



ARGYLL AND BUTE LOCAL HOUSING STRATEGY

ANNUAL REPORT 2022



INTRODUCTION

Following publication of the Argyll & Bute Housing Need & Demand Assessment in 2021, a comprehensive revision of the Council’s Local Housing Strategy was launched in April 2022, covering the planning period 2022/23 to 2026/27. This sets out a detailed Action Plan and Outcome Template which provides the monitoring and evaluation framework for reporting annual progress on the delivery of our strategic objectives and the new LHS Vision, which is

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

A baseline summary of progress during the interim year 2021/22 is set out in the following pages, structured around the four LHS Outcomes:

Outcome 1: Housing Supply and Place-making	Page 3
Outcome 2: House Condition, Energy Efficiency and Poverty	Page 12
Outcome 3: Specialist Provision and Independent Living	Page 17
Outcome 4: Housing Options, Information and Support	Page 23

Abbreviations used in this document	
ABC – Argyll & Bute Council	LHS – Local Housing Strategy
ACHA – Argyll Community Housing Association	LHEES – Local Heat and Energy Efficiency Strategy
BAME - Black Asian and Minority Ethnic	MECOPP – Minority Ethnic Carers of People Project
BTS – Below Tolerable Standard	NSSE – New Supply Shared Equity (Affordable housing model/initiative)
CHR – Common Housing Register (HOMEArgyll waiting list)	OT – Occupational Therapist
CPO – Compulsory Purchase Order	PSHG – Private Sector Housing Grant
CRO – Care & Repair Officer	RGD – Rural Growth Deal
EESSE – Energy Efficiency Standard for Social Housing	RPA – Resource Planning Assumption
HEEPS – Home Energy Efficiency Programme Scotland	RSL – Registered Social Landlord (Housing Association)
HCS – Housing Contribution Statement	SHF – Strategic Housing Fund (Council)
HNDA – Housing Need & Demand Assessment	SHIP – Strategic Housing Investment Plan
HSCP – Health & Social Care Partnership	TEC – Technology Enabled Care
LA – Local Authority	WHHA – West Highland Housing Association

LHS OUTCOME ONE: HOUSING SUPPLY AND PLACE-MAKING

LHS strategic aim one is: **To facilitate access to sufficient, suitable and affordable housing across all tenures,** and the associated strategic objectives are to:-

1.1: Maximise investment via the SHIP and other sources to deliver the Housing Supply Targets

1.2: Ensure sufficient and effective land is made available to facilitate new house building

1.3: Encourage and support the delivery of affordable/mixed tenure housing including mid-market rent, shared equity, serviced plots and self-build

1.4: Proactively address the infrastructure requirements of potential housing sites and maximise investment to enable housing development

1.5: Encourage the principles of the PLACE standard in the design and development of new build housing and existing stock

1.6: Ensure the housing component of the Rural Growth Deal delivers positive outcomes for economically active households and supports local businesses to attract and retain staff

1.7: Ensure effective and efficient access to permanent housing

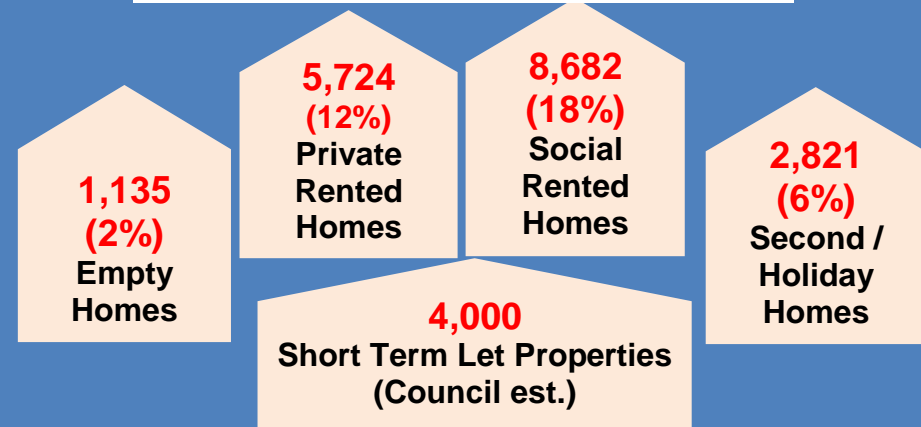
LHS OUTCOME 1: Housing System Context – Selected Supply & Demand Indicators

Argyll & Bute Council Tax Register recorded a total of **48,570 dwellings** in 2022, an increase of 0.4% on the 2021 total of 48,363.

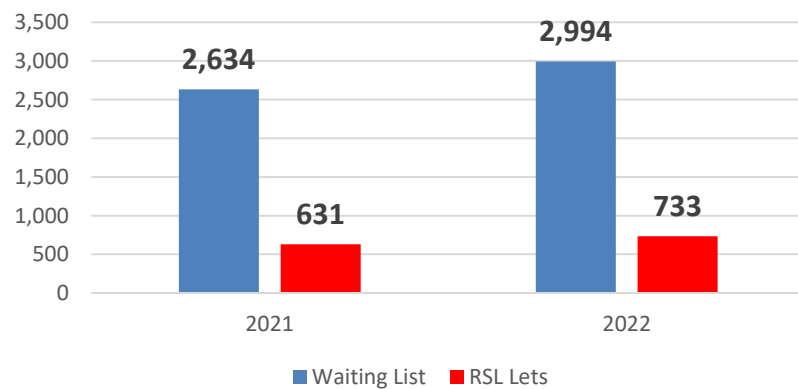
3,956 (8%) comprise long term empty properties (2%) or second/holiday homes (6%) which are deemed “ineffective stock” in that they are unavailable to meet the need for permanent occupancy by local residents.

The number of “ineffective” properties decreased by **3%** on the previous year’s figure of 4,083.

ARGYLL & BUTE HOUSING SYSTEM 2022



HOMEArgyll Waiting Lists & Turnover



There were almost **3,000** waiting list applicants across Argyll & Bute in 2022, an increase of 14% on the previous year.

Over **730** households were allocated permanent social rented tenancies in 2021/22, an increase of 16% on the number of HOMEArgyll RSL lets in 2020/21, albeit still below the LHS target.

This equates to **4 applicants per available let**.

LHS OUTCOME 1: Housing System Context – Registers of Scotland Annual Property Market Report, 2022

Average Residential Property Prices, 2019/20 – 2021/22 (financial years data)

Average House Prices	2019/20	2020/21	2021/22	% change 19/20-21/22	76% of local residents would NOT be able to afford the average house price in Argyll & Bute
Argyll & Bute (All sales)	£172,851	£184,101	£194,392	+12.5%	
Scotland (All sales)	£181,947	£194,060	£201,744	+10.9%	
Market Affordability - To meet the average house price in 2021/22, at the standard affordable ratio (4 x HOUSEHOLD income), would require an annual income of £48,598					

Sales Activity and Value: All Transactions and New Build Transactions, 2019/20 – 2021/22

