



SUMMARY

LOCAL HOUSING STRATEGY

2022-2027

“Everyone in Argyll & Bute has access to a suitable, high quality home which is affordable and located within a vibrant, sustainable and connected community.”

INTRODUCTION

This Local Housing Strategy (LHS) sets out Argyll and Bute Council's ambitious vision for housing over the next five year period from 2022 to 2027, which is that



“Everyone in Argyll & Bute has access to a suitable, high quality home which is affordable and located within a vibrant, sustainable and connected community.”

Housing is fundamental to the health and well-being of our local communities and every resident of Argyll and Bute has a stake in this strategy and in the future of the area. The strategy has a key role to play in supporting the recovery, regeneration and repopulation of our authority area. The preparation of the strategy has involved pro-active engagement with a wide range of partners and stakeholders, as well as detailed consultation with our local communities. The results reflect the diverse views and priorities of the people of Argyll & Bute; and your input has helped to inform our strategic vision and priorities for investment over the next five years.

This strategy builds on the very positive achievements of the previous LHS over the last five years, however, we continue to face significant challenges as we emerge from the impact of the global pandemic and face an uncertain economic future; combined with the implications of a declining and ageing demography, which all impact on housing circumstances and the lives of individuals in the area.

The strategy is closely aligned with the Argyll & Bute Local Outcome Improvement Plan and also reflects the wide range of national housing and regeneration priorities, combined with national health and well-being outcomes; as well as aiming to address local need and demand. We believe that this LHS will help to address these issues and to ensure that Housing Services contribute to a positive, vibrant and inclusive future for Argyll and Bute.

Councillor Robin Currie
Argyll & Bute Council Leader

September 2021

This is a summary of the full Argyll and Bute Local Housing Strategy for 2022-2027, which is available along with all supporting materials from the Council website at:

<https://www.argyll-bute.gov.uk/housing/housing-strategies-consultations-and-research-0>

Abbreviations:

RSL – Registered Social Landlord (Housing Association)

SHIP – Strategic Housing Investment Plan

All other abbreviations and acronyms are explained in the text.

WHAT IS THE LOCAL HOUSING STRATEGY?

The Housing (Scotland) Act 2001 places a statutory duty on local authorities to prepare a Local Housing Strategy (LHS) supported by a robust and credible assessment of housing need and demand (the HNDA).

The main purpose of the LHS is to:

- Set out a shared understanding of the need and demand for all types of housing, and for related services such as housing support, now and in the future;
- Set out actions and targets to improve the standard and condition of housing;
- Provide clear strategic direction for housing investment;
- Focus on the outcomes required to achieve the vision

The LHS sets out the overarching vision, outcomes and a five year action plan to address housing needs across **all types and tenures** of housing in Argyll and Bute and also provides the strategic direction on Homelessness, Housing Support, Fuel Poverty and Energy Efficiency/Climate Change.

The LHS must: contribute to national priorities; provide clear links to local plans and strategies; set out the approach to meeting our legal duties; and reflect the views and contribution of stakeholders.

National Priorities

The LHS supports the Scottish Government's Housing to 2040 vision that "**Everyone in Scotland has a right to a home that is warm, affordable, accessible, and fits their needs**". This LHS will also directly contribute to the high level national outcomes for housing:

- ❖ A well-functioning housing system;
- ❖ High quality sustainable homes;
- ❖ Homes that meet people's needs; and
- ❖ Sustainable communities.

Links to the Local Strategic Planning Framework

The LHS has been developed to support the Argyll & Bute Outcome Improvement Plan, which has an overarching vision that "**Argyll and Bute's economic success is built on a growing population**". It is also closely aligned with the aims and objectives of a number of other local plans and strategies including: Local Development Plans; the Economic Development Action Plan; and the Integrated Health & Social Care Strategic Plan, among others. See Page 24 for a summary of the key building blocks of the strategic framework.

ARGYLL & BUTE HOUSING MARKET CONTEXT

Argyll and Bute is the second largest local authority area in Scotland covering an area of 691,000 hectares. It is bounded by the urban areas of Helensburgh and Dunoon along the Clyde, Loch Lomond to the East, the Mull of Kintyre to the south, Atlantic Islands to the west, and the Sound of Mull and Appin to the north.

The area is home to around 1.6% of Scotland's population and with an average population density of just 13 persons per square kilometre, this is the third sparsest population density of the 32 Scottish local authority areas; and as the main settlements tend to be at the extremity of the mainland area the population is also highly dispersed.

Over half the population (52%) live in settlements of fewer than 3,000 people or outwith settlements altogether, and 17% of the population live on the 23 inhabited islands within the local authority area. The area is also home to several long sea lochs, which bisect the landscape and along with the islands give Argyll and Bute a very long coastline and a higher level of reliance on ferries for travel.

“Argyll & Bute Local Outcome Improvement Plan”

ARGYLL AND BUTE SUMMARY HOUSING PROFILE



Population 85,320
Households 41,723
Dwellings 48,285
Ineffective Stock 11%
RSL Stock 8,629
Waiting List 2,469
Annual Lets 810
Pressure Ratio 3:1
Average House Price £173,280
Average Household Income £37,091
Affordability Ratio 4.7

