

# Public Document Pack

## Argyll and Bute Council

Comhairle Earra-Ghàidheal Agus Bhòid

Executive Director: Douglas Hendry



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2 March 2022

## NOTICE OF MEETING

A meeting of the **OBAN LORN & THE ISLES AREA COMMITTEE** will be held **BY MICROSOFT TEAMS** on **WEDNESDAY, 9 MARCH 2022** at **10:30 AM**, which you are requested to attend.

Douglas Hendry  
Executive Director

## BUSINESS

1. **APOLOGIES FOR ABSENCE**
2. **DECLARATIONS OF INTEREST**
3. **MINUTES**
  - (a) Oban, Lorn and the Isles Area Committee - 8 December 2021 (Pages 3 - 8)
  - (b) Oban, Lorn and the Isles Area Community Planning Group - 16 February 2022 (Pages 9 - 16)
4. **PUBLIC QUESTION TIME**
5. **AREA SCORECARD FQ3 2021/22** (Pages 17 - 42)  
Report by Executive Director with responsibility for Customer Support Services
6. **SUPPORTING COMMUNITIES FUND 2022/23** (Pages 43 - 56)  
Report by Chief Executive
7. **SECONDARY SCHOOL REPORTS**
  - (a) Oban High School (Pages 57 - 68)  
Report by Head Teacher, Oban High School
  - (b) Tiree High School (Pages 69 - 82)  
Report by Head Teacher, Tiree High School
8. **ROADS AND INFRASTRUCTURE UPDATE** (Pages 83 - 88)  
Report by Executive Director with responsibility for Roads and Infrastructure Services

**9. OBAN HARBOUR UPDATE**

Report by Executive Director with responsibility for Roads and Infrastructure Services (to follow)

**10. LORN ARC PROGRAMME UPDATE** (Pages 89 - 110)

Report by Executive Director with responsibility for Development and Economic Growth

**11. HOUSING SERVICES ACTIVITY UPDATE - STRATEGIC HOUSING INVESTMENT PLAN (SHIP) - ANNUAL UPDATE** (Pages 111 - 124)

Report by Executive Director with responsibilities for Development and Economic Growth

**REPORT FOR NOTING**

**12. DRAFT OBAN, LORN AND THE ISLES AREA COMMITTEE WORKPLAN** (Pages 125 - 126)

**REPORT WITH EXEMPT APPENDIX FOR DECISION**

**13. JOHN OF LORN BEQUEST AWARD RECOMMENDATIONS**

(a) Report by Executive Director with responsibility for Legal and Regulatory Support (Pages 127 - 130)

E1 (b) Exempt Appendix (Pages 131 - 132)

The Committee will be asked to pass a resolution in terms of Section 50(A)(4) of the Local Government (Scotland) Act 1973 to exclude the public for items of business with an "E" on the grounds that it is likely to involve the disclosure of exempt information as defined in the appropriate paragraph of Part I of Schedule 7a to the Local Government (Scotland) Act 1973.

The appropriate paragraph is:-

**Paragraph 6** Information relating to the financial or business affairs of any particular person (other than the authority).

**Oban Lorn & The Isles Area Committee**

Councillor Mary-Jean Devon	Councillor Kieron Green
Councillor Jim Lynch	Councillor Roderick McCuish
Councillor Sir Jamie McGrigor (Vice-Chair)	
Councillor Julie McKenzie	Councillor Elaine Robertson (Chair)
Councillor Andrew Vennard	

Contact: Stuart Mclean, Committee Manager - 01436 658717

**MINUTES of MEETING of OBAN LORN & THE ISLES AREA COMMITTEE held via MICROSOFT TEAMS on WEDNESDAY, 8 DECEMBER 2021**

**Present:** Councillor Elaine Robertson (Chair)

Councillor Mary-Jean Devon                      Councillor Sir Jamie McGrigor  
Councillor Kieron Green                      Councillor Julie McKenzie  
Councillor Jim Lynch

**Attending:** Jim Smith – Head of Roads and Infrastructure Services  
Evan Beswick – Head of Primary Care, HCSP  
Richard Gawthrop – Deputy Head Teacher, Tobermory High  
Stuart McLean – Committee Manager  
Alastair MacGregor – Chief Executive, ACHA  
Duncan Martin – Oban Community Council  
Marri Malloy – Oban Community Council

**1. APOLOGIES FOR ABSENCE**

Apologies for absence were intimated on behalf of Councillor Roderick McCuish and Councillor Andrew Vennard.

The Chair ruled, and the Committee agreed, to change the order of business in order to facilitate Officer attendance. The items were discussed in the order that they appear in this minute.

**2. DECLARATIONS OF INTEREST**

There were no declarations of interest intimated.

**3. MINUTES**

**(a) Oban, Lorn and the Isles Area Committee - 8 September 2021**

The minutes of the Oban, Lorn and the Isles Area Committee held on Wednesday 8 September 2021 were approved as a correct record.

**(b) Oban, Lorn and the Isles Area Community Planning Group - 10 November 2021**

The minutes of the Oban, Lorn and the Isles Area Community Planning Group held on Wednesday 10 November 2021 were noted.

**(c) Special Oban Common Good Fund - 11 November 2021**

The minutes of the Oban Common Good Fund held on Thursday 11 November 2021 were noted.

**(d) Oban Common Good Fund - 23 November 2021**

The minutes of the Oban Common Good Fund held on Tuesday 23 November 2021 were noted.

#### **4. SECONDARY SCHOOL REPORTS**

##### **(a) Tobermory High School**

The Acting Head Teacher Tobermory High School took the committee through a progress update report on the school's achievements for the 2021 session.

##### **Decision**

The Oban, Lorn and the Isles Committee;

1. noted the contents of the report; and
2. commended the excellent work done by the school and pupils during the pandemic.

(Reference: Report by Acting Head Teacher, Tobermory High School, dated 8 December 2021, submitted)

#### **5. AREA SCORECARD FQ2 2021/22**

The Committee considered the Area Scorecard report for Financial Quarter 2 of 2021-2022 (July-September 2021) which illustrated the agreed performance measures.

##### **Decision**

The Oban, Lorn and the Isles Area Committee:

1. noted and considered the performance presented on the Scorecards and supporting commentary;
2. noted that upon receipt of the Quarterly Performance Report the Area Committee Members could contact either the Performance Improvement Officer or the responsible named officer with any queries; and
3. noted that work was ongoing and to respond to the Performance Improvement Officer with requests or comments regarding the layout and format of the Report and Scorecard.

(Reference: Report by Executive Director with responsibility for Customer Support Services dated 8 December 2021, submitted)

#### **6. ROADS AND INFRASTRUCTURE UPDATE**

The Committee gave consideration to a report which provided an update on the recent activities carried out by the Roads and Infrastructure Service. This included information on how the £10m Roads Capital Programme is progressing and how the Service continues to respond to covid-19 whilst focusing on delivering frontline services.

##### **Decision**

The Oban, Lorn and the Isles Area Committee considered and noted the contents of the report.

(Reference: Report by Executive Director with responsibility for Roads and Infrastructure Services dated November 2021, submitted)

## **7. PUBLIC QUESTION TIME**

### **Questions from Duncan Martin – Oban Community Council (OCC)**

1. When will Roads and Infrastructure Services (RIS) confirm when the OCC will be consulted regarding the Oban Traffic Regulation Order (TRO)?

#### **Response from Head of Roads and Amenity Services**

RIS are currently working on the TRO, the second part of which will be subject to a workshop group in conjunction with OCC in due course.

2. Over a year ago Audit Scotland told the Council to put in place robust option appraisal processes. But when officials were instructed to carry out an appraisal on the future of Oban harbour they ignored key elements of any such process, resulting in a totally inadequate report to the Harbour board, putting the members in an impossible position. As a consequence the reputation of the council is again damaged.

At the same time the 'appraisal' highlights various omissions from the OCHDA proposals. Most if not all of these omissions concern information which should have been supplied by council officials to OCHDA, since these officials had been instructed by the Harbour Board to enter constructive negotiations with OCHDA.

Why are Council officials able to regularly ignore instructions from Council committees?

3. Reports to committees always end with the financial implications of the official's recommendations, but the report last week makes no mention of this. Unlike OCHDA, which has much marine and legal expertise within its membership, the council manifestly does not, and will have to buy in all the professional services needed to set up a municipal port. This will be £100k and then some.

Does the failure of officials to inform the Board of the financial implications of their recommendations invalidate their decision or can it permit a challenge at full council?

#### **Response from Committee**

The Chair confirmed that Mr Martin's questions would be forward onto the appropriate department and a response in writing would be issued to him.

### **Questions from Marri Malloy – Oban Community Council (OCC)**

4. Could Officers stop sending automatic replies to emails submitted by the OCC, which are raised on behalf of the community and please reply in full?

#### **Response from Committee**

The Chair confirmed that Mrs Malloy's concerns would be forwarded to the relevant departments.

## **8. ARGYLL COMMUNITY HOUSING ASSOCIATION ANNUAL UPDATE**

The Committee gave consideration to an annual update presentation for the Oban, Lorn and the Isles area by the Chief Executive of the Argyll Community Housing Association (ACHA).

**Decision**

The Oban, Lorn and the Isles Area Committee;

1. noted the contents of the presentation; and
2. thanked the Chief Executive of ACHA for his input over many years and wished him well in his retirement.

(Reference: Presentation by Chief Executive of the Argyll Community Housing Association dated 8 December 2021, submitted)

**9. ARGYLL AND BUTE HSCP ANNUAL PERFORMANCE REPORT 2020/21**

The Committee gave consideration to the Argyll and Bute Health and Social Care Partnership (HSCP) Annual Performance Report for 2020/21.

**Decision**

The Oban, Lorn and the Isles Area Committee noted and considered the Annual Performance Report for the Health and Social Care Partnership (HSCP) for the year 2020/21.

(Reference: Report by Executive Director Head of Strategic Planning and Performance, HSCP dated 8 December 2021, submitted)

**10. CHARITABLE TRUSTS BEQUESTS AND TRUST FUNDS**

The Committee gave consideration to a report which provided details on of a number of the Trusts and Bequests that remain active in the Oban, Lorn and the Isles Area and sought agreement regarding their ongoing distribution and management.

**Decision**

1. noted the financial position of the Charitable Trusts, Bequests and Trust Funds as of July 2021;
2. agreed that a moratorium be placed on awards being made from the James McKechnies Trust and the Miss Mary A McNivens Trust;
3. agreed that the charities and trust funds, that have historically been awarded to Council Departments and Allied Partners, are awarded on the basis outlined in paragraph 5.5 and defined within appendix 1; and
4. noted that officers are in ongoing dialogue with representatives from the Lord Advocates office to establish appropriate methods of distributing those funds that have no established distribution arrangements.

(Reference: Report by Executive Director with responsibility for Legal and Regulatory Support dated October 2021, submitted)

**11. DRAFT OBAN, LORN AND THE ISLES AREA COMMITTEE WORKPLAN**

The Draft Oban, Lorn and the Isles Area Committee Workplan, as of December 2021, was before to the Committee for noting.

**Decision**

The Oban, Lorn and the Isles Area Committee noted the Workplan.

(Reference: Draft Oban, Lorn and the Isles Area Committee Workplan, submitted)

**12. JOHN OF LORN BEQUEST APPLICATIONS**

**(a) Report by Executive Director with responsibility for Legal and Regulatory Support**

The Committee gave consideration to a report which contained information regarding 54 applications that had been received for support from the John of Lorn Bequest.

**Decision**

The Oban, Lorn and the Isles Area Committee:

1. awarded £100 to the 18 family applicants who meet the criteria;
2. awarded £50 to the 12 individual applicants who meet the criteria;
3. refused the 13 family applicants who did not meet the criteria;
4. refused the 11 individual applicants who did not meet the criteria, and
5. agreed to continue with the current distribution arrangements and criteria for awards to be made from the John of Lorn Bequest.

(Reference: Report by Executive Director with responsibility for Legal and Regulatory Support dated 18 October 2021, submitted)

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**MINUTES of MEETING of OBAN LORN & THE ISLES COMMUNITY PLANNING GROUP held by  
MICROSOFT TEAMS  
on WEDNESDAY, 16 FEBRUARY 2022**

**Present:** Kevin Champion – Oban High School (Chair)  
Councillor Elaine Robertson  
Councillor Sir Jamie McGrigor  
Stuart McLean – Committee Manager, Argyll and Bute Council  
Becky Hothersall – Community Development Officer, Argyll and Bute Council  
Kirsty MacKenzie – Carers Act Officer, Argyll and Bute Council  
Cathy Cameron – Time for Change Argyll and Bute  
Joan Best – Crossroads North Argyll  
Inspector Ian Hutchison – Police Scotland  
PC Laura Evans – Police Scotland  
Catriona Petit – Hope Kitchen  
Laura Corbe – Oban Community Council  
Duncan Martin – Oban Community Council  
John Sweeney – Scottish Fire and Rescue Service  
Mike Clifford – Scottish Fire and Rescue Service  
Ali Martin – Minority Ethnic Carers of People Project (MECOPP)  
Susan MacRae – Skills Development Scotland  
Judith Hawcroft – North Argyll Carers Centre  
Kirsty McLuckie – Oban Youth Café

**1. WELCOME AND APOLOGIES**

The Chair opened the meeting and welcomed everyone to the Oban, Lorn and the Isles Area Community Planning Group.

Apologies for absence were intimated on behalf of:

Ronnie Kelly - Department for Work and Pensions;  
George Turner – Scottish Ambulance Service;  
Carol Flett – Islands Living Well Network; and  
Brian Smith – Live Argyll Community Learning Service.

**2. DECLARATIONS OF INTEREST**

There were no declarations of interest.

**3. MINUTES**

**(a) Oban, Lorn and the Isles Community Planning Group - 10 November 2021**

The minute of the Oban, Lorn and the Isles Area Community Planning Group meeting held on Wednesday, 10 November 2021 was approved as a correct record.

The Chair highlighted that there would be a vacancy for a Vice-Chair of the Group following the next meeting in April 2022. The Chair and Vice-Chair outlined information about the role, and encouraged anyone who may be interested to get in touch with them.

#### **4. AREA COMMUNITY PLANNING GROUP GOVERNANCE**

##### **(a) Area Community Planning Group Governance Arrangements**

The Group considered a report which asked Members to consider the updated Terms of Reference for the Group and membership of the Group. The report also noted planned future meeting dates until May 2023.

It was noted that any other suggestions for new organisations to join the Group could be submitted to Stuart McLean following the meeting.

##### **Decision**

The Oban, Lorn and the Isles Area Community Planning Group:

1. considered and adopted the Terms of Reference at Appendix 1 of the report and agreed that they would be reviewed on an annual basis to ensure their ongoing currency and appropriateness for the work of the Group as it developed over time;
2. considered and agreed the Membership of the Group at Appendix 2 of the report, subject to the addition of Skills Development Scotland;
3. agreed to invite Oban Community Harbour Development Association (OCHDA) and the Dunbeg woodlands group to join the Membership of the Group;
4. agreed that the Membership of the Group would be reviewed on an annual basis to ensure currency and appropriateness for the work of the Group as it developed over time;
5. noted that the next meeting of the Group would take place on Wednesday 27<sup>th</sup> April 2022; and
6. noted the dates for future meetings of Wednesday 17<sup>th</sup> August 2022, Wednesday 9<sup>th</sup> November 2022, Wednesday 8<sup>th</sup> February 2023, and Wednesday 10<sup>th</sup> May 2023.

(Reference: Report by Stuart McLean, Committee Manager, Argyll and Bute Council, dated 16<sup>th</sup> February 2022, submitted)

#### **5. COMMUNITY PLANNING PARTNERSHIP MANAGEMENT COMMITTEE UPDATE**

The Group considered a briefing note which provided information around matters discussed during a virtual meeting of the Community Planning Partnership (CPP) Management Committee, held on 8<sup>th</sup> December 2021.

Stuart McLean highlighted work being undertaken by the Climate Change Working Group to establish a climate change strategy; a presentation provided by Takki Sulaiman, Argyll and Bute Third Sector Interface, on community wealth building; and a presentation by Fergus Walker, Argyll and Bute Council, on financial inclusion.

##### **Decision**

The Oban, Lorn and the Isles Area Community Planning Group considered and noted the briefing note.

(Reference: Report by Shona Barton, Committee Manager, Argyll and Bute Council, dated 16<sup>th</sup> February 2022, submitted)

## 6. PARTNERS UPDATE

### (a) **Scottish Fire and Rescue Service - Oban, Lorn and the Isles Q3 2021/22**

The Group considered a report from the Scottish Fire and Rescue Service (SFRS), which provided an overview of the SFRS FQ3 review of local performance across Oban, Lorn and the Isles for the period 2021-22. John Sweeney highlighted information within the report around incidents during this period; recent community safety activity; and new smoke detector legislation.

Discussion took place around Home Fire Safety Visits (HFSVs) and the ways in which people could be referred to SFRS for assistance. John encouraged those who required further information in relation to the new smoke detector legislation to access information available on the Scottish Government website in the first instance, noting that a QR code link to this had been included in the report.

#### **Decision**

The Oban, Lorn and the Isles Area Community Planning Group considered and noted the information provided.

(Reference: Report by Barry Colvan, Watch Commander/Local Authority Liaison Officer, Scottish Fire and Rescue Service, submitted)

### (b) **Community Learning Service Update**

The Group considered a written update from the Live Argyll Community Learning Service, which included information around the election of three new local Members of the Scottish Youth Parliament (MSYPs). The update also included information in relation to Youth Action Groups; the outcome of support for learners which had been provided through the No One Left Behind (NOLB) initiative; and the results of the recent HMIE inspection of the Community Learning and Development team. An overview of the Youth Work Recovery Education Programme was also included in the update.

#### **Decision**

The Oban, Lorn and the Isles Area Community Planning Group:

1. considered and noted the information provided;
2. noted that, in the absence of a representative from the Live Argyll Community Learning Service, any questions could be forwarded to Stuart McLean following the meeting and any responses would then be circulated to the Group; and
3. agreed that congratulations should be sent on behalf of the Group to the

newly elected Members of the Scottish Youth Parliament.

(Reference: Update by Brian Smith, Team Leader – Live Argyll Community Learning Service, submitted)

(c) **Department for Work and Pensions Update**

The Group considered a written update from the Department for Work and Pensions (DWP) which included statistical information on clients receiving Universal Credit and other benefits across the Argyll and Bute area, as well as information on various initiatives that the DWP were involved in. The update also included information relating to changes to the various support and benefits which were available, and the processes for accessing these.

Information was also provided in the written update relating to action being taken to help prevent pension scams; the tax liability of coronavirus support schemes; advice available for households experiencing financial difficulties; the Scottish Broadband Voucher Scheme; and an ongoing Early Learning and Childcare Consultation around data sharing.

**Decision**

The Oban, Lorn and the Isles Area Community Planning Group:

1. considered and noted the information provided; and
2. noted that, in the absence of a representative from the Department for Work and Pensions (DWP), any questions could be forwarded to Stuart McLean following the meeting and any responses would then be circulated to the Group.

(Reference: Update by Ronnie Kelly, Centre Manager, Department for Work and Pensions, submitted)

(d) **Opportunity for verbal updates by Community Planning Partners**

Becky Hothersall, Community Development Officer, Argyll and Bute Council

Becky Hothersall provided information around the Scotland's Census 2022 Argyll and Bute Engagement Event being held on 24<sup>th</sup> February 2022 between 2pm-3pm. She noted that the online event was aimed at community organisations across Argyll and Bute, and looked to assist them in supporting underrepresented groups to participate in the upcoming Census.

It was noted that further information around this, and details of how to join the event, had been uploaded to the Group's Basecamp site.

Joan Best, Crossroads North Argyll

Joan Best advised that the organisation were very busy providing respite support for 48 unpaid carers. She also outlined information around the implementation of a service on Mull; support being provided for new carers across the area; and an increase in referrals for support.

Joan encouraged anyone who may be interested in working with the organisation to get in touch with her, as they did require new staff while the service continued to develop.

### Catriona Petit, Hope Kitchen

Catriona Petit highlighted that issues were being faced around household budgets due to the rise in fuel prices, and partnership working was being undertaken to collate information to assist people with this.

Catriona advised that she looked forward to working with Ali Martin in her new Minority Ethnic Carers of People Project role supporting travelling communities. She noted that Hope Kitchen had also been working with NHS Dementia Support Workers and welcoming more people with a dementia diagnosis into Hope Kitchen. It was noted that Hope Kitchen had also been undertaking more Homestart related project work.

### Judith Hawcroft, North Argyll Carers Centre

Judith Hawcroft advised that the Centre were receiving a huge number of new referrals for carers identified as requiring support. She noted that the Centre were supporting a large number of carers, including young carers, and also carrying out reviews of support plans.

Judith advised that there had been opportunities for more activities to take place following an easing of Covid-19 restrictions, and provided information around the day trips, outdoor activities and events that had been organised for carers.

### Inspector Ian Hutchison, Police Scotland

Inspector Hutchison introduced himself to the Group, following his recent appointment as Inspector. He provided information around recruitment in the area; support for forthcoming events; the Local Policing Plan 2020-23; efforts being made to promote and educate people on the enforcement of new livestock legislation; the implementation of the Keep Safe scheme and Herbert Protocol to assist vulnerable people; an increase in instances of fraud and efforts being made to tackle this; and an anticipated increase in people in the area during the tourist season.

It was noted that a report which provided further information around these issues would be circulated to the Group following the meeting.

Discussion focused around fraud and whether suspected instances of fraud should be reported to the Police. Inspector Hutchison confirmed that instances of suspected fraud should be communicated to the Police, noting that fraud was underreported and information sharing was important to reduce this.

John Sweeney welcomed Inspector Hutchison to the Group and advised that he hoped to build on previous positive partnership working between SFRS and Police Scotland in future.

### Ali Martin, Minority Ethnic Carers of People Project (MECOPP)

Ali Martin introduced herself as the new Support and Development Worker for MECOPP. She provided information around the work that she would be doing to support the Gypsy Traveller community to improve access to accommodation and to tackle racism and discrimination. She also outlined information around consultations and one-to-one support that she would be taking forward, following a delay in progressing COSLA and Scottish Government strategies during the Covid-19 pandemic.

Ali invited anyone who may be interested in working with MECOPP to get in touch with her. The representatives from Crossroads North Argyll and Skills Development Scotland agreed to contact Ali following the meeting.

## **7. COMMUNITY FOCUS - ARGYLL & BUTE'S TIME FOR CHANGE CLIMATE ACTION GROUP**

The Group considered a presentation by Cathy Cameron, Time for Change Argyll and Bute. The presentation provided an overview of the organisation's origin as a youth group and their development since then to include a wider member demographic; their purpose; the ongoing work to combat the climate crisis and the ways in which the organisation were progressing this; details of the organisations achievements since 2019; and information around the organisations plans for 2022.

The presentation also provided information in relation to some terms relating to climate change, as well as details of useful resources for anyone who wished to seek further information around the climate crisis. Cathy noted that Time for Change were able to assist local organisations with projects and provided past examples of positive local partnership working. In addition to the resources available in the presentation, Cathy also highlighted the Community Planning Partnership Climate Change Action Signposting.

Cathy outlined the ways in which Group members and Time for Change could provide mutual support to each other. She invited anyone who would like further information to contact Time for Change at [timeforchangeargyll@gmail.com](mailto:timeforchangeargyll@gmail.com).

Discussion took place around Carbon Literacy Training, with Cathy confirming that Time for Change were awaiting confirmation from the Council around this but understood that they were seeking a suitable provider. Cathy noted that Time for Change offer training, and Catriona Petit advised that Argyll and the Isles Coast and Countryside Trust also provide a two-day training course.

Following a request from Councillor Robertson, Cathy agreed to circulate a list of trees suitable for carbon reduction to the Group following the meeting.

### **Decision**

The Oban, Lorn and the Isles Area Community Planning Group considered and noted the information provided.

(Reference: Presentation by Cathy Cameron, Time for Change Argyll and Bute, submitted)

## **8. CLIMATE CHANGE**

(a) **Climate Change Working Group Minutes - 16 December 2021**

The minutes of a recent meeting of the Climate Change Working Group, held on Thursday 16<sup>th</sup> December 2021, were before the Group for noting and relevant discussion.

Laura Corbe, as the Group's representative on the Climate Change Working Group, provided information around the background of the Climate Change Working Group; their aim to reach net zero before national targets; their plans to define the main aims of the group and to develop an engagement plan in collaboration with local organisations; and the proposed employment of a Project Officer to progress the work of the Group.

**Decision**

The Oban, Lorn and the Isles Area Community Planning Group:

1. considered and noted the minutes of the Climate Change Working Group meeting held on Thursday 16<sup>th</sup> December 2021; and
2. considered and noted the additional information provided by Laura Corbe as the Climate Change Working Group representative.

(Reference: Minute of the Climate Change Working Group, held on Thursday 16<sup>th</sup> December 2021, submitted)

(b) **Opportunity for updates on community based initiatives**

The Group were invited to provide any updates on community based climate change initiatives.

Councillor McGrigor raised concerns around the effects of global warming on the number of insects and pollinators. Discussion took place around beekeeping, and John Sweeney advised that he was undertaking investigations into land at the back of Oban Fire Station being used as a bee habitat. The Chair noted that he would be interested in collaborating with SFRS around this, if progressed, as Oban High School offered beekeeping qualifications.

