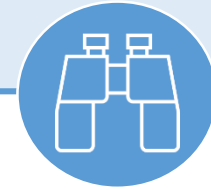


Argyll & Bute Local Housing Strategy Development



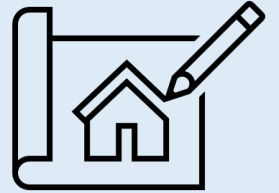
Insight briefing:

- Housing condition
- Private sector disrepair
- Private rented sector
- Deprivation & poverty
- Regeneration
- Energy efficiency
- Climate change

LHS Main Issue 2:

House Condition, Energy Efficiency & Poverty

Draft LHS Structure



The Local Housing Strategy will set out the vision for housing supply and housing services in Argyll & Bute over the next five years.

To build a new Local Housing Strategy, Argyll & Bute Council and partners must set a new vision for homes and communities and set out priorities for action to tackle the main housing issues locally.

The LHS will also set a Housing Supply Target that guides the assembly of land for housing development to meet local housing need & demand.

Based on analysis of the local housing system in Argyll & Bute, it is proposed that the new Local Housing Strategy be developed around the following 4 Main Issues:

1. **Housing supply & placemaking**
2. **House condition, energy efficiency & poverty**
3. **Specialist provision & independent living**
4. **Housing options, information & support**

This briefing sets out evidence, insight and questions on the key issues which influence decision making on preventing and tackling homelessness.

House Condition, Energy Efficiency & Poverty: What's our starting position? This briefing will explore...



House condition profile



What is the profile of housing conditions in Argyll & Bute?

Where should LHS activity to tackle disrepair be targeted?

Private sector disrepair



What is the extent and nature of private sector disrepair in Argyll & Bute?

What is the role of the Scheme of Assistance & Private Sector Housing Grant in tackling disrepair?

Regeneration



What is role of regeneration in transforming the housing condition and place?

What is the role of regeneration in meeting housing need & creating sustainable communities?

Private rented sector



What is the role of the private rented sector in meeting housing need?

What is the profile, condition and energy efficiency status of PRS stock?

Deprivation & poverty



Is there evidence of poverty or housing induced poverty in Argyll & Bute?

How should the LHS ease housing related affordability?

Energy efficiency



What is the energy performance of the housing stock in Argyll & Bute?

What is the role of energy improvement projects in tackling fuel?

House condition profile



The 2020 Scottish House Condition Survey results show that Argyll & Bute compares favourably to Scotland in terms of urgent housing disrepair and % properties failing the tolerable standard

In contrast the incidence of fuel poverty is higher with extreme fuel poverty significantly higher. The % of properties off gas grid is likely to be a factor as is the proportion of households earning less than £25k per annum (42%)

Whilst the housing condition profile is comparable to Scotland it suggests that the majority of homes (72%) have some element of disrepair. Housing quality levels are poorer than Scotland, showing that 1 in 2 homes fail the Scottish Housing Quality Standard

SCHS (Sample: 238 properties)	Argyll & Bute	Scotland
Fuel poverty	29%	25%
Extreme fuel poverty	17%	12%
Disrepair	72%	70%
Urgent Disrepair	25%	29%
Rising / Penetrating Damp	2%	3%
Below Tolerable Standard	1%	2%
Fails Scottish Housing Quality Standard	51%	42%
Mean Energy Efficiency Rating (2012 SAP)	57.6	64.3
Off Gas Grid	51%	17%

Local residents and community groups were asked to rank the top housing challenges currently facing Argyll & Bute. The 8th ranking issue in the top ten challenges was:

27%

8. Poor condition of existing housing stock

The 2019 Housing Need & Demand Household survey reveals

11% of households in Argyll & Bute believe that their home has a property condition issue

Of this group, 55% noted significant issues with dampness or condensation (63%)

12% noted that major structural repairs were required to the property





Private sector disrepair

Since 2016/17, almost £1.4M of PSHG been invested in tackling private sector disrepair with improvement works to over 300 homes deliver

Argyll & Bute Council have been particularly proactive in tackling poor property condition in private sector housing through the **Scheme of Assistance**, which offers advice and assistance to local households to carry out repair and improvement work to their homes.

Housing Improvement Officers work with owners and landlord to tackle issues of poor property condition, common works, factoring, and, where necessary, the use of enforcement powers. Private Sector Housing Grant is available to enable improvement works to be carried out.