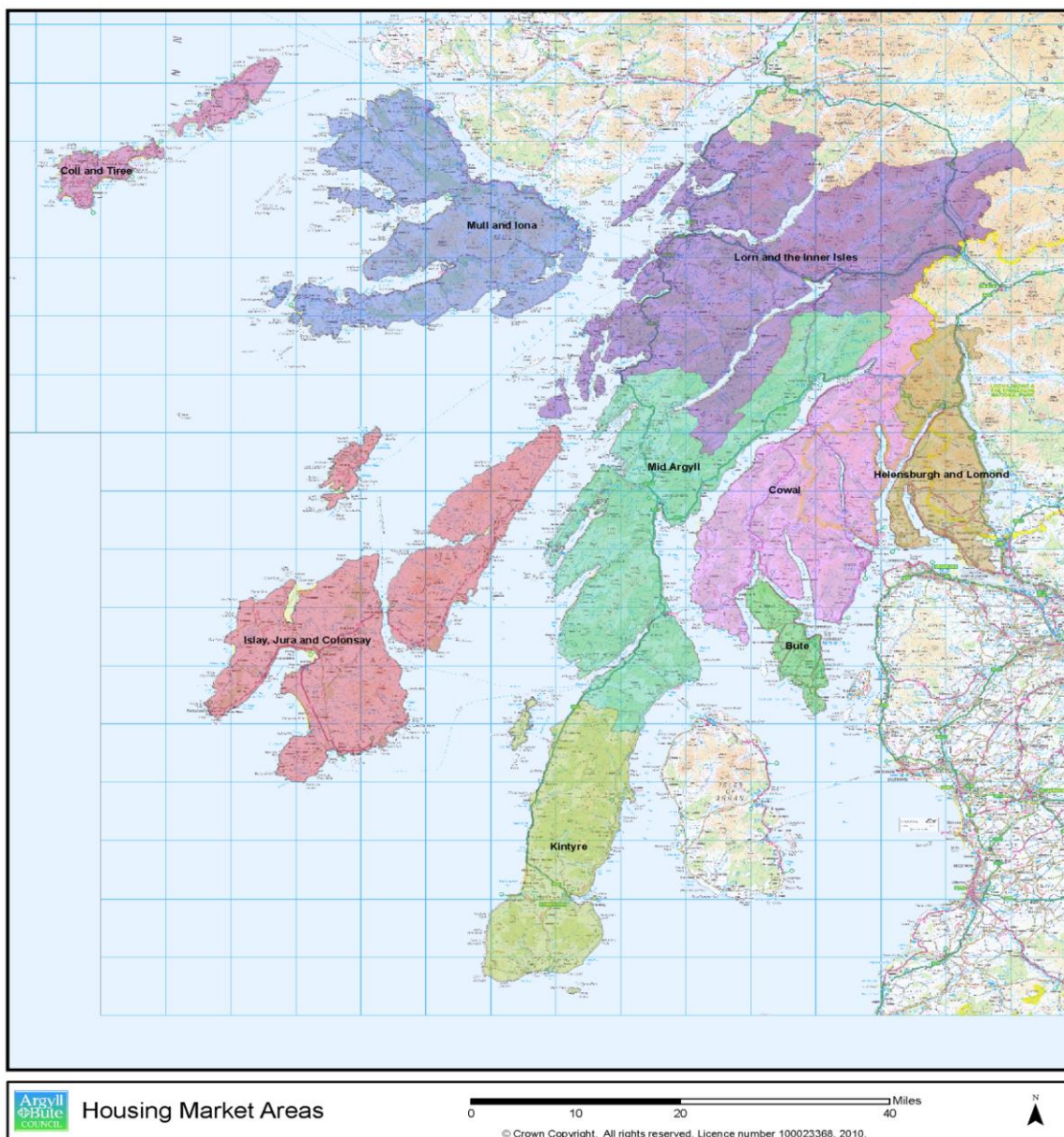
For full details, sources and further analysis of the data set out in this summary, see the **Argyll & Bute Housing Need and Demand Assessment 2021**, which is available, with supporting technical papers, on the council website at:

<https://www.argyll-bute.gov.uk/housing/housing-strategies-consultations-and-research-0>

HOUSING MARKET AREAS (HMAs)

The local authority area comprises a range of complex geographies but for strategic planning purposes 9 distinct Housing Market Areas (HMAs) have been identified:

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



See HNDA Technical Supporting Paper 01 (available at the website link on Page 3) for further details and full methodology for determining Housing Market Areas.

HOUSING MARKET AREAS – SUMMARY PROFILES



Bute

Population	5,981
Households	3,372
Dwellings	4,247
Ineffective Stock (%)	19%
RSL Stock	1,054
Waiting List Applicants	148
RSL Lets (2019/20)	172
Pressure Ratio	0
Lower Quartile House Price	£45,000
Lower Quartile Income	£11,093
LQ Affordability Ratio	4.0



Coll & Tiree

Population	753
Households	452
Dwellings	680
Ineffective Stock (%)	32%
RSL Stock	54
Waiting List Applicants	19
RSL Lets (2019/20)	3
Pressure Ratio	6:1
Lower Quartile House Price	£128,750
Lower Quartile Income	£16,644
LQ Affordability Ratio	7.7



Cowal

Population	14,003
Households	7,362
Dwellings	8,722
Ineffective Stock (%)	11%
RSL Stock	1,476
Waiting List Applicants	400
RSL Lets (2019/20)	131
Pressure Ratio	3:1
Lower Quartile House Price	£65,375
Lower Quartile Income	£14,617
LQ Affordability Ratio	4.5



Helensburgh & Lomond

Population	25,670
Households	11,189
Dwellings	12,171
Ineffective Stock (%)	5%
RSL Stock	1,538
Waiting List Applicants	524
RSL Lets (2019/20)	122
Pressure Ratio	4:1
Lower Quartile House Price	£92,938
Lower Quartile Income	£19,508
LQ Affordability Ratio	4.8



Islay, Jura & Colonsay

Population	3,344
Households	1,740
Dwellings	2,180
Ineffective Stock (%)	16%
RSL Stock	505
Waiting List Applicants	186
RSL Lets (2019/20)	27
Pressure Ratio	7:1
Lower Quartile House Price	£136,500
Lower Quartile Income	£15,208
LQ Affordability Ratio	9.0



Kintyre

Population	7,339
Households	3,823
Dwellings	4,171
Ineffective Stock (%)	11%
RSL Stock	1,084
Waiting List Applicants	121
RSL Lets (2019/20)	86
Pressure Ratio	1:1
Lower Quartile House Price	£56,938
Lower Quartile Income	£12,449
LQ Affordability Ratio	4.6



Lorn

Population	16,053
Households	7,648
Dwellings	8,604
Ineffective Stock (%)	8%
RSL Stock	1,649
Waiting List Applicants	737
RSL Lets (2019/20)	139
Pressure Ratio	5:1
Lower Quartile House Price	£120,000
Lower Quartile Income	£17,892
LQ Affordability Ratio	6.7