Catriona Petit also highlighted the Green Shoots garden at Hope Kitchen, advising that this was a place where people could grow fruit and vegetables locally. She noted that bees were also kept in the garden.

**Decision**

The Oban, Lorn and the Isles Area Community Planning Group:

1. considered and noted the updates provided; and
2. agreed that this would remain as a standing item on future agendas.

**9. OBAN BID FOR CITY STATUS**

The Group considered a report which provided an update to Members on the Oban Bid for City Status as part of the Civic Honours. The report provided information around the background of the bid; the benefits of city status; and the reason behind Oban's selection for the bid.

Councillor Robertson encouraged people to read through the bid submission, a link to which was included within the report, as it was very interesting. The Chair provided information around an increase in families enrolling at Oban High School, noting that there were exciting things happening in the area.

### **Decision**

The Oban, Lorn and the Isles Area Community Planning Group:

1. considered and noted the contents of the report; and
2. noted that in the absence of a representative from the Council's Development and Economic Growth service, any questions could be forwarded to Stuart McLean following the meeting and any responses would then be circulated to the Group.

(Reference: Report by Fergus Murray, Head of Development and Economic Growth, Argyll and Bute Council, dated 19<sup>th</sup> January 2022, submitted)

### **10. DATE OF NEXT MEETING**

The Group noted that the next meeting of the Oban, Lorn and the Isles Area Community Planning Group would take place at 10:00 a.m. on Wednesday, 27<sup>th</sup> April 2022.



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**ARGYLL AND BUTE COUNCIL****OBAN, LORN AND THE ISLES  
AREA COMMITTEE****CUSTOMER SUPPORT SERVICES****9 MARCH 2022**

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**AREA SCORECARD FQ3 2021/22**

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**1 Background**

- 1.1 This paper presents the Area Report and Scorecard for Financial Quarter 3 2021/22 (October to December 2021) and illustrates the agreed performance measures.
- 1.2 A summary of all the measures is included at the start of the report. The summary provides an overview of the number of measures and how many are Red, Amber, Green or No Target.
- 1.3 A short key to symbols / layout is attached. (Appendix 1).
- 1.4 An illustration of how the Business Outcomes align to the Corporate Outcomes is attached (Appendix 2).
- 1.5 All Public Sector Bodies have a statutory to comply with Accessibility Legislation. This requires that public sector websites must be accessible.

We are currently working to improve our presentation of information on the website to meet accessibility criteria and so will be making some changes to the way that pdf report that provides performance detail of current and previous quarters (Appendix 3) and Scorecard images (Appendix 4) are published on the website.

It is proposed that an amended report template and Scorecard are electronically circulated to Members for information and approval.

- 1.6 The Committee are also asked to consider if the Scorecard images by Corporate Outcome are still of value. These supplementary images by Corporate Outcome were introduced prior to the more regular use of Tablets and digital ways of working.

If the supplementary images add little or no value it is proposed that their production and circulation is ceased.

It should be noted that Pyramid remains live and all measures can be navigated as usual through the front screen.

- 1.7 It should be noted that as a consequence of 1.5 and 1.6 going forward there may be one performance report in a revised format with no supporting Scorecard(s).

- 1.8 To improve the response to performance queries, it is requested that either the Responsible Named Officer or Sonya Thomas are contacted once the Quarterly Performance Report is received with any queries. This should enable some queries being resolved or clarified prior to the Area Committee meeting, and therefore being carried forward as Actions at a subsequent meeting.

## **2 Recommendations**

2.1 It is recommended that the Area Committee –

- a) Notes and considers the performance and supporting commentary as presented.
- b) Upon receipt of the Quarterly Performance Report the Area Committee contact either the Responsible Named Officer or Sonya Thomas with any queries.
- c) Note that work is ongoing and to respond to Sonya Thomas with requests or comments regarding the layout and format of the Performance Report and Scorecard.
- d) Note the requirement to amend the current report template and Scorecard.
- e) Agree that an amended report template and Scorecard are electronically circulated to Members for information and approval to meet the FQ4 2021/22 reporting deadline.
- f) Agree to end the production and circulation of the supplementary images of the Scorecard by Corporate Outcome images.

## **3.0 IMPLICATIONS**

**3.1** Policy: None

**3.2** Financial: None

**3.3** Legal: None

**3.4** HR: None

**3.5** Fairer Scotland Duty: No impact assessment required for this report.

3.5.1 Equalities: None. If requested the Area Committee Performance Report can be supplied in a different format.

3.5.2 Socio-economic Duty: None

3.5.3 Islands: None

**3.6** Climate Change: None

**3.7** Risk: None

**3.8** Customer Service: None

**Kirsty Flanagan, Executive Director with responsibility for Customer Support Services**

**Jane Fowler  
Head of Customer Support Services**

For further information, please contact:

Sonya Thomas

Organisation Development Officer - Performance and Improvement

Customer Support Services

01546 604454

Appendix 1: Key to symbols

Appendix 2: Illustration to Business Outcomes to Corporate Outcomes

Appendix 3: FQ3 2021/22 Word Report in pdf format

Appendix 4: FQ3 2021/22 OL&I Scorecard

## PERFORMANCE REPORTS – KEYS TO SYMBOLS

### WORD REPORT

#### STATUS SYMBOL

- This is colour coded and indicates if the performance is good – Green; or off track – Red

#### TREND ARROW

- This indicates the trend of the performance between the last two periods

#### NAME IN BRACKETS (StreetScene)

- This indicates not only where in Pyramid you can find the data but also what team in the council deals with this element of performance

#### GREY SUCCESS MEASURE

- This indicates that the performance measure is a council-wide one

#### WHITE SUCCESS MEASURE

- This indicates that the performance measure is a local area one

### ON GRAPHS IN PYRAMID

#### GREEN

- Performance is positively within desired parameters / meeting target / positively exceeding target

#### RED

- Performance is negatively out-with desired parameters / not meeting target / negatively exceeding target

#### KEY

- There is a key / explanation to each graph indicating Target / Actual / Benchmark alongside each graph

### THE SCORECARD

- This is a plain summary of the success measures
- It mirrors the word report – BUT without commentary / names / teams
- It is simply a picture

Joint Over-arching Vision	Argyll and Bute’s Economic Success is built on a growing population						
Council Mission	Making Argyll and Bute a place people choose to Live, Learn, Work and do Business						
	Choose Argyll, Love Argyll						
	A Place people choose to Live			A Place people choose to Learn	A Place people choose to Work and Do Business		Getting It Right
Corporate Outcomes	People live active healthier and independent lives	People will live in safer and stronger communities	Children and young people have the best possible start	Education, Skills and training maximise opportunities for all	Our economy is diverse and thriving	We have an infrastructure that supports sustainable growth	
Business Outcomes	<b>BO101</b> We Ensure Information And Support Is Available For Everyone.	<b>BO104</b> Our Communities Are Protected And Supported.	<b>BO106</b> Our Looked After Young People Are Supported By Effective Corporate Parenting.	<b>BO108</b> All Our Children And Young People Are Supported To Realise Their Potential.	<b>BO110</b> We Support Businesses, Employment And Development Opportunities.	<b>BO113</b> Our Infrastructure Is Safe And Fit For The Future.	<b>BO115</b> We Are Efficient And Cost Effective.
	<b>BO102</b> We Provide Support, Prevention And Opportunities To Help People Make Better Lifestyle Choices.	<b>BO105</b> Our Natural And Built Environment Is Protected And Respected.	<b>BO107</b> The Support And Lifestyle Needs Of Our Children, Young People, And Their Families Are Met.	<b>BO109</b> All Our Adults Are Supported To Realise Their Potential.	<b>BO111</b> We Influence And Engage With Businesses and Policy Makers.	<b>BO114</b> Our Communities Are Cleaner And Greener.	<b>BO116</b> We Engage And Work With Our Customers, Staff And Partners.
	<b>BO103</b> We Enable A Choice Of Suitable Housing Options.				<b>BO112</b> Argyll & Bute Is Promoted To Everyone.		<b>BO117</b> We Encourage Creativity And Innovation To Ensure Our Workforce Is Fit For The Future.
CROSS-CUTTING	Socio-Economic Duty, Equalities, Gaelic						
OUR VALUES	<p style="text-align: center;"><b>Caring, Committed, Collaborative &amp; Creative</b>  <b>Cùramach, Dealasach, Cruthachail agus Com-pàirteach</b></p>						

## OBAN, LORN & THE ISLES FQ3 2021/22 OVERALL PERFORMANCE SUMMARY

The table below presents a summary of all of the success measures in the scorecard.  
They show the performance against targets and the trend against the previous quarter's performance.

SUMMARY OF PERFORMANCE AGAINST TARGETS	FQ2 2021/22	FQ3 2021/22	GREEN RED NO TARGET TOTAL
	11	9	
	7	9	
	12	12	
	30	30	

### OLI Area Scorecard FQ3 2021/22

Performance element	Status	Performance Trend	Target FQ2	Actual FQ2	Target FQ3	Actual FQ3	Owner	Comments
<b>Corporate Outcome No 1 - People live active, healthier and independent lives</b>								
Number of affordable social sector new builds - OLI (Housing Services)	●	↑	19	19	23	23	Allan Brandie	<b>FQ3 2021/22 OLI</b> 23 completions in Oban, Lorn and the Isles during quarter 3. Link Group achieved completion of a further 23 General Needs units for Social Rent at Dunbeg (as part of Phase 3) comprising:- 21 x 2 bed 4 person units, 1 x 3 bed 6 person 1 x 4 bed 7 person units in December 2021. Other onsite projects have slipped into 2022 due to covid-related supply & staffing issues.
								<b>FQ2 2021/22 OLI</b> During quarter 2 there were 19 completions across all four areas. Bute and Cowal - 0, Helensburgh and Lomond - 0, Mid Argyll, Kintyre and Islay - 0, Oban, Lorn and the Isles - Link handed over a further 19 social rented units of the 300 units at Dunbeg due for completion this year, bringing total to date to 55 (with 36 in Q1). The annual Strategic Housing investment Plan (SHIP) targets are: Bute and Cowal - 9, Helensburgh and Lomond - 10, Oban, Lorn and the Isles - 302, Mid Argyll, Kintyre and Islay - 42. The annual targets for 2021/22 is 363 completions. RSLs note ongoing supply shortages in materials and labour causing some slippage with programme.
DEG103_01-Number of new affordable homes completed per annum (Housing Services)	●	↑	19	19	23	23	Allan Brandie	<b>FQ3 2021/22 A&amp;B</b> 23 completions in Oban, Lorn and the Isles during quarter 3. Link Group achieved completion of a further 23 General Needs units for Social Rent at Dunbeg (as part of Phase 3) comprising:- 21 x 2 bed 4 person units, 1 x 3 bed 6 person 1 x 4 bed 7 person units in December 2021. Other onsite projects have slipped into 2022 due to Covid-related supply and staffing issues.
								<b>FQ2 2021/22 A&amp;B</b> During quarter 2 there were 19 completions across all four areas. Bute and Cowal - 0, Helensburgh and Lomond - 0, Mid Argyll, Kintyre and Islay - 0, Oban, Lorn and the Isles - Link handed over a further 19 social rented units of the 300 units at Dunbeg due for completion this year, bringing total to date to 55 (with 36 in Q1). The annual Strategic Housing investment Plan (SHIP) targets are: Bute and Cowal - 9, Helensburgh and Lomond - 10, Oban, Lorn and the Isles - 302, Mid Argyll, Kintyre and Islay - 42. The annual targets for 2021/22 is 363 completions. RSLs note ongoing supply shortages in materials and labour causing some slippage with programme.

## OLI Area Scorecard FQ3 2021/22

Performance element	Status	Performance Trend	Target FQ2	Actual FQ2	Target FQ3	Actual FQ3	Owner	Comments
<b>Corporate Outcome No.2 - People live in safer and stronger communities</b>								
OLI - Number of parking penalty notices issued (Streetscene OLI)		↓	No Target	260	No Target	143	Hugh O'Neill	<b>FQ3 2021/22 OLI</b> Corran 1 pay and display car park free, all car parks free for two weeks before Christmas. Lining issues in various areas - a number of work instructions for road markings to be carried out however, due to weather issues, lining contractors are not always able to attend.
								<b>FQ2 2021/22 OLI</b> Returning to normal but not as busy as pre-Covid.
A&B - Number of parking penalty notices issued (StreetScene)		↓	No Target	1,583	No Target	973	Hugh O'Neill	<b>FQ3 2021/22 A&amp;B</b> Pay and display car parks free for two weeks before Christmas, lining issues in various areas.
								<b>FQ2 2021/22 A&amp;B</b> Lomondside busy with vistors, other areas not at pre-Covid levels.

## OLI Area Scorecard FQ3 2021/22

Performance element	Status	Performance Trend	Target FQ2	Actual FQ2	Target FQ3	Actual FQ3	Owner	Comments
Car parking income to date - OLI (Streetscene OLI)	●	↑	£226,694	£238,160	£391,339	£377,606	Hugh O'Neill	<b>FQ3 2021/22 OLI</b> As a knock-on effect of Covid-19, the anticipated budgets across all four areas have been reviewed. For OLI there has been an under-recovery in FQ1 and an over-recovery in FQ2 and FQ3.
								<b>FQ2 2021/22 OLI</b> The income recorded at FQ2 has seen a vast improvement compared to the FQ1 data. Similar to other areas, there will be some impact from processing, where some of the income arose from FQ1 but wasn't recorded on the ledger until FQ2. There is, generally, a return towards something approaching pre-Covid behaviour which is reflected in the income figures.
<i>Corran No1, Oban</i>				£29,731			<i>Income collected each FQ.</i>	
<i>Craignure, Mull</i>				£962		£9,117		
<i>North Pier, Oban</i>				£30,352		£499		
<i>Corran No2, Oban</i>				£15,450		£17,668		
<i>Longsdale, Oban</i>				£3,309		£6,468		
<i>Non-Trunk, Oban</i>				£68,802		£2,243		
<i>Lochavullin, Oban</i>				£8,414		£47,132		
<i>Gananvan, Oban</i>				£3,811		£5,204		
<i>Trunk, Oban</i>				£12,846		£2,193		
<i>Albany Street, Oban</i>				£7,570		£11,728		
<i>Fionnphort, Mull</i>				£7,345		£3,574		
<i>Oban</i>				-£30		£9,538		
<i>Tweedale Street, Oban</i>				£31,680		£3,284		
<i>Market Street, Oban</i>				£2,884		£18,024		
<i>Esplanade, Oban</i>				£2,798		£959		
<i>Non Charging - OLI</i>				£0		£1,749		
<i>Ledaig, Tobermory</i>				£0		£0		
						£67		



## OLI Area Scorecard FQ3 2021/22

Performance element	Status	Performance Trend	Target FQ2	Actual FQ2	Target FQ3	Actual FQ3	Owner	Comments
Car parking income to date - A&B (StreetScene)	●	↑	£485,808	£491,275	£660,069	£699,363	Hugh O'Neill	<b>FQ3 2021/22 A&amp;B</b> The recovery from Covid regulations has seen a slow return to more normal parking which has seen parking income improve in some areas. The anticipated income was £660,069, we have recovered £699,363 across the whole of Argyll and Bute.
								<b>FQ2 2021/22 A&amp;B</b> While FQ1 showed a significant under-recovery in anticipated income, FQ2 appears to demonstrate a return to pre-Covid behaviour. An element of the under-recovery in FQ1 is likely due to the processes for cashless payments reaching the ledger, however, it is clear that FQ1 income was significantly impacted by on-going Covid lockdown effects. Three of the four areas are showing higher than anticipated income with only B&C continuing to under-recover. It should be noted, however, that a new Warden is due to start in B&C in mid-October which is expected to have a positive impact on both driver and parking behaviour and income recovery.

## OLI Area Scorecard FQ3 2021/22

Performance element	Status	Performance Trend	Target FQ2	Actual FQ2	Target FQ3	Actual FQ3	Owner	Comments
Dog fouling - total number of complaints OLI (Streetscene OLI)	●	↑	12	6	12	4	Tom Murphy	<b>FQ3 2021/22 OLI</b> There were only 4 dog fouling complaints received for the OLI area for the 3rd quarter, this is a reduction again on last quarter and is very good. The service is aware of the public's perception of this issue and will continue to monitor it.
								<b>FQ2 2021/22 OLI</b> There were only 6 dog fouling complaints received for the FQ2 period for the OLI area, this is very good however the warden service will continue to engage with all parties to further reduce the number of complaints.
Dog fouling - total number of complaints A&B (StreetScene)	●	↓	78	46	78	60	Tom Murphy	<b>FQ3 2021/22 A&amp;B</b> Again this quarter the number of dog fouling complaints remain high, this is disappointing, however we are aware of a particular problem area in Bute and the Warden is liaising with the Housing Association to deal with this. The warden service will continue to engage with all parties in an attempt to reduce these complaints. It is difficult to catch a person committing an offence as the majority of the complainants wish to remain anonymous.
								<b>FQ2 2021/22 A&amp;B</b> Although the number of dog fouling complaints has reduced this quarter it still remains high. The warden service will continue to engage with all parties in an attempt to explain and educate on the issues of dog fouling, however it is difficult to catch a person committing an offence as the majority of the complainants wish to remain anonymous.

## OLI Area Scorecard FQ3 2021/22

Performance element	Status	Performance Trend	Target FQ2	Actual FQ2	Target FQ3	Actual FQ3	Owner	Comments
LEAMS [Local Environment Audit and Management System] - OLI Lorn (Cleanliness Monitoring Systems) <b>MONTHLY DATA COMBINED TO SHOW QUARTERLY AVERAGE</b>	●	⇒	73	83	73	83	Tom Murphy	<b>FQ3 2021/22 OLI Lorn</b> The street cleanliness again this quarter for the Lorn area remains high with October 77, November 85 and December 86.
								<b>FQ2 2021/22 OLI Lorn</b> Again this quarter the level of street cleanliness within the Lorn area remains high with July 87, August 76 and September 85.
LEAMS [Local Environment Audit and Management System] - OLI Mull (Cleanliness Monitoring Systems) <b>MONTHLY DATA COMBINED TO SHOW QUARTERLY AVERAGE</b>	●	↓	73	85	73	56	Tom Murphy	<b>FQ3 2021/22 OLI Mull</b> Unfortunately due to Covid there are no street cleanliness figures for the month of October on Mull, November recorded 67, however for the month of December the score was 100 %, this is excellent.
								<b>FQ2 2021/22 OLI Mull</b> The street cleanliness for the 2nd quarter in Mull is very good and each month well exceed the national standard and benchmark figure with July 86, August 91 and September 79.
LEAMS [Local Environment Audit and Management System] - Argyll and Bute monthly average (Cleanliness Monitoring Systems) <b>MONTHLY DATA COMBINED TO SHOW QUARTERLY AVERAGE</b>	●	↓	73	81	73	78	Tom Murphy	<b>FQ3 2021/22 A&amp;B</b> The department continues to deliver a high standard of street cleanliness for the months of October, November and December, the role of the Amenity Wardens plays a key part in this.
								<b>FQ2 2021/22 A&amp;B</b> Again this quarter the level of street cleanliness remains at a very high standard. The role of the Amenity Wardens has had a key influence around littering and dog fouling to assist in maintaining the good level of performance.

## OLI Area Scorecard FQ3 2021/22

Performance element	Status	Performance Trend	Target FQ2	Actual FQ2	Target FQ3	Actual FQ3	Owner	Comments
<b>Corporate Outcome No.3 - Children and young people have the best possible start</b>								
No Area Committee Measures to report on for Corporate Outcome 3.								
<b>Corporate Outcome No.4 - Education, skills and training maximises opportunities for all</b>								
OLI-Maintain the percentage of 16-19 year olds participating in education, training or employment (Youth Services)	●	⇒	94.00%	95.05%	94.00%	95.05%	Simon Easton	<b>FQ3 2021/22 OLI</b> The Annual Participation Measure is collated and reported on once a year, normally September.
								<b>FQ2 2021/22 OLI</b> Developing Young Workforce co-ordinators are now well established within each cluster and making contact with employers.
EDU107_04-Maintain the percentage of 16-19 year olds in Argyll and Bute participating in education, training or employment (Youth Services)	●	⇒	94.00%	93.50%	94.00%	93.50%	Simon Easton	<b>FQ3 2021/22 A&amp;B</b> The Annual Participation Measure for 2020-21 was released on 31st August 2021. In Argyll and Bute 93.5% of young people aged 16-19 were participating (in work, training or education). This figure is 1.3% above the national average. 3.2% were not participating, which is equal with the national average. 3.3% were unconfirmed, which is 1.3% below the national average. Continuous engagement between schools, businesses, Developing the Young Workforce Coordinators, further and higher education establishments and other partners is in place to ensure the highest possible number of young people moving from school into work, training or ongoing education.
								<b>FQ2 2021/22 A&amp;B</b> The Annual Participation Measure for 2020-21 was released on 31st August 2021. In Argyll and Bute 93.5% of young people aged 16-19 were participating (in work, training or education). This figure is 1.3% above the national average. 3.2% were not participating, which is equal with the national average. 3.3% were unconfirmed, which is 1.3% below the national average.

## OLI Area Scorecard FQ3 2021/22

Performance element	Status	Performance Trend	Target FQ2	Actual FQ2	Target FQ3	Actual FQ3	Owner	Comments
<b>Corporate Outcome No.5 - The economy is diverse and thriving</b>								
Percentage of pre-application enquiries processed within 20 working days - OLI (Planning Applications)	●	↑	75.0%	59.4%	75.0%	59.6%	Peter Bain	<b>FQ3 2021/22 OLI</b> The OL&I team has carried vacancies and experienced staff turnover in posts over a prolonged period. Following some successful recruitment, the team are working through a backlog of PREAPP's, many of which will naturally exceed the 20 working day target. The team continues to experience staff turnover, but the volume of pre-applications processed remains high. In terms of timescale, 59.6% were processed within 20 working days, but it should be noted that the volume was 39% greater than the same period last year.
								<b>FQ2 2021/22 OLI</b> The turnaround time for pre-applications in FQ2 fell to 54.3% closed in 20 working days. However there was a 57% increase in pre-applications received when compared to the same period last year. It should be noted that the Oban, Lorne & The Isles Team operated with 1x FTE vacancy throughout FQ2. Following recent recruitment, the position has been offered to the successful candidate with an anticipated start date in November.
Percentage of pre-application enquiries processed within 20 working days - A&B (Planning Applications)	●	↓	75.0%	65.5%	75.0%	61.7%	Peter Bain	<b>FQ3 2021/22 A&amp;B</b> The Development Management Team continues to operate with reduced resource. Although the situation improved slightly in FQ3 following some success in recruitment, it will naturally take time for those taking up vacant posts to get up to speed. 61.7% of pre-application enquiries were turned around in 20 working days, against a target of 75%. Anecdotal evidence suggests that this is partly due to some Officers now being able to work through a backlog of PRE-APP's. (The OL&I team closed 40% more PREAPP's than they received in FQ3, for example.)
								<b>FQ2 2021/22 A&amp;B</b> The Development Management Team is seeing an uplift in demand for the service, whilst operating at reduced capacity in terms of resource - this is reflected in the performance for FQ2, which traditionally sees a higher level of annual leave taken. 65.5% of pre-application enquiries were turned around in 20 working days, against a target of 75% The volume of enquiries has increased by over a third since the same period last year. During FQ2, a new Planning Officer joined the team in Mid-Argyll, but the Oban team continued to operate throughout the whole period with a vacant post. The position has been offered to the successful candidate with an anticipated start date in November. This will bring the team up to the minimum resource level required to operate the service for the first time in over a year.

## OLI Area Scorecard FQ3 2021/22

Performance element	Status	Performance Trend	Target FQ2	Actual FQ2	Target FQ3	Actual FQ3	Owner	Comments
Householder planning apps: ave no. of weeks to determine - OLI (Planning Applications)	●	↑↑	8.0 wks	9.2 wks	8.0 wks	8.4 wks	Peter Bain	<b>FQ3 2021/22 OLI</b> The Oban, Lorn and the Isles team took an average of 8.4 weeks to determine "householder" applications in FQ3, an improvement on the 9.2 weeks recorded in FQ2.
								<b>FQ2 2021/22 OLI</b> The average turnaround time for householder planning applications was 9.2 weeks, however this figure is impacted by a single application which took six months to determine. It should be noted that the Oban, Lorne & The Isles Team operated with 1x FTE vacancy throughout FQ2. Following recent recruitment, the position has been offered to the successful candidate with an anticipated start date in November.

