

Argyll & Bute Council Local Housing Strategy Early Engagement Survey Results

Presented to:
Argyll & Bute Council

Presented by:
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Date: 8th September 2020

www.arneil-johnston.co.uk

Early engagement survey

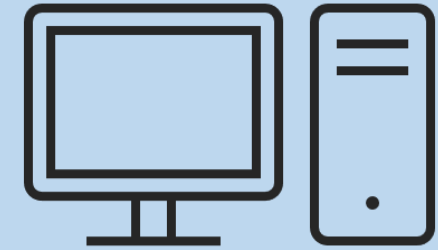
Key element of LHS Consultation Plan

Short electronic survey encouraging communities and residents across Argyll & Bute to express views on which local housing issues 'matter most'

Issued to LHS stakeholders, community groups/Community Councils

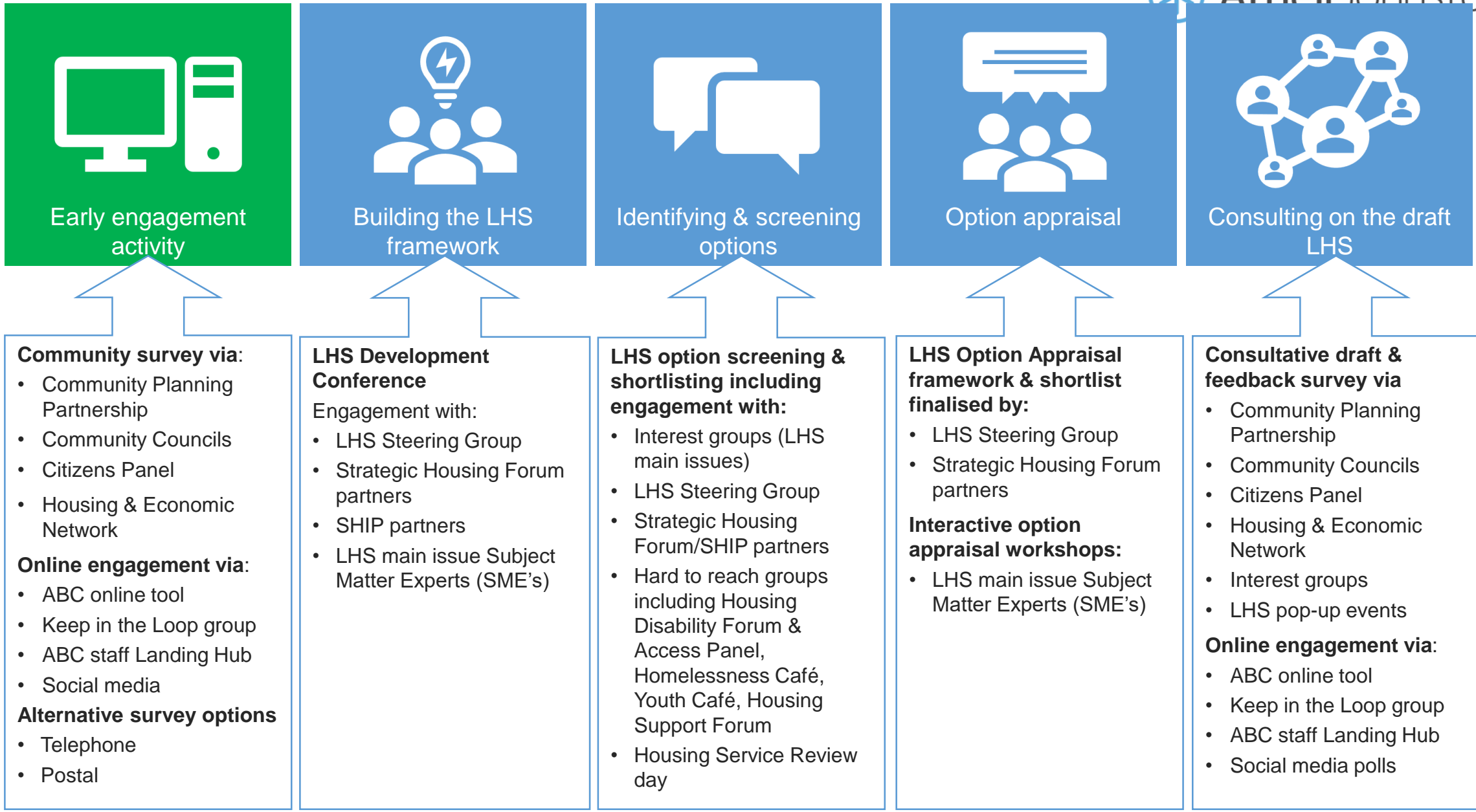

Promoted and circulated widely across digital channels

Alternative survey options made available on request promoting survey in local newspapers & national housing press