Mid Argyll

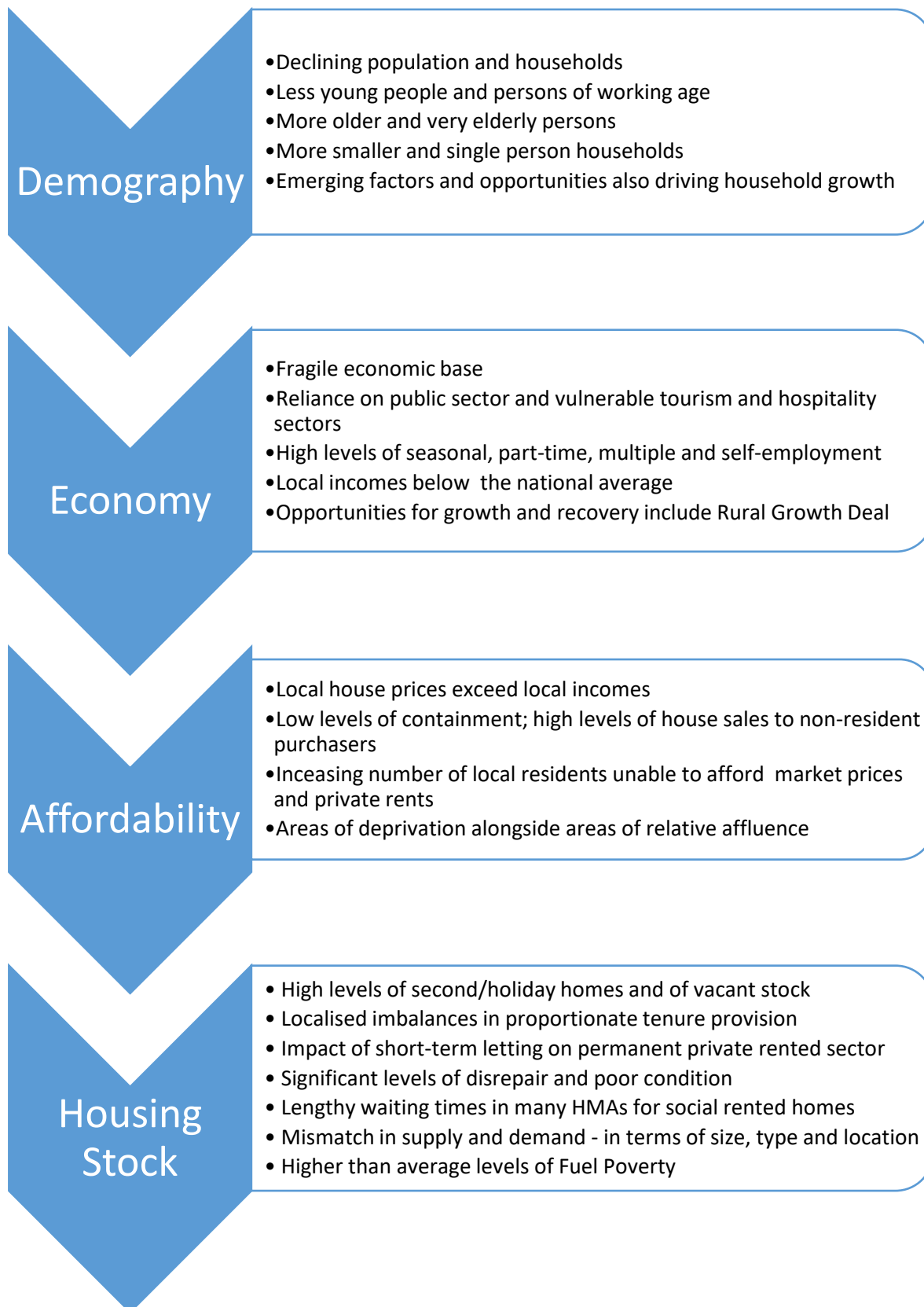
Population	9,123
Households	4,614
Dwellings	5,659
Ineffective Stock (%)	13%
RSL Stock	1,033
Waiting List Applicants	221
RSL Lets (2019/20)	110
Pressure Ratio	2:1
Lower Quartile House Price	£85,000
Lower Quartile Income	£16,507
LQ Affordability Ratio	5.1



Mull & Iona

Population	3,054
Households	1,524
Dwellings	1,851
Ineffective Stock (%)	15%
RSL Stock	236
Waiting List Applicants	113
RSL Lets (2019/20)	20
Pressure Ratio	6:1
Lower Quartile House Price	£129,375
Lower Quartile Income	£18,189
LQ Affordability Ratio	7.1