## OLI Area Scorecard FQ3 2021/22

Performance element	Status	Performance Trend	Target FQ2	Actual FQ2	Target FQ3	Actual FQ3	Owner	Comments
Householder planning apps: ave no. of weeks to determine - ABC (Planning Applications)	●	↓	8.0 wks	9.7 wks	8.0 wks	11.8 wks	Peter Bain	<b>FQ3 2021/22 A&amp;B</b> The Development Management Team continues to operate with reduced resource. Although the situation improved slightly in FQ3 following some success in recruitment, it will naturally take time for those taking up vacant posts to get up to speed. The volume of "householder" applications processed saw a 17.5% increase on FQ2. The headline performance figure of an average of 11.8 weeks to determine these applications, is skewed by 3 applications which took over 6 months to determine. The longest (19/00135/PP) took 2.1 years. Without these three excessive applications, the average time to determine would have been 10.4 weeks.
								<b>Benchmarking 2019/20, 2020/21 and 2021/22</b> This is one of several measures where the Development Management service is benchmarked against The Scottish Government and "Rural 9" average performance. Changes made by The Scottish Government in reporting cycles, have necessitated changes to the way we input benchmarking figures in Pyramid: 1) The annual benchmark figure, when published in July each year will be used to retrospectively update every FQ for that FY (applied to FY 2019/20 & FY 2020/21). 2) This will be projected forward throughout the four FQ's of the next FY* (as has been standard practice in Development Management for over a decade now). * projected benchmark figures are necessary to populate the field in Scorecard, due to the fact that information is now only published by The Scottish Government twice a year.
								<b>FQ2 2021/22 A&amp;B</b> The Development Management Team is seeing an uplift in demand for the service, whilst operating at reduced capacity in terms of resource - this is reflected in the performance for FQ2, which traditionally sees a higher level of annual leave taken. Following the temporary addition of a colleague to our Central Validation Team, the number of applications validated increased by 22% over the same period last year. (Demonstrating our commitment to "Grow Your Own", this succession planning for the impending retirement of a key member of the CVT has shown dividends.) When reporting against applications determined, performance in terms of timescale of delivery saw a reduction in all areas. However, this must be set against a 25% increase in volume compared to the same period last year: - Householder Applications +14% - Local (excl HH) Applications +13% - Other* Applications +85% *The category of "Other" applications constitute those for which we receive very little income, as laid down in legislation. The 74 applications determined, attracted the sum of £2,982 (or £40.30 each) at times of budgetary challenges being experienced by Local Planning Authorities. During FQ2, a new Planning Officer joined the team in Mid-Argyll, but the Oban team continued to operate throughout the whole period with a vacant post. The position has been offered to the successful candidate with an anticipated start date in November. This will bring the team up to the minimum resource level required to operate the service for the first time in over a year.

## OLI Area Scorecard FQ3 2021/22

Performance element	Status	Performance Trend	Target FQ2	Actual FQ2	Target FQ3	Actual FQ3	Owner	Comments
<b>Corporate Outcome No.6 - We have infrastructure that supports sustainable growth</b>								
Street lighting - OLI percentage of faults repaired within 10 days (Street Lighting - Maintenance)	●	↑	75%	29%	75%	31%	Hugh O'Neill	<b>FQ3 2021/22 OLI</b> During the festive shutdown reports of dark lamps and lighting faults have continued to come in which has increased the number of outstanding lighting issues as staff were off. After discussions with the Head of Service for RIS, Operations have now fully taken on Street Lighting to maximise the oversight and management of this part of the service. Staff have also been on leave as well as one member of staff returning on a phased return after a long term absence, options in regards to supplementing staffing levels are being considered in line with available budget to reduce the number of faults currently outstanding which is in excess of 250. Again this should be taken in context with the service managing in excess of 14000 street lights.
								<b>FQ2 2021/22 OLI</b> Over the last 12 months, outstanding street lighting defects have been reduced from approx. 350 down to approx. 180 faults. To set the context there are approx. 14,000 lighting units across the whole Argyll and Bute lighting area which means that we have just over 1% with reported faults. This includes underground cabling faults of which we have 14 currently recorded. This number could increase following further attendance on site when fault diagnostic work is carried out to fully identify the underlying fault cause. We continue to run with absence within the team including currently one colleague who was hospitalised through Covid and is expected to be off for some while. In order to address the current 180 or so lighting faults, the Lighting Team have been asked to make a Monday and a Wednesday return to the RIS Leadership Team setting out the number of faults that have been repaired and the number of faults that are existing. In some areas subcontractors may well be utilised to enable the current lighting backlog to be resolved. Lighting performance and working towards meeting the current performance targets will continue on the RIS Leadership agenda. It should be noted that lighting faults usually rise in the winter months.



## OLI Area Scorecard FQ3 2021/22

Performance element	Status	Performance Trend	Target FQ2	Actual FQ2	Target FQ3	Actual FQ3	Owner	Comments
RIS113_05-The percentage of street lighting fault repairs are completed within 10 working days (Street Lighting - Maintenance)	●	↑	75%	31%	75%	59%	Hugh O'Neill	<b>FQ3 2021/22 A&amp;B</b> Due to the darker evenings, the winter period is the most common time of year for reports of dark lamps and lighting faults, coupled with the Festive Council shut down, we saw an increase in the number of lighting issues being reported. In FQ2, the number of street lighting outstanding faults reported sat at c.180 with 31% being repaired within the 10 day timeframe. In FQ3, the number of street lighting outstanding faults reported, increased to c.250, with 59% being repaired within the 10 day timeframe. The service acknowledges that performance is still below target and is continuing to work with the action plan, which has been implemented to improve performance. This is reflective of the festive shut down as well as staff absence and staffing levels in line with our budget. Options to supplementing staffing levels are being progressed to reduce the number of faults currently outstanding which is in excess of 250. Again, this should be taken in context with the service managing in excess of 14000 street lights, with c.250 issues being less than 2% of our total lighting responsibilities. Management will continue to review this matter as a high priority, and monitor performance on a weekly basis.
								<b>FQ2 2021/22 A&amp;B</b> Over the last 12 months, outstanding street lighting defects have been reduced from approx. 350 down to approx. 180 faults. To set the context there are approx. 14,000 lighting units across the whole Argyll and Bute lighting area which means that we have just over 1% with reported faults. This includes underground cabling faults of which we have 14 currently recorded. This number could increase following further attendance on site when fault diagnostic work is carried out to fully identify the underlying fault cause. We continue to run with absence within the team including currently one colleague who was hospitalised through Covid and is expected to be off for some while. In order to address the current 180 or so lighting faults, the Lighting Team have been asked to make a Monday and a Wednesday return to the RIS Leadership Team setting out the number of faults that have been repaired and the number of faults that are existing. In some areas subcontractors may well be utilised to enable the current lighting backlog to be resolved. Lighting performance and working towards meeting the current performance targets will continue on the RIS Leadership agenda. It should be noted that lighting faults usually rise in the winter months.

## OLI Area Scorecard FQ3 2021/22

Performance element	Status	Performance Trend	Target FQ2	Actual FQ2	Target FQ3	Actual FQ3	Owner	Comments
Total number of complaints regarding waste collection - OLI Lorn (Streetscene OLI)		⇒	No Target	0	No Target	0	Tom Murphy	<b>FQ3 2021/22 OLI Lorn</b> Again this quarter there were no waste collection complaints for the OLI area, given this number of properties serviced this is excellent
								<b>FQ2 2021/22 OLI Lorn</b> Again this month there were no waste collection complaints received for the Lorn area, an excellent level of service give the number of properties serviced.
Total number of complaints regarding waste collection - OLI Mull (Streetscene OLI)		⇒	No Target	0	No Target	0	Tom Murphy	<b>FQ3 2021/22 OLI Mull</b> There were no waste collection complaints received for the Island of Mull again this quarter, excellent level of service.
								<b>FQ2 2021/22 OLI Mull</b> There were no waste collection complaints received for the Isle of Mull for the 2nd quarter, again an excellent level of service.
Total number of complaints regarding waste collection - A&B (StreetScene)		⇒	No Target	0	No Target	0	Tom Murphy	<b>FQ3 2021/22 A&amp;B</b> Again this quarter there were no waste collection complaints, this is an excellent level of service given the number of domestic and commercial properties serviced throughout Argyll and Bute.
								<b>FQ2 2021/22 A&amp;B</b> Again this quarter there were no waste collection complaints received in relation to the service. This is an excellent level of service given the number of properties serviced.

## OLI Area Scorecard FQ3 2021/22

Performance element	Status	Performance Trend	Target FQ2	Actual FQ2	Target FQ3	Actual FQ3	Owner	Comments
RIS114_01-The percentage of waste that is recycled, composted and recovered (Waste Management Performance)	●	↑	45.0%	50.5%	45.0%	50.6%	John Blake	<b>FQ3 2021/22 A&amp;B</b> 50.6% recycling, composting and recovery (37.9% recycling/composting plus 12.7% recovery). Year to date rate of 49.2% similar to pre-Covid levels. Overall municipal waste tonnages however, have risen so far in 21/22 year compared to first 3 quarters combined in 19/20 year (pre-Covid) by circa 5%. This is likely in part due to high visitor numbers during the summer months and some new housing developments coming on stream in 2021.
								<b>FQ2 2021/22 A&amp;B</b> 50.5% recycling ,composting and recovery in Q2 (35.0% recycling/composting plus 15.5% recovery). Recycling levels back to normal with rates similar to pre-Covid levels.
Shanks - Percentage of waste recycled, composted and recovered (Waste Management Performance)		↑	No Target	52.8%	No Target	53.1%	John Blake	<b>FQ3 2021/22 Waste PPP Area</b> 53.1% recycling, composting and recovery (36.3% recycling/composting plus 16.8% recovery). Year to date figure of 50.5% (32.4% recycling/composting plus 18.1% recovery). Municipal waste tonnages have risen so far in 21/22 year compared to first 3 quarters combined in 19/20 year (pre-Covid). This is likely in part due to high visitor numbers during the summer months and some new housing developments coming on stream in 2021.
								<b>FQ2 2021/22 Waste PPP Area</b> 52.8% recycling ,composting and recovery in Q2 (30.6% recycling/composting plus 22.2% recovery). Recycling levels back to normal with rates similar to pre-Covid levels.
Islands - Percentage of waste recycled, composted and recovered (Waste Management Performance)		↑	No Target	37.2%	No Target	39.0%	John Blake	<b>FQ3 2021/22 Islands</b> 39.0% recycling, composting and recovery (37.6% recycling/composting plus 1.4% recovery). Year to date figure of 36.7% (35.3% recycling/composting plus 1.4% recovery). Municipal waste tonnages have risen so far in 21/22 year compared to first 3 quarters combined in 19/20 year (pre-Covid). This is likely in part due to high visitor numbers during the summer months in 2021.
								<b>FQ2 2021/22 Islands</b> 37.2% recycling ,composting and recovery in Q2 (35.9% recycling/composting plus 1.3% recovery). Recycling levels more back to normal with rates closer to pre-Covid levels.
H&L - Percentage of waste recycled, composted and recovered (Waste Management Performance)		↓	No Target	51.2%	No Target	49.5%	John Blake	<b>FQ3 2021/22 H&amp;L</b> 49.5% recycling, composting and recovery (41.3% recycling/composting plus 8.2% recovery). Year to date figure of 51.0% (42.9% recycling/composting plus 8.1% recovery). Municipal waste tonnages have risen so far in 21/22 year compared to first 3 quarters combined in 19/20 year (pre-Covid). This is likely in part due to high visitor numbers during the summer months and some new housing developments coming on stream in 2021.
								<b>FQ2 2021/22 H&amp;L</b> 51.2% recycling ,composting and recovery in Q2 (43.2% recycling/composting plus 8.0% recovery). Recycling levels more back to normal with rates close to pre-Covid levels.

## OLI Area Scorecard FQ3 2021/22

Performance element	Status	Performance Trend	Target FQ2	Actual FQ2	Target FQ3	Actual FQ3	Owner	Comments
<b>Making It Happen</b>								
OLI Teacher absence (Education Other Attendance)		↓	No Target	0.91 days	No Target	1.87 days	Simon Easton	<b>FQ3 2021/22 OLI</b> There is a significant increase of almost 1 day in absence against the last quarter. Whilst an increase on the previous period follows seasonal variations due to the summer holiday period occurring in FQ2 this is the largest increase for 4 years.
								<b>FQ2 2021/22 OLI</b> Sickness absence levels have increased from the previous quarter which bucks the usual seasonal trend where absence falls in the summer holiday period. However, absence levels in Q1 for Teacher was very low and again was increase on the same quarter last year but again it was very low last year.
A&B Teacher absence (HR1 - Sickness Absence ABC)		↓	No Target	0.89 days	No Target	1.60 days	Simon Easton	<b>FQ3 2021/22 A&amp;B</b> There is a significant increase of almost 3/4 of a day from the last quarter. Although this is typical of the seasonal trend as the summer holidays occur in the FQ2 period it is a larger increase than we have had since 2017/18. Against the same quarter last year there has been a slight increase.
								<b>FQ2 2021/22 A&amp;B</b> Overall Teacher sickness absence levels have fallen from quarter one - this is a seasonal trend connected to the summer holiday period. Absence levels are also very slightly lower than the same quarter last year whereas LGE absence levels are significantly higher.
OLI LGE only (HR1 - Sickness absence ABC)		↓	No Target	2.92 days	No Target	3.20 days	Carolyn McAlpine	<b>FQ3 2021/22 OLI</b> There is an increase in absence against the last quarter. This follows seasonal variations as FQ2 is the summer holiday period which is always lower. There is also an increase against the same period last year. The reason for this may be an impact of Covid.
								<b>FQ2 2021/22 OLI</b> Absence levels have fallen slightly against the first quarter but we usually see a larger decrease because this is the summer holiday period. Against the same quarter last year we have seen an increase which is line with the rest of the LGE absence as last year this quarter was just as the country emerged out of lockdown.
A&B LGE staff summary - combined office and non-office (HR1 - Sickness Absence ABC)		↓	No Target	3.16 days	No Target	3.49 days	Carolyn McAlpine	<b>FQ3 2021/22 A&amp;B</b> There has been an increase in absence against the last quarter. Whilst this is usual due to the summer holiday period occurring during FQ2, for LGE staff this year the gap between the two periods is slightly larger than in previous years - excluding 20/21 (Covid Impacted). Against the same period last year there is an increase of about 1/2 day.
								<b>FQ2 2021/22 A&amp;B</b> Overall LGE sickness absence levels have fallen in this quarter which is in line with seasonal trends as this is the summer holiday period. The sickness absence levels have increased on the same period last year by almost a day and a third. The same period last year was just as we were emerging out of lockdown which had seen much lower levels of absence.



**OLI Area Scorecard 2021-22**  
FQ3 21/22

*'Making Argyll and Bute a place people choose to live, learn, work and do business'*

**Corporate Outcome - People live in safer and stronger communities**

Car Parking income to date - OL&I	Actual £ 377,606 <span style="color:red">R</span> Target £ 391,339 <span style="color:blue">↓</span>	Car Parking income to date - A&B	Actual £ 699,363 <span style="color:green">G</span> Target £ 660,069 <span style="color:blue">↓</span>
OLI - Number of Parking Penalty Notices Issued	Actual 143 <span style="color:blue">↓</span>	A&B - Number of Parking Penalty Notices Issued	Actual 973 <span style="color:blue">↓</span>
Dog fouling - total number of complaints OL&I-QUARTERLY	Actual 4 <span style="color:blue">↑</span> Target 12 <span style="color:blue">↑</span>	Dog fouling - total number of complaints A&B - QUARTERLY	Actual 60 <span style="color:green">G</span> Target 78 <span style="color:blue">↓</span>
LEAMS [Local Environment Audit and Management System] - OL&I Lorn	Actual 83 <span style="color:green">G</span> Target 73 <span style="color:blue">↑</span>	LEAMS [Local Environment Audit and Management System] - Argyll and Bute monthly average	Actual 78 <span style="color:green">G</span> Target 73 <span style="color:blue">↓</span>
LEAMS [Local Environment Audit and Management System] - OL&I Mull	Actual 56 <span style="color:red">R</span> Target 73 <span style="color:blue">↓</span>		

**Corporate Outcome - The economy is diverse and thriving**

Householder Planning Apps: Ave no of Weeks to Determine - OL&I	Actual 8.4 Wks <span style="color:red">R</span> Target 8.0 Wks <span style="color:blue">↓</span> Benchmark 11.8 Wks	Householder Planning Apps: Ave no of Weeks to Determine - ABC	Actual 11.8 Wks <span style="color:red">R</span> Target 8.0 Wks <span style="color:blue">↓</span> Benchmark 8.8 Wks
% of Pre-Application enquiries processed within 20 working days - OL&I	Actual 59.6 % <span style="color:red">R</span> Target 75.0 % <span style="color:blue">↓</span> Benchmark 61.7 %	% of Pre-application enquiries processed within 20 working days - A&B	Actual 61.7 % <span style="color:red">R</span> Target 75.0 % <span style="color:blue">↓</span>

**Making It Happen**

OL&I Teacher Absence	Actual 1.87 Days <span style="color:blue">↓</span>	A&B Teacher Absence	Actual 1.60 Days <span style="color:blue">↓</span>
OL&I LGE Only	Actual 3.20 Days <span style="color:blue">↓</span>	A&B LGE Staff Summary - Combined Office & Non Office	Actual 3.49 Days <span style="color:blue">↓</span>

**Corporate Outcome - People live active, healthier and independent lives**

Number of affordable social sector new builds - OL&I	Actual 23 <span style="color:green">G</span> Target 23 <span style="color:blue">↓</span>	Number of new affordable homes completed per annum.	Actual 23 <span style="color:green">G</span> Target 23 <span style="color:blue">↓</span> Benchmark 75 <span style="color:blue">↓</span>
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**Corporate Outcome - Education, skills and training maximises opportunities for all**

OLI-Maintain the percentage of 16-19 year olds participating in education, training or employment	Actual 95.05 % <span style="color:green">G</span> Target 94.00 % <span style="color:blue">↑</span>	EDU107_04-Maintain the percentage of 16-19 year olds in Argyll and Bute participating in education, training or employment	Actual 93.50 % <span style="color:red">R</span> Target 94.00 % <span style="color:red">R</span> Benchmark 92.60 % <span style="color:blue">↑</span>
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**Corporate Outcome - We have infrastructure that supports sustainable growth**

Street lighting - OL&I percentage of faults repaired within 10 days	Actual 31 % <span style="color:red">R</span> Target 75 % <span style="color:blue">↑</span>	RIS113_05-The percentage of street lighting fault repairs are completed within 10 working days	Actual 59 % <span style="color:red">R</span> Target 75 % <span style="color:blue">↑</span>
Total number of Complaints regarding Waste Collection - OL&I Lorn	Actual 0 <span style="color:blue">↑</span>	Total number of Complaints regarding Waste Collection - A&B	Actual 0 <span style="color:blue">↑</span>
Total number of Complaints regarding Waste Collection - OL&I Mull	Actual 0 <span style="color:blue">↑</span>		
Shanks - Percentage of Waste Recycled, Composted & Recovered	Actual 53.1 % <span style="color:blue">↑</span>		
Islands - Percentage of Waste Recycled, Composted & Recovered	Actual 39.0 % <span style="color:blue">↑</span>	RIS114_01-The percentage of waste that is recycled, composted or recovered	Actual 50.6 % <span style="color:green">G</span> Target 45.0 % <span style="color:blue">↑</span> Benchmark 46.7 %
H&L - Percentage of Waste Recycled, Composted & Recovered	Actual 49.5 % <span style="color:blue">↓</span>		



## OLI Area Scorecard 2021-22

FQ3 21/22

*'Making Argyll and Bute a place people choose to live, learn, work and do business'*

### Corporate Outcome - Education, skills and training maximises opportunities for all

OLI-Maintain the percentage of 16-19 year olds participating in education, training or employment	Actual 95.05 %	
	Target 94.00 %	

EDU107_04-Maintain the percentage of 16-19 year olds in Argyll and Bute participating in education, training or employment	Actual 93.50 %	
	Target 94.00 %	
	Benchmark 92.60 %	



## OLI Area Scorecard 2021-22

FQ3 21/22

*'Making Argyll and Bute a place people choose to live, learn, work and do business'*

### Corporate Outcome - People live active, healthier and independent lives

Number of affordable social sector new builds - OL&I	Actual 23	
	Target 23	

Number of new affordable homes completed per annum.	Actual 23	
	Target 23	
	Benchmark 75	



## OLI Area Scorecard 2021-22

FQ3 21/22

### 'Making Argyll and Bute a place people choose to live, learn, work and do business'

#### Corporate Outcome - The economy is diverse and thriving

Householder Planning Apps: Ave no of Weeks to Determine - OL&I	Actual	8.4 Wks	<b>R</b>
	Target	8.0 Wks	↑
	Benchmark	11.8 Wks	

Householder Planning Apps: Ave no of Weeks to Determine - ABC	Actual	11.8 Wks	<b>R</b>
	Target	8.0 Wks	↓
	Benchmark	8.8 Wks	

% of Pre-Application enquiries processed within 20 working days - OL&I	Actual	59.6 %	<b>R</b>
	Target	75.0 %	↑
	Benchmark	61.7 %	

% of Pre-application enquiries processed within 20 working days - A&B	Actual	61.7 %	<b>R</b>
	Target	75.0 %	↓



## OLI Area Scorecard 2021-22

FQ3 21/22

*'Making Argyll and Bute a place people choose to live, learn, work and do business'*

### Corporate Outcome - People live in safer and stronger communities

Car Parking income to date - OL&I	Actual	£ 377,606	<b>R</b>
	Target	£ 391,339	<b>↑</b>

Car Parking income to date - A&B	Actual	£ 699,363	<b>G</b>
	Target	£ 660,069	<b>↑</b>

OLI - Number of Parking Penalty Notices Issued	Actual	143	<b>↓</b>
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A&B - Number of Parking Penalty Notices Issued	Actual	973	<b>↓</b>
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Dog fouling - total number of complaints OL&I-QUARTERLY	Actual	4	<b>↑</b>
	Target	12	

Dog fouling - total number of complaints A&B - QUARTERLY	Actual	60	<b>G</b>
	Target	78	<b>↓</b>

LEAMS [Local Environment Audit and Management System] - OL&I Lorn	Actual	83	<b>G</b>
	Target	73	<b>→</b>

LEAMS [Local Environment Audit and Management System] - Argyll and Bute monthly average	Actual	78	<b>G</b>
	Target	73	<b>↓</b>

LEAMS [Local Environment Audit and Management System] - OL&I Mull	Actual	56	<b>R</b>
	Target	73	<b>↓</b>





## OLI Area Scorecard 2021-22

FQ3 21/22

*'Making Argyll and Bute a place people choose to live, learn, work and do business'*

### Corporate Outcome - We have infrastructure that supports sustainable growth

Street lighting - OL&I percentage of faults repaired within 10 days  
 Actual 31 % R  
 Target 75 % ↑

RIS113\_05-The percentage of street lighting fault repairs are completed within 10 working days  
 Actual 59 % R  
 Target 75 % ↑

Total number of Complaints regarding Waste Collection - OL&I Lorn  
 Actual 0 →

Total number of Complaints regarding Waste Collection - A&B  
 Actual 0 →

Total number of Complaints regarding Waste Collection - OL&I Mull  
 Actual 0 →

Shanks - Percentage of Waste Recycled, Composted & Recovered  
 Actual 53.1 % ↑

Islands - Percentage of Waste Recycled, Composted & Recovered  
 Actual 39.0 % ↑

RIS114\_01-The percentage of waste that is recycled, composted or recovered  
 Actual 50.6 % G  
 Target 45.0 % ↑  
 Benchmark 46.7 %

H&L - Percentage of Waste Recycled, Composted & Recovered  
 Actual 49.5 % ↓



## OLI Area Scorecard 2021-22

FQ3 21/22

***'Making Argyll and Bute a place people choose to live, learn, work and do business'***

### Making It Happen

OL&I Teacher Absence    Actual    1.87 Days    ↓

A&B Teacher Absence    Actual    1.60 Days    ↓

OL&I LGE Only    Actual    3.20 Days    ↓

A&B LGE Staff Summary -  
Combined Office & Non Office    Actual    3.49 Days    ↓

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**ARGYLL AND BUTE COUNCIL**

**OBAN, LORN AND THE ISLES  
AREA COMMITTEE**

**CHIEF EXECUTIVE'S UNIT**

**09 MARCH 2022**

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**SUPPORTING COMMUNITIES FUND 2022/23**

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**1.0 EXECUTIVE SUMMARY**

- 1.1 The purpose of this report is to decide on the allocation of the council's Supporting Communities Fund (SCF) for Oban, Lorn and the Isles
- 1.2 The total Supporting Communities Fund budget made available by the Council for allocation in Oban, Lorn and the Isles for distribution in 2022/23 is £24,030.29.
- 1.3 It is recommended that 11 applicants are awarded funding.
- 1.4 Applicants awarded funds from the council's Supporting Communities Fund have 18 months in which to spend the funds.

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ARGYLL AND BUTE COUNCIL

OBAN, LORN AND THE ISLES  
AREA COMMITTEE

CHIEF EXECUTIVE'S UNIT

09 MARCH 2022

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## SUPPORTING COMMUNITIES FUND 2022/23

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### 2.0 INTRODUCTION

- 2.1 The report details recommendations for the award of the Council's Supporting Communities Fund (SCF). The total Supporting Communities Fund budget made available by the Council for allocation in Oban, Lorn and the Isles for 2022/23 is £22,500. In addition, there are unspent funds returned from the financial periods 2018/19 of £650 and 2020/21 of £400. A further sum of £480.29 remaining from the Covid-19 Micro Grants Fund has been allocated to the OLI Supporting Communities Fund for distribution in 2022/2023. The total available for allocation is £24,030.29.
- 2.2 Organisations applying to the fund were able to request up to £2,500 and the period of spend is 18 months.
- 2.3 The SCF is a popular fund and has attracted 20 applications from the Oban, Lorn and the Isles area, requesting a total of £44,236.90 in funding.
- 2.4 Applications are scored against criteria set out in the guidance (<https://www.argyll-bute.gov.uk/council-and-government/third-sector-grants> )
- 2.5 Where an organisation has been recommended for an award and received funds in 2021/22, the award recommended within this report is either for a different project or where the original award has been spent and an End of Project Monitoring Form received.