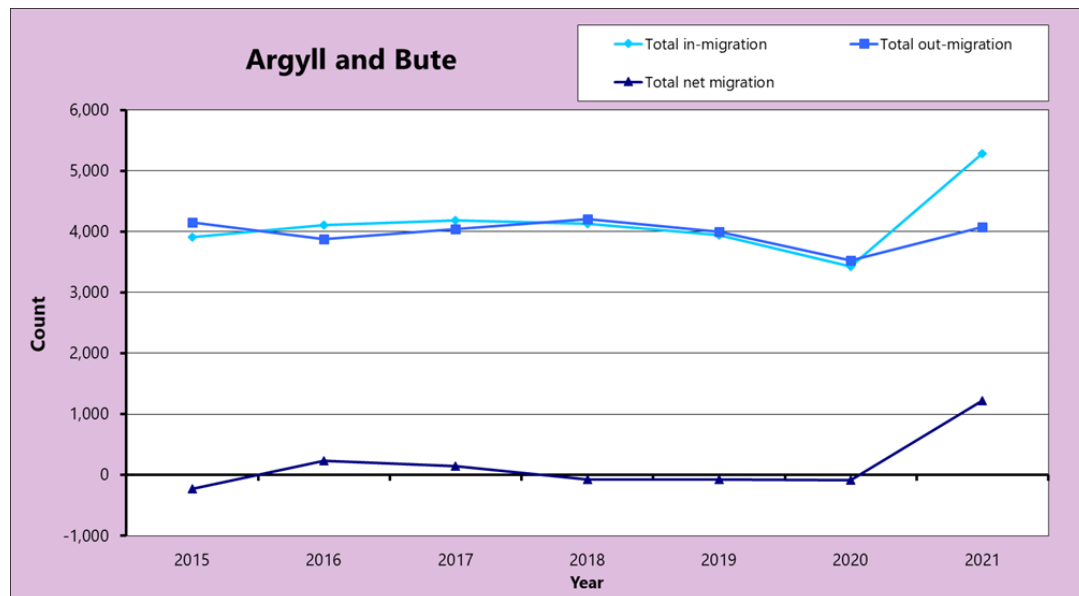
ARGYLL & BUTE	2019-20	2020-21	2021-22	3 Year % Change
Volume of All Sales	1,883	1,819	2,059	+9.3%
Value of All Sales (£m)	£325m	£335m	£400m	+23%
Volume New Build Sales	117	85	61	-48%
Value New Build sales	£28.5m	£20.9m	£15.3m	-46%
Average Price New Build sales	£243,961	£246,235	£251,265	+3%

Housing Market by Scottish Government Urban/Rural Classification, 2021/22

Argyll and Bute	Urban areas	Rural areas	Total
Volume of residential property sales	1,926 (49.7%)	1,952 (50.3%)	3,878
Total land area (hectares)	2,312 (0.3%)	688,635 (99.7%)	690,947
Average house price by area	£169,359	£209,502	
“Urban” areas make up only 0.3% of Argyll & Bute but account for half of all house sales. The average rural house price in A&B is 24% higher than the average “urban” price.			



LHS OUTCOME 1: Housing System Context – Demographic Changes (NRS Local Area Migration Update, 2022)



According to the NRS Mid-Year Estimates for 2020-2021, when population changes due to births and deaths are factored into the migration changes, set out in the accompanying tables on the right, Argyll & Bute experienced the sixth highest net increase of all Scottish local authorities, with **growth of 0.9%, amounting to 790 persons**. This exceeds the demographic aspirations underpinning the Council's LHS (of 0.5% annual growth); and further supports our ambitious Housing Supply Targets.

IN-MIGRATION increased by 54% during the pandemic period, while OUT-MIGRATION increased by 15%. Overall, NET MIGRATION saw a sharp growth, after a period of decline and stagnation.

INDICATORS	2020	2021	Change (nos)
TOTAL IN-MIGRATION	3,430	5,280	1,850
TOTAL OUT-MIGRATION	3,530	4,070	540
TOTAL NET MIGRATION	-90	1,220	1,310

Net migration involved all age groups, including children under 16, with the biggest increase being seen in the 16 - 64 cohort.

Total Net Migration	2019/20	2020/21
Aged 0-15	-42	188
Aged 16-64	42	983
Aged 65+	-93	44

59% of in-migration came from elsewhere in Scotland.

Origin of In-Migration	2020/21	%
Within Scotland	3,100	59%
Rest of UK	1,870	35%
International	320	6%

LHS Outcome 1 – progress made against key actions and output targets in 2021/22.

Relevant Indicators	Baseline Historic Trend	2021/22	Annual target (& 5 Year Targets)	Assessment / Comment
Number of new house building completions (all tenure)	2019/20: 268 2020/21: 228	275	290 per annum (1,450)	ABC Planning estimates (does not include National Park figure)
Number of new private market homes completed	2019/20: 205 2020/21: 172	156	75 per annum (375)	ABC Planning estimates (does not include National Park figures)
Number of new affordable homes completed (RSL/ Social) ("Baseline/ Historic Trend" data sourced from Scottish Government Housing Statistics & Planning estimates; "2021/22" figure sourced from Council Planning records & Housing Services SHIP monitoring data)	2019/20: 60 2020/21: 56 (Council / SHIP figures vary from above due to differences in reporting systems)	119 (ABC Planning est.) (N.B. 147 ABC Housing stats)	215 per annum (1,075)	Highest rate of completions since 2016/17, 30% above historic LHS Targets, however this was still short of the highly ambitious new revised target. Slippage in the SHIP programme due to issues with transport, materials supply chain, and contractor capacity.
Total Investment in completed SHIP projects (value of projects completed in year NOT actual spend in that year for ongoing work)	2019/20: £16.9m 2020/21: £6.767m	£4.522m (+c.£24m for partial Dunbeg units)	Maximise RPA, SHF, & RSL funding above baseline	Estimated investment to deliver 115 units at Dunbeg (handed over within the year) on pro rata basis (i.e. 38% of total project cost) would amount to circa £24m. This would bring total value of investment to c. £29m.
5 year effective housing land supply (unit capacity)	2020: 3,738 2021: 2,889	2,684	(1,885)	Additional capacity also available within National Park area of Argyll & Bute.
Number of alternative/intermediate tenure homes completed via the SHIP (% of total completions)	2019/20: 14 (9%) 2020/21: 4 (8%)	2 (1%)	(10-15% of total completions)	2 x NSSE units at Imeraval Phase 3, Islay delivered by WHHA. Scope within programme for target to be delivered over next 5 years.
Number of households housed through CHR (RSL allocations/tenancies created)	2018/19: 928 2019/20: 810 2020/21: 631	733	860 per annum (4,300)	While the annual HOMEArgyll lets increased last year, they remain below pre-pandemic levels and 15% below the LHS Target.
Nos. of empty homes brought back into use (all cases involving Empty Homes Officer)	2019/20: 37 2020/21: 29	38	30 per annum (150)	Target exceeded by 27%.

LHS Outcome 1 – The Strategic Housing Investment Plan Programme 2021/22

Four SHIP projects were fully completed in 2021/22, and 115 of the 300 planned homes at Dunbeg Phase 3 also completed in that period, despite significant challenges for the construction sector as the long term impacts of the pandemic, Brexit, and global factors affecting local economies all contributed to labour shortages, rising fuel costs, and delays in transport and supply chains. A number of live projects also progressed onsite during the year and other proposals were in various stages of development or approval, in preparation for implementation in 2022/23.

Location	Project	Developer	Status as at end of March 2022	Project value
Kirk Road Dunbeg	4 units conversion	West Highland	COMPLETED May 2021	£257,362
Manson View, Cairndow	6 units	FYNE Homes	COMPLETED May 2021	£1,065,481
Linn Walk, Garelochhead	10 units	ACHA	COMPLETED June 2021	£1,845,518
Imereval Phase 3, Islay	8 units (incl. 2 NSSE)	West Highland	COMPLETED March 2022	£1,354,567
Dunbeg Phase 3	300 units	LINK	Partial completion of 115 units in 2021/22 with full completion by May 2023	£63,687,000
Tower View, Inveraray	10 units	ACHA	Completion in June 2022	£1,912,845
Tarbert Phase 2	4 units	ACHA	Onsite July 2021, completion later 2022	£904,000
Craighouse, Jura	10 units	West Highland	Completion in July 2022	£2,234,633
Milknowe, Campbeltown	2 dementia units	ACHA	Onsite Feb 2022, est. completion Nov. 2022	£195,824
Sawmill Field, Helensburgh	36 units	Wheatley Group	Partial completions due in 2022, full completion in 2023	£4,582,512
Eton Avenue, Dunoon	4 wheelchair/ older person units	ACHA	Demolition/ground works in 21/22, onsite 2022, due for completion in 2023	£1,150,707

SHIP PROJECTS 2021/2022: **147 AFFORDABLE HOMES COMPLETED**



CAIRNDOW
FYNE HOMES



IMERAVAL PHASE 3, ISLAY
WEST HIGHLAND H.A.