HOUSING MARKET CONTEXT SUMMARY – KEY ISSUES

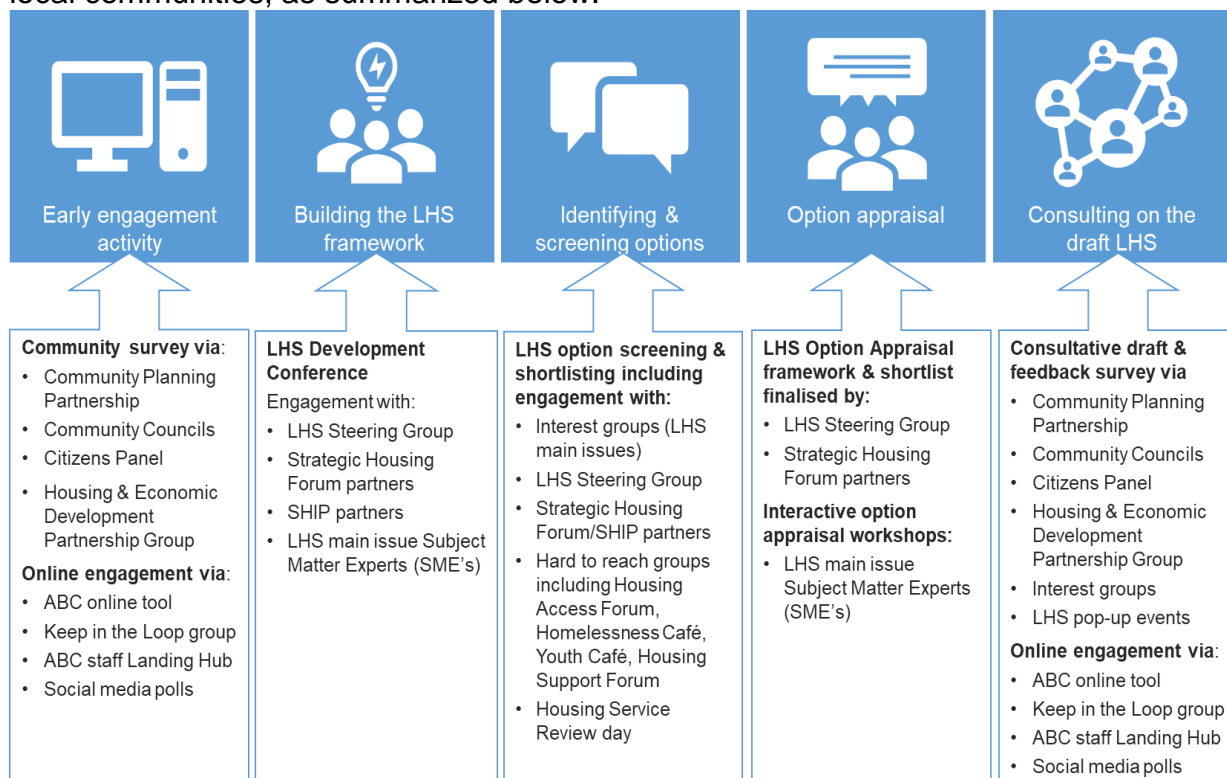


STRATEGY DEVELOPMENT, PARTNERSHIP WORKING, & CONSULTATION

The development and implementation of the LHS is overseen by the Argyll & Bute Strategic Housing Forum which is a multi-agency partnership of housing experts and key Housing Spokesperson. The Council no longer has a landlord function but retains a statutory role as the strategic housing authority for Argyll and Bute. It works closely with a range of local and national partners to plan and deliver housing and related services across the authority area. The Forum meets quarterly and core partners include, among others:

- ❖ The Scottish Government (More Homes Housing Supply Division)
- ❖ Local and national housing associations (Argyll Community Housing Assoc., Fyne Homes, West Highland, Dunbritton, LINK Group; Bield; Trust; Wheatley Group)
- ❖ Planning (Land Use) – Council and Loch Lomond & Trossachs National Park
- ❖ Council Economic Development & Growth
- ❖ Health & Social Care Partnership
- ❖ Argyll & Bute Care and Repair
- ❖ Highlands & Islands Enterprise
- ❖ Home Energy Scotland
- ❖ Allenergy (Argyll, Lomond & Isles energy efficiency agency)
- ❖ Communities Housing Trust
- ❖ Rural Housing Scotland
- ❖ Scottish Water
- ❖ Veterans Housing Scotland

A wide ranging consultation process was carried out with stakeholders, residents and local communities, as summarized below.



STRATEGIC VISION AND OUTCOMES 2022-27

The LHS reflects, and is fully aligned with, the Argyll & Bute Outcome Improvement Plan, and the overarching community planning vision for the area; aiming to promote economic growth and help to reverse population decline. Based on the outputs of the strategic development process, and the stakeholder consultation, partners therefore approved the following LHS vision for the next 5 years:

Everyone in Argyll & Bute has access to a suitable, high quality home which is affordable and located within a vibrant, sustainable and connected community

Underpinning this vision are four key priorities for the strategy:

HOUSING SUPPLY & PLACEMAKING	HOUSE CONDITION, ENERGY EFFICIENCY & POVERTY	SPECIALIST PROVISION & INDEPENDENT LIVING	HOUSING OPTIONS, INFORMATION & SUPPORT
To facilitate access to sufficient, suitable and affordable housing across all tenures	To regenerate communities by improving the quality, condition and energy efficiency of housing and by tackling fuel poverty	To enable people with particular needs to live independently in their own homes and to remain in their communities	To promote individual housing options to meet housing need and ensure everyone has access to appropriate, accurate and timeous information, advice and assistance

- **Housing Supply & Place making** will support Argyll & Bute Outcome Improvement Plan Outcomes 1 (the economy is diverse and thriving) and 2 (we have infrastructure that supports sustainable growth);
- **House Condition, Energy Efficiency & Poverty** will support Argyll & Bute Outcome Improvement Plan Outcomes 5 and 6 (people live in safer & stronger communities)
- **Housing Options and Specialist Provision** will support Argyll & Bute Outcome Improvement Plan Outcomes 4 (children & young people have the best possible start) and 5 (people live active, healthy & independent lives).

LHS OUTCOME ONE: HOUSING SUPPLY AND PLACEMAKING

The primary strategic objective is to increase the provision of affordable housing, to meet identified need and demand; and to stimulate future growth in the resident population of Argyll and Bute. This will be done through a targeted programme of new build and by maximising the effective use of existing stock; which will in turn contribute to the improvement of town centres, as well as helping to sustain fragile rural and island communities. In order to achieve this outcome sufficient investment will need to be secured as well as other resources such as a generous and effective land supply.

LHS OUTCOME 1: Strategic Objectives

- **Maximise investment to deliver Housing Supply Targets**
- **Ensure sufficient and effective land to facilitate new building**
- **Encourage the delivery of affordable/mixed tenure housing**
- **Proactively assess and address infrastructure needs**
- **Promote PLACE Standard principles in housing design and development**
- **Ensure housing encourages repopulation and sustains fragile communities in rural, island and coastal settings**
- **Ensure the Rural Growth Deal delivers positive housing outcomes for economically active households and supports local businesses to attract and retain staff**

In addition, this LHS will develop targeted strategies to:

- To improve the housing system balance;
- To support initiatives for assisting first time buyers with local partners;
- To work with local employers and the business sector to meet the accommodation needs of incoming and key workers;
- To continue to monitor potential housing impacts of the development of the MoD naval base and respond to this through joint working with partners; and
- To explore effective options for increasing the Private Rented Sector.

HOUSING NEED AND DEMAND & HOUSING SUPPLY TARGETS

The LHS is underpinned by a Housing Need and Demand Assessment (HNDA) which sets out the evidence for the new build requirement over the next 5 to 10 years and provides a breakdown of the need for:

- a) **PRIVATE MARKET HOUSING** – includes accommodation for Owner Occupation and Private Renting;
- b) **AFFORDABLE HOUSING** – includes social rented accommodation, below-market rented accommodation, shared equity, and discounted low cost housing for sale

The overall **Housing Supply Target (HST)** has been set as follows:

Argyll & Bute Housing Supply Targets	2022/23 – 2026/27 1 st 5 Year Annual	2022/23 – 2026/27 1 st 5 Year Total	2027/28 – 2031/32 2 nd 5 Year Annual	2027/28 – 2031/32 2 nd 5 Year Total	Cumulative 10 Year total
Affordable Housing	215	1,075	13	65	1,140
Private Market	75	375	20	100	475
Total HST	290	1,450	33	165	1,615