### 3.0 RECOMMENDATIONS

- 3.1 Members are asked to agree that £1,050 of returned funding from previous Supporting Community Fund awards can be used in this round of funding. Information on the two returned amounts are detailed at 4.6 of the report.
- 3.2 Members are asked to agree that 11 applications are awarded funding from the Supporting Communities Fund budget totalling £24,030.29. These are listed in order of assessment score in Appendix 1 and details of the projects are noted in the same order in Appendix 2.

### 4.0 DETAIL

- 4.1 The SCF is marked through a robust process which involves financial checks and contact with the applicant to verify any information where required. All applicants need to provide satisfactory essential information on governance and finance to be eligible for further assessment. The scoring is based on a set of criteria outlined in the guidance and made available on the council's website: ([Guidance for applicants](#)). Applications to the fund in January 2022 must meet one or more of the criteria:
- Fairer Communities – tackling poverty by sharing opportunities.
  - Resilient Communities – rebuilding and repairing from a pandemic; noting that this is only in the case of the group being unable to access other specific funds for this, e.g. Scottish Government funding.
  - Greener, cleaner communities – climate change mitigation
  - Creative Communities – creativity for health and wellbeing
- 4.2 Of the 20 eligible applications (requesting a total of £44,236.90), 15 organisations have not applied to the fund within the previous two years. Applications to the fund are listed in assessment score order, in Appendix 1.
- 4.3 Of the eligible applications to the SCF, 11 are recommended to be awarded funding. Two of these are for island based projects. The applications recommended for funding are indicated in the recommendation column with 'Award' and are highlighted green; applications that are recommended for 'Award with conditions' are highlighted in amber in Appendix 1. The detail of the projects is in Appendix 2.
- 4.4 Unsuccessful applicants are marked as 'No Award' and highlighted in red in Appendix 1. These applicants will be offered support from the Community Development team and provided with information on alternative sources of funding available.
- 4.5 Successful projects funded have to complete a report at the end to evidence the impact of the spending of the money. The results of this are brought to Area Committee in March 2024, if not before depending on project duration.

- 4.6 Two amounts have been returned from previous rounds of funding and have not been included in a monitoring report to Area Committee: £650 returned by Oban Community Sensory Garden from 2018/19. The group were unable to complete their project initially due to illness and then the garden lease ending.

£400 awarded to Connel Community Council in 2020/21. The group did not take the award due to the Covid-19 restrictions preventing the World War 2 memorial event from taking place.

- 4.7 Remaining funds from the Covid-19 Micro Grants Fund of £480.29 have been allocated to the OLI Supporting Communities Fund for distribution in 2022/2023. These funds are ring fenced to the highest scoring project under the 'Resilient Communities' criteria.

## **5.0 CONCLUSION**

- 5.1 The Supporting Communities Fund application and assessment process has been completed as set out within its guidance (<https://www.argyll-bute.gov.uk/council-and-government/third-sector-grants> ).

- 5.2 The recommendations made fully allocate the funding available for financial year 2022/2023.

## **6.0 IMPLICATIONS**

- 6.1 Policy: N/A

- 6.2 Financial: Recommendations in the report are limited to the budget allocation available in 2022/23 for the Supporting Communities Fund in Oban, Lorn and the Isles.

- 6.3 Legal: Applications are initially assessed to ensure that groups are constituted with managed accounts.

- 6.4 HR: N/A

- 6.5 Fairer Scotland Duty: The Supporting Communities Fund supports community groups in tackling poverty, reducing inequality and building a fairer and more inclusive Scotland.

6.5.1 Equalities - protected characteristics: Applicants are given the options of receiving the application in large print and other languages.

6.5.2 Socio-economic Duty: None known

- 6.5.3 Islands: 7 of the applicant projects are island based. 2 of these are being recommended funding.
- 6.6 Climate Change: One of the four criteria within the process is specific to mitigating climate change.
- 6.7 Risk: risk to the public pound is managed through the assessment and scoring, and through end of project monitoring process.
- 6.8 Customer Service: None

**Pippa Milne**

**Chief Executive**

**Policy Lead Cllr Mary Jean Devon**

11 February 2022

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## **APPENDICES**

Appendix 1- Assessment Score and Recommendations

Appendix 2 – Project Summary Sheets

## Appendix 1 – Assessment Score and Recommendations

Ref	Applicant	Recommendation	Assessment Score	Value of Project	Amount Requested	Recommended Award 2022/23	Cumulative total
1	The Ardchattan Centre*	Award with conditions	8.2	£ 5,052.00	£2,492.00	£ 2,492.00	2,492.00
2	Aros Park Historic Walled Garden	Award	7.6	£ 15,315.00	£2,500.00	£ 2,500.00	4,992.00
3	Down's Syndrome Scotland (Oban and Area Positive Futures)	Award	7.1	£ 3,500.00	£2,500.00	£ 2,500.00	7,492.00
4	Oban Communities Trust Rockfield Centre - Lego Club	Award	7.1	£ 2,952.00	£2,412.00	£ 2,412.00	9,904.00
5	Argyll Wellbeing Hub	Award	7	£ 2,500.00	£2,500.00	£ 2,500.00	12,404.00
6	Mull and Iona Community Trust	Award with conditions	7	£ 38,755.00	£2,500.00	£ 2,500.00	14,904.00
7	Oban Communities Trust Rockfield Centre - Dye Garden	Award	6.7	£ 2,493.90	£2,493.90	£ 2,493.90	17,397.90
8	Oban Youth Café	Award	6.4	£ 6,720.00	£2,500.00	£ 2,500.00	19,897.90
9	Argyll and Bute Befrienders	Award	6.3	£ 2,500.00	£ 604.00	£ 604.00	20,501.90
10	Comunn Gàidhealach an Òbain (Oban Mod Academy)	Award with conditions (partial award)	6.2	£ 10,550.00	£2,500.00	£ 1,764.20	22,266.10
11	Oban FM Community Radio Ltd	Award (partial award)	6.2	£ 27,353.00	£2,150.00	£ 1,764.19	24,030.29
12	Hebridean Pursuits Outdoor Learning	No Award	6.1	£ 4,500.00	£2,500.00	£ -	24,030.29
13	Adventure Oban	No Award	6.1	£ 4,500.00	£2,500.00	£ -	24,030.29
14	Isle of Seil Golf Club	No Award	6	£ 3,916.00	£2,500.00	£ -	24,030.29
15	Lorn Agricultural Society	No Award	5.9	£ 4,680.00	£2,500.00	£ -	24,030.29
16	Lorn and Oban Healthy Options Ltd	No Award	5.9	£ 3,536.00	£2,240.00	£ -	24,030.29
17	Mull Museum	No Award	5.8	£ 12,699.00	£2,500.00	£ -	24,030.29
18	Craignure Bay Community Group	No Award	5.7	£ 2,381.00	£1,465.00	£ -	24,030.29
19	Solar Tiree CIC	No Award	5.7	£ 5,400.00	£1,000.00	£ -	24,030.29
20	Isle of Kerrera Development Trust	No Award	5.3	£ 2,406.00	£1,880.00	£ -	24,030.29
	<b>TOTAL</b>			<b>134,889.90</b>	<b>44,236.90</b>	<b>24,030.29</b>	

\* Project recommended to receive the remaining £480.29 from the Covid-19 Micro Grants Fund



**Appendix 2 – Project Summary Sheets**

Applications Received (in order of scoring by Community Development Officer)

For submission to Oban, Lorn and the Isles Area Committee for final decision (maximum value £2,500).

\* Project recommended to receive the remaining £480.29 from the Covid-19 Micro Grants Fund

Ref:	1
Applicant: The Ardchattan Centre *	
Recommended Award: £2,492.00	Assessment Score (out of 10): 8.2
Project Summary:	
<p>Costs are requested towards the delivery of two intergenerational family projects over 32 creative sessions for Bonawe and Barcaldine. This will create opportunities for the isolated communities to join after the effects of lockdown and enhance wellbeing. The funding will support transport and venue hire for 16 family workshops and 16 Heritage Group meetings as well as Coordinator time. The Heritage Group will focus on the area's 'Site of Special Scientific Interest' status and the local quarry. The workshops delivered will include print making, music and theatre sessions for families.</p>	
Recommendation:	Award with conditions
Conditions:	Return of End of Project Monitoring Form for 2021/22 SCF

Ref:	2
Applicant: Aros Park Historic Walled Garden	
Recommended Award: £2,500.00	Assessment Score (out of 10): 7.6
Project Summary:	
<p>Purchase of tools for volunteers to contribute to the repair of the stone wall surrounding the garden, recycling the existing stone. The funding will support rural skills training which will provide dry stone wall instruction for 50 volunteers. Tangible change will take place as volunteers work to a plan created by a horticultural designer. The project will restore the Victorian garden of the former Aros House, with areas dedicated to Australian connections, physics, heritage and the Beaton family.</p>	
Recommendation:	Award
Conditions:	None

Ref:	3
Applicant: Down's Syndrome Scotland (Oban and Area Positive Futures)	
Recommended Award: £2,500.00	Assessment Score (out of 10): 7.1
Project Summary:	
<p>Funding is requested to provide venue hire for 20 meetings for 11 families with children with Down's Syndrome. Makaton training will be available for the families to support better communication, sensory and educational play equipment will be provided. The project seeks to offer opportunities that enable access to sport and</p>	

music activities requiring additional support. The group provides overall support to families, linking them with services and professionals.	
Recommendation:	Award
Conditions:	None

Ref:	4
Applicant: Oban Communities Trust Rockfield Centre - Lego Club	
Recommended Award: £2,412.00	Assessment Score (out of 10): 7.1
Project Summary:	
The Master Builders – Lego & Creative Construction Club is requesting funding for their hall hire for 18 monthly family Lego club sessions, new Lego kits and other toy kits. Funding will provide an opportunity to refresh the club coming out of Covid-19 restrictions. The high use of the Lego means that the bricks are getting worn out, the Supporting Communities Fund helped start the club in 2017, it now welcomes 80 people from different backgrounds and improves children's confidence through shared challenges.	
Recommendation:	Award
Conditions:	None

Ref:	5
Applicant: Argyll Wellbeing Hub	
Recommended Award: £2,500.00	Assessment Score (out of 10): 7
Project Summary:	
Funding for a project in partnership with Oban Pride to support the LGBTI community to make connections, develop strengths and resilience, rebuild and thrive following Covid19 pandemic. Costs are requested for 24 sessions for Oban Pride for peer support meetings and two community events at the Hub, including the Oban Pride event in September 2022, followed by LGBT history month in February 2023. The project will support the inclusion of Oban Pride members in the Wellbeing Hub's volunteer training and provide access to walking groups, days outs, fitness classes as well as quarterly rapid HIV testing clinic in partnership with Waverley Care.	
Recommendation:	Award
Conditions:	None

Ref:	6
Applicant: Mull and Iona Community Trust	
Recommended Award: £2,500.00	Assessment Score (out of 10): 7
Project Summary:	
Funding is requested for the Community Ranger service based at Ardura Community Woodland. The project aims to connect people with places, improve local spaces and outdoor facilities, encouraging people from all backgrounds to enjoy Mull and Iona's countryside responsibly and take action to address biodiversity loss and climate change. The Community Ranger will work with volunteers on a diverse range of activities including path repairs, visitor liaison and management, a series of nature- based community events, development of a volunteer programme and an after school/ holiday club. Skills and team building	

opportunities are offered for high school pupils and outdoor therapy sessions will be delivered for local mental health support groups.	
<b>Recommendation:</b>	<b>Award with conditions</b>
Conditions:	Return of End of Project Monitoring Form for 2021/22 SCF

Ref:	7
Applicant: Oban Communities Trust Rockfield Centre - Dye Garden	
Recommended Award: £2,493.90	Assessment Score (out of 10): 6.7
Project Summary:	
Funding is sought for further development of the EcoCreative Cluster dye garden at The Rockfield Centre to provide seeds, compost, pots and path surface for horticultural activities. The activities will enhance visual amenity of the site, encourage biodiversity and increase wellbeing. The funding is requested to pay for 54 artist sessions and the development of a space by volunteers for a dye garden of plants harvested and used in artworks. The produce of the dye garden will inspire further community workshops focusing on natural dyeing techniques, the group aspires to eventually make items to sell in a shop on site.	
<b>Recommendation:</b>	<b>Award</b>
Conditions:	None

Ref:	8
Applicant: Oban Youth Cafe	
Recommended Award: £2,500.00	Assessment Score (out of 10): 6.4
Project Summary:	
Funding is requested to support group activities for 5 groups of 8 young people to have 10 free of charge creative or outdoor sessions. The sessions will be created by the young people, focusing on skills development, challenge, wellbeing, confidence building, friendship, and fun. They can choose from a list of activities including arts and crafts, camping, creative writing, rapping and beatboxing, yoga and photography.	
<b>Recommendation:</b>	<b>Award</b>
Conditions:	None

Ref:	9
Applicant: Argyll and Bute Befrienders	
Recommended Award: £604.00	Assessment Score (out of 10): 6.3
Project Summary:	
To fund therapeutic and personal development activities for young people affected by childhood adversity, where families are unable to afford the associated costs. Activity selection and co-ordination is supported by a volunteer befriender or support worker. Funds are requested to cover the fees of activity and workshop providers and entry fees for sporting and cultural activities. 57 sessions are planned in the Oban Lorn and the Isles area.	
<b>Recommendation:</b>	<b>Award</b>
Conditions:	None

Ref:	10
Applicant: Comunn Gàidhealach an Òbain (Oban Mod Academy)	
Recommended Award: £1,764.20	Assessment Score (out of 10): 6.2
Project Summary:	
Funding is requested for tutors for Gaelic conversation and Gaelic singing, with 350 hours of professional tuition and towards official MOD music and song downloads. The project encourages children to experience their Gaelic culture and heritage. The project offers an opportunity to bring people together around the cultural event and for the children to experience joy in learning their songs.	
Recommendation:	Award with conditions (partial award)
Conditions:	Return of End of Project Monitoring Form for 2019/20 SCF

Ref:	11
Applicant: Oban FM Community Radio Ltd	
Recommended Award: £1,764.19	Assessment Score (out of 10): 6.2
Project Summary:	
Funding is requested to support an improvement plan to update equipment and specialist software, to provide tutor fees, volunteer expenses and a project worker to develop a community survey report. Training on the new equipment will be provided for 30 volunteers, some of them island based, in community radio sessions, enabling them to log on remotely to broadcast from home. Oban FM is moving to the Rockfield Centre as part of the project, this is an opportunity to relaunch, expand and synergise with arts and culture groups.	
Recommendation:	Award (partial award)
Conditions:	None

Ref:	12
Applicant: Hebridean Pursuits Outdoor Learning	
Recommended Award: £0.00	Assessment Score (out of 10): 6.1
Project Summary:	
Regular outdoor activity sessions on a one-to-one basis with pupils from Oban High School, to include provision of 12 non- residential outdoor sessions and equipment for disadvantaged young people referred by the school's Family Liaison service, who will identify those in need of opportunities to improve their health and wellbeing. The project provides tailored sessions to give extra support to young people through difficult times enabling them to learn and grow through activities including hill walking, coasteering, climbing and abseiling, day camping, outdoor art sessions and gorge walking, delivered by an experienced instructor.	
Recommendation:	No Award
Conditions:	None

Ref:	13
Applicant: Adventure Oban	
Recommended Award: £0.00	Assessment Score (out of 10): 6.1
Project Summary:	

Provision of 'Come and Try' sporting sessions that compliment and extend the Adventure Library project. The project will provide 60 instructor hours for 'Come & Try' activity sessions with access to paddleboards and equipment. Funding is requested towards equipment maintenance and a gazebo, refreshments and transport hire including fuel costs. One-to-one support is offered for special needs participants. Once equipped with the necessary skills, participants can continue themselves, making the most of the local outdoor area. Free taster sessions are run in partnership with local clubs, breaking down financial and confidence barriers in taking up new activities.	
<b>Recommendation:</b>	<b>No Award</b>
<b>Conditions:</b>	None

Ref:	14
Applicant: Isle of Seil Golf Club	
Recommended Award: £0.00	Assessment Score (out of 10): 6
Project Summary:	
Funding is requested to improve the playing surface of the golf course on the Isle of Seil, to include machinery hire and purchase of grass seed, fertiliser and sand. This is a volunteer- led activity that will encourage use of the course by residents and will attract visitors and revenue. The Club is purchasing the parcel of land this year for the benefit of the island community, including the course itself and also the coastal area that is used by all, leaving insufficient funds for the usual maintenance of the greens and planned improvements.	
<b>Recommendation:</b>	<b>No Award</b>
<b>Conditions:</b>	None

Ref:	15
Applicant: Lorn Agricultural Society	
Recommended Award: £0.00	Assessment Score (out of 10): 5.9
Project Summary:	
Costs of running the annual show, funding is requested towards big show tent hire needed for the annual agricultural show at Tralee, Benderloch. Funding is required to help towards increasing costs of running the event. The event improves wellbeing and is an opportunity for farming communities usually working alone, to integrate socially and for the general community to see livestock, understand where their food comes from and what farmers do for a living.	
<b>Recommendation:</b>	<b>No Award</b>
<b>Conditions:</b>	None

Ref:	16
Applicant: Lorn and Oban Healthy Options Ltd	
Recommended Award: £0.00	Assessment Score (out of 10):5.9
Project Summary:	
Funding is requested towards ongoing training and supervision for Tai Chi/Qigong classes, including the purchase of recorded video sessions and face to face individual training, with professional tutor and support with a training day for volunteer tutors. The project will deliver Tai Chi/Qigong classes in Taynuilt with	

potential to roll out this to other communities via 3 volunteers on a similar basis of 3 classes per week in a 6- week block.	
<b>Recommendation:</b>	<b>No Award</b>
Conditions:	None

Ref:	17
Applicant: Mull Museum	
Recommended Award: £0.00	Assessment Score (out of 10): 5.8
Project Summary:	
<p>Costs are requested towards the post -excavation analysis of artefacts and biomass at a Norse farmstead site at Lephin on the Isle of Mull. This third and final phase of the project allows professional excavation of the site, identifying artefacts using scientific analysis and expertise of archaeologists to tell the story. A special publication will communicate local and national historical significance of the site and finds. The project seeks to involve the local community and primary school children in the exploration of their historic environment and encourage tourism to Mull.</p>	
<b>Recommendation:</b>	<b>No Award</b>
Conditions:	None

Ref:	18
Applicant: Craignure Bay Community Group	
Recommended Award: £0.00	Assessment Score (out of 10): 5.7
Project Summary:	
<p>To provide funding for a central village notice board, construction materials, groundworks machinery and landscaping. The project aims to create an attractive piece of street furniture designed by a local architect. A central point is needed for flyers as not everyone uses social media. Landscaping around the board will blend into the natural scene with cemented-in pebbles and rocks. Wood is locally sourced from Mull, this will be a locked, heavy-duty unit to withstand heavy weather as it will be placed near the ferry terminal.</p>	
<b>Recommendation:</b>	<b>No Award</b>
Conditions:	None

Ref:	19
Applicant: Solar Tiree CIC	
Recommended Award:£0.00	Assessment Score (out of 10): 5.7
Project Summary:	
<p>To support the establishment and development of Solar Tiree CIC, funding is requested towards the rent of a food and freezer store at Tiree community rural centre. The newly-formed CIC has the main aim of reducing hidden food poverty and isolation on Tiree and has developed discreet strategies to deliver food to 16 families in need. The community phone box is used as a foodbank. People are keen to reduce build-up of food waste by using food from the CoOp that is up to its use-by date and are not stigmatised by doing so.</p>	
<b>Recommendation:</b>	<b>No Award</b>
Conditions:	None

Ref:	20
Applicant: Isle of Kerrera Development Trust	
Recommended Award: £0.00	Assessment Score (out of 10): 5.3
Project Summary:	
Support for a second youth cycling event, costs are requested towards marquee hire, a sessional event coordinator for 6 days, prizes, transport, catering, safety equipment and insurance. The event will welcome up to 60 young people to participate in three off- road bike courses. The event aims to promote active travel, family cycling and bike skills.	
Recommendation:	No Award
Conditions:	None

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## School Profile 2020/21



## Oban High School Area Committee Report November 2021

## School Profile 2020/21

<u>School Name</u>	Oban High School
<u>School Address</u>	Soroba Road, Oban, Argyll, PA34 4JB
<u>Head Teacher</u>	Peter Bain

### **CONTEXT OF THE SCHOOL**

At Oban High School we seek to embrace the rich heritage and culture of the area whilst promoting a progressive, inclusive and holistic approach to education. Our vision and values permeate every aspect of school life. The school has 19 partner primary schools and has one of the largest geographical catchment areas in Scotland, catering for pupils from remote rural and island areas and large numbers of urban pupils. The pupils from nine islands stay in the school hostel throughout the school terms. Our catchment contains areas of deprivation between Decile 1 through to Decile 9 of the Scottish Index of Multiple Deprivation. Approximately 30% of our pupils have additional support needs.

To ensure a fully inclusive pastoral support structure, we have merged our severe and complex needs facility with both behaviour and learning support departments and inter-linked these across a full time Guidance structure. Our Clan System is central to our vision and values and was highly praised by the HMle. The core purpose of the clan system is to promote the concept of “family” and supporting each other; though competitive spirit also remains prominent as shown in our annual Highland Games and clan competitions throughout the year. Our pastoral support is also structured around the clans, with pupils coming together in assemblies and in tutor classes in clans. The assemblies (currently in virtual format) are led by pupil Clan leaders, thus allowing them valuable leadership experience.

We seek to use every opportunity to provide wider opportunities for our pupils, in and out of lessons. We celebrate staff collegiality and embrace a talent management philosophy through a number of opportunities to develop staff leadership. All staff are expected to lead some aspect of whole school improvement and development.

In order to provide the necessary qualifications, skills and experiences to equip our youngsters for life and work after school, we deliberately provide one of the broadest curriculums in Scotland. It is a policy which ensures a very high level of positive destinations for our pupils.

We have a good and developing record in promoting and celebrating wider achievement as evidenced by the number of pupils that take part in a very wide range of activities in and beyond school, many of which are recognised by certification (e.g. Mental Health and Wellbeing Award, YASS, Duke of Edinburgh).

Our young people make an impressive contribution to the wider life of the school community and are encouraged to take on leadership roles throughout the school. Leadership activities include involvement in the Senior Pupil Leadership Team (SPLT) in leading Clan Assemblies; leading the Pupil Council; running charity events; school events and representing the school at civic events both locally and nationally. The pupils were and continue to be co-authors of our curriculum. The SPLT lead groups of prefects on a weekly basis but also co-opt other pupils from across the school on an on-going basis, this includes a group of Junior Pupil Leaders from S3.

Wider achievement is also a key element in the senior phase of our curriculum with an extensive range of vocational opportunities being provided through our well established "*Pathways Programme*". This Programme, which Education Scotland uses as a model of good practice, is delivered in partnership with a wide variety of local businesses and partner Primary schools allowing senior pupils the opportunity to gain valuable experience on a weekly basis in a profession or industry that they wish to pursue after leaving school.

We have three "Schools" within Oban High which provide a higher and more specialist level of education in particular fields as well as providing greater breadth and opportunity across both the junior and senior curriculum. We believe all three "Schools" have a positive impact on future career progression; talent development, attainment, attendance, confidence and discipline

Working in partnership with the Scottish Rugby Union, our *School of Rugby* curricular programme is centred on the development of the whole child. The sport lends itself to developing leadership, fitness, responsibility, discipline, respect and sportsmanship. It also provides an opportunity for our students to excel in the sport whilst providing a pathway to represent the school, community, region and their country. This session we also introduced our School of Shinty which has the same aims as our School of Rugby.

Our *School of Traditional Music* utilises the experience and skills of nationally and inter-nationally renowned musicians to mentor, support and nurture the talents of our pupils who have a passion for traditional Scottish music. It provides our youngsters with the opportunity to develop their talents, both in terms of their instrument and in concert performances, to the point where they can either choose a career as professional musicians directly after school.

Our *School of Dance* gives pupils an opportunity to receive specialist dance tuition within the curriculum. The provision has had a positive impact on pupils' broader school life. Pupils themselves have spoken about it improving their confidence and having great pride in being part of Oban High School. Feeling valued and building strong relationships with staff and peers has really helped our pupils develop a positive attitude to school in general.

In addition to securing pupils a wide range of academic and vocational qualifications, we are also committed to providing effective and timely support to ensure that our pupils leave Oban High School with a positive destination. This is evidenced through our positive destination figures which have been consistently above the national and local authority averages in each of the last 5 years. We also have a successful record when it comes to ensuring pupils secure a university place with typically between 30-35% doing so. Although our figures for pupils moving onto further education is below the national average this can often be due to our rural nature and is offset by the extremely high employment rate we have with 35-40% of pupils going straight into work compared with the national average of around 20% for the last 5 years.