Early engagement survey promoted across a wide range of Argyll & Bute Council digital channels:

- Argyll & Bute Council website
- Argyll & Bute Council social media (to signpost and promote consultation activity)
- 'Keep in the Loop' service, an Argyll & Bute alert service for interested residents
- The Argyll & Bute Council Landing Hub, a Council wide staff intranet


Early engagement activity

- Community survey via:**
- Community Planning Partnership
 - Community Councils
 - Citizens Panel
 - Housing & Economic Network
- Online engagement via:**
- ABC online tool
 - Keep in the Loop group
 - ABC staff Landing Hub
 - Social media
- Alternative survey options**
- Telephone
 - Postal



Building the LHS framework

- LHS Development Conference**
- Engagement with:
- LHS Steering Group
 - Strategic Housing Forum partners
 - SHIP partners
 - LHS main issue Subject Matter Experts (SME's)



Identifying & screening options

- LHS option screening & shortlisting including engagement with:**
- Interest groups (LHS main issues)
 - LHS Steering Group
 - Strategic Housing Forum/SHIP partners
 - Hard to reach groups including Housing Disability Forum & Access Panel, Homelessness Café, Youth Café, Housing Support Forum
 - Housing Service Review day



Option appraisal

- LHS Option Appraisal framework & shortlist finalised by:**
- LHS Steering Group
 - Strategic Housing Forum partners
- Interactive option appraisal workshops:**
- LHS main issue Subject Matter Experts (SME's)



Consulting on the draft LHS

- Consultative draft & feedback survey via**
- Community Planning Partnership
 - Community Councils
 - Citizens Panel
 - Housing & Economic Network
 - Interest groups
 - LHS pop-up events
- Online engagement via:**
- ABC online tool
 - Keep in the Loop group
 - ABC staff Landing Hub
 - Social media polls

Survey open for 7 weeks from 01/07/20 – 21/08/08

Purpose of the survey was to identify issues, options or key questions for further analysis and debate in the LHS process.

Respondents also offered opportunity to identify important local housing issues
Survey questionnaire focused on following 3 key areas:

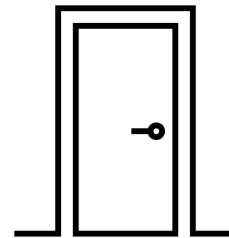
1

What does a 'well functioning' housing system look like?



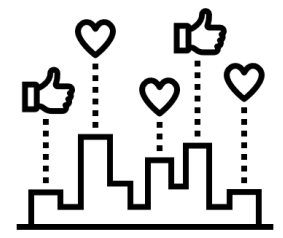
2

What are the main housing challenges facing Argyll & Bute?