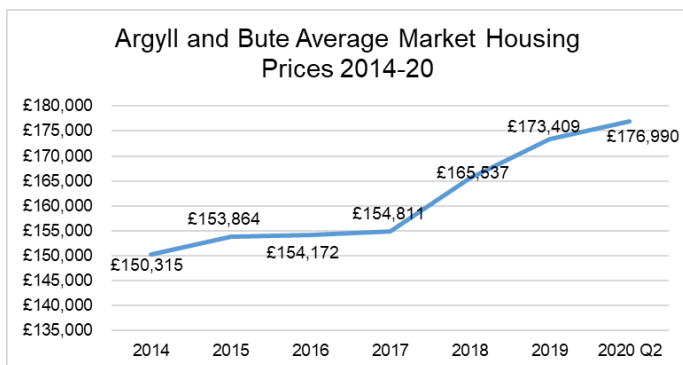
The first five year period (2022/23-2026/27) has a Housing Supply Target made up substantially of the unmet backlog (or existing) housing need, added to a much smaller newly arising demand forecast for that five years. The assumption is that the all the unmet backlog need will be met during this first five year period. Accordingly the HST for the second five year period (2027/28-2031/32) is much lower, as it comprises only the forecast newly arising demand over that period, and reflects demographic projections (which range from significant decline to a relatively stable population level or to modest growth).

For full details of how housing need and demand is calculated, and the assumptions underpinning these Housing Supply Targets, see the Argyll & Bute HNDA 2021 and the associated HNDA Supporting Technical Papers; as well as the full Argyll & Bute Local Housing Strategy 2022-2027 document. All these materials are available on the Council's website at:

[Local Housing Strategy and Housing Need and Demand Assessment \(argyll-bute.gov.uk\)](http://argyll-bute.gov.uk)



HOUSING MARKET AFFORDABILITY INDICATORS



Market affordability analysis reveal that households must spend 5 times the average local income to afford the average house price, well in excess of the standard affordable 3.5 multiplier

HNDA analysis demonstrates the affordability pressures faced by local households:

- **Whilst RSL rents are affordable for 4/5 households in Argyll & Bute, market rents are only affordable to 2/3 households**
- **Market rents are out of reach for those households on lower incomes.**
- **Almost 50% of households in Argyll & Bute cannot afford to access Home Ownership at market entry levels**

The role of housing in supporting economic growth in Argyll & Bute cannot be overstated.

A housing and development stakeholders network was established 2018 to examine the relationship between housing and the business sector. A survey delivered in 2018 and reported that over

80% of businesses cited lack of housing as having a “significant” or “very significant” negative impact on their business

LHS OUTCOME ONE - KEY TARGETS

Key Targets to 2027
A minimum of 1,450 new build homes completed over the next 5 years, of which up to three quarters should be affordable homes.
A minimum of 150 long term empty homes in the private sector brought back into use over the next 5 years
4,300 households have their housing needs met through the operation of the common housing register over the next 5 years
An effective, 5-year housing land supply for at least 1,885 units
Awareness-raising campaign implemented to promote alternative, intermediate tenures such as shared equity, mid-market rent & self-build

LHS OUTCOME TWO ENERGY EFFICIENCY, CLIMATE CHANGE AND POVERTY

This outcome focuses on the quality, condition and energy efficiency of housing stock, across all tenures, and how this will contribute to the regeneration and sustainability of local communities. It includes the key issues in relation to tackling fuel poverty and child poverty; and how Housing will contribute to addressing the wider climate change agenda.

LHS Outcome 2: Strategic Objectives

- **Improved property condition and energy efficiency across all tenures**
- **Holistic advice and assistance for owners, landlords and tenants**
- **Compliance with all statutory property standards**
- **Fuel Poverty and Child Poverty reduced**
- **Council's Scheme of Assistance reviewed and revised**
- **A net zero carbon approach to housing**
- **A Housing Sector that supports regeneration and sustainability of town centres and rural and island settlements**

The strategic actions underpinning this Outcome will include:

- Promoting opportunities for renewable heating measures and new technologies to householders throughout Argyll & Bute;
- Supporting owners and tenants to undertake house condition/energy improvement /home safety works and co-ordinate funding options;
- Increasing partnership approaches, promoting active referrals to assist families in relieving fuel and child poverty, including access to income maximisation advice services;
- Developing a Below Tolerable Standard (BTS) Housing Strategy;
- Maximising opportunities for sharing information and training across partner agencies involved in tackling house condition, energy efficiency and poverty;
- Developing proactive services and strategic planning structures which can respond effectively to new and emerging national policy agendas

LHS OUTCOME TWO – KEY ISSUES

House condition profile



The Scottish House Condition Survey suggests 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 sector disrepair



Argyll & Bute Council have been very proactive in tackling poor property condition in private sector housing through the Scheme of Assistance. Between 2016 and 2020, £1.3M of Private Sector Housing Grant funding was 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 below those in Scotland. 40% of households in Argyll & Bute are in fuel poverty, with the incidence higher in social housing, at 1 in 2. There is also evidence that 12% of households in Argyll & Bute suffer from extreme fuel poverty.

Energy efficiency



Argyll & Bute Council and its partners have been extremely successful in utilising HEEPS: ABS* funding for private home energy efficiency improvements. From 2016 to 2020, 1,123 households have accessed home energy improvements totaling investment of over £5.8M.