A wide range of vocational work based learning is undertaken in Oban High School, which is provided by 95 different employers, ( Covid 19 Guidance allowing) giving pupils the opportunity to select placements which they find relevant. Work experience is also used to personalise the timetables of pupils who are experiencing significant problems in engaging with mainstream education. Last session we continued to deliver Foundation Apprenticeships in Business Skills and Engineering and added an additional Foundation Apprenticeship in Construction. These qualifications can be up to the equivalent of two Highers, with work experience and theoretical work taking place hand in hand in an effort to bridge the gap between education and employment.

## **OHS and THS – Working in Partnership**

### **2019/20 - OHS to Tiree**

NPA Painting, Higher Business, National P.E, National 5 Computing, NPA Games Design

### **2020/21 – OHS to THS**

Higher Business, Higher Physics, NPA Radio Broadcasting and Journalism, NPA Games Design, Nat 5 Chemistry, Nat 5 Physics, Nat 5 Childcare

### **2020/21 – THS to OHS**

Nat 5 Biology and Nat 5 Music Technology.

### **2021/22 – OHS to THS**

Higher/N5 Business, H/N5 Admin, N5 Physics, H/N5 Chemistry, N5 Maths and H Art.

### **2021/22 – THS to OHS**

Nat 5/H Biology, N5/H Music Technology, N5 Modern Studies and NPA Creative and Digital Media.

Therefore, our partnership continues to develop with pupils at OHS as well as Tiree benefitting from VC lessons and subjects being delivered that would not otherwise be possible due to staffing or timetable constraints.

## School Roll

School roll as at Census	S4	S5	S6
2020/21	157	145	96

## SQA Results

### Levels A to C



### Levels A to D



## Summary

The following information has already been provided in a more expansive form to elected members invited to an attainment meeting. However, guidance from the Scottish Government states that Insight data cannot be shared publicly.

In session 2020 to 21 pass rates at Oban High school remained high at all levels at A to C and A to D. The Alternate Certification Model which was used for this session was based on demonstrated attainment, rather than the inferred attainment of the previous session. Moderation processes were again highly rigorous with both internal and external procedures in place.

Further attainment data shows us that our overall attainment in S4, S5 and S6 is strong and above our Virtual Comparator, Argyll and Bute and National attainment points.

For Breadth and Depth, the recent change to the curricular structure in S4 which allowed our pupils to sit 7 and up to 8 National 5 qualifications has seen attainment for 5+ Level 5 qualifications in S4 rise from 45.6% in 2020 to 63.69% in 2021. Our S5 pupils also performed very well with 25.2% gaining 5 or more Level 6 awards, a 10% increase on the previous year. The percentage of S5 pupils achieving 3 or more Level 6 awards also rose by 3.3% on the previous year. Our Leavers data which was published last year showed that 42% of all leavers at Oban High School had gained 5 or more Level 6 awards, this is a 14% increase from the previous session. Finally, the percentage of pupils gaining at least 1 Level 7 award increased from 10 to 16%.

We have worked hard to improve the attainment of our most deprived pupils and we can evidence that our pupils from our most deprived areas performed as well as or better than the National average.

Our performance in Literacy and Numeracy continues to be strong with 94% of our pupils achieving SCQF Level 4 and 73% achieving SCQF Level 5.

For wider achievement, statistical evidence shows that our pupils engage in significantly higher levels and across a wider suite of qualifications than the majority of schools nationally. This traditionally leads to, as previously published, a consistent trend of very high positive destinations for our young people.

## **Pupil and staff well-being**

Please use the link below to access our Health and Well-Being Policy

[Health and Wellness policy 2020](#)

## **Blended and home Learning**

In August 2021, with continued Covid 19 Health and Safety Issues in mind and the determination to keep some of the successful aspects of our previous Covid 19 timetable, we once again adapted our timetable structure. This allowed us to continue to have less movement around our building, longer teaching blocks for senior pupils and retained the ability to keep our pupils in safe bubbles, including staggered breaks, lunches and finish times. This has also allowed us to continue to provide pupils who are absent for any reason with uploaded lessons on a daily basis so that they do not fall behind with their learning.

## **Contingency planning**

Please use the link below to access our Planning document:

[Planning for recovery - engaging in a slow hurry](#)



## Overview

Measure	16/17	17/18	18/19	19/20	20/21	% change in Roll over 5 years <sup>1</sup>
Roll (as at census)	887	874	907	910	943	6.31%
Clothing and Footwear Grant (number of pupils) <sup>3</sup>	82	78	81	118	131	
Clothing and Footwear Grant (% of number of pupils)	9.24%	8.92%	8.64%	12.54%	13.55%	
Clothing and Footwear Grant (%) - Authority Average <sup>2</sup>	12.98%	11.77%	14.59%	15.96%	15.45%	
Free School Meals (number of pupils) <sup>3</sup>	67	63	68	79	101	
Free School Meals (% of number of pupils)	7.55%	7.21%	7.25%	8.39%	10.44%	
Free School Meals (%) - Authority Average <sup>2</sup>	10.53%	9.45%	11.31%	10.75%	12.34%	
Free School Meal - National Average for Secondary Schools (%) <sup>4</sup>	14.1%	14.40%	15%	15.6%	Not available	

## Attendance, Absence and Exclusions<sup>8</sup>

Measure	16/17	17/18	18/19	19/20	20/21	Range of Attendance (%) over 5 years <sup>8</sup>
<b>Attendance:</b>						
Attendance (% of school roll)	89.60%	89.71%	89.46%	88.62%		
Authorised Absence (% of school roll) <sup>8</sup>	6.77%	6.40%	7.52%	8.34%		
Unauthorised Absence (% of school roll)	3.61%	3.85%	2.97%	3.01%		
Attendance Number of Pupils (%) - Authority Average <sup>1</sup>	91.58%	91.24%	90.3%	90.01%		
Attendance Number of Pupils (%) - National Average <sup>9</sup>	91.2%	Not collated	90.7%	Not collated		

Measure	16/17	17/18	18/19	19/20 <sup>6</sup>	20/21 <sup>6</sup>
<b>Exclusions:</b>					
Exclusion Openings - number	55	112	173	55	47
Exclusion Incidents - number	23	31	51	20	16
Number of Pupils	20	23	32	14	13

## **Footnotes**

<sup>1</sup> Please note the % change in Roll over 5 years shows the percentage change in roll figures from 2016/17 to 2020/21 and is not an average.

<sup>2</sup> averages based on Secondary only

<sup>3</sup> FSMCG % based on whole school figures for session

<sup>4</sup> National average for FSM taken from School Healthy Living Survey Statistics 2020

<sup>5</sup> Attendance, Absence and Exclusion information is now collected on a biennial basis by Scottish Government.

<sup>6</sup> Exclusion data taken from Business Intelligence – Session 2020 – EXC 6 Individual School Cumulative Report

<sup>7</sup> attendance change figure shows percentage of change and is not an average

<sup>8</sup> Authorised absence includes bereavement, short – term exceptional domestic situations, religious observance, weddings of immediate family. Unauthorised absence includes truancy, unexplained absence and most family holidays during term time. Attendance and absence is outlined in Management Circular 3.03.

<sup>9</sup> National attendance statistics taken from Scottish Government Summary statistics for schools in Scotland.

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## School Profile 2020/21



## Tiree High School Area Committee Report November 2021

## School Profile 2020/21

<u>School Name</u>	Tiree High School
<u>School Address</u>	Isle of Tiree, Argyll PA77 6XA
<u>Head Teacher</u>	Peter Bain

### **CONTEXT OF THE SCHOOL**

Tiree High School and Tiree Primary School serves the island of Tiree providing Gaelic and English Medium Education (GME and EME). There are 106 children and young people on the school roll. The school has undergone a significant period of staff change very recently, with the appointment of an 'interim executive Headteacher'. He is the substantive Headteacher of Oban High School. He is supported by a substantive senior depute Headteacher who has operational responsibilities. In addition, the Headteacher is supported by the substantive depute Headteacher at Oban High School and the substantive Headteacher of St Columba's Primary.

Tiree Schools' educational provision is for children 3-18 years of age. The Nursery provides child care from 2 years old and is part of the 1140 hours pilot programme. There are two CCEW staff that allow provision of English and Gaelic sessions that recognises the value placed on the language by the community of Tiree.

The Primary school has two English-medium classes and two Gaelic-medium classes. Pupils are currently split into P1-3 and P4-7 classes for both Gaelic and English streams. For languages L1+2, the classes have (respectively) English and Gaelic as L2 and French for L3.

The High School provides courses of study in English, Mathematics, Gaelic, Physics, Chemistry, Computing Studies, Construction Crafts, Practical Woodwork, Graphic Communication, Modern Studies, Art, History, Geography, Music, Music Technology, Business Management, Physical Education and Biology. Some of these subjects are delivered to S4, 5 and 6 pupils by VC from Oban High School; biology, art and business studies which has increased the options for subjects that can be studied. In Primary and Secondary BGE, pupils study subjects across all eight curricular areas up to the end of S3. From this point, pupils choose six subjects to progress to SQA certification at the end of S4. In S5/6, pupils will

be expected to undertake 5 subjects. The current roll of the Secondary school is 30 pupils. The pupils all come under SIMD decile 5. Our PEF funding has been used to support pupils through a Breakfast Club every day and various initiatives to support studying and emotional well-being.

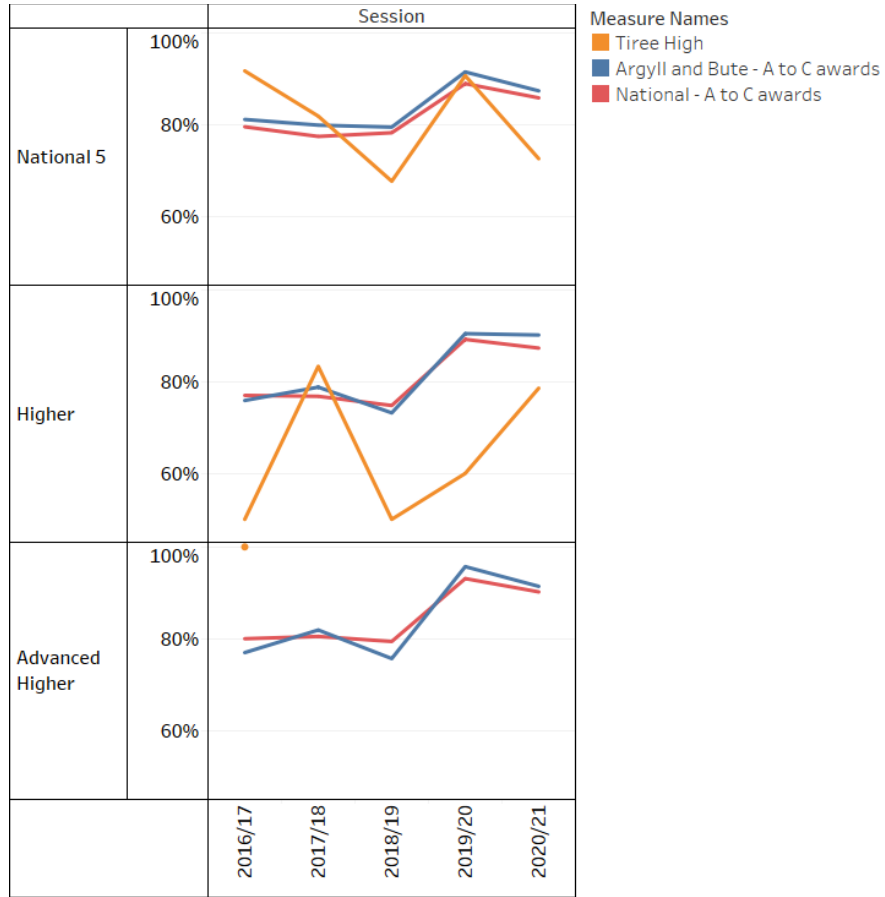
Tiree Schools' staffing comprises 17 teachers with 5 in Primary and 12 in Secondary, some of whom work part-time. In addition, learning in the Nursery is provided by 3 Pre-5 staff. Additional support comes from an IT technician and 4 classroom/ASN assistants

**School Roll**

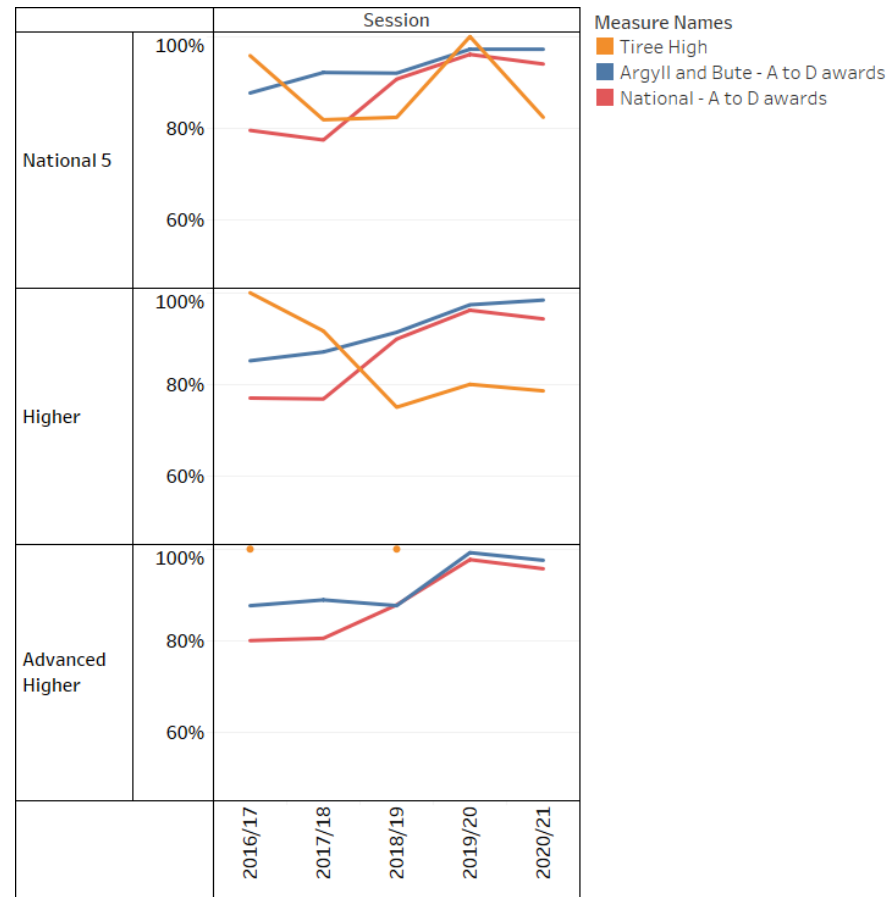
School roll as at Census	S4	S5	S6
2020/21	7	4	5

## SQA Results

### Levels A to C



### Levels A to D





## **OHS and THS – Working in Partnership- Course delivered through Google Meet**

### **2019/20 - OHS to Tiree**

NPA Painting, Higher Business, National P.E, National 5 Computing, NPA Games Design

### **2020/21 – OHS to THS**

Higher Business, Higher Physics, NPA Radio Broadcasting and Journalism, NPA Games Design, Nat 5 Chemistry, Nat 5 Physics, Nat 5 Childcare

### **2020/21 – THS to OHS**

Nat 5 Biology and Nat 5 Music Technology.

### **2021/22 – OHS to THS**

Higher/N5 Business, H/N5 Admin, N5 Physics, H/N5 Chemistry, N5 Maths and H Art.

### **2021/22 – THS to OHS**

Nat 5/H Biology, N5/H Music Technology, N5 Modern Studies and NPA Creative and Digital Media.

Therefore, our partnership continues to develop with pupils at OHS as well as Tiree benefitting from VC lessons and subjects being delivered that would not otherwise be possible due to staffing or timetable constraints.

## **Pupil and staff well-being**

Please use the link below to access our Health and Well-Being Policy

[Health and Wellness policy 2020](#)

## **Blended and home Learning**

In August 2021, with continued Covid 19 Health and Safety Issues in mind and the determination to keep some of the successful aspects of our previous Covid 19 timetable, we once again adapted our timetable structure. This allowed us to continue to have less movement around our building, longer teaching blocks for senior pupils and retained the ability to keep our pupils in safe bubbles, including staggered breaks, lunches and finish times. This has also allowed us to continue to provide pupils who are absent for any reason with uploaded lessons on a daily basis so that they do not fall behind with their learning.

## **Contingency planning**

Please use the link below to access our Planning document:

[Planning for recovery - engaging in a slow hurry](#)

## Overview

Measure	16/17	17/18	18/19	19/20	20/21	% change in Roll over 5 years <sup>1</sup>
Roll (as at census)	26	31	32	34	37	42.31%
Clothing and Footwear Grant (number of pupils) <sup>3</sup>	*	*	7	*	*	
Clothing and Footwear Grant (% of number of pupils)	*	*	21.21%	*	*	
Clothing and Footwear Grant (%) - Authority Average <sup>2</sup>	12.98%	11.77%	14.59%	15.96%	15.45%	
Free School Meals (number of pupils) <sup>3</sup>	6	*	*	*	*	
Free School Meals (% of number of pupils)	24.00%	*	*	*	*	
Free School Meals (%) - Authority Average <sup>2</sup>	10.53%	9.45%	11.31%	10.75%	12.34%	
Free School Meal - National Average for Secondary Schools (%) <sup>4</sup>	14.1%	14.40%	15%	15.6%	Not available	

## Attendance, Absence and Exclusions<sup>8</sup>

Measure	16/17	17/18	18/19	19/20	20/21	Range of Attendance (%) over 5 years <sup>8</sup>
<b>Attendance:</b>						
Attendance (% of school roll)	92.00%	90.14%	86.31%	83.70%		-
Authorised Absence (% of school roll) <sup>8</sup>	4.45%	6.09%	9.34%	10.68%		
Unauthorised Absence (% of school roll)	3.55%	3.71%	4.26%	5.58%		
Attendance Number of Pupils (%) - Authority Average <sup>1</sup>	91.58%	91.24%	90.3%	90.01%		
Attendance Number of Pupils (%) - National Average <sup>9</sup>	91.2%	Not collated	90.7%	Not collated	Not available	

Measure	16/17	17/18	18/19	19/20 <sup>6</sup>	20/21 <sup>6</sup>
<b>Exclusions:</b>					
Exclusion Openings - number	0	6	10	3	2
Exclusion Incidents - number	0	2	3	1	1
Number of Pupils	0	*	*	*	*

## **Footnotes**

<sup>1</sup> Please note the % change in Roll over 5 years shows the percentage change in roll figures from 2016/17 to 2020/21 and is not an average.

<sup>2</sup> averages based on Secondary only

<sup>3</sup> FSMCG % based on whole school figures for session

<sup>4</sup> National average for FSM taken from School Healthy Living Survey Statistics 2020

<sup>5</sup> Attendance, Absence and Exclusion information is now collected on a biennial basis by Scottish Government.

<sup>6</sup> Exclusion data taken from Business Intelligence – Session 2020 – EXC 6 Individual School Cumulative Report

<sup>7</sup> attendance change figure shows percentage of change and is not an average

<sup>8</sup> Authorised absence includes bereavement, short – term exceptional domestic situations, religious observance, weddings of immediate family. Unauthorised absence includes truancy, unexplained absence and most family holidays during term time. Attendance and absence is outlined in Management Circular 3.03.

<sup>9</sup> National attendance statistics taken from Scottish Government Summary statistics for schools in Scotland.

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4 February 2020

Dear Parent/Carer

In November 2019, a team of inspectors from Education Scotland visited Tiree High School, Tiree Primary School and Nursery Class. During our visit, we talked to parents/carers and children and worked closely with the headteacher and staff.

The inspection team found the following strengths in the school's work.

- The strong leadership of the interim executive headteacher in developing an open and collaborative culture. Senior leaders support the headteacher very well in driving forward improvement across the school.
- The school's progress in working with partners to enrich the learning experience of children and young people. Young people in the senior stages benefiting from access, using digital technology, to a wider range of courses leading to qualifications.
- Staff and partners have worked very well together to develop and increase uptake in Gaelic Medium Education. By the end of the primary stages, children's attainment in literacy and Gàidhlig is good.
  - A nurturing and caring ethos in the nursery class, characterised by positive relationships between the staff team and children, is supporting an inclusive learning climate.
- Children's and young people's successes in music and song through the medium of Gaelic and English. These achievements support the development of children's and young people's confidence, self-esteem and help their understanding of their island community.

The following areas for improvement were identified and discussed with the headteacher and a representative from Argyll and Bute Council.

- Improve the quality of teaching, learning and assessment across the school and nursery. Teachers should develop approaches to assessing reliably children and young people's progress from early level to the end of S3.
- Continue to strengthen approaches to immersion in Gaelic in the nursery and at the secondary stages. Senior leaders should enable young people at the secondary stages to have their education through Gaelic, and learning Gaelic as a second language, recognised with awards and qualifications.
- Continue to improve staff's understanding of their roles and responsibilities in supporting the wellbeing of all children and young people. Staff, across the primary and secondary stages, should continue to develop positive relationships and have high expectations of children and young people.



- Staff, including middle leaders, should develop their approaches to monitoring and evaluating their own work by having a greater understanding of national expectations and standards. This would then allow teachers to better meet the needs of their children and young people.

We gathered evidence to enable us to evaluate the school's work using four quality indicators from [How good is our school? \(4<sup>th</sup> edition\)](#) and [How good is our early learning and childcare?](#) Quality indicators help schools, local authorities and inspectors to judge what is working well and what needs to be improved. Following the inspection of each school, the Scottish Government gathers details of our evaluations to keep track of how well Scottish schools are doing.

### Here are Education Scotland's evaluations for Tiree High School and Primary School, and Nursery Class

Quality indicators for the primary and secondary stages	Evaluation
Leadership of change	satisfactory
Learning, teaching and assessment	satisfactory
Raising attainment and achievement	satisfactory
Ensuring wellbeing, equality and inclusion	satisfactory
Descriptions of the evaluations are available from: <a href="#">How good is our school? (4<sup>th</sup> edition), Appendix 3: The six-point scale</a>	

Quality indicators for the nursery class	Evaluation
Leadership of change	satisfactory
Learning, teaching and assessment	satisfactory
Securing children's progress	satisfactory
Ensuring wellbeing, equality and inclusion	satisfactory
Descriptions of the evaluations are available from: <a href="#">How good is our early learning and childcare? Appendix 1: The six-point scale</a>	



A more detailed document called Summarised Inspection Findings (SIF) will be available on the Education Scotland website at:

<https://education.gov.scot/education-scotland/inspection-reports/reports-page/?id=4986>.

2 | Tiree High School, Tiree Primary School and Nursery Class, Argyll and Bute Council, 8110131 © [Crown Copyright](#)



### What happens next?

We will ask Argyll and Bute Council for a report on progress with the agreed areas for improvement within one year of the publication of this letter. Taking account of the progress report, we will then decide whether further engagement with the school is required. This may involve another inspection visit. Argyll and Bute Council will write to you again detailing the improvements the school has made and outlining any further action that we intend to take, as agreed with Argyll and Bute Council.

Guch Dhillon  
HM Inspector



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ARGYLL AND BUTE COUNCIL

OLI AREA COMMITTEE

ROADS AND INFRASTRUCTURE  
SERVICES

09 MARCH 2022

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## ROADS AND INFRASTRUCTURE SERVICES UPDATE

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### 1.0 INTRODUCTION

- 1.1 This report provides an update on Roads and Infrastructure Service activities in recent months.

### 2.0 RECOMMENDATIONS

- 2.1 It is recommended that the Area Committee note and consider the contents of this report.

### 3.0 DETAIL

#### **Continuing COVID precautions**

- 3.1 Although we are seeing the easing of some COVID restrictions, we are continuing to see some staff absences as a result of COVID/self-isolation rules. We are continuing to operate our bin collection service with follow on vehicles where necessary to keep staff separate and hopefully reduce the likelihood of the virus spreading amongst our teams.

#### **Capital Roads Reconstruction Programme**

- 3.2 This year Roads and Infrastructure Services are delivering one of the largest capital programmes in roads reconstruction which includes £10M worth of capital investment announced as part of the budget process in February, £1.29M of Strategic Timber Transport Funding and £900k of active travel and footway improvement schemes. Please see the full programme and details on progress here: [Roads Capital Programme \(argyll-bute.gov.uk\)](https://argyll-bute.gov.uk/roads-capital-programme). In summary, the carriageway works are largely complete and works are ongoing with the footway programme. Information on the progress of footway schemes is also available online at: [Footways Capital Funding Programme \(argyll-bute.gov.uk\)](https://argyll-bute.gov.uk/footways-capital-funding-programme)

#### **Waste Strategy**

- 3.3 Work continues on the Council's Waste Strategy which is taking into consideration the BMW ban which comes into place at the end of 2025, the 25 year PPP

contract with Renewi which ends in September 2026, the Deposit Return Scheme and the Household Waste Recycling Charter. Discussions continue with civil servants from Scottish Government regarding the above and discussions continue with neighbouring local authorities with a view to maximising collaboration opportunities.