GARELOCHHEAD
ACHA

PLUS:

*4 CONVERTED PROPERTIES, KIRK ROAD, DUNBEG – WEST HIGHLAND H.A.
115 OF 300 PLANNED AFFORDABLE HOMES, DUNBEG PHASE 3 – LINK GROUP*

*IN ADDITION: 4 NEW HOMES DELIVERED AT ULVA FERRY BY MULL & IONA COMMUNITY TRUST
with funding from Scottish Government's Rural & Island Housing Fund and the Council's Strategic Housing Fund.*

SHIP PROJECTS 2021/2022: 251 NEW AFFORDABLE HOMES ONSITE

OVERVIEW OF DUNBEG PHASE 3 SITE, LINK GROUP



SAWMILL FIELD SITE,
HELENSBURGH
WHEATLEY GROUP



INVERARAY SITE,
ACHA



CRAIGHOUSE JURA SITE,
WEST HIGHLAND H.A.

AWARD WINNING EMPTY HOMES SERVICE 2021/22

Once again, Argyll & Bute's Empty Homes Officer, along with partners, colleagues, and property owners, triumphed at Scottish and national UK awards ceremonies in 2021/22. The Council picked up 5 awards at the Shelter Scottish Empty Homes Conference including winner of the "Outstanding Team"; and had two finalists in "Best Improved Wreck" including a project at Cullipool on Luing (see below) and a finalist in "Best Before and After Photograph"



38 empty private properties brought back into use in 2021/22 with advice, support and assistance from the Empty Homes Service and partners



Cullipool, Luing – before & after renovation works to bring a long-term empty property back into effective use. The project was finalist in the "Best Improved Wreck" and "Best Before and After Photograph" at Shelter Scotland awards and highly commended in the 'Meeting the Challenge' category at the national Empty Homes Network conference in 2022



COMMUNITY HOUSING NETWORK GROUP

Argyll and Bute Council, as the strategic housing authority, recognises the importance of Community Groups and the role they play in the delivery of affordable housing. Therefore in 2021 a Community Housing Network Group was established to improve communication and partnership working. The Council's LHS Team provides administrative support and initially will chair the quarterly group meetings, while core membership is drawn from a wide range of rural and island community groups and development trusts with an interest in progressing affordable housing projects in their local areas. A number of community-led projects are being explored and some have already secured funding from varying sources including the Scottish Government's Rural & Islands Housing Fund. The Council has also approved an amendment to the Strategic Housing Fund policy extending grant support to these Community Groups in line with the financial support available to RSLs developing in the area. In 2021/22, the following community-led projects have received funding:

ULVA FERRY - Mull & Iona Community Trust completed 4 new homes on Mull in April 2021. Total costs were circa £1.352m.

COLONSAY - The Colonsay Community Development Company commenced a scheme onsite at Scalasaig on the island in 2021, to deliver 9 units and 3 serviced plots for self-build homes. The total cost is circa £4.387m (including land acquisition and legal fees etc.).

ULVA - Having purchased the island of Ulva in 2018, the North West Mull Community Woodland Company is currently progressing the refurbishment of 6 BTS properties, at an estimated cost of £1.8M.



GLENGORM

Other Community-led projects currently progressing with the support of the Scottish Government Rural & Island Housing Fund and the Council's Strategic Housing Fund include the Glengorm Farming Partnership proposal for a refurbished empty property located on Mull, near Tobermory. This proposal will provide 5 flats for affordable rent.

Photo courtesy MICT Housing Development Manager, Helen MacDonald

RURAL GROWTH DEAL (RGD) – HOUSING PROPOSALS

Within the overall £70m Rural Growth Deal for Argyll & Bute, £3m has been allocated to develop and deliver dedicated Housing projects focused on Attracting Economic Growth by Building Our Island Communities and Accommodating Workers.

2021/22 - The RGD Housing Sub Group was established in August 2021, with partners including Council Housing, Economic Growth, Planning, Roads and Estates Services, plus representatives from Scottish Government's More Homes Division and Highlands & Islands Enterprise. Consultants Stantec have been commissioned to provide support to help the group develop robust Business Cases for the prioritised Housing Projects which are to be delivered via the RGD investment for Argyll & Bute. These projects will focus on the provision of affordable accommodation for workers and economically active households on Islay and Mull, with a view to approval and implementation by 2023.

In 2022, Stantec Consultancy completed the initial site investigation work for the Islay proposal and discussions are ongoing with partners, including Communities Housing Scotland and Council Legal Services, to agree the most appropriate model in order to deliver housing for sale which will remain as homes for principal occupation in perpetuity.

Worker Accommodation – work is also ongoing to establish the best model of delivery for worker accommodation on a Council owned site on Mull. The survey carried out on Mull and Iona with employers to establish need and demand for worker accommodation on the island was completed in 2022 and has now been published. In terms of the Council owned site at Tobermory, a proposal was submitted to the RGD enabling fund to complete a more detailed assessment of the site. The proposal has been agreed and Stantec Consultancy have carried out the initial site investigations

LHS OUTCOME TWO: ENERGY EFFICIENCY, CLIMATE CHANGE & POVERTY

LHS strategic aim two is: **To regenerate communities by improving the quality, condition and energy efficiency of housing and by tackling poverty, including Fuel Poverty and Child Poverty, and ensuring that Housing contributes to addressing the wider Climate Change agenda.**

The associated strategic objectives are:-

2.1 Improved property condition and energy efficiency across all tenures

2.2 Compliance with all statutory property standards

2.3 Holistic advice and assistance for owners, landlords and tenants

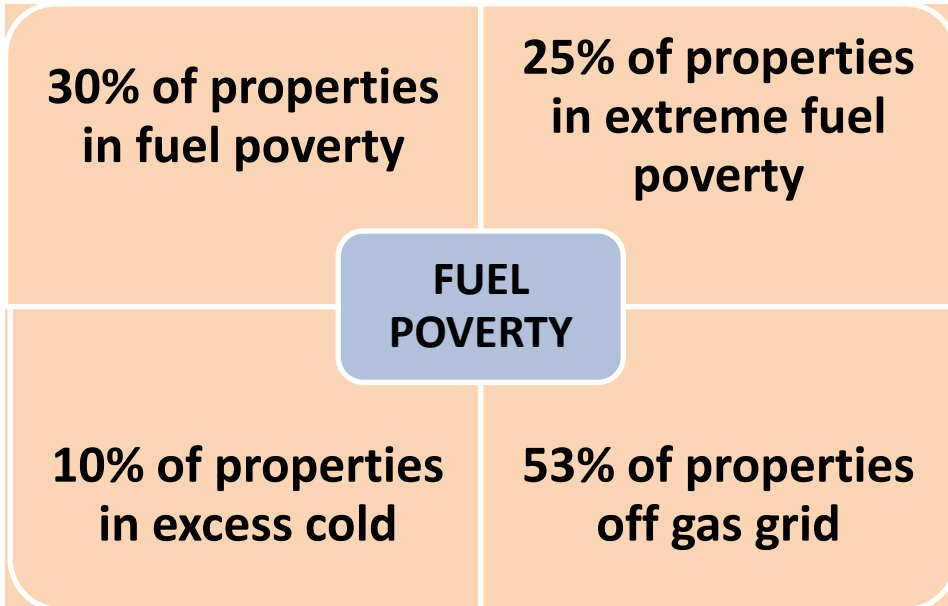
2.4 Fuel Poverty and Child Poverty reduced