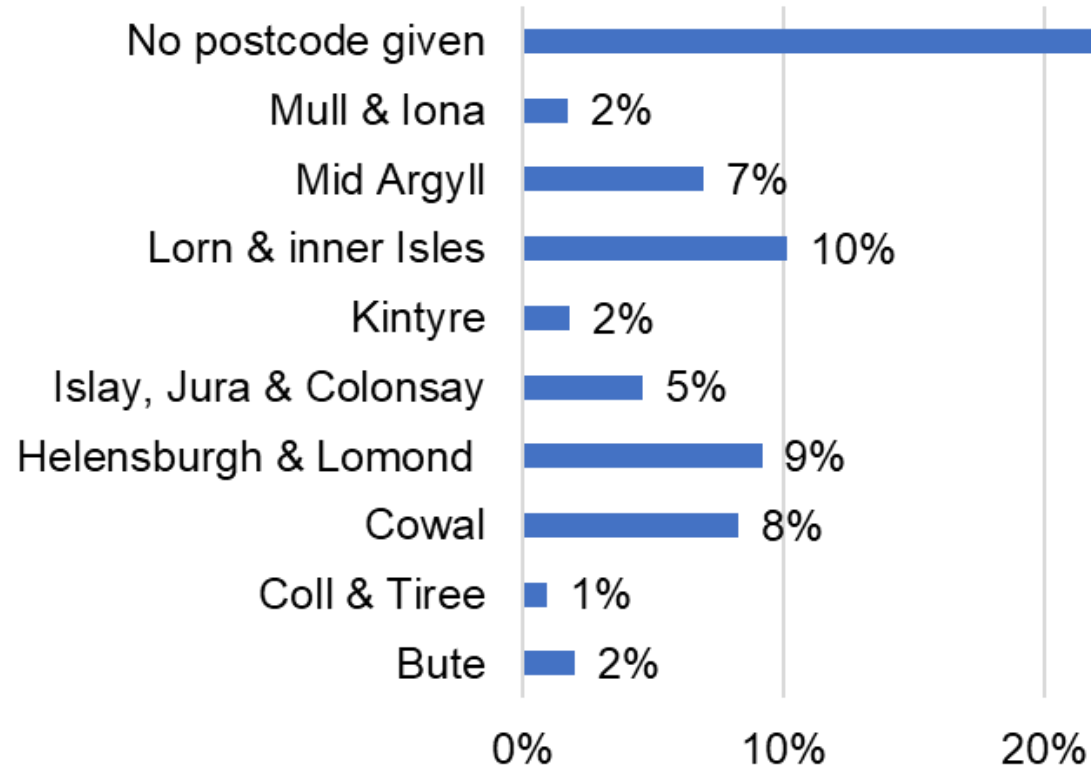


3

What's the one action that would improve the local housing system?



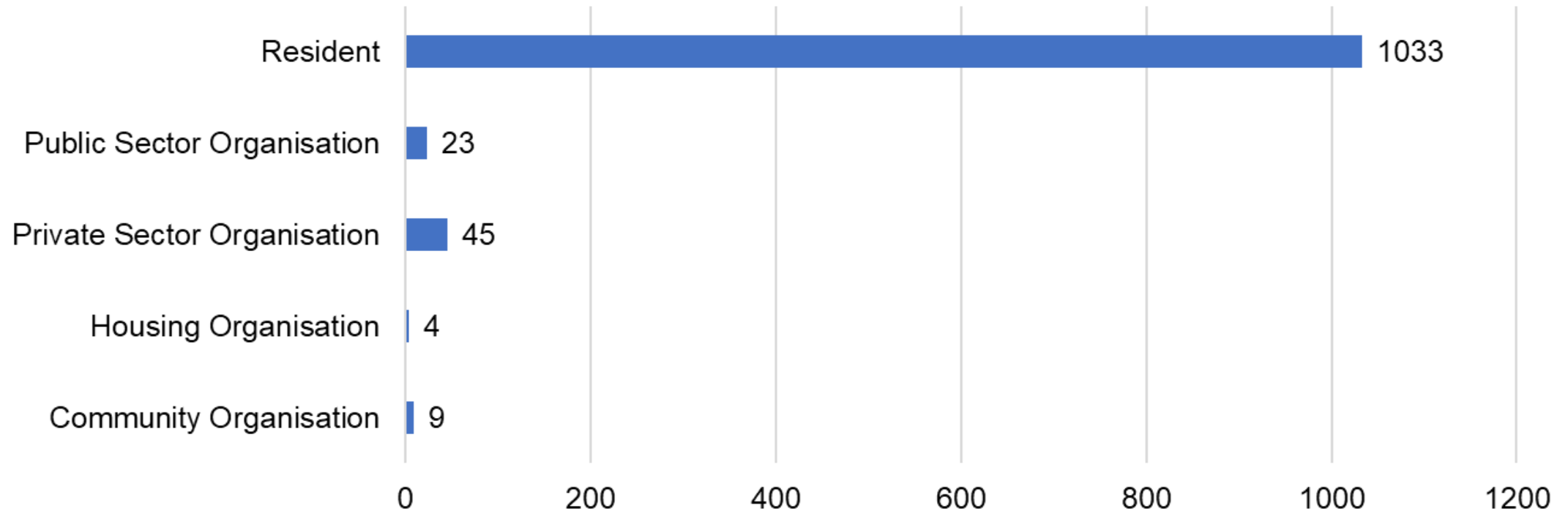
Argyll & Bute LHS Early Engagement Survey Respondents by HMA



Housing Market Area	Survey Responses No.	Survey Responses %
Bute	22	2%
Coll & Tiree	10	1%
Cowal	92	8%
Helensburgh & Lomond	102	9%
Islay, Jura & Colonsay	51	5%
Kintyre	20	2%
Lorn & inner Isles	113	10%
Mid Argyll	77	7%
Mull & Iona	19	2%
No postcode given	608	55%
Total	1114	100%

- Total responses = 1,114
- 45% responses provided address details to enable area analysis

Argyll & Bute LHS Early Engagement Survey Respondents by Stakeholder Group



- **Total responses = 1,114**
- **93% of respondents local residents**

Q1.	If the purpose of the LHS is to deliver a "well functioning housing system", from an Argyll and Bute perspective what should the characteristics of this well functioning housing system be?
1	Affordability – local residents should be able to afford to purchase or rent accommodation in the tenure of their choice and to heat and maintain their home efficiently
2	Sufficiency – there should be an adequate supply of effective accommodation (i.e. available for occupation) to meet identified local needs and, as far as possible, some element of aspirational demand;
3	Suitability – housing should be of the right size and type and in the right location to meet local needs now and as they might change over time
4	Accessibility - a range of housing options and choices should be available for those seeking housing in the area
5	Quality - the condition of the housing stock delivers well-maintained homes in good repair that are affordable to live in
6	Efficiency - the housing stock offers homes that are warm, affordable to heat and reduces carbon emissions
7	Sustainability - that housing supply makes a positive contribution to the life and growth of communities and the local economy in Argyll and Bute
8	Other - please state