### **Winter Policy Update**

- 3.4 Winter maintenance standby rotas commenced on Friday 29 October. This follows the current in season policy agreed at the September meeting of the Environment, Development and Infrastructure Committee. The first three months of the winter standby period saw 34 equivalent full fleet runs against an annual budget allowance for 62 full fleet runs. This equates to a commitment of 55% and now gives a direct correlation in statistical activity, in 55% of the standby duration to date. The salt tonnage used end January was 5,528 tonnes, equal to the lowest volume recorded as used in the first 3 months of any season, since weekly recording of activity began in 2009-10, Salt stocks remained steady at around 8,600 tonnes
- 3.5 Members will be very much aware of the national shortage of HGV drivers. Whilst we have not lost a significant number of drivers, this does have an impact on recruitment of HGV drivers. This is being compounded by some absence being experienced through Covid.

### **Public Transport**

- 3.6 Officers are currently liaising with West Coast Motors on roll out and implementation of Pingo app-bookable bus service. The Pingo app funding is provided by HITRANS for up to a year's trial, however, the app is being tested on two Council contracted demand responsive services - Cowal DAB and Kintyre Ring n Ride. Subject to a satisfactory trial, this system is likely to be rolled out more widely. One of the key considerations for the potential future of this service is how members and users can be consulted in terms of the review of the pilot and the possible next steps for implementation in other areas like OLI. Further information on Pingo was provided to all members in a recent briefing note.
- 3.7 The team recently made a successful bid for £282,000 of funding from the Scottish Government's Bus Partnership Fund to implement bus priority measures designed to make local services quicker, more reliable and more attractive as an alternative to the car. Argyll and Bute Council working with HITRANS, the regional transport partnership for the Highlands and Islands and local bus operator West Coast Motors have been successful in applying for funding to improve bus services in Oban. The improvements include funding to explore the feasibility of a bus lane on the A85 Trunk Road through Oban and to upgrade existing traffic signals with adaptive bus priority that will help improve bus journey times and the reliability of services in and around the town. The funding will also see the establishment of a Bus Service Improvement Partnership for the Oban and Lorn area, which will look to bring together other key transport operators and organisations to improve local bus services.

### **Bridge Inspections and Capital Works**

- 3.8 The Infrastructure Design team continue to carry out bridge inspections to all approx 900 structures on a rolling programme across Argyll and Bute to ensure they are safe and fit for purpose. This inspection regime identifies remedial works which are programmed for delivery.
- 3.9 The team were also successful in a highly competitive bidding process for bridge funds totally £5,5million. We are currently in the process of putting a capital programme in place to utilize this welcome funding. The fund will be used to undertake proportionate works on bridges in need of repair, identified through our inspection programme/records.

### **White lining**

- 3.10 In response to recent enquires from local members a proactive briefing note on white lining work was issued to all members which provided answers to various FAQs. In particular there have been a number of enquiries about the reason for delays, and these can be summarised as follows:
- There are a multitude of reasons that can result in delays being experienced for road markings being laid. These include but are not limited to:
  - availability of the lining contractor along with availability of their accommodation, availability of ferries (this has been a particular issue for us for Islay and Mull this year),
  - weather conditions (road markings are dependent on dry road surfaces). The increase in staycation this year has been an added pressure for contractors trying to complete work in the area with less accommodation availability.

There also needs to be a certain period of time following surface dressing to allow the new surface to bed in before lining can be applied – this will vary on the specification of surface dressing and the volume of traffic. Essentially what this means is that the chips need to be fully embedded prior to the lining being applied, on roads with limited traffic volumes, this embedment will take longer than on roads with higher volumes of traffic. Some notable progress has been made in Bute and Cowal in recent weeks despite challenging weather conditions. Of course, like any other area of work, schemes are prioritized in accordance with the road hierarchy and roads asset management plan, so outstanding lining schemes on high speed strategic routes will be prioritised ahead of refreshing give way markings in quiet residential streets, for example.

### **Ganavan Barrier**

- 3.11 Following consultation with and representation from Members the proposed barrier at Ganavan will not be progressed. The design proposal for the barrier was such that it would allow larger vehicles access and the ability to use the car park as a turning head. Ultimately it was felt that the proposed barrier would not be a

suitable solution for that location.

### **Depot rationalisation**

- 3.12 Following completion of the single depot scheme at Jackson's Quarry, with the assistance of colleagues in Estates, we are progressing arrangements for a tenant to move into part of the Mill Park site from 1<sup>st</sup> April. The remainder of the site will thereafter be marketed with a view to it being used for a similar purpose to its current use. We understand that interest is high. This aspect of the scheme is critical to the overall aims of the project in so much as it has opened up land for local business use, supporting business, securing and safeguarding jobs and providing tangible economic development outcomes. In terms of the Appin site there is an issue with the formalising of existing access rights which we are picking up. Once this matter is resolved we should see the site marketed.

### **LED project**

- 3.13 Argyll and Bute Council has 14462 street lights as part of the adopted network of public roads. The vast majority of these have been changed over to LED. The final stages of the project were paused as a result of the COVID pandemic (falling into the non-essential works category). When restrictions were lifted we encountered resourcing issues associated to staff turnover, and a backlog of streetlighting maintenance meaning we were unable to run our normal maintenance works concurrently with the LED scheme. We intend to complete the remainder of the scheme utilising external labour. The final stage of the LED installations will be completed this year. This will see the final 1,000 old-style luminaries mainly in the Oban area changed over to LED. We are currently in the process of preparing the tender pack. The competition will run for 4-6 weeks. Once a contractor is appointed, and including the lead in period, we expect them to start in April/May. Works are expected to be phased over an 8 week period.

### **Correspondence**

- 3.14 We are aware that there have been some issues with information flow in this area recently and we are putting measures in place to ensure an improvement in the timeliness of responses to queries. This will form part of a wider programme of refresher training and a review of our processes and procedures. We will be contacting Members directly before the end of this Council.

## **4.0 CONCLUSION**

- 4.1 This report provides a general update to local members on recent Roads and Infrastructure activities.

## **5.0 IMPLICATIONS**

- 5.1 Policy – various policies referred to within the body of the report
- 5.2 Financial – none

5.3 Legal – none known

5.4 HR – none known

5.5 Fairer Scotland Duty:

5.5.1 Equalities - protected characteristics – none known

5.5.2 Socio-economic Duty – none known

5.5.3 Islands – none known

5.6. Climate Change – none known

5.7 Risk – none known

5.7 Customer Service – none

**Executive Director with responsibility for Roads and Infrastructure Services  
Kirsty Flanagan**

**Policy Lead for Roads and Infrastructure Services  
Councillor Rory Colville**

February 2022

**For further information contact:**

Jim Smith, Head of Roads and Infrastructure Services

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**ARGYLL AND BUTE COUNCIL****OBAN, LORN AND THE ISLES AREA  
COMMITTEE****DEVELOPMENT AND  
INFRASTRUCTURE****09 MARCH 2022**

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**LORN ARC TAX INCREMENTAL FINANCE PROGRAMME – UPDATE REPORT**

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**1.0 EXECUTIVE SUMMARY**

- 1.1 This report updates Members of the Oban, Lorn and Isles Area Committee on progress in respect of the Lorn Arc TIF initiative, following an update report being presented to the Council's Policy and Resources Committee on 17<sup>th</sup> February 2022.
- 1.2 The timescale for delivery of many of the Lorn Arc Projects has changed from that which was originally anticipated at its inception. This is due in part to market conditions over a sustained period of time, project complexity in terms of delivery and most recently the restrictions associated with the pandemic. The report outlines that reflecting this changed timescale it will be prudent to seek to amend certain clauses of the TIF Agreement between the Council and the Scottish Government. Accordingly officers propose to begin negotiation with the Scottish Government to achieve realistic adjustment to the timescales set within the agreement, such that the project completion date and the TIF repayment period are extended.
- 1.3 Currently there are two live projects being taken forward. The first is the Dunbeg Gateway Feature/Halfway House Roundabout which has been progressing well since the approval of start up costs of £640k. This is a complex development with many stages to work through with development partners prior to a site start. The report outlines in detail the various elements of site investigation work which have been completed, and explains the immediate tasks going forward. In addition Dunbeg Corridor Working Group has been successfully reinstated with its first meeting held in December 2021.
- 1.4 The second project concerns the Oban Airport Business Park. Following the initial road infrastructure investment potential occupiers reported there were still too many unknown costs such as utilities and ground conditions to make a commitment. During 2020/21 Estates & Property Development undertook a number of studies to resolve these outstanding issues which has resulted in a number of substantial interests being received. In order to move forward it is proposed to prepare the business case for council investment in the further development of the site. Initially this involves a possible new headquarters office / hanger building to be leased on completion to TSL Contractors Limited (TSL).

1.5 Members will be aware that an update report on the Lorn Arc Programme was provided to the Council's Policy and Resources Committee on 17<sup>th</sup> February 2022, where the Committee agreed the following:-

- Officers should develop a business case for further Council investment at the Oban Airport Business Park site for the development of a new headquarters office / hanger building to be leased on completion to TSL Contractors Limited (TSL) including utilising the remainder of funding previously approved by the P&R Committee for Oban Airport Business Park.
- Officers should continue to progress with the other innovative proposals for the Oban Airport Business Park while the funding and tender bids are awaiting conclusion.

A full copy of the report and decision of the Policy and Resources Committee from 17<sup>th</sup> February 2022 can be found in the link below.

[Policy and Resources Committee - 17 February 2022](#)

**RECOMMENDATIONS:**

It is recommended that Members of the Oban, Lorn and Isles Area Committee note and consider the update provided within this report and the decisions made by the Policy and Resources Committee at their meeting on 17<sup>th</sup> February 2022.

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ARGYLL AND BUTE COUNCIL

OBAN, LORN AND THE ISLES AREA  
COMMITTEE

DEVELOPMENT AND  
INFRASTRUCTURE

09 MARCH 2022

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**LORN ARC TAX INCREMENTAL FINANCE PROGRAMME – UPDATE REPORT**

---

**2.0 INTRODUCTION**

- 2.1 This report provides an update to Members of the Oban, Lorn and the Isles Area Committee on the Lorn Arc Initiative, following an update being provided to the Council's Policy and Resources Committee on 17<sup>th</sup> February 2022.
- 2.2 It contains sections which deal with proposed amendments to the Tax Incremental Finance Agreement (TIF) between the Council and the Scottish Government. It also provides detailed updates on the current live projects at Dunbeg and Oban Airport.

**3.0 RECOMMENDATIONS**

- 3.1 It is recommended that Members of the Oban, Lorn and Isles Area Committee note and consider the update provided within this report and the decisions made by the Policy and Resources Committee at their meeting on 17<sup>th</sup> February 2022.

**4.0 DETAIL**

**Lorn Arc TIF Agreement with Scottish Government**

- 4.1 The timescale for delivery of the Lorn Arc Projects has changed from that which was originally anticipated at its inception. This is due in part to sustained market conditions, project complexity and most recently the pandemic. As a result officers consider it now prudent to seek to change two of the deadlines within the TIF agreement with Scottish Government to reflect the complexity to delivery and these changed timescales.
- 4.2 The TIF agreement contains a deadline for the completion of all the development projects. This deadline has already been varied by Scottish Government, extending it until December 2024. Officers now consider that given the progress that has been made to date, the complexity of the projects involved, and current supply chain and labour market challenges it is not realistic to achieve development completions within the agreed timescale. Officers therefore propose to renegotiate with Scottish Government to reach agreement

on a further and more realistic end date for project completions, or to remove the end date completely if that can be achieved.

- 4.3 The TIF agreement also contains a deadline for the repayment of all NDR debt which is currently 2040. There are several reasons why it is now considered prudent to attempt to extend this deadline with Scottish Government:
- Given the delayed completion of development projects there will be a reduced number of years in which to utilise NDR to repay the resultant debt that requires to be paid back.
  - Development costs have increased significantly since the TIF's initial inception due to inflation, materials shortages and labour supply issues.
  - The scale and complexity of projects to be embarked upon:
    - In the Dunbeg Corridor the scope of the project has expanded to potentially include additional road infrastructure above the original proposed trunk road roundabout, and also further investment in the development of the new commercial area.
    - At Oban Airport Business Park the scope of the project has expanded to potentially include additional infrastructure in addition to the original proposed spine road and also the provision of services such as water, sewerage, power and telecoms supply. There is also the potential for investment in the construction of pre leased commercial buildings.
- 4.4 Officers propose to discuss with Scottish Government the potential to push back the TIF Repayment end date to allow further years to utilise NDR for delivering new infrastructure and allowing sufficient time to ensure debt recovery.
- 4.5 Finally, Officers have already written to the Scottish Government to secure an amendment to the TIF contract on a third point which would essentially remove a break clause from the TIF agreement where, at any point prior to the 2040 end date where all the debt was repaid the contract would be automatically ended. Although this is considered highly unlikely now given agreement to take the agreed projects forward (Halfway Roundabout/Oban Airport Business Park) Officers consider it is prudent to seek removal of the clause. The Scottish Government advised by the Scottish Futures Trust have initially indicated a clear willingness to be flexible on these issues and we await their reply.

## **PROJECT UPDATES**

### **Projects 2 & 3 – Dunbeg Corridor Gateway Features and Roundabout**

- 4.6 A full business case will be necessary to ensure that the project is viable and prudent. Preparatory works are required to inform the full business case and will include site surveys, design work, preparation of planning applications, economic impact assessments and procurement costs.

4.7 Since the last report progress has been as follows:

- a) **Production of a Peat Strategy and Flood Risk Assessment** which is confirmed as being acceptable with SEPA has now been completed and will form part of the planning application submission for the commercial area which is expected to be submitted by LINK Group in the near future.
- b) **Discussions have been regularly taking place with LINK Group** with regard to the delivery of all aspects of the Dunbeg Corridor projects. LINK Group have confirmed that the new housing currently under construction is expected to be completed around June 2022 and they also advised that they are in discussion with the Scottish Government regarding the potential for further significant phases of new housing development within the Dunbeg Masterplan.
- c) **Devise planning strategy** - PAN notifications have been submitted by LINK Group for the new housing development area, for the commercial area and for the link road to the housing and commercial areas. The trunk road roundabout already enjoys planning consent, although the detail of this may be amended at a future stage depending on the outcome of detailed work with Transport Scotland. A planning application process for the different elements of the Dunbeg Corridor development is anticipated later this year.
- d) **Engagement with Transport Scotland** has taken place at a preliminary stage to establish the requirements relating to the detailed design work and the supporting information for the new junction / roundabout on the A85. The priority task in conjunction with LINK is to commission a comprehensive Transport Assessment of the revised proposals and this work is currently being scoped.
- e) **Utilisation of the Council's in house Roads Design team** has taken place to draw up a brief for the tender of the design work for the new Trunk Road Roundabout on the A85 and the link road and subsidiary roundabout required to develop the proposed commercial area. However commissioning full detailed design cannot progress until both the Transport Assessment above confirms the nature of and location of roundabout required by Transport Scotland, and until the planning consent for the revised commercial area has been achieved by LINK.
- f) **Liaison with Council's Education Department colleagues regarding the capacity of the existing Dunbeg Primary school.** The confirmed view of the Council's Education department is additional primary school capacity will be required as a result of the proposed new housing development (NB not including the 300 units currently under construction). Preliminary options will now need to be considered, including the potential for a new primary school.
- g) **Identify what development is being delivered by the Council** and the development model for that: i.e.: roundabout; roundabout and road; roundabout, road and development platform. Work is ongoing on this. A preliminary revised cost plan has been produced and this will be analysed in conjunction with LINK to establish the most practical delivery options. This may involve further TIF funding, Strategic Housing Funding, the Levelling Up Fund and the Housing

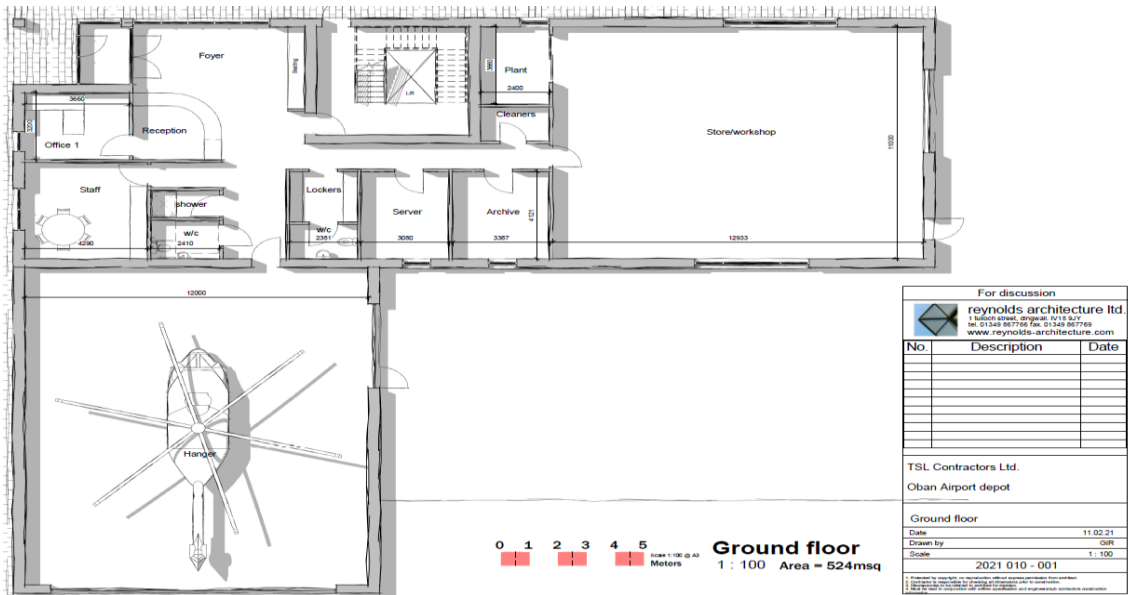
Infrastructure Fund (HIF). Council officers propose to engage consultants to verify construction costings and commercial area demand assessments.

### **Project 9 : Oban Airport Business Park**

- 4.8 The initial investment at Oban Airport was for the installation of a road link to enable the development of a new business park adjacent to the airport. The original scope related only to the first section of the spine road and the service installation which was limited to ducting for future services as the specification for individual plots was unknown at that time.
- 4.9 Following completion of the works the business park site was marketed in 2018. However, despite several interests being noted, no formal offers were received and the feedback from the interested parties was that there were too many uncertainties to invest in the area. This included uncertain ground conditions, unknown servicing requirements and costs for completing the access road together with providing a developable area within the individual sites. Accordingly the Special Projects team procured Ryder Architecture to undertake an assessment of the development costs in 2019 and in 2020/21 the Estates & Property Development Section procured Stage 2 site investigations, utility cost assessments and topographical surveys.
- 4.10 This investment has generated several expressions of interest in the site with TSL Contractors Limited (TSL) <https://www.tslcontractors.co.uk/> being the most advanced. The company has been operating in Argyll for over 35 years and operates from Mull and Oban delivering building, construction and civil engineering services and also operates helicopters and undertakes road haulage. Employing over 90 people the company is a significant local employer and is looking to set up a headquarters building with a helicopter hanger making Oban Airport the ideal location.



4.11 TSL have undertaken initial assessments of the site and have prepared a proposed layout plan and images of the anticipated building as noted below.





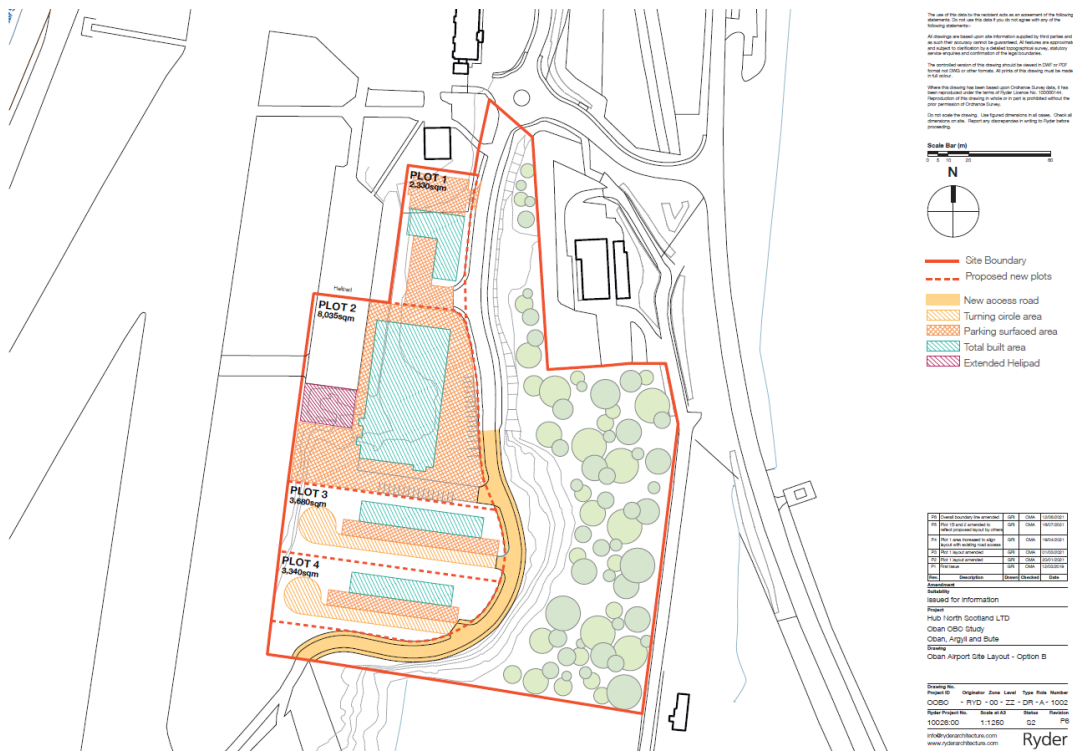
### Indicative Proposed Elevations TSL HQ Building

- 4.12 There are a number of options to consider for the funding, tenure and procurement of the new headquarters building ranging from a sale of the site, a ground lease with TSL paying for the building to the council developing the building and leasing it to TSL. As part of the One Council approach to property matters generating ongoing income is viewed as the best option rather than selling sites. During initial discussions with TSL their preference is for the council to undertake the development of the building and then lease the completed asset to TSL.
- 4.13 It is considered likely that a mixture of funding will be required if the option of the council build is to be pursued including:-
- Capital from TIF funding budget



- Asset Management Fund
- Prudential Borrowing

- 4.14 The benefits arising from front loading spend from the TIF budget are that the earlier it is spent the more years the council can benefit from using the fund to repay the expenditure.
- 4.15 Hub North have been directly involved with the initial stages of the feasibility assessments and it is considered that there may be benefits in continuing this relationship as the project develops. Based on the council's preference for ongoing income and TSL's preference for a lease of the completed building it is intended to assess the option of the council developing the unit through the development of a business case for investment. Estates will work with Procurement to ensure that this can be progressed and to secure specialist support where this is required.
- 4.16 To progress the proposals as effectively as possible TSL have also noted the potential for Planning discussions to be progressed at the same time as the business case is developed. This will also give more certainty on costs as the building plans will be developed to a greater level of detail.
- 4.17 In addition to TSL there have been a number of other interests in the business park site. It is considered that development of the first plot within the site could be the catalyst for further investment and the initial layout below shows the potential of the site to deliver significant economic benefits over the next 3-5 years. In addition the level of infrastructure works will be impacted by the progression of each of the interests and where possible these should be co-ordinated.



- 4.18 As part of the Rural Growth Deal (RGD) officers from Economic Growth Strategic Transport Service are currently developing the full business case for the development of infrastructure to allow the airport to become a leading innovative research and development centre for Unmanned Aerial Vehicle (UAV) technologies and a new marine compliance base on the west coast of Scotland. This would create the UK's first dedicated drone training centre with indoor facilities specialising in developmental, test and operational facility for Unmanned Aerial Vehicle (UAV) technologies. This would be a joint venture with Scottish Association for Marine Science located close to the airport.
- 4.19 In addition one of the parties tendering for the UK search and rescue contract from the Maritime & Coastguard Agency has been working with Estates & Property Development to develop plans to utilise Oban Airport Business Park as a base if their tender is successful. This would be a significant level of investment but the outcome of the tendering process won't be known until June 2022 but if successful this could be developed alongside the TSL proposal.

### **Re-establishment of the Dunbeg Corridor Working Group**

- 4.20 Previously Members requested that a group was established to include relevant agencies and organisations, the public, Council Officers along with representative Members. This has led to the re-establishment of the Dunbeg Corridor Working Group and the first meeting was held on 1<sup>st</sup> December 2021. The meeting covered an extensive range of topics relating to the Dunbeg Corridor development with all parties contributing significantly to the discussion. Feedback indicates that the meeting was well received by both external agencies and community groups that were in attendance. The minutes of the meeting were circulated to all attendees in December and whilst they will not be formally approved until the next meeting of the group no issues were raised as a result of this circulation (the draft minutes can be seen in **Appendix A** of this report).

## **5.0 CONCLUSION**

- 5.1 The Lorn Arc TIF programme remains one of the main methods that the Council can take advantage of capital funding to make infrastructure capital investment in the Lorn Area. Good progress is being made on the remaining two major projects: the Dunbeg Corridor and Oban Airport Business Park and both these have the potential to provide major infrastructure improvements to the Lorn Area. Officers are currently working up the information required to prepare detailed business cases for both these projects.
- 5.2 Amendments to the TIF Agreement will now be necessary to ensure its proposed timescales take full account of current development conditions and are appropriate for the anticipated delivery timescales of the two major projects still under consideration and development. The Scottish Government have been fully informed of the council intentions and we have recently written to them with

an initial indication that there is a desire to be flexible in this matter to deliver key infrastructure, subject to detailed justification being provided.