2.5 Council's Scheme of Assistance reviewed and revised

2.6 A net zero carbon approach to housing

2.7 A Housing Sector that supports regeneration and sustainability of town centres and rural and island settlements

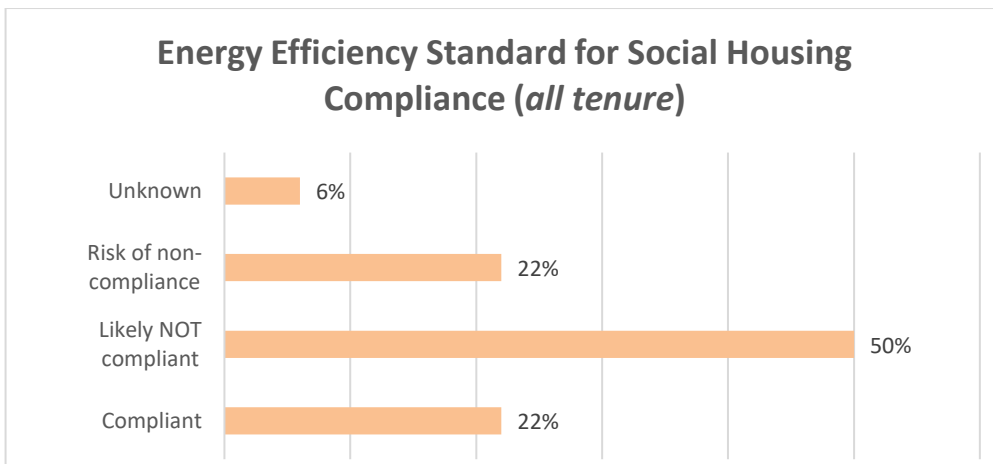
Housing System Context – Energy Efficiency & Fuel Poverty Indicators (Home Analytics, 2022 data update)



On average, fuel consumption is **38%** higher in Argyll & Bute than in Scotland, and fuel costs are **35%** higher.

	Argyll & Bute	Scotland
Average Fuel Bill (£pa)	£1,271	£940
Average Energy Demand kWh/year	31,705	22,945

(N.B. These estimates predate 2022 energy price increases & the full impact of the “Cost of Living Crisis”)



LHS Outcome 2 – progress made against key actions and output targets in 2021/22

Relevant Indicators	Baseline Historic Trend	2021/22	Annual target (& 5 Year Targets)	Assessment / Comment
Number of properties improved with energy efficiency measures & total grant investment via the Energy Efficiency Scotland: Area Based Scheme	2019/20: 228 & £1.425m 2020/21: 237 & £1.496m	105 homes & £560,511 total grant	280 homes pa (1,400 homes & at least £4.875m)	Less than 50% of notional annual target achieved by March 2022, but c. 300 approved for completion by June 2022 (NB. Scheme operates on July-June timeframe) with works to value of £1.65m.
Nos of households receiving advice & assistance on house condition/ energy improvement and/or home safety works	2020/21: 2,901 referrals (HES)	2,120 referrals	2,000 cases completed pa (10,000 closed cases by 2027)	HES - 3,268 household interactions; 2,120 referrals to range of schemes/partners; 1,144 Warmer Homes measures installed; Alienergy – 1,237 clients registered in year
Annual Household Income Generated by Council's Welfare Rights Service	2019/20: £2.988m 2020/21: £3.364m	£2.736m	£2.75m (£13.75m)	Effective support services continued to be delivered despite ongoing after effects of Covid lockdown; resulting in successful generation of income/benefits for vulnerable households, only slightly below annual target.
Progress on revising, approving & implementing the Scheme of Assistance (SoA), incorporating strategy for reducing homes failing Below Tolerable Standard (BTS) & policy on Compulsory Purchase Orders (CPOs)	Previous SoA was approved 2016	Review to commence 2022/23	SoA to be approved & implemented in 2023/24	Scheme of Assistance incorporating policy on CPO and BTS under review in 2022 with a view to completing revised update in 2023, pending outcome of national policy review on adaptations.
% of RSL properties achieving Energy Efficiency Standard for Social Housing (EESH) compliance	2019/20: 75% 2020/21: 88%	87.6%	Compliance by 2032 for EESH2 target.	RSLs on track to meet full compliance with national target by 2032.
Nos of private properties improved with PSHG aid, or assistance from ABC Housing Improvement Officers	2019/20: 38 2020/21:43	19	(400 properties & grant spend of £2m)	Despite covid restrictions, 6 tenements & 19 individual homes received repair & improvement works with total PSHG investment of £48,614 in 2021/22

HOME ENERGY EFFICIENCY PROGRAMME SCOTLAND: AREA BASED SCHEME 2021/22

Following the restrictions caused by the Covid-19 pandemic, the Argyll and Bute Council Area Based Scheme resumed, in line with the most up-to-date Scottish Government Covid-19 Guidance. The 2021/22 programme runs from 1st July 2021 to 30th June 2022, and within that period **300 grants** were approved and works to install energy efficiency measures were completed for **105** households. In addition, 655 properties were at survey stage, prior to approval. Total grant available for Argyll & Bute in that year was **£1,742,819**.

The Scottish Government have confirmed that there will be an Area Based Scheme programme in 2022/23 and Argyll and Bute Council has received notification of an allocation of **£2,011,323**. Argyll and Bute Council has contracted with BCA Insulation Ltd on a 3 year contact to deliver the Home Energy measures specified in the Scottish Government guidance. In addition, a Clerk of Works service has been procured and this has enhanced the service provided to householders receiving home energy measures.



Home Repair & Improvement Works Supported via Council's Private Sector Housing Grant		
PRIVATE SECTOR HOUSING GRANT (PSHG)	2020/21	2021/22
Tenements Repaired	7	6
Individual Units Retained	43	19
Feasibility Grants	5	6
Amenity Grants	2	5
PSHG Investment (* excludes funding for private sector adaptations)	£89,515	£48,614

RSL STOCK: ENERGY EFFICIENCY STANDARD FOR SOCIAL HOUSING

As of March 2022, almost **88%** of the RSL stock complies with the Energy Efficiency Standard for Social Housing, amounting to over 7,455 properties. During 2021/22, **1,072** properties were brought up to standard.

RSLs	Total Stock	Units Improved to Standard in 2021/22	EESHS Compliant	% EESHS Compliant
ACHA	5165	903	4225	81.8%
BIELD	299	0	299	100%
DUNBRITTON	470	0	406	86.4%
FYNE HOMES	1583	29	1571	99.2%
LINK	192	0	185	96.4%
WHHA	803	140	770	95.9%
A&B TOTAL	8512	1072	7456	87.6%



The completed new build at Linn Way, Garelochhead

ACHA completed its first **Passivhaus** development in Garelochhead. Passivhaus is a German concept designed to a specification to maximise energy efficiency and reduce fuel cost to a minimum. The ten family and special needs homes were completed at Linn Walk in the centre of the Helensburgh and Lomond village of Garelochhead. The new homes were built by Helensburgh builders Stewart and Shields, and part funded by the Scottish Government and the Council, as well as the RSL.

This continues a tradition of innovation and pioneering in the field of energy efficient homes in Argyll & Bute. The first fully accredited Passivhaus scheme in Scotland was Tigh-na-Claddach developed by Fyne Homes in Cowal back in 2010.