Question 1

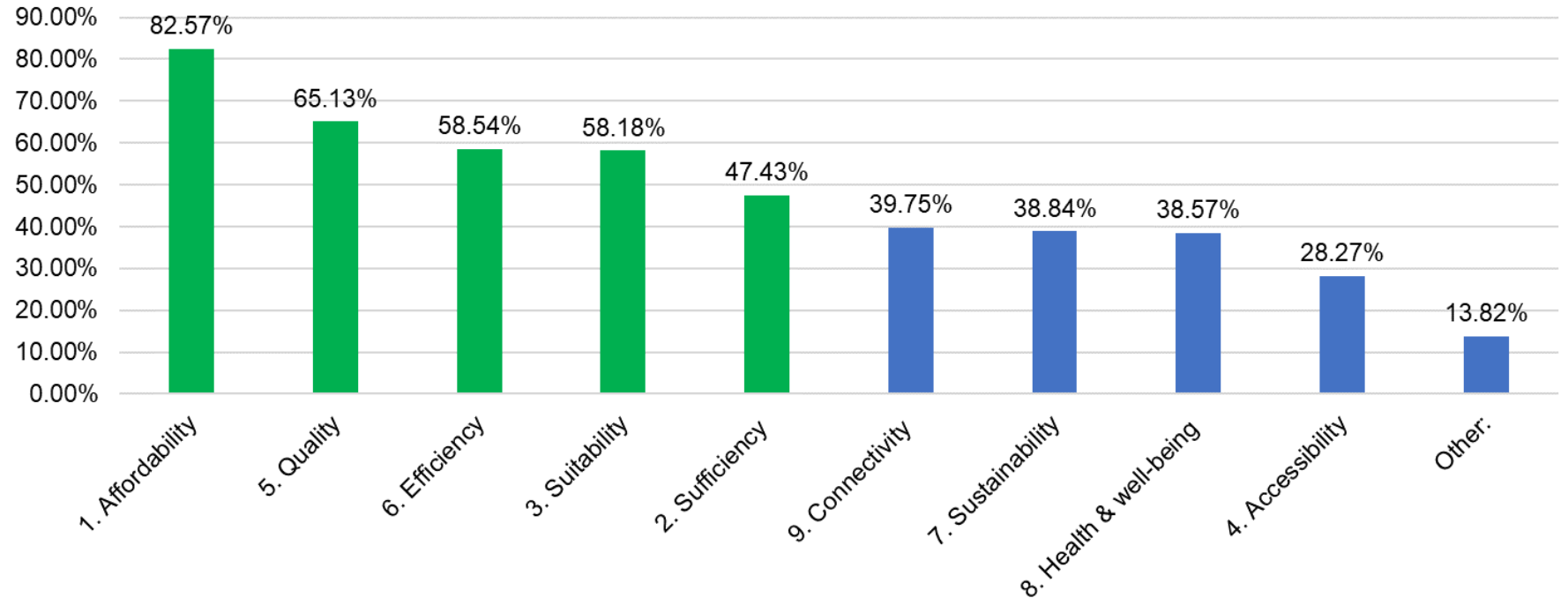


Question 1

If the vision of the LHS is to deliver a "well functioning housing system", in Argyll and Bute which of the following characteristics are most important locally?

Q1. If the vision of the LHS is to deliver a "well functioning housing system" in Argyll and Bute which of the following characteristics are most important locally?