## 6.0 IMPLICATIONS

6.1 Policy - none.

6.2 Financial –The delivery of the Lorn Arc has to be considered affordable as part of the decision making process of the Council, the Scottish Government and their advisors Scottish Futures Trust. This will be confirmed in approval of full business cases at the appropriate time. Regarding Oban Airport Business Park - The business case for investment will confirm the financial position for the TSL investment. Funding for the development of the business case will come from the existing approved Lorn Arc TIF budget .

6.3 Legal – Officers have written to propose amendment of the TIF agreement with Scottish Government to remove an existing break clause should there be early repayment of all TIF Debt.

6.4 HR - none.

6.5 Fairer Scotland Duty: none.

6.5.1 Equalities - protected characteristics - none.

6.5.2 Socio-economic Duty – These projects aim to deliver necessary infrastructure to provide new commercial business space that will create additional employment opportunity in the Lorn area together with hundreds of new homes the majority of which will be affordable.

6.5.3 Islands - Oban Airport provides a lifeline service to the islands and the development of further services will add benefit. Some of the early UAV test flights to the islands with medical supplies have demonstrated there could be significant development of services from this technology.

6.6 Climate Change - Aviation in general is increasingly viewed as a climate change risk. However the services proposed to be developed at Oban Airport are mainly lifeline services rather than recreational or tourism related and some of the new UAV technology under consideration could reduce the need for traditional aviation thereby reducing the carbon footprint of the airport. In addition Oban provides a central location for search & rescue functions which could reduce the flying time of operational activity.

6.7 Risk – the Risks relating to the Lorn Arc TIF agreement remain the same. Regarding Oban Airport Business Park - The risks for the TSL project will be examined in more detail in the business case but mainly relate to the risk of developing the premises and then not recovering the rental income and rates to cover the debt. The wider risk for the larger projects is that the funding is not received or that the tender bid is not successful leading to the proposals being stopped.

6.8 Customer Service - none.

**Kirsty Flanagan, Executive Director with responsibility for Development and Economic Growth**

**Policy Lead, Councillor Robin Currie**

February 2022

**For further information contact:**

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**APPENDICES:-**

Appendix A – Minutes of the Dunbeg Corridor Working Group – 1<sup>st</sup> December 2021

**MINUTES OF MEETING OF THE DUNBEG CORRIDOR WORKING GROUP  
1ST DECEMBER 2021 AT 10H00 HELD BY MICROSOFT TEAMS**

**1. PRESENT**

**Argyll and Bute Council - Officers**

Fergus Murray, Head of Development and Economic Growth (FM) - **CHAIR**

Matt Mulderrig, Development Policy and Housing Strategy Manager (MM)

Adrian Jackson-Stark, Oban Lorn Arc Senior Project Manager (AJS)

David Moore, Senior Planning Officer (DM)

Tim Williams, Area Team Leader (OLI) – Planning (TW)

Morag Brown, Business Improvement Manager (MB)

Douglas Whyte, Housing Services Team Leader (DW)

Colin Young, Senior Transportation Delivery Officer (CY)

Fiona Bornman, Admin Support Officer (FB)

**Argyll and Bute Council – Local Members**

Cllr Elaine Robertson (ER)

Cllr Kieron Green (KG)

Cllr Mary-Jean Devon (MJV)

**Link Group / West Highland Housing**

Colin Culross, Group Commercial Director (CC)

Elinor Taggart, Head of Development (ET)

Gregor Cameron, Link Group's Development Consultant (GC)

Moira MacVicar, West Highland Housing Association – Partnership Lead (MMcV)

**Community Councils**

Linda Robb, Dunbeg Community Council (LR)

Marion Power, Dunbeg Community Council (MP)

Duncan Martin, Oban Community Council (DM)

**Organisations / Agencies**

Morag Goodfellow, Area Manager, HIE (MG)

Charlie Lawrence, HIE (CL)

William Paton, Scottish Water (WP)

Mike Allen, Scottish Water (MA)

Nick Owens, Director, SAMS (NO)

Ranald Robertson, HiTrans, RR

**Scottish Government**

Anne-Marie Thomson, Housing – More Homes Division (AMT)

Sharon Doyle, Housing (SD)

Neil MacFarlane, Network Manager, Transport Scotland (Trunk Roads) (NMcF)

## **2. APOLOGIES**

Apologies for absence were intimated on behalf of Cllr Andrew Vennard, Cllr Roderick McCuish, Cllr Jim Lynch and Marri Malloy (Oban Community Council).

## **3. INTRODUCTION**

The Chair welcomed everyone to the meeting.

## **4. HISTORICAL CONTEXT / RECAP**

FM provided historical context which is summarised as follows:

- The last meeting of this group was held in 2018. At that time there were a number of projects underway and considerable progress has been made.
- 300 houses are currently under construction in the Dunbeg community as part of the Dunbeg Phase 3 project.
- Further investments include HIE's investment in the remaining part of Kirk Road, additional active travel works, investment by Scottish Water in the public water supply, and further investments in Malin House.
- An expanding European Marine site at Dunbeg has infrastructure and ground works underway with further planning consent for additional buildings.
- A new marine training centre is being taken forward as part of the Rural Growth Deal (RGD). A number of parties are taking part in this initiative. The RGD directs a £70m investment into Argyll and Bute (A&B) and a significant element of that will be directed to Oban.
- The council has also been working with the Scottish Government and the Scottish Futures Trust on a Tax Incremental Financing (TIF) programme in the Lorn Area of Argyll and Bute. This Lorn Arc TIF allows the council to borrow money to pay back debt incurred in taking forward infrastructure projects. The TIF funding is not a grant and has to be paid back over time. The TIF arrangements allow the council to use Non Domestic Rates (NDR) i.e. business rates ring-fenced in Oban over a certain period, to cover the borrowing costs of investing in these infrastructure projects. The council is currently negotiating various clauses in the original agreement with government to allow more flexibility.
- The covid pandemic has impacted on NDR income which has reduced. In addition rising costs, shortage of labour and material has made development challenging.
- The council is also looking at other funding mechanisms and is preparing a Levelling Up funding bid to submit to the UK Government. The proposed programme of projects involve a range of initiatives and the bid provides an opportunity to bring in additional capital funds.

FM handed over to CC who presented an overview of the Link Group and West Highland Housing Association's (WHHA) involvement in the Dunbeg project.

Summary of presentation:

- Initially the vision for Dunbeg was developed by WHHA with development of 50 homes under the rent-to-buy scheme (Phase 1). Link initially came on board as a development partner with WHHA and this developed into a formal relationship with WHHA becoming part of the Link Group of companies.
- 25 social rented homes were developed in Phase 2. Development halted at this point as the road and water infrastructure did not support further development.
- In order to realise the vision, the community needed to be engaged in the process.
- Improvements to Kirk Road had to be made to address road safety concerns and increasing width and capacity would provide access to a further 300 homes. This was a key point in the process and a significant milestone was the development of a wider masterplan approved by the council in 2017. The masterplan set out a wider vision for the development of the Dunbeg Corridor.
- A strategic collaborative approach with many partners made realising the vision possible.
- One benefit is reversing depopulation in the local area by creating jobs and providing access to affordable housing and making Dunbeg a place where people would want to work and live.
- A key anchor in realising the vision was the approval of the first 300 homes (Phase 3 with site start in Nov 2018). This comprised of 260 homes for social rent with 40 homes for new supply shared equity (an assisted form of home ownership).
- Macleod Construction was contracted and adopted a modern approach to developing the site. Large scale construction and manufacturing was done on site. Progress has been steady, however Covid and Brexit caused manufacturing delays because of shortage of materials and labour.
- Estimated completion for Phase 3 is now June 2022.
- 73 homes will be occupied this year.

FM added that Dunbeg has reached the maximum number of housing units (300 units) that can be accessed through one access point. Any additional units above this 300 would need to take access from a new secondary access point into Dunbeg. A practical solution (which already has planning consent) is a roundabout and focus is on delivery of infrastructure.

## **5. SCOPE / REMIT OF THE DUNBEG CORRIDOR WORKING GROUP**

- i) High level progress reporting
- ii) Dissemination of information
- iii) Communication (strategic stakeholders / public stakeholders)
- iv) GROUP DOES NOT HAVE A DECISION MAKING REMIT

The above scope and remit was noted by the group.

## **6. UPDATE FROM EACH STAKEHOLDER (ROUND TABLE RECAP) FOCUSING ON (SEE PLAN) :-**

### **i) Roundabout and Commercial Area**

GC presented an overview of the Phase 4 delivery requirements which is summarised as follows:

- The SHIP 2022/26 has funding allocated within the budget for the housing element of the project.
- A Proposal of Application Notice (PAN) has been lodged.
- Road infrastructure is key. The roundabout will need to be in place on the A85 and a linkage created between this roundabout and the Phase 3 development currently on site providing the required secondary access.
- Early discussions are taking place with potential funders.
- Link have engaged consultants (Colliers International) to investigate demand for the commercial area. Key consideration is cost and viability.
- A new commercial /leisure and retail area will help serve the existing community, new community and Oban area.
- Key is net zero ambitions for housing by 2040.

AJS shared a location plan for the proposed Phase 4 development and GC spoke to the aerial image.

The work undertaken by the design consultants is in the early stages. A number of surveys and assessments have been done and the consultants are working through these. The PAN for the planning has been prepared and lodged with the council and covers the development of the roundabout, the development road, housing area and the commercial area.

Initial community consultation events will take place early 2022 once the scheme design and financial viability checks have been completed.

The descriptions within the PAN currently allows for residential development, sites for community facilities, sites for a new primary school, new roads and parking. Within the commercial zone they allow uses such as retail, food



businesses, hotel and assembly and leisure areas and they fall in line with the local development plan.

The proposed Halfway House Roundabout (shown on the plan) has detailed planning consent and arrows on the plan show the proposed road access to the commercial zone, phase 3 and phase 4 housing.

Discussions with SEPA on the issues of flooding and the presence of peat have influenced the location of the commercial area.

MM emphasized that this is a strategic development and a key focus of development and investment in Argyll. The proposals have gone through a number of iterations and refinements and will adhere to the planning process undergoing proper scrutiny.

## **ii) Housing (phase 4) and link road**

GC advised that the proposed Phase 4 housing area (marked on the location plan) is currently going through initial design work and will lead to the number of housing units. Early indications are 350-400 units although this comes with a caveat that the design process needs to complete to get an exact figure.

The housing mix will be a wide range and mixed tenure. It will include an element of affordable housing - social rent, new supply shared equity, mid-market rent (\*) and retirement living models. There will also be a private housing element comprising student accommodation and private housing for rent or sale. The majorly housing will be under affordable.

(\*) Mid Market Rent is an affordable tenure where the rents are set below private rental levels but above social rent levels. Typically they are set at 95% of the Local Housing Allowance rate. Only applicable to those who meet criteria.

The development road and new footpaths will link the Phase 3 and Phase 4 developments. Careful consideration will be given to boundaries and linkages to the commercial zone, woodland area and existing Dunbeg community. The design team have also been instructed to consider integration of the cycle path and take on board community concerns.

MM said that it is crucial to deliver the roundabout and link road before the housing comes forward.

AMT raised a concern regarding the housing mix and said that the mix of housing tenure in Phase 4 must create a balanced sustainable community going forward and offer people housing choice (e.g. rent vs ownership).

**iii) Education provision / Primary school**

MB expressed confidence that provision of schooling for Phase 3 will be accommodated within the existing school building. The capacity of the primary school has been increased.

Once the Phase 4 housing mix has been determined, options will be explored for a new school, expansion of the existing school or keeping the status quo.

**iv) Infrastructure**

a) Water and b) Sewerage

WP advised that work was carried out to ensure there was security of supply of water and waste water.

MA added that the existing plan is good to go in terms of water and waste water with infrastructure going in now. Modelling is currently being done in the wider area (taking into account Ganavan and Pennyfuir) to see the fit with the overall strategic plan.

A significant investment has been made in a new waste water pumping station built in Dunbeg which has been designed to take flows into the system to Connel Waste Water Treatment Works.

In answer to a query regarding modelling for future climate change scenarios, MA advised that they had modelled for foul flows only. Any new discharges into the works will be foul flows only, surface water will be handled completely separate reducing the flows.

In terms of planning for the future, more than 600 units have been modelled for the site to ensure sufficient capacity for the development.

GC added that the use of grey water is also being considered within the development.

c) Trunk Roads

NMcF advised he would be working on the development of a Minute of Agreement (MoA) for the development of the roundabout and active travel routes.

GC confirmed that the Halfway House Roundabout had received detailed planning consent. A stage 1 transport assessment has been done and a more detailed assessment will follow. He added that the roundabout (as opposed to traffic signals) was a requirement from Transport Scotland based on the information provided.

TW confirmed later in the meeting that planning permission was renewed in July 2019. Trunk Roads was consulted and returned a no objections subject to conditions response.

**ACTION: MM said the council will take forward the detailed design work on delivering the roundabout and will engage separately with Transport Scotland to draw up the MoA and clarify studies required.**

**v) Community Facilities**

MMcV advised that there are already 2 play areas constructed, with more play areas and a multi-use games area to be constructed as part of Phase 3.

There are plans for a community woodland with a public consultation event planned for early January. There has also been representation from Oban Skate Park looking for a location.

CY advised that he has had discussions with a number of parties regarding the existing active travel routes and linking the new developments to routes.

**vi) European Marine Science Park development (EMSP)**

MG advised that the building is now fully let with 5 new businesses in the ground floor of Malin House. Phase 2 infrastructure is now on site with improvements to Kirk Road scheduled to be completed spring 2022.

Additional funding has been secured to ensure the Kirk Road improvements undertaken have a safe and accessible shared footway for pedestrians and cyclists and electric vehicle charging points.

Planning permission has also been granted for a Phase 2 build with work to be undertaken to establish demand for future business accommodation on site.

**7. RURAL GROWTH DEAL AND LEVELLING UP FUND**

FM advised that the council is hoping to sign the full Rural Growth Deal in 2022 which will lead to a 10 year investment in Argyll.

The timeline for bid submission to the Levelling Up fund (LUF) is challenging. The LUF is a precursor to the Shared Prosperity Fund intended to replace European Funding. The UK Government hope to ramp up Shared Prosperity Funding over the next 3 years and this is a highly competitive fund. The council is intending to submit a LUF bid which will include the development of the Lorn Economic Growth Zone and is working with partners to prepare an application. No deadlines have been received yet but information received from the UK Government indicates it is likely to be a spring deadline.

Consideration will be given to the provision of key worker housing and student accommodation as part of the housing mix in the Phase 4 development.

NO reinforced the need for student housing in the Oban area and said that some innovative ideas are being explored.

## **8. COMMUNITY COUNCIL FEEDBACK**

LR said that there is concern regarding the local school capacity and asked if there is a timescale for completion of Phase 4.

MB advised that the council has a toolkit that models housing growth, school role projections and capacity of schools. Phase 3 can be accommodated within the school as it stands. Once the details of the housing mix for Phase 4 are available, the modelling will be done again and that will determine at what point the housing allocation will exceed school capacity.

GC advised that the road speed limit and street lighting will depend on the transport assessment as part of the next design phase.

LR raised an issue regarding the bus service as West Coast Motors have advised her that busses will not be going into Phase 3 until development is complete as there is no turning area.

GC said that he will follow up with the bus company to provide temporary turning areas. He confirmed that bus companies will be consulted when roads are being designed in Phase 4 to ensure roads are wide enough and accommodate bus stops and turning areas.

DM suggested that controlling the junction with traffic lights as opposed to a roundabout may save on maintenance, particularly as large timber lorries use the road. He added that the design must ensure that what is built is easy to access via active travel and also be accessible from the A85.

**ACTION: GC, CC and AJS to circulate the slides and location plan to the group.**

**ACTION: AJS to invite West Coast Motors to the next meeting.**

**ACTION: GC to follow up with West Coast Motors regarding provision of temporary bus turning areas.**

## 9. QUESTIONS

No questions were raised at this point.

## 10. AOCB

There was no other competent business discussed.

## 11. DATE FOR NEXT MEETING – (4 MONTHS)

ER emphasized that the variety of housing in Phase 4 is essential and the roundabout is a vital component as is public transport. The current junction into Dunbeg has safety issues for motorists and pedestrians. ER thanked the chair for organising the meeting which was very useful and helpful.

FM thanked everyone for their attendance.

The next meeting of the Dunbeg Corridor Working Group will be scheduled to take place in March 2022.

The summary of actions to be taken forward and updated on at the next meeting is as follows:-

No.	Action	Who
1	The council will engage separately with Transport Scotland to draw up the MoA and clarify studies required.	Matt Mulderrig
2	Slides and location plan to be circulated to the group.	Colin Culross Gregor Cameron Adrian Jackson-Stark
3	Invite West Coast Motors to the next meeting.	Adrian Jackson-Stark
4	Follow up with West Coast Motors regarding provision of temporary bus turning areas.	Gregor Cameron

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ARGYLL AND BUTE COUNCIL

OBAN LORN AND THE ISLES AREA  
COMMITTEE

DEVELOPMENT AND ECONOMIC  
GROWTH

9 MARCH 2022

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**HOUSING SERVICES ACTIVITY UPDATE - STRATEGIC HOUSING  
INVESTMENT PLAN (SHIP) – ANNUAL UPDATE**

---

**1.0 EXECUTIVE SUMMARY**

1.1 The main purpose of this report is to update Members of Housing Services activity and progress with the Local Housing Strategy for the Oban, Lorn and the Isles area.

This report will detail the following housing activity:-

- Housing Need and Demand
- Homelessness
- Affordable Housing Supply - Strategic Housing Investment Programme (SHIP)
- Empty Homes
- Private Sector Housing Grant Adaptations
- Private Sector Housing Grant Repairs and Improvements
- Energy Efficiency - Home Energy Efficiency Programme: Area Based Scheme(HEEP:ABS)
- Local Housing Strategy

**RECOMMENDATIONS**

Members are asked to consider the content of the report.

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ARGYLL AND BUTE COUNCIL

OBAN LORN AND THE ISLES AREA  
COMMITTEE

DEVELOPMENT AND ECONOMIC  
GROWTH

9 MARCH 2022

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**HOUSING SERVICES ACTIVITY UPDATE - STRATEGIC HOUSING  
INVESTMENT PLAN (SHIP) – ANNUAL UPDATE**

---

**2.0 INTRODUCTION**

2.1 The main purpose of this report is to update Members of Housing Services activity and progress on the Local Housing Strategy within the Oban, Lorn and the Isles area.

This report will detail the following housing activity:-

- Housing Need and Demand
- Homelessness
- Affordable Housing Supply - Strategic Housing Investment Programme (SHIP)
- Empty Homes
- Private Sector Housing Grant Adaptations
- Private Sector Housing Grant Repairs and Improvements
- Energy Efficiency - Home Energy Efficiency Programme: Area Based Scheme
- Local Housing Strategy

**3.0 RECOMMENDATIONS**

3.1 Members are asked to consider the content of this report.

**4.0 DETAIL**

4.1 As the Strategic Housing Authority for this area, the Council has a series of important statutory housing functions to fulfil. A Housing Need and Demand Assessment (HNDA) is carried out every 5 years which enables Scottish Government funding to be brought into Argyll and Bute primarily to deliver affordable housing. A comprehensive revision of the local HNDA was approved as “robust and credible” by the Scottish Government’s Centre for Housing Market Analysis in December 2021. The Council also produces a Local Housing Strategy (LHS) every 5 years. The previous LHS was completed in 2021.



A fully revised LHS has been developed in accordance with Scottish Government guidance and local priorities as identified in the new HNDA. This sets out the vision for Argyll and Bute: **“Everyone in Argyll & Bute has access to a suitable, high quality home which is affordable and located within a vibrant, sustainable and connected community.”** This report will detail the housing activity taking place in Oban, Lorn and the Isles.

#### 4.2 HOUSING NEED & DEMAND IN OBAN, LORN & THE ISLES

HOMEArgyll WAITING LIST July 2021 – Active Applicants (excluding applicants with 0 points i.e. no need)					
	Minimum Bedroom Size Required				TOTAL
	0/1beds	2beds	3beds	4+beds	
Lorn	264	155	76	38	533
Mull & Iona	44	12	4	1	61
Coll & Tiree	10	4		2	16
OLI Totals	318	171	80	41	610

In addition there was a registered demand from almost 300 applicants who received nil points according to the Common Allocation Policy and therefore would be deemed not to have a defined housing need. This included 253 applicants for Lorn; 37 for Mull & Iona; and 7 for Coll & Tiree.

For the Oban Lorn and Isles area as a whole, the majority of applicants (52%) require one bedroom and 28% require 2 bedrooms. 13% require 3 bedrooms and 7% need 4 bedrooms or more.

**However, to establish actual need, the available supply must be factored into this, based on the available lets within the RSL stock during a year.**

#### Applicants per available RSL Let (Pressure Ratios)

	HOMEArgyll Applicants	RSL Lets 2020/21 (HOMEArgyll only)	Pressure Ratio
Lorn	533	94	6:1
Mull & Iona	61	24	3:1
Coll & Tiree	16	1	16:1
OLI Totals	610	119	5:1

(NB. 2020/21 lets were partially constrained due to covid measures)

**While the pressure ratios are only one factor in determining need and demand, they are useful indicators of areas where further analysis may be required.**

The fully revised Argyll & Bute HNDA 2021 takes account of a wide range of factors to determine existing need and future demand for new build housing, and demographic projections have a critical role in this assessment. Although the default population projections suggest a significant and continuous decline across Argyll and Bute, and consequently minimal or zero requirement for

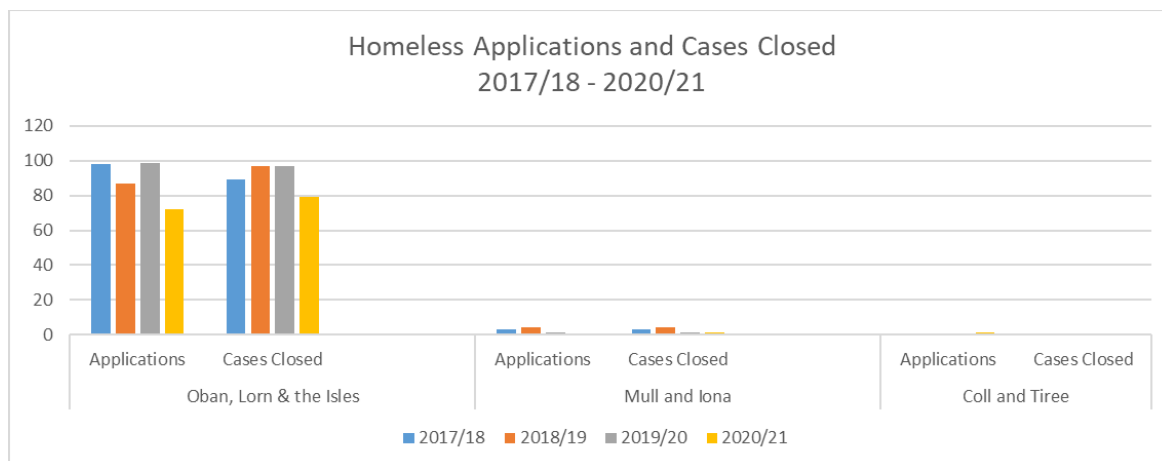
new build housing, the council has developed ambitious Housing Supply Targets based on an alternative, positive growth scenario for all areas. In this instance, 28% of the Argyll & Bute Housing requirement would be apportioned to Lorn; 4% to Mull & Iona; and around 1% to Coll & Tiree. Over the next 5 years this could amount to at least 480 new builds across all tenures for the OLI area as a whole.