ACHA WARM HOMES PROJECT 2020/21

The Scottish Government awarded **£747,600**, via the Council, to insulate **89** houses in the Lorn area in conjunction with ACHA. The works are carried out by OVO (SSE) and target private owners within mixed tenure blocks where ACHA also own homes. ACHA continue to work with OVO Energy Solutions to deliver external wall insulation measures in Oban and 18 properties were completed within the financial year. Argyll and Bute Council will submit additional funding requests to the Scottish Government for further funds to support ACHA's future plans for insulation and regeneration projects in Argyll and Bute.

In addition, a joint project between the Council and ACHA to refurbish **12** mixed tenure addresses in Ardrishaig is well on-track and the HEEPS team are very excited to be part of the project which will greatly enhance the appearance of the street-front property and will improve the energy efficiency of all 12 homes.

BEFORE



AFTER



HOUSING AND THE CLIMATE CHANGE AGENDA 2021/22



COP26, the annual Conference of Parties involved in tackling global climate change, was held in Glasgow in October and November 2021. The overarching outcome was the signing of the Glasgow Climate Pact which focuses on:

- **Mitigation - reducing emissions**
- **Adaptation - helping those already impacted by climate change**
- **Finance - enabling countries to deliver on their climate goals**
- **Collaboration - working together to deliver even greater action**

Housing contributes to a significant proportion of carbon emissions and the sector is critical to the achievement of net-Zero emissions targets. This was recognised by COP26 dedicating a day to the theme of the built environment including housing, which will contribute to phasing out fossil fuels and accelerating affordable and green technologies by:-

- **Phasing out the installation of new natural gas boilers from 2035**
- **Encouraging heat pumps and heat networks as an alternative to fossil fuels**
- **Trialling hydrogen heating schemes**
- **Reducing energy demand by promoting high levels of energy efficiency**

The importance of decarbonising housing has been a priority long before COP26, and in the run up to the conference the Scottish Government published its **Heat in Buildings Strategy** which will inform social housing-related sustainability plans. The overarching aim is that, by 2030, greenhouse gas emissions from homes and buildings will be 68% lower. This means “we must rapidly scale up deployment of zero emissions heating systems so that by 2030, over one million homes and the equivalent of 50,000 non-domestic buildings are converted to zero emissions heat”. In association with this process local authorities are in the process of preparing **Local Heat and Energy Efficiency Strategies** (LHEES), and the Local Housing Strategy will have to align closely with the aims and objectives of the LHEES.

Future updates of the LHS will provide details of the Housing Sector’s contribution to this agenda and progress towards making our homes greener, warmer and more energy efficient.

LHS OUTCOME THREE: SPECIALIST PROVISION AND INDEPENDENT LIVING

LHS strategic aim three is: **To enable people to live well, with dignity and independently for as long as possible.**
The associated strategic objectives are to:-

3.1: Deliver the vision and objectives set out in the Argyll & Bute Housing Contribution Statement; and fully implement the joint Housing and HSCP Action Plan through improved coordination and closer partnership working with Health & Social Care partners, RSLs and the Council

3.2: Ensure the effective provision of aids and adaptations to meet identified needs across all tenures

3.3: Maximise the use of assistive technology to allow people to continue to live independently in their own communities; and work with partners to deliver the TEC charter (Technology Enabled Care in the Home)

3.4: Deliver SHIP targets for specialist housing provision including wheelchair housing targets, ensuring early engagement in the design process

3.5: Work with the Gypsy/Traveller community and partners to ensure accommodation and support needs are met, including national standards for existing sites

3.6: Continue to monitor and review strategic interventions and outcomes for all equalities groups, including BAME, gender, age, and sexual orientation; and wheelchair users, people with autism, dementia, the frail elderly and other particular needs groups

LHS OUTCOME 3 – Specialist Provision & Particular Needs: Selected Contextual Indicators

Housing Health & Care Needs 2022

Analysis of the HOMEArgyll Waiting List, 2022, in relation to particular housing and support needs:

Of approx. 3,000 Waiting List Applicants:

- 5% require only Specialist Housing
- 3% seek Wheelchair Housing
- 5% seek Housing with Support
- 10% seek Amenity Elderly Housing
- 6% seek Sheltered Housing for Elderly

N.B. Applicants can select multiple housing options including General Needs/ Mainstream housing, hence there will be double-counting across above figures.



- Over 44% of primary household members declared some form of disability
- 6% state their medical condition is affected by current housing circumstances
- 4% require support or assistance living in their home
- 5% need to move home to access specialist support services
- 8% have severe health issues
- 9% are aged 65-74 (primary applicant)
- 5% are aged 75 or over (primary applicant)

In addition Bield had a waiting list of 88 applicants in 2022:

- 43 for Retirement Housing and
- 45 for Amenity Housing.

69 were single pensioners and 19 were pensioner couples

Average time on the waiting list was 169 weeks



LHS OUTCOME 3 – Contextual Indicators: Specialist Provision in the Social Rented Sector, 2022

In 2022 the RSL sector provides over 1,250 homes designed for some form of particular needs, amounting to more than 14% of the total stock in this sector. The main category of specialist provision is Amenity Housing (5% of total stock) while Wheelchair Accommodation makes up just 1% of the total. The 10 main RSLs currently providing specialist accommodation vary considerably in size and profile: while ACHA has 60% of the total stock it provides 20% of the specialist housing, and conversely Bield has only 4% of the total stock but provides 24% of the specialist homes. Fyne Homes has the largest specialist stock, mainly comprising “other specially adapted” units.

RSL Housing Stock by Type of Provision/Need, 2022 (Source: Annual RSL Statistical/ARC Returns)

Landlord	General Needs	Sheltered	Amenity	Community Alarm	Wheelchair	Ambulant Disabled	Other Specially Adapted	Total	% of Total
ACHA	4918	200	0	0	0	47	0	5165	60%
Bield	7	0	19	276	1	0	0	303	4%
Blackwood	4	0	0	0	6	4	0	14	0.2%
Cairn	0	0	34	0	0	0	0	34	0.4%
Dunbritton	372	0	69	0	5	14	3	463	5%
Fyne Homes	1147	0	232	0	32	34	136	1581	18%
Key Housing	23	0	0	0	6	0	0	29	0.3%
Link Group	175	0	0	0	14	3	0	192	2%
Trust	17	0	81	0	0	0	0	98	1%
WHHA	768	0	1	0	17	16	1	803	9%
A&B TOTAL	7431	200	436	276	81	118	140	8682	100%
% of Total	86%	2%	5%	3%	1%	1%	2%	100%	

2021/22 saw the greatest number and proportion of specialist new build homes delivered via the SHIP in recent years, with **22** units completed. At **15%** of the total completions that year, this exceeded the LHS targets of 10% by a strong margin. The new builds included **13** purpose designed wheelchair homes and **9** Amenity/Older Persons’ homes