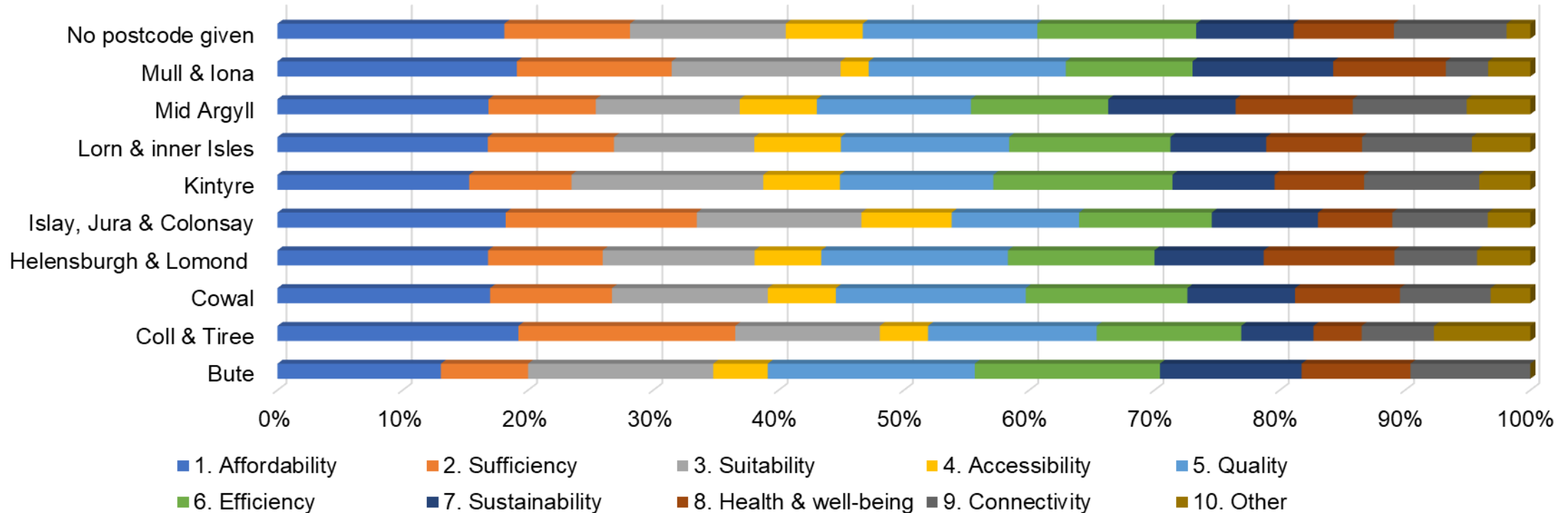
% Respondents who selected this option



- Respondents were allowed to pick up to five options
- 82% said affordability was top housing system characteristic, followed by 65% for quality and 58% for energy efficiency and suitability

Q1. If the vision of the LHS is to deliver a "well functioning housing system" in Argyll and Bute which of the following characteristics are most important locally?

% Respondents who selected this option n = 1114



- Responses reasonably consistent across HMAs
- Affordability & sufficiency key issue for island HMAs
- Housing quality key issue in Bute



Question 1: Other

We need to make climate change mitigation a top consideration, which is perhaps not well represented in these options. We also need fairness and MUCH more public sector provision. Housing planning seems to give too much emphasis to large expensive houses, often second homes

I have only selected one of five options here (affordability) because (in my humble opinion) this really is the 'elephant in the room', there is absolutely no point in providing any type of local housing unless the local population can afford to purchase/rent it

A strategy that is flexible and works with individual community needs, not a one size fits all, but a system that responds to the specific needs of each small community
Priority should be given to supporting key workers who move to live in this area in accessing suitable accommodation to rent or buy.

Homes for use as holiday homes should be limited to a total % the housing stock with all Holiday homes being charged extra taxation to allow for new affordable homes to be built for local people.