### 4.3 HOMELESSNESS

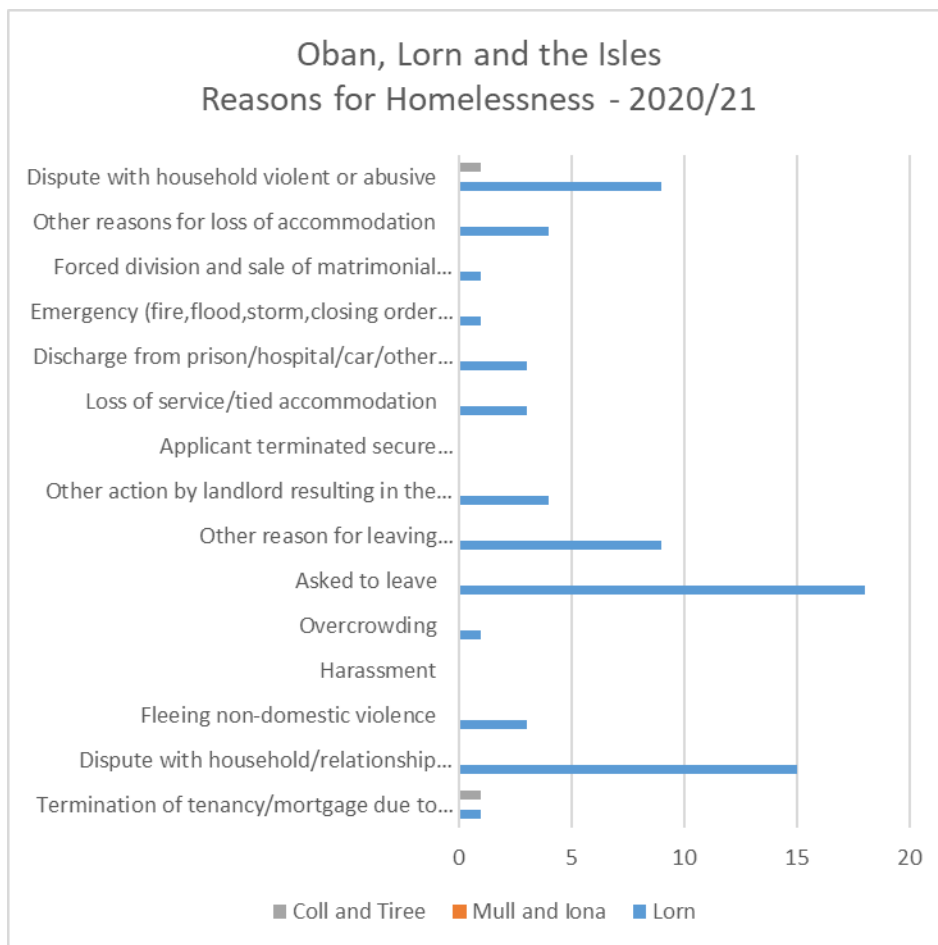
During 2020/21, there were 80 homeless cases closed in the Oban, Lorn and the Isles area. 79 of the cases were in the Oban area and 1 case was on Mull.

The incidence of homelessness has reduced by 26% (99 down to 74) in the Oban, Lorn and the Isles area during 2020/21. These applications included 1 homeless application in Tiree.

The figures below illustrate the number of homeless applications and cases closed for the period from 2017/18 to 2020/21.



The main reasons for presenting as Homeless last year were “disputes with family/relationship breakdown”, “disputes with household violent or aggressive”; “other reasons for loss of accommodation” and “being asked to leave”. Oban, Lorn and the Isles saw a number of cases due to persons being “discharged from institutions” (such as prison, hospital or care for instance); a number of cases involving “other reasons for leaving”; and also “other reasons for loss of accommodation”.



## Rough Sleeping

The Oban, Lorn and Isles area experienced a reduction in the incidence of rough sleeping over the same period last year, with 5 cases (-4) in total across the area reporting that they slept rough the night preceding their presentation and 5 (-12) reporting that they had slept rough in the 3 months preceding their homeless application. These were disaggregated as follows:-

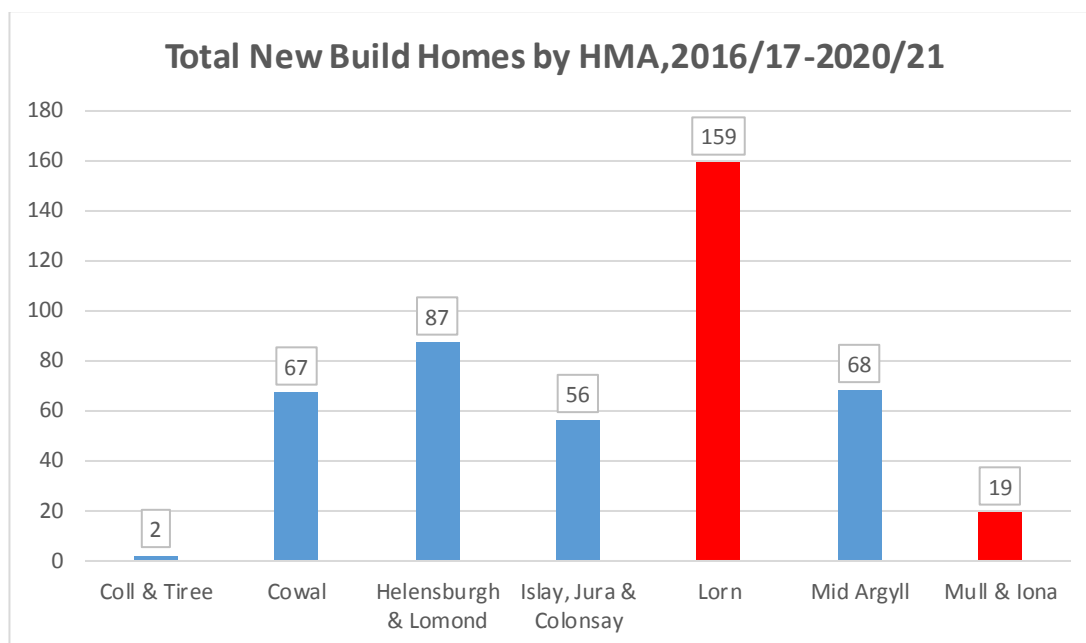
AREA	Number of Rough Sleepers in 2020/21	
	Night Before Application	3 Months Prior to Application
Oban, Lorn area	5	5
Mull and Iona	0	0
OLI Total	5	5
Argyll & Bute	23	42

#### 4.4 AFFORDABLE HOUSING SUPPLY

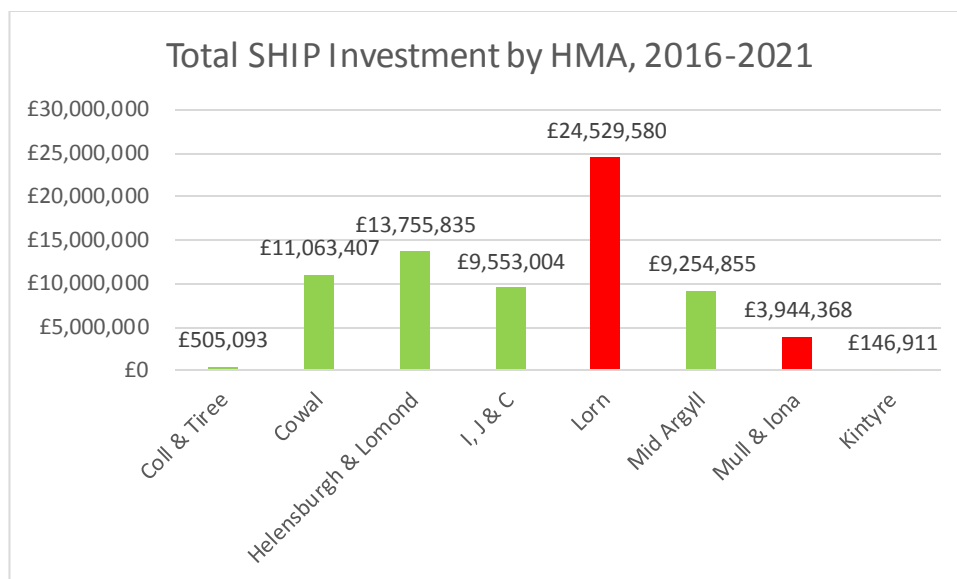
The Strategic Housing Investment Plan (SHIP) delivered 22 new affordable homes in Oban, Lorn and the Isles in 2020/21, including 10 in Barcaldine (6 for social rent and 4 for shared equity) and the final 12 units at the Glenshellach site in Oban, carried over from the previous year. The investment in Glenshellach was included in total in the previous year's report, therefore total investment in completed OLI projects in 2020/21 amounted to £1.442m.

RSL	PROJECT	Units	Funding
ACHA	Glenshellach, Oban (Final tranche of phases 11-13)	12	(costs included in project total for previous year)
WHHA	Barcaldine	10	£1,442,904
<b>Oban, Lorn and the Isles Total</b>		22	-£1,442,904

Cumulatively over the full 5 years of the 2016-2021 LHS, which is now completed, there have been 178 new affordable homes built in Oban Lorn and the Isles amounting to 39% of the five-year total for Argyll and Bute.



Over the last 5 years, SHIP investment has amounted to £28.474m in Oban, Lorn and the Isles; 39% of the total five-year investment in Argyll and Bute.



### SHIP Projects – Completed/Anticipated Completions in 2021/22

Project address	Developer	Units	Anticipated / Actual Completion Date
Kirk Road, Dunbeg*	WHHA	4*	April 2021
Dunbeg (Phase 3)*	LINK	57*	Dec. 2021
Dunbeg (Phase 3 carry forward)	LINK	243	2022
<b>OLI 2021/22 Total Completions (est.)</b>		<b>304</b>	<b>2022</b>

\*Now Complete

Furthermore, MICT acquired Pennyghael Schoolhouse, in the south of Mull, in 2021 with funding from the Scottish Land Fund, Argyll & Bute Council and Ecology Building Society, to provide a fully refurbished and renovated affordable family home in the area.

In addition, further sites/projects in the Oban, Lorn and the Isles area which are in early stages of development and may be programmed in the SHIP include:

ACHA	North Connel Phase 2(2 units currently on hold) Mull – Caignure, Salen, Dervaig – subject to further feasibility Appin & Connel – pending further analysis
LINK	“Hospital Site”, Oban (50 units – subject to further feasibility) Lonan Drive, Oban (44 units by 2024) Dunbeg, Phases 4,5 & 6 (150 units in total by 2025) Glencruitten, Oban (100 units in total by 2026 subject to agreement)
WHHA	Tobermory, Mull Phase 3 (12 units) Port Appin (6 units)

#### 4.5 EMPTY HOMES

In 2020/21 there were 3 private empty homes brought back into use in OLI, with the assistance of the Empty Homes Officer, amounting to 10% all the empty homes brought back into use across Argyll and Bute last year with assistance of the Empty Homes Officer.

#### Council Tax Information on Empty Homes

The following table breaks down the numbers of empty homes including those subject to premium Council Tax charge across the OLI area. The table does not include properties which are empty and exempt from Council Tax. The numbers of recorded empty homes can vary from day to day due to natural changes and reported numbers are snapshot from October reports.

OLI Council tax data as at 01.01.22	Number of properties on Council Tax register	Empty Homes	Properties subject to 200% council tax levy	Total EMPTY
Lorn	8,805	86	77	163
Mull & Iona	1,895	22	38	60
Coll & Tiree	686	3	22	25
<b>OLI TOTAL</b>	<b>11,386</b>	<b>111</b>	<b>137</b>	<b>248</b>

#### Council Tax Exemptions

There are also a number of empty properties which are on the Council Tax register which are exempt from paying council tax. In OLI there are 375 properties which are empty and exempt from Council Tax. The most common categories for empty properties include:

- Class 22A = Occupied by SMI (**106**)
- Class 4A = Properties recently occupied but now empty and unfurnished (**94**)
- Class 6A = Deceased owners – where estate has not been settled (**74**)
- Class 10A= Occupied by students (**53**)

Other empty categories include:

Class 14A= Agricultural dwelling (10);  
 Class A5= Living/detained elsewhere (11);  
 Class 26A=Care leavers (7);

#### Second Homes

As at 1<sup>st</sup> October 2020 there were 792 registered second homes in Oban, Lorn and the Isles. This figure represents 28% of the total number of second homes in Argyll and Bute.

#### 4.6 PRIVATE SECTOR HOUSING GRANT - ADAPTATIONS

In 2020/21, there were a total of 15 private sector properties adapted with PSHG aid in Oban, Lorn and the Isles (mainly in Lorn, with 1 in Coll & Tiree) and a total of 17 individual adaptations installed.

PSHG ADAPTATION COMPLETIONS 2020 -2021							
HMA	Grant Value	Works Value	ADAPTATION INSTALLED				Hoist
			Ramp	Stairlift	Access	Bathroom Adaptation	
Lorn	£91,306.55	£105,623.85	0	2	3	10	1
Coll & Tiree	£456.00	£570.00	0	0	1	0	0
Mull & Iona	£0	£0	0	0	0	0	0
<b>TOTALS</b>	<b>£91,762</b>	<b>£106,193</b>	<b>0</b>	<b>2</b>	<b>4</b>	<b>10</b>	<b>1</b>

#### 4.7 PRIVATE SECTOR HOUSING GRANT – REPAIRS & IMPROVEMENTS

In 2020/21, there were no PSHG repair and improvement grants completed in OLI, due to covid restrictions and the impact of lockdown(across Argyll and Bute, the total was 16).

#### 4.8 ENERGY EFFICIENCY (HOME ENERGY EFFICIENCY PROGRAMME: AREA BASED SCHEME – HEEPS:ABS)

There were 252 energy efficiency measures installed across Argyll and Bute in 2020/21 via the HEEPS:ABS programme; and 7% of these measures (18) were in Oban, Lorn & the Isles. In total, 13 properties were improved across the Oban, Lorn and the Isles area, at a total cost of £68,658. Grant aid in support of this work amounted to £67,953, 99% of the total costs.

Current estimates of Fuel Poverty are based on Home Analytics data:-

Area	Likelihood of Households in	
	Fuel Poverty	Extreme Fuel Poverty
Lorn	27%	11%
Mull and Iona	25%	10%
Coll and Tiree	27%	15%
Argyll and Bute	27%	15%
Scotland (SHCS)	25%	12%

#### 4.9 LOCAL HOUSING STRATEGY (LHS) 2022-2027

As the strategic housing authority for Argyll and Bute, the Council has a statutory duty to develop, implement and monitor a Local Housing Strategy over a five-year planning cycle, based on a robust and credible Housing Need and Demand Assessment (HNDA) for the area. Following completion of the previous Argyll and Bute LHS (2016-2021) last year, a comprehensive revision and update of the strategy has been approved by the council and is due to be formally launched in March 2022. The planning process was based on a robust process of consultation and stakeholder engagement, which has been acknowledged as an exemplar model for other local authorities by the Scottish Government, the CHMA, and the Scottish Housing Network LHS Forum.

The revised HNDA was approved as “robust and credible” by the Scottish Government’s CHMA in 2021, and this has informed the revised Housing Supply Targets set out in the new LHS. These targets are based on a positive demographic and economic growth scenario for Argyll & Bute and include ambitious and challenging Housing Supply Targets for the Lorn, Mull & Iona, and Coll & Tiree HMAs over the next 5 years and beyond. Progress with these targets and the new LHS Action Plan will be reported on an annual basis to this area committee.

#### 5.0 CONCLUSION

5.1 This report provides the detail of the Council Housing Services team activity in the Oban, Lorn and the Isles area and an overview of the progress achieved with the Local Housing Strategy Action Plan. There are a variety of housing issues within the area which are being tackled by Housing Services and partner agencies with the aim of delivering a functioning housing system which meets the needs of the communities we serve.

#### 6.0 IMPLICATIONS

- 6.1 Policy - Complies with approved SHIP and Local Housing Strategy.
- 6.2 Financial - none arising from this report.
- 6.3 Legal - we have a statutory duty to deliver statutory housing functions.
- 6.4 HR – none.
- 6.5 Fairer Scotland Duty: positive in terms of delivering affordable housing.
  - 6.5.1 Equalities - protected characteristics – none.
  - 6.5.2 Socio-economic Duty - positive in terms of delivering affordable housing.
  - 6.5.3 Islands – positive in terms of delivering affordable housing on the islands
- 6.6. Climate Change – the strategy and housing service deliver positive impacts for energy efficiency and climate change.
- 6.7 Risk – none.
- 6.8 Customer Service – none.



**Kirsty Flanagan, Executive Director with the responsibility for Development and Economic Growth**

**Policy Lead, Councillor Robin Currie**

January 2022

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## **APPENDICES**

Appendix 1 – Extract from LHS 2022 - 2027 (data as of 2021) Lorn

Appendix 2 – Extract from LHS 2022 - 2027 (data as of 2021) Mull & Iona

Appendix 3 – Extract from LHS 2022 - 2027 (data as of 2021) Coll & Tiree

## Appendix 1 - Extract from LHS 2022 - 2027 (data as of 2021) Lorn

**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

**LORN HMA** is centred on Oban and includes a number of the small, inner isles such as Easdale, Luing and Lismore. Despite the influence of in-migration, it is the most self-contained housing market in Argyll & Bute with 64% of house sales going to local residents. There was limited interaction with neighbouring HMAs in the local authority (3%) but over 17% of demand is from the rest of Scotland and over 13% from the UK. Overseas house purchasers have only marginal impact in this area, at just over 1% of sales. Average house prices are comparatively high and affordability remains an issue, with a high price-to-income ratio of 6.7 (lower quartile). There has been significant development activity in recent years, and the total dwelling stock increased by 8% between 2015 and 2020, with significant new builds in development or in the pipeline, particularly at Dunbeg. Lorn has 18% of the total housing stock in Argyll and Bute. However, 8% of the stock comprises second/holiday homes and long-term vacant properties. With 1,649 RSL homes in 2020 the area also has the highest provision of social rented stock – over 19% of the authority total. Nevertheless, this area still has the largest waiting list in Argyll and Bute by far, as well as one of the higher levels of homelessness (30% and 18% respectively of the authority totals). In addition HNDA analysis suggests that this area has the second greatest level of backlog need (21% of total backlog need).

**Key issues for Lorn HMA:**

Increasing the supply of affordable housing remains a critical priority for this HMA. The provision of Housing Options advice and information; and targeted Tenancy Support also remains important. Fuel poverty is an issue and improving energy efficiency will be important too. Ensuring that sufficient specialist provision (accommodation, adaptations, support services etc.) is available to meet the requirements of the ageing population and those with particular needs will also be key to a well-balanced, effective housing system.

## Appendix 2 – Extract from LHS 2022 - 2027 (data as of 2021) Mull &amp; Iona

	<b>Mull &amp; Iona</b>	
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	

**MULL AND IONA** are combined for planning purposes as one HMA. As a housing market area, these islands exhibit the lowest level of self-containment in the authority area apart from Coll & Tiree, with less than 45% of house sales going to local purchasers. Around 16% of properties are bought by persons from elsewhere in Scotland; and over a third of all sales (34%) are to purchasers originating elsewhere in the UK, by far the highest proportion of any HMA in Argyll and Bute. Interaction with the rest of the authority is minimal with only 1.4% of sales originating in another local HMA. Mull & Iona have among the highest house prices in Argyll & Bute, well above the average for the authority as a whole and 3 times higher than Bute for example; and along with Islay, Jura & Colonsay; and Coll & Tiree, this is one of the least affordable housing markets for local residents. This area has seen less than 1% rate of growth in total stock, between 2015 to 2020; despite a range of RSL and community-led projects being proposed and progressed in recent years. This still amounts to only 4% of the total dwellings in Argyll & Bute. There is also a high proportion of ineffective stock here, with second/holiday homes and long-term vacant properties making up 15% of the total (albeit this is significantly lower than the last census recorded). The social rented sector totalled 236 homes in 2020, less than 3% of the sector total for Argyll & Bute as a whole and around 13% of the total housing stock on the two islands. There are around 6 applicants for every available let in the area, one of the higher pressure ratios in the authority.

**Key issues for Mull & Iona HMA:**

A small-scale targeted programme of affordable new build housing will help to sustain remote island communities.

Tackling fuel poverty and improving energy efficiency remain key targets; and ensuring sufficient specialist provision is available to meet the requirements of those with particular needs will also be important.

## Appendix 3 – Extract from LHS 2022 - 2027 (data as of 2021) Coll &amp; Tiree

**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

**Coll & Tiree** constitute the smallest HMA in the authority, and are most affected by house purchasers from out with the area – less than 20% of sales are to local residents, with almost half of purchasers originating elsewhere in Scotland and a further quarter from elsewhere in the UK. More house buyers originate from overseas (5.6%) than from the rest of Argyll & Bute itself (1.4%). Average house prices have been among the highest in Argyll & Bute (albeit the number of sales are very small) and this area has been one of the least affordable to local households with the highest price-to-income affordability ratio of 7.7. Since 2015, the total number of dwellings on the islands increased by almost 8% while the number of households increased by around 12%. Proportionately, this HMA has the highest level of ineffective stock in Argyll & Bute, by far, with almost a third being second/holiday homes or long-term vacant properties. In 2020 there were 54 social rented homes, which amounts only 0.6% of the total RSL sector in the authority. Demand for RSL properties is numerically low but given the limited turnover in existing stock the pressure ratio remains high at 6:1 (i.e. 6 applicants per available let).

**Key issues for Coll & Tiree HMA:**

There is evidence of unmet need on these islands and minimal new build in recent years. Small-scale development of affordable housing for social rent could help to address the demand.

The requirement for some form of specialist provision, particularly on Tiree, remains a potential gap which could be addressed by joint working between Housing and the Health & Social Care Partnership.

Fuel poverty and energy efficiency also remain priorities for this area.

**Oban, Lorn and the Isles Area Committee  
Workplan 2022-2023**

Committee Date	Report Description	Lead Service and contact officer	Regularity of occurrence/consideration	Date for Reports to Committee Services	Additional Comment
<b>March 2022</b>					
9 March 2022	Performance Review - Area Scorecard	Improvement and HR – Sonya Thomas	Quarterly Report	14 February 2022	
9 March 2022	Supporting Communities Fund 2022/23	Chief Executive – Becky Hothersall & Kirsty Moyes	Annual Report	14 February 2022	
9 March 2022	Secondary School Reports - Oban High School	Head Teacher	Annual Report	14 February 2022	
9 March 2022	Secondary School Reports - Tiree High School	Head Teacher	Annual Report	14 February 2022	
9 March 2022	Roads and Infrastructure Service Update	Development and Infrastructure Jim Smith	Quarterly Report	14 February 2022	
9 March 2022	Oban Harbour Update	Development and Infrastructure – Scott Reid	Quarterly report	14 February 2022	
9 March 2022	Lorn Arc Programme Update	Head of Development and Economic Growth Fergus Murray	As required	14 February 2022	

**Oban, Lorn and the Isles Area Committee**  
**Workplan 2022-2023**

Committee Date	Report Description	Lead Service and contact officer	Regularity of occurrence/consideration	Date for Reports to Committee Services	Additional Comment
9 March 2022	Housing Services Activity Update - Strategic Housing Investment Plan (SHIP) - Annual Update	Development and Infrastructure – Douglas Whyte	Annual Report	14 February 2022	
9 March 2022	John of Lorn Bequest Award Recommendations	Head of Development and Economic Growth Fergus Murray	As required	14 February 2022	
<b>Future Reports – dates to be determined</b>					
	Supporting Communities Fund – End of Project Monitoring Report 2020/21	Chief Executive – Rona Gold	Annual Report		

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**ARGYLL AND BUTE COUNCIL****OBAN, LORN AND THE ISLES AREA  
COMMITTEE****LEGAL & REGULATORY SUPPORT****9 March 2022**

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**JOHN OF LORN BEQUEST AWARD RECOMMENDATIONS**

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**1.0 APPLICATIONS**

- 1.1 This report gives Members information regarding seven applications that have been received for support from the John of Lorn Bequest.

**2.0 RECOMMENDATIONS**

- 2.1 The Oban, Lorn and the Isles Area Committee are asked to:

1. award £100 to the five family applicants who meet the criteria;
2. refuse the one family applicant who does not meet the criteria; and
3. refuse the one individual applicant who does not meet the criteria.

**3.0 DETAIL**

- 3.1 The Oban, Lorn and the Isles Area Committee on 09 September 2020 agreed new distribution arrangements for the John of Lorn Bequest, which had been established to support 'poor persons resident in the Burgh of Oban'. In order to be considered for an award applicants must:

- 3.1.1 be in receipt of a qualifying benefit (Jobseekers Allowance, Employment Support Allowance, Income Support, or Universal Credit) and for those people who are employed/self-employed, they must be in receipt of some amount of Universal Credit as well (a nil payment due to deductions for earned income would mean they do not qualify);
- 3.1.2 live within the Burgh of Oban; and
- 3.1.3 be over the age of 16.

- 3.2 Furthermore, it was agreed that successful individual applicants would receive £50 while those applying on behalf of their family would receive £100.

- 3.3 Six applications have been received on behalf of families. Five of these applications are being recommended for award. One application is recommended for refusal as the applicant does not live within the Burgh of Oban.

- 3.4 One application has been received on behalf of an individual. This application is recommended for refusal as the applicant does not live within the Burgh of Oban.

Details of each application can be found at appendix 1.

- 3.5 The total funds available for distribution from the John of Lorn Bequest are approximately £15k. Should members be minded a total of £500 will be awarded during this award cycle.

#### **4.0 CONCLUSION**

- 4.1 Members are asked to consider application that have been received for support from the John of Lorn Bequest and to approve the financial awards recommended with the report.

#### **5.0 IMPLICATIONS**

5.1 Policy	None
5.2 Financial	None, the Council acts as trustee for the Fund, it does not represent assets of the Council. However, there is a risk that the Council would have to repay the Trust if an objection was raised as to the use of the funds.
5.3 Legal	Area Committees, as Trustees, must ensure that the distribution arrangements comply with the terms of the funds, failure to do so would result in the Council being liable.
5.4 HR	None
5.5 Fairer Scotland Duty	None
5.5.1 Equalities – protected characteristics	None
5.5.2 Socio-economic Duty	None
5.5.3 Islands	None
5.6 Climate change	None
5.7 Risk	None
5.8 Customer Service	None

**Douglas Hendry - Executive Director with responsibility for Legal and Regulatory Support**

**Policy Lead – Councillor Mary-Jean Devon**

February 2022

**For further information contact:**

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**APPENDICES:**



Appendix 1: Spreadsheet of applications

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