance of Zurich 10-year structural guarantee
- Private car parking and turfed front gardens

If you earn between £23,000 and £46,400, you may be eligible for an interest free loan organised via Ayrshire Housing. This "shared equity" option is made available through the Scottish Government's low cost initiative for house buyers.

For more information, please visit our dedicated website at www.ayrshirehomestake.co.uk , or if you have more specific queries, why not contact us by phone on (01292) 880120, or by email on homestake@ayrshirehousing.org.uk .

PRINCESS ANNE VISIT TO FAIRWAY VIEW, PRESTWICK

In January, members of staff from Ayrshire Housing met with Princess Anne during her visit to our recent development in Prestwick, Fairway View in her capacity as the Patron of the College of Occupational Therapists.



Princess Anne (above) visits Fairway View, Prestwick

Raymond and Claire Taylor welcomed Princess Anne to their home so that she could see the specially designed house that was built to help them care for their sons, Daniel and Callum aged 4, who are both severely affected by cerebral palsy.

At the time their sons were born, Raymond and Claire lived in a small 2 bedroom flat. Kerry McEwan, Occupational Therapist and Roberta Simpson, Occupational Therapy Team Leader for South Ayrshire Council carried out a needs assessment of the flat and found that it was unsuitable for their special needs and could not be adapted.

Roberta Simpson approached Ayrshire Housing's Project Manager Derek McLean and asked him to consider creating a purpose built home for the family. Roberta and Derek were able to build on the longstanding collaboration between the Council and Ayrshire Housing to create specially adapted housing in community settings.

The partnership provided the opportunity for Roan Rutherford of architects Austin-Smith:Lord to design a bespoke house that would meet the family's needs now and in the future. The main requirement was for each boy to have his own bedroom with an en suite shower/bathroom with the ability to have hoist transfer from their bed to the bathroom.

Construction of the house began with financial support from the Scottish Government in the summer of 2007 and the family moved into their new home in May 2008.

South Ayrshire Council Provost Winifred Sloan who joined Princess Anne, said: "Raymond, Claire, Daniel and Callum are a very special family who now have a home that has been specifically designed to meet their needs".

"This project again clearly demonstrates what can be achieved when the Council works in partnership with Ayrshire Housing to provide housing that has been designed and planned for those with complex needs."

The new home, although specially designed to meet the needs of Daniel and Callum blends in to the surrounding homes and from the outside looks similar to the other houses in the development.

Speaking about their very special visitor Raymond Taylor said:

"My wife and I felt very honoured that The Princess Royal visited our home and listened to us as we explained the difference this house has made to our lives. It was a wonderful experience and one that we will never forget.

This specially designed house means that we can care for the boys now and as they grow up, and we know that we will not have to move. This is more than a house to us it is our home".



POLICY REVIEW

As a part of our continual re-assessment of our housing management procedures, we have recently been reviewing the following policies;

- **Mutual exchanges;**
- **Successions;**
- **Aids & adaptations;**
- **Void management; and**
- **Estate management**

We are keen for tenants to become involved in these reviews, and if you are interested in any of the policies, please feel free to contact **Ross Morris** at the office to request a copy be sent to you.

At the moment we are also in the process of reviewing our policy and procedures with regard to anti-social behaviour and neighbour disputes. If you would be interested in participating in this we would also be very keen to hear from you.

COMMUNITY FUND NEWS

In March, Maybole OAP Association celebrated its annual dinner dance, thanks in part to a donation of £100 from Ayrshire Housing's Community Fund. Pearl Boyd (pictured right) was delighted to receive the donation on behalf of Maybole OAP Association from Housing Manager David McGivern (on the left) and Board Member Bob Smith.



The Community Fund was set up in 2007 with the intention of providing assistance to small projects for the benefit of our local communities, and we are still very keen to hear from people with ideas which we could provide some assistance to.

We're looking primarily for small projects which would have a big impact on your local community, and all such ideas will be given due consideration.

Examples of successful applications received so far have included applications for Ayrshire Housing to provide assistance to a village music festival, assisting a Youth Sports Initiative to buy trophies for its members, and providing aid to a village fete.

Any deserving idea that you feel would have a positive impact on your community will be considered, so get your thinking caps on!

If you have an idea which you think we might be interested in, please feel free to contact us on; (01292) 880 120 or email us on info@ayrshirehousing.org.uk for more information on this.

Staff News

On Wednesday 13th May, Senior Housing Officer **Carol Young** will begin her maternity leave. Staff at Ayrshire Housing would like to give our best wishes to Carol at this time.

Housing Officer **Margaret Woods** will be taking over as Senior Housing Officer during Carol's absence.