Over the last decade Development and Housing Services have worked in partnership on a number of initiatives to promote repair and maintenance in the private sector including

Tenement Maintenance Guides to promote Owners Associations and joint working between owners leading to pro-active repair and maintenance

Priority Building projects aligned to the Campbeltown Conservation Area Regeneration Scheme to plan and deliver a number of priority building projects



Over the last 5 years, works on around two dozen tenement buildings have been undertaken in Dunoon, Rothesay, Lochgilphead, Campbeltown and Inveraray. This has enabled a number of properties in serious disrepair to be removed from Historic Environment Scotland's national register of Buildings at Risk.

	2016/17	2017/18	2018/19	2019/20	Total
Tenements Repaired	14	16	4	12	46
Individual Units Retained	91	101	11	38	241
Feasibility Grants	5	10	11	0	26
Amenity Grants	6	1	1	4	12
PSHG Investment*	£520,696	£615,735	£90,675	£161,870	£1,388,976
Cumulative Private Sector Work (PSHG supported) 2016/17 - 2019/20					



Area Property Action Groups

The Council established APAGs across Argyll and Bute to enable a more integrated and proactive approach to addressing concerns regarding unsafe/problematic buildings within communities.

Regular, quarterly meetings between Housing Services; Building Control; Planning Department; Private Landlord Registration; Environmental Health; Amenity Services; and Development Officers are able to identify issues with problematic buildings and neighbourhoods at risk of dilapidation; and to assess the most effective measures for engaging with owners or responsible parties.

One tenement improvement project at Main Street, Campbeltown was cited as Best Collaborative Project in Scotland, in 2019 by the Scottish Empty Homes Partnership





Regeneration activity

The Council and partners provide advice and financial assistance via Private Sector Housing Grant to support delivery of housing led regeneration projects including

- Townscape Heritage Initiatives (THI)
- Conservation Area Regeneration Scheme (CARS)
- RSL regeneration work in mixed tenure blocks



Tenemental repair

In 2019/20, 88 Private Sector Housing grants were approved, with 38 completed including:

- 8 for mixed common repairs
- 26 private repairs in tenement building
- Total PSHG investment = £161,871 (29% costs)

Tenement improvement works ensures older housing stock still plays a key role in meeting housing need whilst contributing to the quality of the build environment.

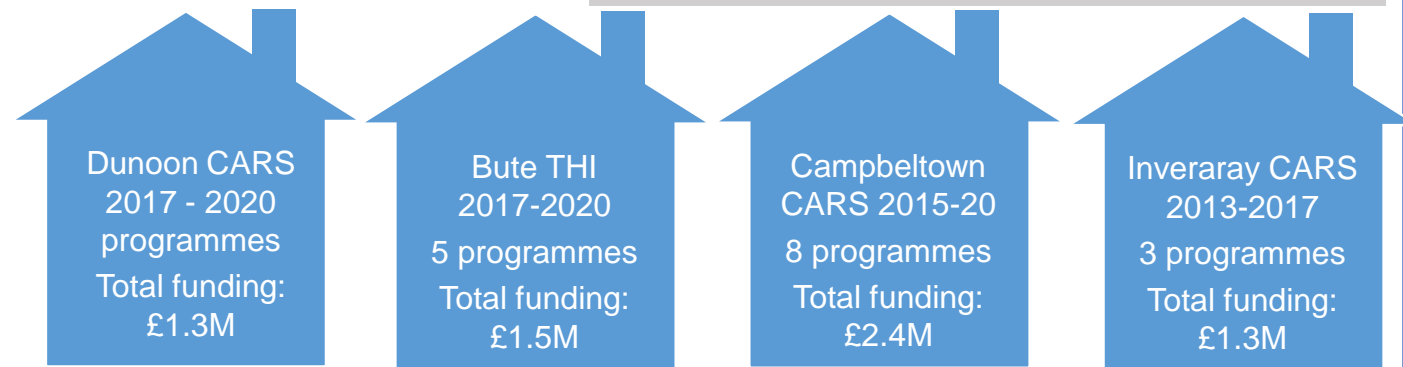
Importance of PSHG in Regeneration Activity:

Housing led regeneration activity is instrumental in not only improving the built environment and heritage in Argyll and Bute but plays a key role in meeting housing need and improving economic performance at a local level.

Argyll & Bute Council have been very proactive in driving partnership arrangements and assembling mixed funding packages to stimulate successful housing-led regeneration programmes. Funding sources include the Heritage Lottery Fund (THI), Historic Environment Scotland (CARS), Argyll & Bute Council capital funding, Private Sector Housing Grant and contributions from owners.

As well as successful programmes in Dunoon, Rothesay, Campbeltown and Inveraray, development proposals for Lochgilphead and Helensburgh are also in the pipeline.