Question 2

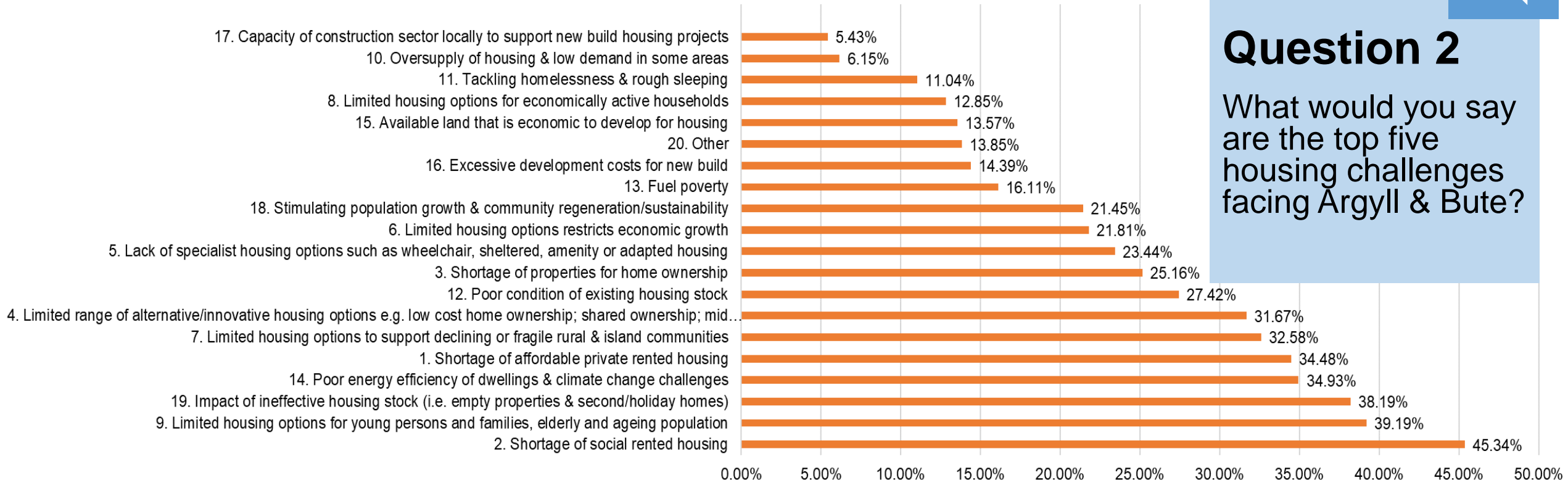
What would you say are the top 5 housing challenges facing Argyll & Bute?	
1	Shortage of affordable private rented housing
2	Shortage of social rented housing
3	Shortage of properties for home ownership
4	Limited range of alternative/innovative housing options e.g. low cost home ownership; shared ownership; mid market rent; self-build etc.
5	Lack of specialist housing options such as wheelchair, sheltered, amenity or adapted housing
6	Limited housing options restricts economic growth
7	Limited housing options to support declining or fragile rural & island communities
8	Limited housing options for economically active households
9	Limited housing options for young persons and families, elderly and ageing population
10	Oversupply of housing & low demand in some areas
11	Tackling homelessness & rough sleeping
12	Poor condition of existing housing stock
13	Fuel poverty
14	Poor energy efficiency of dwellings & climate change challenges
15	Available land that is economic to develop for housing
16	Excessive development costs for new build
17	Capacity of construction sector locally to support new build housing projects
18	Stimulating population growth & community regeneration/sustainability
19	Impact of ineffective housing stock (i.e. empty properties & second/holiday homes)
20	Other

Q2: What would you say are the top five housing challenges facing Argyll & Bute?
Proportion of Total Responses n=1114



Question 2

What would you say are the top five housing challenges facing Argyll & Bute?

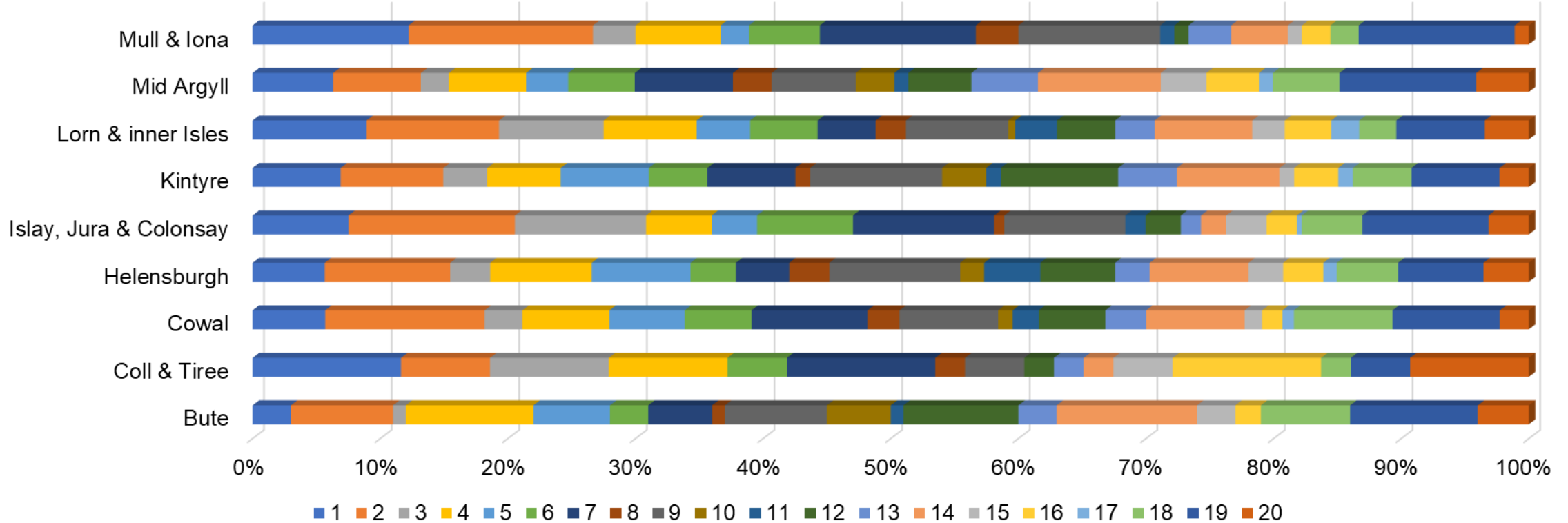


Top 3 Challenges

- 1. Shortage of social rented housing = 45%**
- 2. Limited housing options for young persons/families, elderly/ageing population = 39%**
- 3. Impact of ineffective housing stock (empty properties/second/holiday homes) = 38%**