LHS Outcome 3 – progress made against key actions and output targets in 2021/22

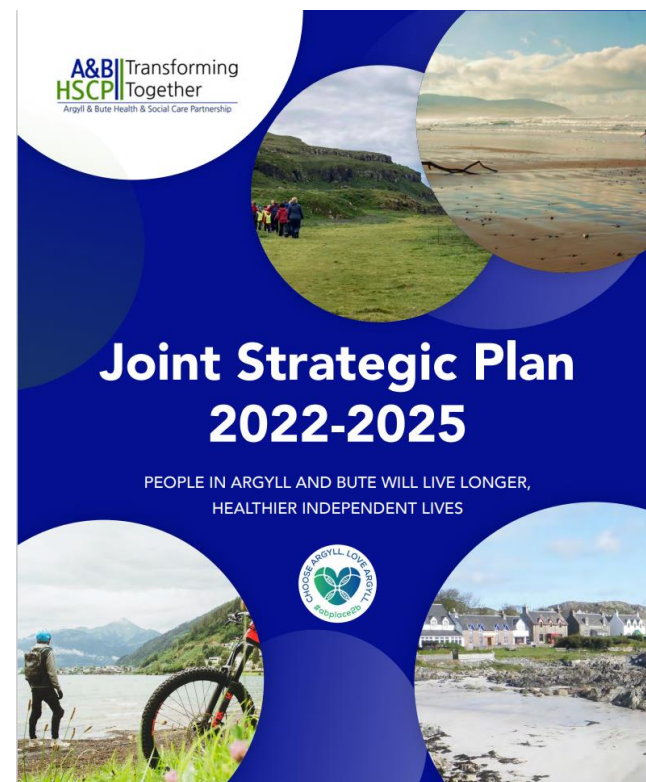
Relevant Indicators	Baseline Historic Trend	2021/22	Annual target (& 5 Year Targets)	Assessment / Comment
Housing Contribution Statement (HCS) revised & approved for inclusion in HSCP Strategic Plan; Housing OT post established as permanent and Action Plan reviewed and agreed.	2019/20: HCS published. 2020/21: OT post piloted	OT post made permanent; Revised HCS drafted.	HCS/OT Action Plan fully delivered by 2027	Launch of new HSCP Joint Strategic Plan & HCS was extended to June 2022. Housing OT established joint locality partnership groups with RSLs; implemented review of waiting lists; improved assessment procedures & data collation/case monitoring; and early engagement in new build design and allocations for SHIP projects.
Number of RSL and Private Homes adapted with grant assistance; and Total grant (all tenures)	2019/20: 372 £1.41m 2020/21: 309 £1.15m	319 homes adapted with £1.146m grant	c 350 pa (1,750 with £5.5m grant by 2027)	Scottish Government enabled 230 adaptations in 216 RSL properties with £640k grant funding. The Council's PSHG supported 110 adaptations to 103 private sector properties with £505,597 grant.
Nos of telecare unit installations & total clients in receipt of TEC service at year end.	2019/21: circa 950 clients pa received 1,145 installs. 1,896 clients. at year end	1,774 installs & 1,994 clients as of March 2022	By 2027, 4,500 clients to have received 5,700 installs; and over 2,000 active clients.	The total number of clients in receipt of active telecare services at March 2022 was 1,994. Total number of installations in 2021/22 equates to 1,774 (both new installs and additional pieces of equipment)
Nos & % of specialist subsidised new builds completed via SHIP	2019/20: 7 2020/21: 1	22 units	5% of SHIP new builds are wheelchair units & 5% are other specialist accommodation	Record number of specialist new build homes delivered, amounting to 15% of annual SHIP total, which exceeded the target of 10%, and included 13 wheelchair adapted units (9% of total) and 9 amenity/older person units (6%)
Improvements to official Gypsy/Traveller sites & satisfaction levels	2020/21: nil survey response	Nil survey response	100% satisfaction	£108k Scottish Govt. grant to ACHA funded interim site improvements. Satisfaction surveys not completed during pandemic.
Enhanced Equalities monitoring & evaluation framework established and annual reports produced	2020/21: HNDA published	Data and indicators reviewed	Annual Report for all Housing functions	Range of LHS Impact Assessments published online. Enhanced Equalities reporting to be implemented 2022/23.

WORKING WITH HEALTH & SOCIAL CARE PARTNERS

The Argyll & Bute Housing Contribution Statement 2019/21 was completed in 2021 and a comprehensive revision was drafted for inclusion in the HSCP's Joint Strategic Plan for 2022/25 to be launched in June 2022.

In total, it is estimated that Housing's potential financial Contribution available over the next 3 years of the Joint Strategic Plan, 2022/23 – 2024/25, could be in the region of **£111m**. This will help to increase the provision of affordable housing and aids and adaptations across all tenures; improve the condition and energy efficiency performance of homes; and deliver support, advice and assistance on a range of housing options, as well as tackling poverty, improving health and well-being, and generating additional income / benefits for vulnerable households.

For every £1 of Housing spend achieved, the added value and preventative savings to the HSCP will be significantly higher.



In 2021/22, the HOMEArgyll partnership of local housing associations rehoused **80** households in specialist accommodation, amounting to **11%** of the total HOMEArgyll lets that year. This included:

- **39 lets to Sheltered Housing for Elderly**
- **26 lets to Amenity Housing for Older Persons**
- **13 lets to Wheelchair Housing**
- **2 lets to Housing with Support**

In addition, the national specialist associations operating in Argyll & Bute, such as Bield, Trust and Key Housing, accommodated over **70** households and individuals in various forms of housing for particular needs.

ARGYLL AND BUTE CARE & REPAIRSERVICE: ADAPTATIONS

MAJOR ADAPTATIONS COMPLETED 2021/22 WITH PRIVATE SECTOR HOUSING GRANT ASSISTANCE

Summary Care & Repair Officers (CRO) Cases	Q1	Q2	Q3	Q4	Totals
CRO closed cases	38	48	31	37	154
No of closed cases which were grant funded	17	21	21	29	88
PSHG Total	£88,828	£119,735	£133,678	£154,455	£496,696
Total Value of all works completed/closed	£107,426	£146,120	£163,996	£193,262	£610,804

As of 31st March 2022, the Care & Repair Service had 109 active projects for major adaptations. The majority (42%) were for Wet Floor Showers and 21% were Level Access Showers. 12% related to “Other Access Improvements” and 9% were for External Ramps; while 8% were for Internal Stair lifts. The remaining cases were for disabled toilets (5%), wheelchair access, and kitchen redesign/repair.



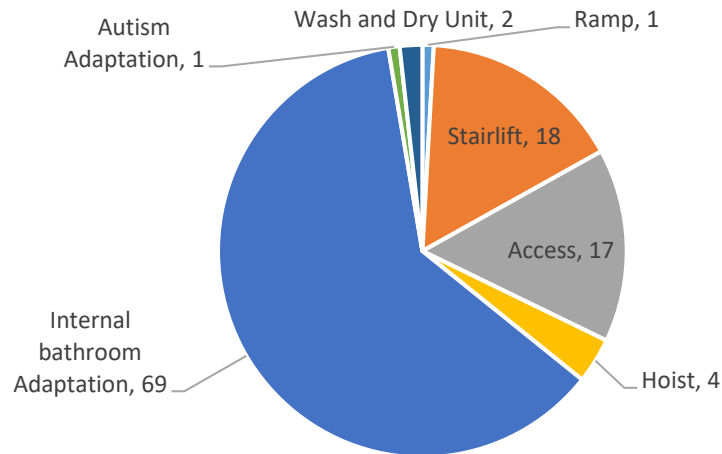
In 2021/22 the Scottish Government initiated consultation on revised guidance for the provision of equipment and adaptations. The Council and the HSCP are generally supportive of the key principles and aims of the new guidance, which includes, among others:

- **Early intervention with full exploration of rehousing opportunities**
- **Better planning for the delivery of barrier-free housing and an inclusive design / living approach**
- **Equity in the system, applying a “tenure neutral” approach (as far as practicable)**

Working closely with the dedicated Housing OT and colleagues, the Council and partners will continue to monitor and promote service improvements for those who require home adaptations to live as independently as possible.

HOME ADAPTATIONS

Private Sector Adaptations (via PSHG)



Private Sector Housing Grant (PSHG) Adaptations in 2021/22

103 properties received **110** installations

Total Grant Value = **£505,597**

Total Works Value = **£608,232**

The main works were:

- **Internal Bathroom Adaptations (63%)**
- **Stairlifts (16%)**
- **Access adaptations – excluding ramps etc (15%)**

Adaptations in 2021/22 were spread across 7 of the 9 Housing Market Areas. The largest number were in Helensburgh & Lomond (23%), Lorn (21%) and Kintyre (18%)

RSL Sector Adaptations in 2021/22 with Scottish Government “Stage 3” Grant Funding

216 RSL properties received **230** individual adaptations

Total Grant Value = **£641,000** (rounded)

The most common adaptations were internal safety rails (31%) and installation of showers/baths (29%).