Investment in tenement improvement since 2015



To be eligible for CARS or THI funding, tenements must have active Owners Associations in place. There are now 29 active Owners Associations in Campbeltown alone

Private rented sector in Argyll & Bute

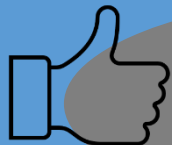


PRS Landlord profile
(2020 PRS Landlord Survey)

? PRS Profile in Argyll & Bute

PRS accommodates 12.5% of households living in Argyll & Bute

- Increase by 16% from 4,885 registered homes in 2013 to 5,824 in 2019
- Major PRS increases in Bute (18%), Lorn (17%), Mull & Iona (14%)
- PRS stock profile is dominated by 1-bedroom (25%) and 2-bedroom properties (43%), accommodating mostly single people (36%) & couples (36%)
- 71% of households in the PRS in Argyll & Bute are in employment
- 15% of households in the PRS in Argyll & Bute rely on LHA to subsidise their housing costs
- 64% of PRS tenants in Argyll in Bute have lived in their current property for more than five years
- Levels of satisfaction with current home have increased from 75% in 2013 to 89% in 2019



High satisfaction rates and increasing tenancy durations suggest the PRS is a sustainable housing tenure for many local households

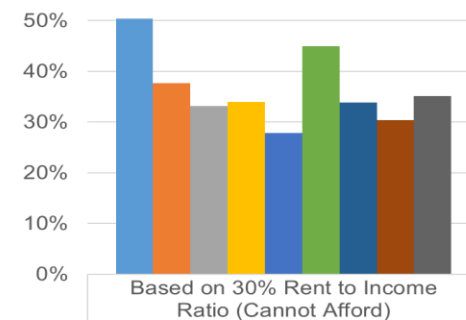
19%

PRS tenants in 2019 report outstanding maintenance requirements in their home, a decrease of over 20% since 2013.

This may suggest an improving profile in terms of property condition

35% households in Argyll & Bute cannot afford PRS rents when devoting 30% of their income to housing costs.

PRS affordability is worst in Bute where 50% of households cannot afford a PRS rent on a 30% rent to income ratio, followed by Kintyre (45%).



Area	Percentage (Cannot Afford)
Bute	50%
Coil & Tiree	38%
Cowal	33%
Helensburgh & Lomond	34%
Islay, Jura and Colonsay	28%
Kintyre (including Isle of Gigha)	45%
Lorn	34%
Mid Argyll	30%
Argyll and Bute	35%

- 58% own a single property for rent
- 2-bedroom properties are the most common size of property (47%) followed by 1-bedroom and 3-bedroom properties (24%)
- 1 in 4 landlords anticipate that there will be short-term impacts from Covid-19 that could affect them continuing to let property
- Whilst the majority of landlords (88%) did not anticipate that they would leave the sector, 4% did indicate that they will lower the rent on their properties

Poverty & Fuel Poverty



There is evidence of income poverty in Argyll & Bute

On average, 44% of households in Argyll & Bute earn less than <£25K per annum.

The lower quartile income for Argyll & Bute is £16,673, which is lower than is the case for Scotland at £17,115.

Housing Market Sub Area

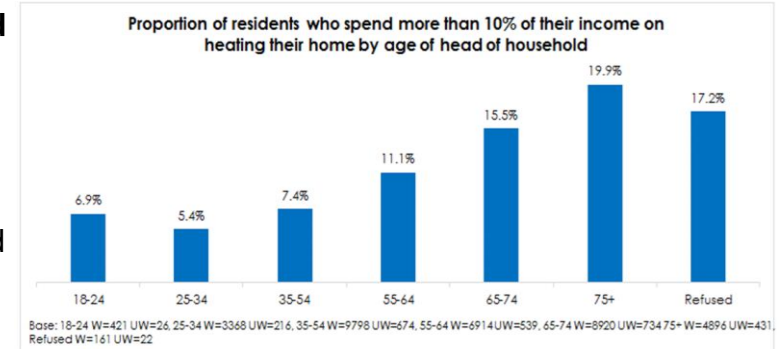
Bute
Coll & Tiree
Cowal
Helensburgh & Lomond
Isla, Jura & Colonsay
Kintyre
Lorn
Mid Argyll
Mull & Iona

% of households earning less than <25K

56%
40%
45%
32%
43%
52%
36%
40%
35%

Housing Need & Demand Survey 2019

Households were asked if they spent more than 10% of their income on heating their home. More than 1 in 10 respondents (12%) said yes, more than 10% is devoted to household fuel costs.