Q2: What would you say are the top five housing challenges facing Argyll & Bute by HMA

Proportion of Total Responses n=1114



- Responses reasonably consistent across HMAs
- Shortage of social rented housing key issue in Mull & Iona, Islay/Jura/Colonsay & Cowal HMAs
- Limited housing options for young persons/families, older people key issue for island HMAs, Kintyre & Helensburgh



Question 2: Other

There is a lack of appropriate nursing care facilities and specialist care homes in the OLI area - dementia care, hospice care. There are also limited numbers of residential care home places available. Consideration should be given to the provision of extra care housing which incorporates all levels of care required - step up/step down facilities.

Closely tie housing to employment prospects by area, recognising opportunities presented by more remote working practices going forward. No point building/maintaining housing where there is limited employment opportunity.

Dealing with excessive number of properties used for 'Airbnb' and private rent making it difficult for first time buyers to get on the property ladder.

Costs of land and then building are too high so only people who can afford to build are developers who stock-pile.

Better use of existing unoccupied housing (including private, council and MOD properties) and vacant suitable building plots. Compulsory purchase could be used to bring empty properties into Council/Housing Association ownership.



Question 2: Other

Lack of reliable tradesmen to undertake repair and routine maintenance of existing properties.

Lack of supported accommodation in Argyll and Bute for people who have been homeless or have addiction issues.

The condition of private sector housing is going to be a real challenge in the next 5 years. Older stock in blocks or in detached houses are no longer suitable for modern expectations. As a young professional couple in the area the purchase price is reasonable but many of the properties viewed required £20k renovation costs to bring them into this century

Second home/ holiday homes are forcing local house prices out of the range of local people. Causes: a) migration out of the area; b) unnecessary new-build development using the grant system while existing houses lie empty for most of the year

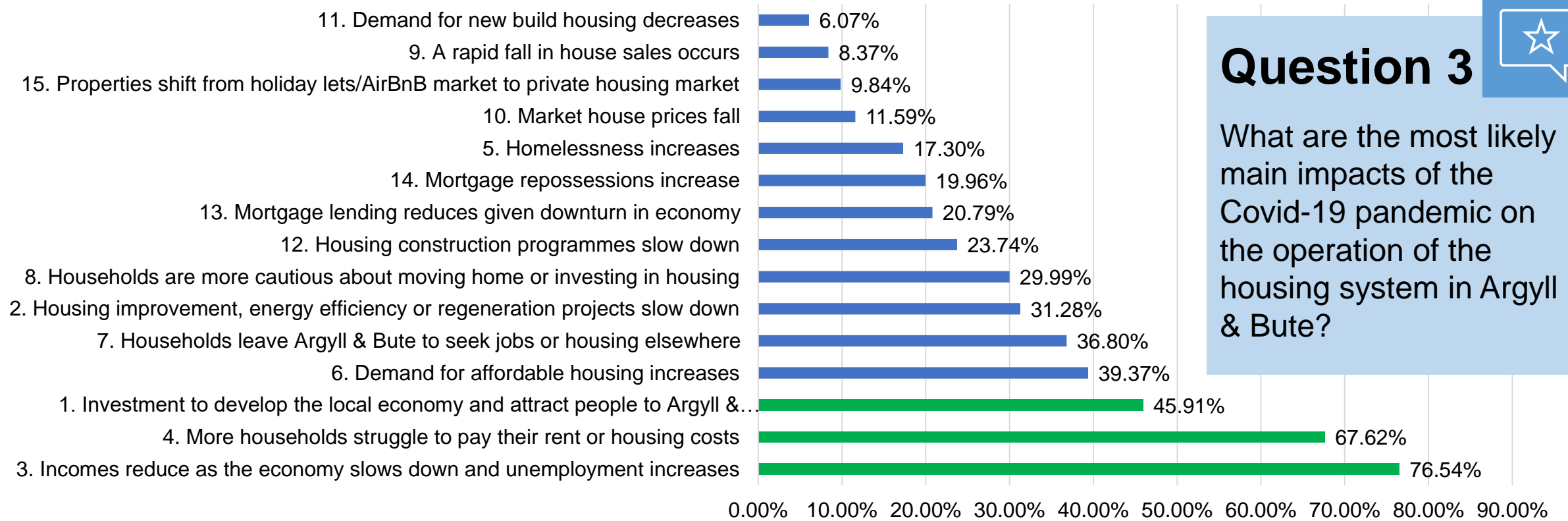
Far too many poorly maintained holiday homes/2nd & 3rd properties tying up scarcely used properties and preventing younger families from staying locally. Also in many cases the lack of repair & maintenance is causing hardship, nuisance & discomfort to other residents and owners.