Regeneration



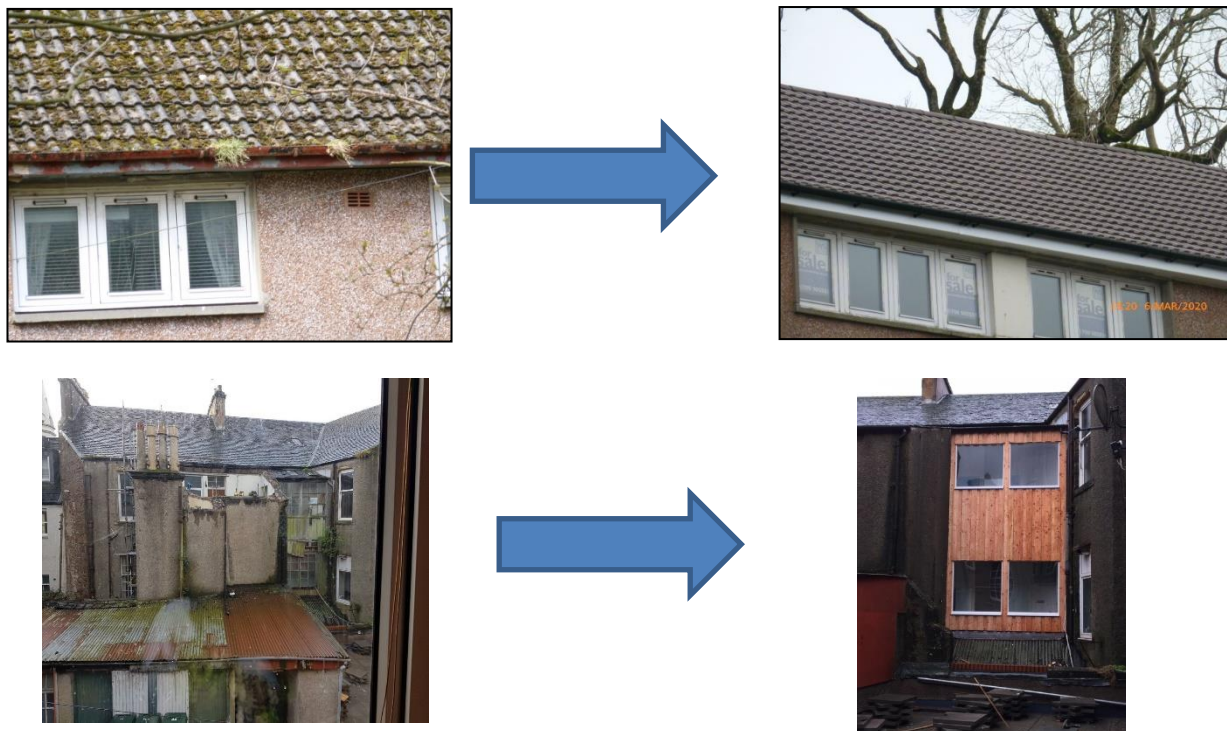
Housing-led regeneration activity is instrumental not only in improving the built environment and heritage; but also in meeting housing need and improving local economic performance. Investment in housing led regeneration partnership projects totaled £6.5M from 2015 to 2020, with future projects in the pipeline.

Private rented sector (PRS)



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 despite some affordability issues.

(*HEEP:ABS – The Scottish Government’s Home Energy Efficiency Programme: Area Based Scheme, administered by the Council.)



LHS OUTCOME TWO - KEY ACTIONS AND TARGETS

Key Targets to 2027
EEPS:ABS programme supports 1,400 private sector properties/ households with energy efficiency improvements and achieves spend of £5m by 2027
Eligible RSL stock has made significant/appropriate progress towards the 2032 target of 100% compliance with EESSH2
Energy Efficiency ratings for A&B dwelling stock improved by 2027 – mean SAP increased while number of properties rated F or G has decreased
Fuel poverty & Extreme Fuel Poverty is reduced below baseline levels (according to SHCS 2021)
100% of SHIP projects are assessed for their impact on carbon footprint , with prioritization given to most efficient proposals. Principles of “20-minute community” are embedded in new-build evaluation procedures, as far as possible.
Emerging National Strategy/policy on climate change fully aligned with LHS
PRS tenants’ satisfaction remains at or above baseline levels
Income maximization – Minimum of £10m generated via Welfare Rights activity by 2027
APAG joint working results in property improvements in designated areas
Local Heat and Energy Efficiency Strategy (LHEES) developed & implemented by 2023 via close internal and external partnership working
Council’s Scheme of Assistance (SoA) incorporating BTS strategy/policy fully revised and published by 2023/4.

LHS OUTCOME THREE SPECIALIST PROVISION AND INDEPENDENT LIVING

This outcome concerns the contribution that Specialist Housing Provision plays in enabling people to live well, with dignity and independently for as long as possible. This involves planning and services for persons with particular needs who may require a range of specialist accommodation and/or support to continue to stay in their homes and local communities.

LHS Outcome 3: Strategic Objectives

- Improved coordination and closer partnership working across Housing, Health & Social Care sectors;
- A range of Housing Options that contribute to the health, wellbeing and independence of those with particular needs;
- SHIP Targets for Specialist New Build Housing, including Wheelchair Accommodation, achieved;
- Effective cross-tenure Adaptations provision to meet needs;
- Appropriate Technology Enabled Care (TEC) /Assistive Technology to support more households living independently;
- Effective Support Services, including Care & Repair, sustained;
- Planning for specialist housing and housing services is based on robust evidence and credible data analysis.

The particular client groups will include: older people; those with a physical disability; people with a mental health condition; people with a learning disability; young people; those leaving or requiring supported accommodation; ethnic minorities, including migrants, refugees, and Gypsy/Travelers; and armed services personnel or veterans; as well as other equalities groups with protected characteristics (under the terms of the Equalities legislation and guidance).

Specialist Provision in the context of the LHS, includes the following:-

Category of Need	Type of Housing Provision
Property Needs	a) Accessible and adapted housing b) Wheelchair housing
Care and Support Needs	c) Supported provision e.g. care homes; sheltered/ very sheltered housing; hostels and refuges d) Care/ support services for independent living
Locational or Land Needs	e) Site provision e.g. sites/pitches for Gypsy/ Travellers and sites for Travelling Show People

HOUSING & THE INTEGRATED HEALTH & SOCIAL CARE PARTNERSHIP (HSCP)

The Argyll and Bute Health & Social Care Partnership (HSCP) was established in April 2015, bringing together local health services and adult social care services, among others. Integration is designed to improve strategic planning, strengthen cross-sectoral links, use resources more flexibly to better meet need, and to shift the balance of care towards prevention and community-based settings. In respect of the overarching national Health and Wellbeing Outcomes which underpin the HSCP agenda, the LHS is particularly aligned with the following:

“People, including those with disabilities or long term conditions, or who are frail, are able to live, as far as reasonably practicable, independently and at home or in a homely setting in their community”.

The HSCP are represented at the Argyll & Bute Strategic Housing Forum and since 2015 positive cross-sectoral links have continued to flourish, to enable housing to be an effective partner in delivering solutions to households with specific needs. Housing in turn is represented at the following strategic working groups inter alia:-

- The HSCP Strategic Planning Group
- The Care Homes and Housing Board
- The Learning Disability Steering Group
- The Alcohol and Drugs Partnership
- The Adult Protection Committee
- The Technology Enabled Care (TEC) Steering Group
- The Commissioning and Market Facilitation Working Group

The HSCP’s second Strategic Plan was published in 2019 and covers the period 2019 – 2022. The joint vision continues to be **‘People in Argyll and Bute will live longer, healthier, independent lives’**.