Survey outcomes would suggest that extreme fuel poverty was most likely to accelerate with age, with 20% of households aged 75+ in this category.

	Overall Fuel Poverty Rate	Private Rented Sector	RSL Sector	Owner Occupied Sector
Bute	62%	52%	61%	63%
Coll and Tiree	54%	39%	65%	58%
Cowal	49%	48%	63%	52%
Helensburgh and Lomond	25%	21%	32%	27%
Isla, Jura and Colonsay	53%	38%	50%	59%
Kintyre	61%	58%	69%	61%
Lorn and the Inner Isles	39%	32%	49%	38%
Mid Argyll	48%	40%	56%	50%
Mull and Iona	37%	30%	48%	40%
Grand Total	42%	37%	50%	43%

Average fuel poverty rates by sub-area and housing tenure

Home Analytics Data 2020

Fuel poverty is evident for 4/10 households in Argyll & Bute with the incidence of fuel poor households 1 in 2 in social housing. This is likely to have driven the value of household incomes in this sector.

Fuel poverty is highest in Bute & Kintyre which have the highest % of households earning less than £25k in Argyll & Bute.

35%



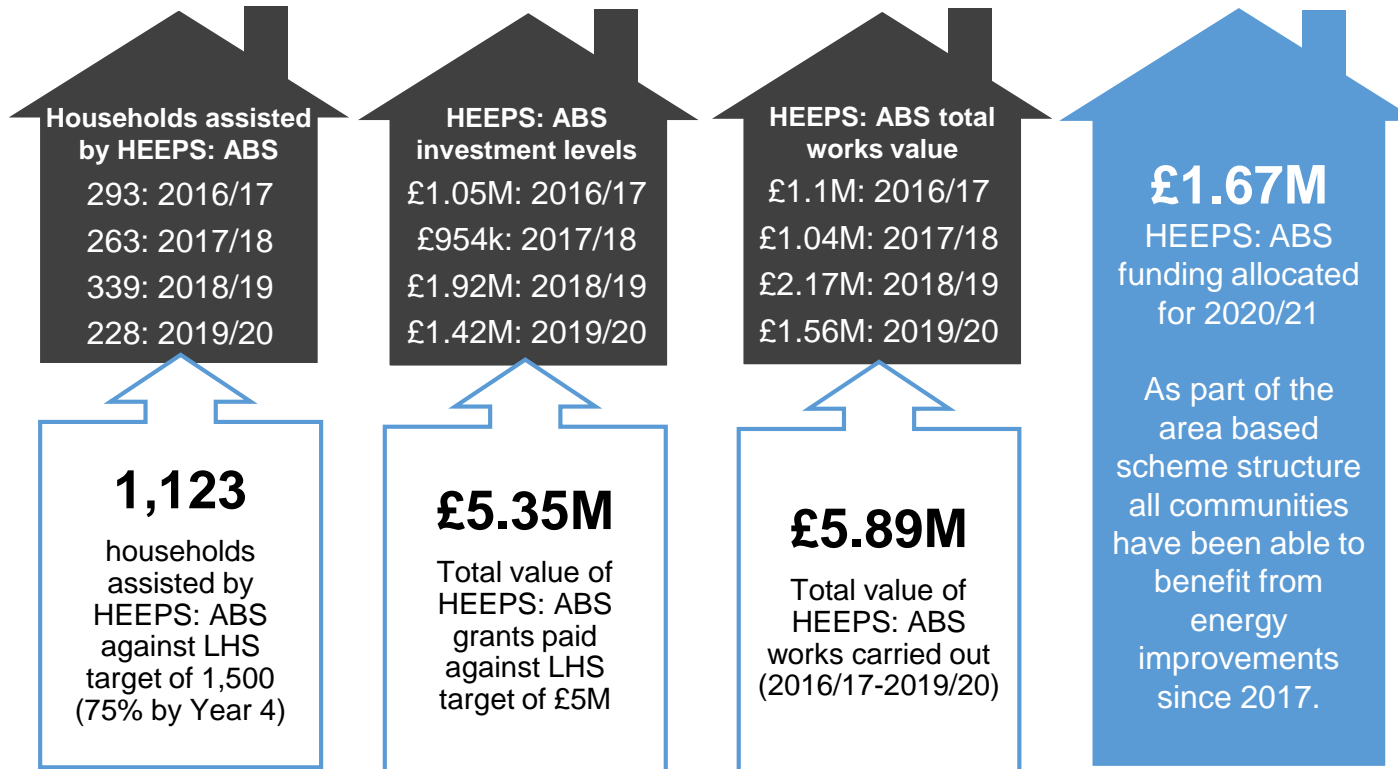
of local households selected 'Poor energy efficiency of dwellings & climate change challenges' as a major local housing challenge – ranking energy efficiency 4/10 of the top 10 issues