The majority of clients were older persons (56%), while 39% were disabled adults and just under 5% were children with particular needs.

16% of RSL grant funded adaptations in 2021/22 were for homes located on islands, 30% were in the rural mainland, and 54% were in main towns.

Area	Adaptations	Grant	Works/Fees
Islands	36	£93,340	£85,080
Rural Mainland	70	£160,770	£146,560
Main Town	124	£385,640	£351,530

GYPSY / TRAVELLERS

- ACHA secured £108k from the Scottish Government's £2m Capital Fund for Improving Gypsy/Traveller Sites. This was invested during 2021/22 to make interim improvements to both official sites at Bayview (near Oban) and Duncholgan (near Lochgilphead). This work was informed by resident community engagement.
 - Works at Duncholgan are complete and included: Improved lighting; New poles installed in drying areas; Improvements to fencing and gate access to the pitches; New access created to the play park with self-closing gate; Landscaping to the site including tree planting; Cleared garden area to west of site to enable it to be used and maintained by the community; and repurposed vacant amenity units for the residents to use.
 - Works at Bayview were delayed due to an illegal encampment but this has been resolved and positive progress has now been made, with drawings produced for consultation with residents on the environmental improvements that were undertaken, and proposed formation of potential new pitches.
- The Council have part funded a MECOPP Engagement Worker post for Argyll and Bute, which focuses on supporting the local Gypsy/Traveller community and facilitating on-going engagement. This will hopefully encourage and improve partnership working.
- Gypsy/Traveller Working Group – Council Housing Services will initially help establish and facilitate a multi-agency working group. In due course, however, through the engagement with MECOPP it is hoped that representatives from the Gypsy/Traveller community will take leadership of the Working Group themselves.
- The Council were successful in an application to the Scottish Government's Covid-related, flexible LACER Fund. £10k was awarded which will be used to support the Gypsy/Traveller community in relation to food and fuel poverty, amongst other health and wellbeing matters. MECOPP will engage with the community to identify the key issues and best ways to use the funding to help mitigate some of the worst impacts identified.

Between March 2021 and March 2022 the site capacity and occupancy within Bayview remained unchanged: out of a total of 8 pitches, 3 were occupied and 5 were unavailable for occupation, giving an occupancy rate of 37.5% for both years. Over the same period, site capacity and occupancy at Duncholgan did however change: the total number of pitches was reduced from 14 to 7; and while 5 were occupied in 2021, only 4 were occupied in 2022. Nine of the 14 pitches were unavailable for occupation in 2021, reducing to three of the 7 in 2022, giving a current occupancy rate of 57%.

LHS OUTCOME FOUR: HOUSING OPTIONS, INFORMATION & SUPPORT

LHS strategic aim four is: **To provide effective and timeous information, advice and support to help persons in housing need to make informed choices and decisions on the range of Housing Options available.**

The associated strategic objectives are to:-

4.1: Establish protocols for persons leaving institutional settings

4.2: Deliver an effective Housing sector response to domestic abuse

4.3: Implement a Rural Housing first initiative in Argyll & Bute

4.4: Reduce or eradicate Rough Sleeping as far as possible

4.5: Make a positive contribution to the Community Justice agenda

4.6: Deliver Housing Support services in a “person-centred & trauma-informed” way

4.7: Tackle homelessness via a joint strategic approach across Housing, Health & Social Care

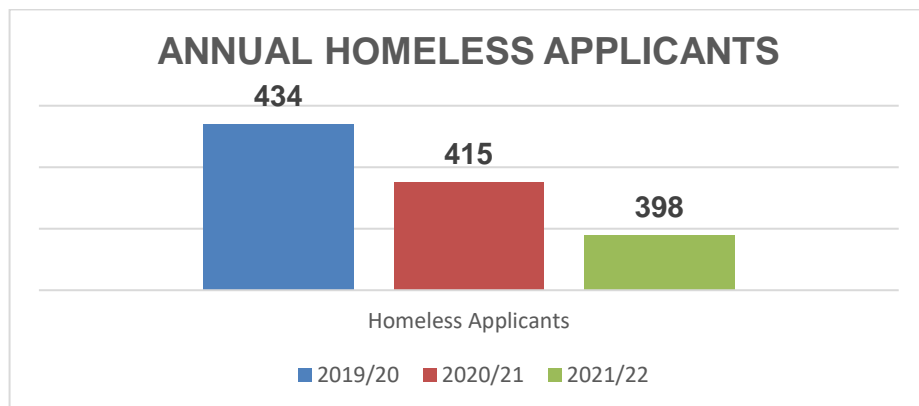
4.8: Deliver an integrated model of support aligned to the Rapid Rehousing Transition Plan

4.9: Deliver accessible, proactive housing information & advice services

4.10: Maintain an effective supply of temporary accommodation

4.11: Develop & implement a Communication Plan & Social Media Strategy

LHS Outcome 4: Homelessness Context – selected indicators



Total Homeless Applicants fell by **8%** over last 3 years

Homeless Case Durations	20/21	21/22	% Change
Average time to discharge duty (weeks)	40.74	37.78	-7%
The average time to close homeless cases fell by 7% last year			

Homeless Presentations by Household Type	2019/20	2020/21	2021/22
Single Person	295	257	253
Single Parent	77	104	66
Couple	34	31	37
Couple with Children	22	16	32
Other	2	6	1
Other with Children	4	1	9
All	434	415	398

Although the number of single persons presenting as Homeless reduced marginally last year, this still constitutes the overwhelming majority of cases, with almost two thirds of the total.

Single Parents reduced significantly over the year (down by 36.5%), conversely, however, there was a proportionately significant increase in the number of “Other types of household with children”.

Over a quarter (27%) of homeless presentations last year involved children; and at the year-end (March 2022) there were 45 children in temporary accommodation, albeit this was 25% lower than the previous year.

REASONS FOR PRESENTING AS HOMELESS	2019/2020	2020/2021	2021/2022
Termination of tenancy / mortgage due to rent arrears / default on payments	25	7	9
Other action by landlord resulting in the termination of the tenancy	51	32	50
Applicant terminated secure accommodation	8	3	2
Loss of service / tied accommodation	13	19	14
Discharge from prison / hospital / care / other institution	19	15	12
Emergency (fire, flood, storm, closing order from Environmental Health etc.)	2	3	0
Forced division and sale of matrimonial home	2	6	1
Other reason for loss of accommodation	31	26	16
Dispute within household: violent or abusive	33	35	25
Dispute within household / relationship breakdown: non-violent	110	115	105
Fleeing non-domestic violence	13	11	10
Harassment	5	13	7
Overcrowding	18	19	18
Asked to leave	78	83	107
Other reason for leaving accommodation / household	26	28	22
All	434	415	398

In 2021/22 the main reasons for presenting as Homeless remained “Non-violent dispute in household/relationship breakdown” (26% of all cases that year) and “Asked to leave” (27% of all cases). However, the latter category increased numerically by 29% compared to the previous year while the former category decreased numerically by almost 9% on the 2020/21 figure. Given the enhanced focus on tackling domestic abuse, it is encouraging to note that instances of homelessness due to Abuse/violent disputes within the household fell by 29% on the previous year and are at the lowest level for 9 years.