The Council Housing Services and the HSCP carried out a Joint Housing, Health & Care Needs Assessment in 2018 entitled ‘What is the need for specialist housing provision in Argyll and Bute for those accessing health and social care?’. The vision of the document was that: **“People in Argyll and Bute with social care needs have access to housing options that maximise their health, wellbeing and independence”**.

Health and Social Care, Argyll and Bute Council Housing Services and RSL partners will continue to work to achieve the aims and objectives of the joint assessment process throughout the duration of this Local Housing Strategy and beyond. Future LHS updates will continue to be closely aligned with revised HSCP Strategic Plans, and will continue to inform all updates to the Housing Contribution Statement (HCS).

This cross-sectoral liaison has been greatly enhanced and facilitated with the establishment of a dedicated Housing Occupational Therapist post and a Mental Health/Addictions Housing Practitioner post, both funded by the Council Housing Services.

LHS OUTCOME THREE – KEY ISSUES

Specialist housing profile



In 2021, total specialist housing provision within the affordable housing sector amounted to over 1,350 units across Argyll & Bute. In 2019/20, pre-pandemic, almost 15% of households (136) allocated new tenancies with HOMEArgyll landlords and other national/ specialist RSLs were in some form of specialist accommodation.

Specialist housing requirements



Based on evidence from the HOMEArgyll Common Housing Register and the 2019 Housing Need & Demand Survey, it is estimated that approximately 200-300 households may require specialist forms of housing across Argyll & Bute.

Aids & adaptations



Under the Scheme of Assistance, Argyll & Bute Council provides advice and grant funding to people with disabilities in the private housing sector to carry out adaptations to their home via Private Sector Housing Grant. Between 2016 and 2020, £2.9M of PSHG funding enabled 554 households to carry out adaptations across Argyll & Bute.

Over the same period, £2.3M of Scottish Government Grant funding was allocated to enable property adaptations in the social rented housing sector in Argyll & Bute. This enabled 1,143 adaptations to be carried out across 909 properties supporting households to remain independent at home.

Wheelchair housing



Based on evidence from the HOMEArgyll Common Housing Register and the 2019 Housing Need & Demand Survey, it is estimated that approximately 60-70 households may require wheelchair accommodation across Argyll & Bute. A cross tenure 5% target for wheelchair housing in all new builds could result in at least 10 wheelchair accessible homes being delivered per annum.

Housing for older people



With a population change of over 25% for the 65+ age group there will be an increasing demand for housing and/or housing support for older people in the next 10 years. Of the current population, 52% of households with unmet needs for specialist accommodation require housing for older people including: amenity, sheltered, very sheltered or extra care housing.

LHS OUTCOME THREE - KEY ACTIONS AND TARGETS

The requirement for specialist provision will be met by:

- Delivering the vision and objectives set out in the Argyll & Bute Housing Contribution Statement; and fully implementing the joint Housing and HSCP Action Plan to be coordinated by the dedicated Housing OT;
- Ensuring effective provision of sufficient and appropriate aids and adaptations to meet identified needs across all tenures;
- Maximising the use of assistive technology to allow people to continue to live independently in their own communities and working with partners to deliver the “Technology Enabled Care (TEC) in Housing” charter;
- Continuing to work with Care & Repair and other partner agencies to deliver effective services across Argyll & Bute that support independent living;
- Delivering SHIP new build targets for specialist housing provision, including wheelchair targets; and ensuring early engagement with HSCP in the design and allocation processes;
- Monitoring and encouraging regular engagement with equalities groups, including Gypsy/Travelers, to inform service improvement

In addition, partners will focus on early engagement and intervention to meet need for specialist provision by: coordinating intelligence sharing; promoting awareness of support services; and having forward planning conversations with individuals and their families.

Key Targets by 2027
At least 10% of affordable new builds should comprise some form of specialist provision, including 5% specifically for wheelchair accommodation
The overall stock of specialist housing in the RSL sector will be increased
Identified needs for adaptations to existing homes will be addressed within the life of the strategy
The proportion of households who are elderly, contain vulnerable children, or have a disability, will achieve a rate of positive outcomes via PREVENT1* assistance similar to or higher than the general population.
Official Gypsy/Traveler sites meet the recommended national standards
Levels of Gypsy/Traveler satisfaction with sites and services will be sustained or increased
Further research will be undertaken on specific equalities groups as required, including any particular needs of disabled children and younger adults, to enhance the evidence base and inform future updates of the Housing Need & Demand Assessment (HNDA)

(* “Prevent1” is the formal monitoring and recording framework for the provision of Housing Options information and advice to households seeking assistance for housing-related issues, including homelessness.)

LHS OUTCOME FOUR HOUSING OPTIONS, INFORMATION & SUPPORT

This outcome focuses on the provision of effective information, advice and support on the range of Housing Options available to meet housing need and demand in Argyll and Bute. The primary strategic objective is to alleviate extreme housing need, particularly homelessness, through a clear focus on prevention and by facilitating access to appropriate temporary and permanent accommodation; and supporting households to maintain tenancies. To achieve this, we will need to continue to sustain and enhance partnership working across sectors and agencies.

LHS Outcome 4: Strategic Objectives

- Protocols for persons leaving institutional settings
- An effective Housing Sector response to domestic abuse
- A Rural Housing First initiative implemented in Argyll and Bute
- Rough sleeping is identified, addressed and monitored
- A positive Housing contribution to the community justice agenda
- Person-centered, holistic, trauma-informed Housing Support services
- Strategic approach across Housing, Health and Social Care services to tackle homelessness
- An integrated model of support with HSCP, aligned to the Rapid Rehousing Transition Plan (RRTP)
- Accessible, proactive housing information and advice services
- An effective supply of temporary accommodation
- A communication plan and social media strategy to raise public awareness of housing advice and homeless prevention services

Strategically, there is a clear and direct link between this LHS Outcome and the national Scottish Housing Charter outcomes established in 2017: ***people looking for housing get information that helps them make informed choices and decisions about the range of housing options available; tenants and people on waiting lists can review their housing options; people at risk of losing their homes get advice on preventing homelessness; homeless people get prompt and easy access to help and advice, are provided with suitable, good-quality temporary or emergency accommodation when this is needed, and are offered continuing support to help them get and keep the home they are entitled to.***

LHS OUTCOME FOUR - KEY ISSUES

Homelessness profile



Prior to the pandemic, in 2019/20, 432 households made applications for assistance under the homeless legislation in Argyll & Bute, down 6% on the previous year. The average time to discharge the homeless duty from application to final outcome increased in 2019/20 at 37 weeks. 87% of applicants secured a positive outcome.