Additionally, Housing Officer **John Robertson** will be taking over all of Carol's areas as well as some of Margaret's areas, and will now cover **Prestwick, Troon** and the following areas of Ayr; **Thornyflat Place, Blackfriars Court, Belmont, Crown Square, Chalmers Road, Fenwickland Avenue, Rockrose Park, Honeysuckle Park, Rush Hill. Etterick Place, Preswick Road, Sandgate and Fulshaw Place.**

GAS MAINTENANCE

From 1 April 2009, the new Gas Safe Register™ replaces the CORGI gas registration scheme as Great Britain's gas safety authority.

By law, from 1 April, only Gas Safe registered engineers should be employed to carry out work on gas installations or appliances, CORGI gas registration will not be valid. The 120,000 engineers currently verified under the CORGI scheme are now registering with Gas Safe Register so they can continue to work legally from April.

Registered engineers will be identified with the new yellow Gas Safe Register logo, and every engineer will carry a Gas Safe Register ID card with their own unique licence number.



The message from Gas Safe Register is clear. Before you have any gas work done in your home, make sure you check the card.

Ayrshire Housing's gas maintenance contractor, O'Neil Gas Ltd has provided us with a certificate of registration with the new scheme, and all O'Neil Gas engineers will carry Gas Safe Register ID cards when performing maintenance on your home.

Incorrectly fitted, badly repaired or poorly maintained gas appliances are a major cause of carbon monoxide (CO) poisoning. They can also lead to gas leaks and explosions. On average over 25 people a year die from CO poisoning, and many more suffer health problems from CO exposure directly related to gas. Around 40 people a year are killed or injured in gas explosions. (Source: HSE Gas Safety Statistics)

At Ayrshire Housing we are keen to ensure that our tenants are given information about the organisation's performance.

Here are some key facts and figures for year 2008-09.

- Average relet time for void properties is currently at 11 days, well below our target of 20 days.
- Current tenant arrears (non-technical) as at 31/3/09 was 1.2% of all rent due, slightly above our target of 1.0% of rent due.
- Percentage of tenants owing more than £250 or 13 weeks rent was at 2.33% as at 31/3/09, below our target of 4.5%
- Application form processing time for 2008-09 was on average 8 days, below our target of 15 days.
- 93 % of Urgent and Routine repairs were completed on time, (within 3 working days and 15 working days respectively) less than our 96% target.
- 99% of Emergency Repairs were attended within our given timescale of 4 hours.

We can supply this document in a print size to suit. It is also available in Braille, audio and other formats, and in other languages. Our website also has several accessibility features which you may find useful including being able to listen to it being read by "Heather".

COMPETITION TIME

GARDEN COMPETITION

Spring is here again, and that means its time for us to assess the gardening skills of our tenants! Prizes will be given for the best gardens, containers and closes maintained by Ayrshire Housing's tenants. Gardens will be judged on their appearance, care and attention, and originality. There will also be a special award for the best new garden (in a development less than two years old). We hope to judge entries in late July or early August, hopefully while the gardens are still in full bloom.

Happy planting!



PET OF THE YEAR COMPETITION

Our Pet of the Year competition is now in its fifth year, and is as popular as ever! All you have to do to enter is to send a picture of your pet, along with an explanation of why he or she deserves to win. Contact us by emailing us at yogi@ayrshirehousing.org.uk, or simply send your entries to our office at Main Street by the end of July. Please remember to put your name, address and telephone number on your entry!

Bumper prizes await the best entries, and there will be a special prize for entries received from children aged 12 and under, and the most unusual pet will also get a special prize.

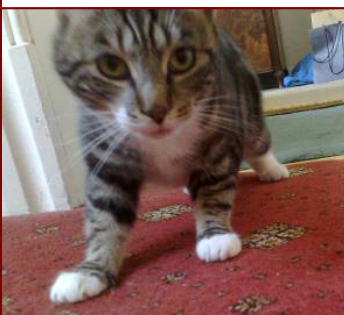
Good Luck!

If you wish to compete in this year's competition please complete and return the entry form on the reverse of this page, or write in to the association.



Here are some of our entries from last year!

Yogi our new PR officer is running this year's pet competition. Sadly Keanu, his predecessor, passed away in January. This is Yogi's first job since successfully completing a training programme with the Cats Protection League. He's waiting to hear from you all at



yogi@ayrshirehousing.org.uk

 **Ayrshirehousing**

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COMPETITION ENTRY FORMS

GARDEN COMPETITION ENTRY FORM 2009

NAME:

ADDRESS:.....

TELEPHONE:.....

EMAIL:.....

GARDEN ENTRY

WINDOW BOX ENTRY

CONTAINER ENTRY

BEST KEPT CLOSE ENTRY

BEST NEW GARDEN



PET COMPETITION ENTRY FORM 2009

NAME:

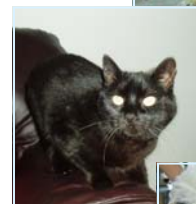
ADDRESS:.....

TELEPHONE:.....

EMAIL:.....

PET :

PET NAME:.....



Closing date for entries is 31 July 2009
GOOD LUCK!