LHS Outcome 4 – progress made against key actions and output targets in 2021/22

Relevant Indicators	Baseline Historic Trend	2021/22	Annual target (& 5 Year Targets)	Assessment / Comment
Protocols for persons leaving an institutional setting including hospital discharge, looked-after children, armed forces, prison, or evictions	Looked after Children Protocols in place; Armed Services Covenant.	Existing protocols continue to operate effectively for Looked After Children.	Protocols drafted & consultation carried out by 2023. Protocols agreed & in place by 2024	In addition to effective protocols for Looked After Children, the Armed Forces Covenant continues to underpin positive activity with serving and former personnel. Review / work on protocols for hospital discharge, those leaving care setting, and evictions to be implemented in 2022/23. 12 Homeless cases due to “Discharge from prison / hospital / care / other institution” – lowest recorded incidence & 20% lower than previous year; also 2021/22 saw lowest incidence of cases “Previously Looked After by LA” (5 compared to 26 five years earlier – ie 81% decrease).
Housing sector enables an effective response to meeting the needs of those experiencing domestic abuse	2019/20: 33 HL applications; 2020/21 - 128 CHR applicants	100 CHR applicants. 25 Homeless Cases	Homeless & CHR applicants due to Domestic Abuse reduced below baseline.	Council signed Domestic Abuse “Make A Stand” Pledge and Champion established. The number of CHR applicants “being abused by someone in household” was 22% lower than baseline. Homeless cases due to domestic abuse at lowest level for 9 years; 52% down on figure five years ago and 29% down on previous year’s figure.
Rural Housing First Initiative in Argyll and Bute – number of tenancies created	New Initiative	Protocols agreed with RSLs	10 tenancies pa (50 by 2027)	The initiative was developed in 2021/22 and first tenancy under this scheme was created in April 2022/23
Rough Sleeping presenting as Homeless (based on HL1 statistics: as reported at Homeless case interviews)	2020/21: 6% slept rough night before & 10% within previous 3 months	4% slept rough night before & 7% had done so within 3 months	Incidence reduced below baseline/ Scottish Average	Based on information provided by households presenting as homeless, 4% of homeless cases slept rough the night before presenting (17 out of 398) – lowest incidence recorded, and 26% lower than previous year; while 28 slept rough within 3 months previously (7% of total cases that year) – lowest recorded incidence for over two decades and 33% lower than previous year’s figure.

Relevant Indicators	Baseline Historic Trend	2021/22	Annual target (& 5 Year Targets)	Assessment / Comment
HL1 presentations from Prison securing positive housing outcomes (supporting Community Justice agenda)	2020/21 – 2 of 4 closed cases (50%)	81%	Levels sustained at or above baseline i.e. >50%	16 cases closed, of which 12 secured an RSL tenancy & 1 entered home ownership i.e. 81% of ex-offenders achieved positive outcome via Homeless Route
% of Housing Support services departures (clients leaving support) which are planned departures per annum	2020/21: 70%	76%	80%	178 of 234 closed cases were planned departures (76%). Increase on baseline % but still below target. Training Programme for staff on Trauma-Informed approach to support will be developed and implemented via HSCP in 2022/23 with target for 100% of relevant Housing staff to receive training by 2027
Nos of households supported via Housing First with support of dedicated Mental Health /Addictions Housing Practitioner.	New Initiative	Post established	50 assessments to be completed	Since starting in post in Nov. 2021, the Mental Health/Addictions Housing Practitioner has dealt with 25 referrals and closed 5 of these
Temporary Accommodation provision with protocols to address emergency needs	2021: 108 units (includes 32 Blue Triangle)	121 units	100% applicants in need receive suitable offer of T.A.	In August 2021 the 51 additional TA units acquired to cover increased Covid requirements were reduced to 0, leaving core provision of 121 units (including serviced accommodation) as of March 2022.
Develop a Housing Communication Plan and social media strategy	Enhanced Housing Options module established	New Action	Plan to be implemented in 2023 – targets to be developed	Project plan to be developed in 2022 and implemented in 2023.
Level of Homeless presentations and average time to rehouse homeless applicants in an RSL property.	2020/21 – 416 applicants; 39 weeks on average to rehouse in RSL tenancy	398 HL applicants. 34 weeks to secure RSL home on average	Cases at or below baseline (416). 26 weeks on average to rehouse in RSL sector	Homeless applicants down by 4% on previous year Average time to rehouse homeless cases in RSL tenancy is 5 weeks below baseline/previous year, but still 8 weeks higher than LHS target of 26 weeks.

RAPID REHOUSING TRANSITION PLAN (RRTP), 2021/22

During 2021/22, Scottish Government Rapid Rehousing Funding of **£241,496** was utilised to progress the transition of Rapid Rehousing and Housing First in Argyll and Bute.

- **Payments totalling £140,106 were made to RSLs to assist 129 tenants reduce their rent arrears.**
- **The decoration project provided funding of £48,638 to assist 65 households settling in to permanent tenancies.**
- **Funding of £7,000 was provided to front line housing support providers to enable them to pro-actively assist homeless or potentially homeless households faced with emergency or crisis situations.**

In November 2021 a new, dedicated post of **Mental Health/Addictions Housing Practitioner** was established to work with service users to assist them towards tenancy sustainment.

The RRTP budget allocation for 2022/23 is £111,570, which is significantly less than the previous year. Consideration has been given to how the monies will be allocated against the main projects and priorities have been agreed as follows:-

- **Mental Health / Addictions Housing Practitioner**
- **Flexible Emergency Fund**
- **Rent Arrears Prevention Project**
- **Psychologically Informed Environments (PIE) Decoration Project**
- **Housing First**

The initial Housing First tenancy was created in April 2022 with a further 2 cases currently in the planning. The RRTP target is to create 10 Housing First cases each year.



Before



PIE Decoration Project

After



HOMELESS PREVENTION AND ADVICE (PREVENT 1)

The number of recorded Prevention and Advice cases increased from 1,162 in 2020/2021 to 1,302 in 2021/2022. This is an increase of 140 cases (12%).

The number of households seeking advice in respect of the range of particular advice categories varied considerably between 2020/21 and 2021/22, although “*General Housing Options Advice*” and cases involving “*At Risk of Losing Accommodation by Eviction/Repossession*” remain by far the most common :

Increases:

Cases involving ‘*At Risk of Losing Accommodation by eviction/repossession*’, increased from 174 households to 348 households (up 100%).

Cases involving ‘*Personal issues – affordability / financial difficulties*’, increased from 39 households to 70 (up 79%).

Decreases:

‘*Dispute with household/relationship breakdown: non-violent*’ decreased by 25 households to 43 (down 37%)

‘*Dispute with household violent or abusive*’ decreased by 10 households to 25 (down by 28%).

Consistent with previous year:

‘*Accommodation Unsuited – Mobility / Adaptations Issues*’ has remained fairly constant with a slight increase of 3 households to 87 households.

‘*General Housing Options Advice*’ has also remained consistent with a marginal decrease of 1 household to 442

COVID-19 RENT ARREARS FUND

Argyll and Bute Council was awarded **£93,000** by the Scottish Government to mitigate the short to medium term financial challenges experienced by tenants adversely impacted by restrictions and regulations introduced to control the spread of Covid-19. The eligibility period was for rent arrears arising between 23rd March 2020 and 9th August 2021. A total of 94 applications have been received from multiple sources. 69 offers have been made with 45 to Registered Social Landlords and 24 to Private Landlords. Offers totalling **£89,706** have been made to date.

This report is available on the Council's website along with the full Local Housing Strategy (LHS) 2022/23 – 2026/27; Housing Need and Demand Assessment (HNDA) 2021; and the current Strategic Housing Investment Plan (SHIP); as well as a range of other supporting materials. These can be all be found at the following link:

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

If you would like:

- **Further information or clarification on the content of this report; or**
- **To comment on the strategy or Housing in Argyll & Bute in general; or**
- **To obtain this document in another language or format;**

please contact:

**Hristina Tarpanova on 01369 800503
or email: hristina.tarpanova@argyll-bute.gov.uk.**