Homelessness prevention



In 2018/19, 1,438 households approached the housing options service for assistance, 27% lower than the previous year. 67% of those seeking assistance achieved positive outcomes, with 48% of households enabled to remain in their current home. 20% went on to make a homeless application.

Temporary accommodation



In 2019/20, there were 131 units of temporary accommodation across Argyll & Bute. In this year, there were 224 placements in temporary accommodation (compared to 239 in 2018/19), at a cost to Argyll & Bute Council of £565,000.

Housing support profile



Almost 50% of all homeless applications, have some form of underlying mental health and/or addiction condition. The tenancy support service in Argyll & Bute focuses on homeless prevention and tenancy sustainment. Total spend on Tenancy Support in 2019/20 amounted to £798,006, with 77% of households achieving a planned outcome.

Rapid Rehousing



The principle of the Rapid Rehousing Transition Plan is to move from a reactive, crisis intervention homeless service to a pro-active, early intervention preventative service. The RRTP Action Plan focuses on: (1) Prevention; (2) Reducing time in temporary accommodation; and (3) Sustaining permanent accommodation.

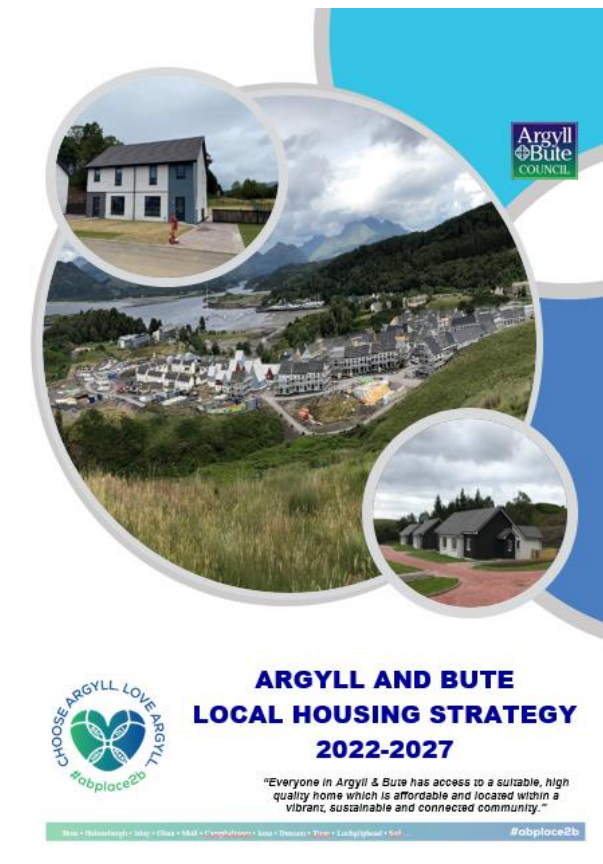
Housing First - is about ensuring a secure tenancy as the first option for complex and/or chaotic homeless cases and the provision of Wraparound Support. The support and care provided as part of Housing First are both integral parts of the proposed new homeless model. It is anticipated that around 10 households per annum will be accommodated through the Housing First route in Argyll and Bute.

LHS OUTCOME FOUR - KEY ACTIONS AND TARGETS

Key Targets - 2027
The development and delivery of protocols for those leaving an institutional setting including looked after children, people discharged from hospital, care setting, evictions and those leaving the armed forces
The Housing Sector delivers an effective response to meeting the needs of those experiencing domestic abuse
Rural Housing First initiative implemented in Argyll and Bute
Rough Sleeping reduced or eradicated as far as possible
Housing makes a positive contribution to the community justice agenda
Housing Support Services and contracts are delivered in a person-centred, holistic and trauma-informed way
Developed a strategic commitment to tackling homelessness across Housing, Health & Social Care services, that improves operational decision-making and outcomes
Enhanced working relationships with Health and Social Care partners to deliver an integrated model of support aligned to the RRTP
Accessible, proactive housing information and advice services
An effective and suitable supply of temporary accommodation maintained across Argyll & Bute, with protocols in place to address emergency needs
A communication plan and social media strategy to raise public awareness of housing options advice and homeless prevention services

THE STRATEGIC FRAMEWORK

THE LHS PRIORITIES & OUTCOMES	
HOUSING SUPPLY & PLACEMAKING	TACKLING ENERGY EFFICIENCY, CLIMATE CHANGE & POVERTY
SPECIALIST PROVISION & SUPPORTING INDEPENDENT LIVING	HOUSING OPTIONS, INFORMATION & ADVICE



ARGYLL & BUTE LOCAL DEVELOPMENT PLAN 2019-2023	ARGYLL & BUTE HOUSING CONTRIBUTION STATEMENT	ARGYLL & BUTE RAPID REHOUSING TRANSITION PLAN	ARGYLL & BUTE ECONOMIC STRATEGY 2019-2023
	ARGYLL & BUTE HOUSING NEED & DEMAND ASSESSMENT 2021	ARGYLL & BUTE STRATEGIC HOUSING INVESTMENT PLAN 2022 - 2027	
ARGYLL & BUTE COUNCIL DECARBONISATION PLAN 2022-2025			

CONTACTS AND FURTHER INFORMATION

The LHS provides the overarching framework and vision for housing, housing-related services and housing investment across all tenures in Argyll and Bute. It is therefore a critical document for the Council and its Community Planning Partners, as well as having the potential to affect every individual resident and those wishing to live in the area. Comments and feedback on the LHS are always welcome, and annual progress reports will be published online.

If you require any further information or if you would like this summary in an alternative format, please contact us directly at:

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*Other relevant documents such as the full
Argyll & Bute Local Housing Strategy 2022-27 and
the Argyll & Bute Housing Needs & Demand Assessment 2021,
along with supporting technical papers and other related materials,
are also available on the council website at the following link:*

<https://www.argyll-bute.gov.uk/housing/housing-strategies-consultations-and-research-0>