Energy efficiency programme



Scottish Government funding for private home energy efficiency improvements is known as the Home Energy Efficiency Programme Scotland Area Based Scheme (HEEPS: ABS). The funding allocation, administered by Argyll & Bute Council for 2019-20 was **£1,745,908** with a further **£225,182.77** awarded to the programme enabling investment in: external and internal wall insulation; cavity wall insulation; loft insulation; and underfloor insulation.

75.4%
of stock held by HOME Argyll partners met the Energy Efficiency Standard for Social Housing (EESH)



378 RSL homes were improved in 2019/20 to meet EESH

Less than 1% HOME Argyll properties are exempt

Currently 24% HOME Argyll properties fail to meet EESH

- ACHA: 56% compliance*
- DHA: 88% compliance
- Fyne Homes: 98% compliance
- WHHA: 97% compliance

* ACHA has a number of difficult to treat properties particularly in mixed tenure block



Warm Homes Fund

In 2019 ACHA secured investment from the Warm Homes Fund, which supports local partnerships to tackle fuel poverty.

In 2020, ACHA launched a £6M programme for 633 homes, in partnership with Scottish and Southern Energy, the Scottish Government and Argyll & Bute

The mixed tenure initiative will provide improvements to 262 ACHA homes and 371 private owners in the Oban area.

As well as contributing to a reduction in fuel poverty and an increase in EESH compliance the project will help to secure around 190 jobs.

It is programmed to run in two phases and is due for completion in March 2021.

House Condition, Energy Efficiency & Poverty: What are the issues?



House condition profile



The Scottish House Condition Survey suggest that the majority of homes in Argyll & Bute (72%) have some element of disrepair. Furthermore, housing quality levels are poorer in Argyll & Bute than Scotland, with results showing that 1 in 2 homes fail the Scottish Housing Quality Standard.

Private rented sector



The PRS accommodates 12.5% households living in Argyll & Bute. 19% PRS tenants in 2019 reported outstanding maintenance requirements in their home, a decrease of over 20% since 2013. High satisfaction rates and increasing tenancy durations suggest the PRS is a sustainable housing tenure for many.

Private sector disrepair



Argyll & Bute Council have been very proactive in tackling poor property condition in private sector housing through the Scheme of Assistance. Since 2016, £1.3M of Private Sector Housing Grant funding has been allocated to improve private sector property condition across Argyll & Bute.

Poverty & fuel poverty



There is evidence of income poverty in Argyll & Bute, with lower quartile incomes lower than in Scotland. 40% households in Argyll & Bute are in fuel poverty, with the incidence higher in social housing, at 1 in 2. There is evidence that 12% of households in Argyll & Bute suffer from extreme fuel poverty.

Regeneration



Housing led regeneration activity is instrumental both in improving the built environment and heritage; but also in meeting housing need and improving local economic performance. Investment in housing led regeneration partnership projects total £6.5M since 2015, with future projects in the pipeline.

Energy efficiency



Argyll & Bute Council and its partners have been successful in utilising HEEPS: ABS funding for private home energy efficiency improvements. Since 2016, 1,123 households have accessed home energy improvements totalling investment of over £5.8M.

House Condition, Energy Efficiency & Poverty ... What's the problem we're trying to solve?



To build a new Local Housing Strategy, Argyll & Bute Council need to prioritise the main housing issues that need to be tackled to set local priorities that will guide action, partnership and investment moving forward. This briefing has focused on housing condition, energy efficiency and fuel poverty in Argyll & Bute, presenting evidence on the extent and nature of the problem and progress in tackling it since 2016.

The purpose of the LHS conference is to finalise the main housing issues that require intervention in Argyll & Bute, examine the main issues in detail and generate ideas for action and investment. Key issues for consideration in the House Condition, Energy Efficiency & Poverty Workshop are:

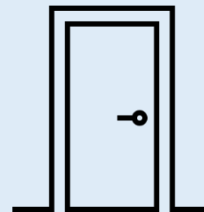
1

Is tackling poor property condition, energy efficiency and poverty a continued LHS priority?



2

What are the main challenges we face in tackling poor property condition, energy efficiency and poverty in Argyll & Bute?



3

What's been proven to work and what are our priorities for action?