Q3	What are the most likely main impacts of the Covid-19 pandemic on the operation of the housing system in Argyll & Bute? Please tick up to five
1	Investment to develop the local economy and attract people to Argyll & Bute slows down
2	Housing improvement, energy efficiency or regeneration projects slow down
3	Incomes reduce as the economy slows down and unemployment increases
4	More households struggle to pay their rent or housing costs
5	Homelessness increases
6	Demand for affordable housing increases
7	Households leave Argyll & Bute to seek jobs or housing elsewhere
8	Households are more cautious about moving home or investing in housing
9	A rapid fall in house sales occurs
10	Market house prices fall
11	Demand for new build housing decreases
12	Housing construction programmes slow down
13	Mortgage lending reduces given downturn in economy
14	Mortgage repossessions increase
15	Properties shift from holiday lets/AirBnB market to private housing market

Question 3

Q3 What are the most likely main impacts of the Covid-19 pandemic on the operation of the housing system in Argyll & Bute?

Proportion of Total Responses n=1114



Question 3

What are the most likely main impacts of the Covid-19 pandemic on the operation of the housing system in Argyll & Bute?

Top 3 Main impacts of Covid-19

1. Incomes reduce as the economy slows down = 76%
2. More households struggle to pay their rent or housing costs = 67%
3. Investment to develop the local economy and attract people to Argyll & Bute slows down = 46%

Question 4

Do you have any others views on the potential short, medium or long-term impacts of Covid-19 pandemic on operation of the housing system in Argyll & Bute?



Question 4:

I think that the main impact in A&B are reduction in funding in terms of the wider economy and investment.

Without an economic stimulus to Argyll & Bute to counter the effects of Covid-19 there will be a gradual fall off of employment and businesses. This could lead to more 'low demand' areas for social housing which ultimately can lead to demolition of perfectly useable homes

100% digital connectivity to either fast fibre or 4/5G will allow residents to work from home effectively when they can and allow reliable access to access to online services from shopping to health and care monitoring. This would assist in both the short and long term of living with Covid-19.

As redundancies kick in, skilled workforce may need to leave the area and look for work elsewhere. As properties are unlikely to sell, properties could then be left for long periods empty and maintenance then becomes an issue for neighbours who share buildings.



Question 4:

Use provision of upgraded and new eco-friendly affordable housing as a way to stimulate both provision of jobs and social inclusion

Short term I have seen on social media concern grow over households who have fallen through the cracks of financial support who have no income and are prioritising whether they eat or heat the property.

In the short term we have seen a large increase in enquiries for private rental properties on Bute. There is increased demand from people wanting to move to the area away from towns and cities. This is an opportunity for the area to grow and investment is needed in local infrastructure and town centre improvement schemes to support this growth.

The market is currently overheated and there is great demand for rural housing with the potential for office accommodation. This demand cannot be met. There is also demand for houses with gardens

Question 5

If you could deliver one single action that would have a major and positive impact on the operation of the housing system in Argyll & Bute, what would it be?



Question 5:

Ensuring that all housing is built or retrofitted to very low energy standard or to zero carbon. This will not only help reduce carbon emissions and address the climate emergency but help provide 'healthy homes' that have lower running costs and are warm, dry and comfortable to live in.

Restore/refurbish old/derelect/empty buildings in order to bring them back into use, rather than using up more green spaces.

Stimulate the economy by supporting local industries and attracting businesses into the area. This would provide well paid jobs and encourage individual investment in housing and communities.

Invest in making existing dwellings better places to live/work.

Build more affordable homes

Support builders to build flats & houses for young and old people to buy - that would free up some of the housing association houses and larger houses for others.



Question 5:

A programme for building small numbers of affordable homes in established village areas, suitable for renters and first time buyers to encourage growth in the rural economy and make it attractive for young people to remain in the rural areas.

More entry level housing (1/2 bedroom apartments) for islands to help secure the younger population and key workers such as teachers, younger skilled contractors etc who struggle to get on the property ladder as they have to compete with retired wealthy people who buy up and raise the price on private housing market.

More incentives and investment in private rented sector and in making home ownership attractive and encouraging property maintenance & energy efficiency in these sectors.

More accommodation for active older downsizers who would like to free up larger properties for families. At the moment there is nowhere to move on to.