

Argyll and Bute Council
Comhairle Earra Ghaidheal agus Bhoid

Customer Services
Executive Director: Douglas Hendry



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14 June 2010

NOTICE OF MEETING

A meeting of the **OBAN LORN & THE ISLES LOCAL AREA COMMUNITY PLANNING GROUP** will be held in the **MCCAIG SUITE, CORRAN HALLS, OBAN** on **WEDNESDAY, 12 MAY 2010** at **10:30 AM**, which you are requested to attend.

Douglas Hendry
Executive Director - Customer Services

BUSINESS

- 1. APOLOGIES FOR ABSENCE**
- 2. DECLARATIONS OF INTEREST**
- 3. MINUTES**
 - (a) Minutes of meeting of Oban, Lorn and the Isles Area Community Planning Group held on 10th March 2010 (Pages 1 - 2)
- 4. HOUSING DEMANDS AND NEEDS - PRESENTATION BY RESEARCH & DEVELOPMENT OFFICER, COMMUNITY REGENERATION**
- 5. OBAN LORN & THE ISLES COMMUNITY SEMINAR - UPDATE**
- 6. OBAN LORN & THE ISLES AREA COMMUNITY PLANNING GROUP AREA COMMUNITY PLAN(Pages 3 - 6)**
- 7. PARTNER UPDATES ON AREA ISSUES**
- 8. PRINCIPLES OF REPRESENTATION(Pages 7 - 8)**
- 9. THIRD SECTOR INTERFACE - REPORT BY EILEEN WILSON (TO FOLLOW)**
- 10. DEVELOPMENT OF A MISSION STATEMENT FOR LOCAL AREA COMMUNITY PLANNING GROUP**

11. AGENDA ITEMS FOR FUTURE MEETINGS

12. ANY OTHER COMPETENT BUSINESS

To be notified to the Chair at least one week prior to the meeting.

OBAN LORN & THE ISLES LOCAL AREA COMMUNITY PLANNING GROUP

Councillor Duncan MacIntyre
Councillor Gordon Chalmers
Councillor Donald MadDonald
Councillor Donald McIntosh
Brian Barker
Margaret Fyfe
Jeannie Holles
David Price
Chief Inspector Judy Wilson
Iain MacDonald
David Whiteoak
Kenneth Macdonald

Councillor Roderick McCuish
Councillor Mary-Jean Devon
Councillor Neil Mackay
Councillor Elaine Robertson
Jane Connon Fowler
Iain Jackson
Eleanor MacKinnon
Eileen Wilson
Gregg McMillan
Nicola Welsh
Nicky Archibald

Contact: Kenneth Macdonald, Area Corporate Services Manager




Argyll & Bute Council


Meeting Housing Need & Demand

Lorn & Isles Local Area Community Planning Group

Wednesday 12th May 2010



Assessing the Requirement for Affordable Housing



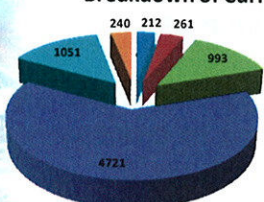
Housing Need Calculation

Total Backlog Need	→	7,478 households located in unsuitable housing and require alternative accommodation
Market Independence	→	1,249 households in unsuitable housing who cannot meet need independently per annum
Annual Backlog Need	→	125 households who cannot meet need independently per annum for next 10 years
Newly Arising Need	→	901 households change status and form need over annual period
Affordable Supply	→	714 units of affordable housing become available per annum to meet need
Net shortfall/surplus	→	An annual shortfall of 312 units is evidenced




Affordable Housing Need Calculation

Breakdown of Current Need



Current Need = 7,478



Affordable Housing Need Calculation

Total Current Need


Eliminate

- 'In situ solutions': 3172
 - Provision of aids/adaptations/support
 - Net 'Special Need' figure = 1,549
- Net 'Current Need' figure = 4,306

Then eliminate

- Those who can afford to meet need in private housing market
 - 71% can meet market entry price

Net Current Need = 1,249



Affordable Housing Need Calculation

Newly Arising Need

- New household formation: 722
 - Eliminate new formers who can afford to meet market entry level prices = 46%
- Existing households falling into need: 512
 - Change in household circumstances including annual flow of homeless households

Newly Arising Estimate = 901

Affordable Housing Need Calculation

Affordable Housing Supply

- Affordable housing relets: 638
- Committed new affordable supply: 76
- Turnover net of units taken out of management: 0 (demolitions)
- **Annual Supply Estimate = 714**

Affordable Housing Need Calculation

Interim Calculation Estimate

- Current need = 7,478
 - Net current need = 1,249
 - Net annual current need = 125 (10 years)
- Annual newly arising need = 901
- Annual total need = 1,026
- Annual affordable supply = 714
- Estimated shortfall = -312
- 10 year estimated shortfall = -3,120

Key Message

The annual shortfall in Argyll & Bute is **300 units**

*This results in a Year 10 shortfall of in excess of **3,000 units***

Lorn & Islands Profile

	Coll & Tiree	Lorn & Inner Isles	Mull & Iona
Total Backlog Need	119	538	348
% who Cannot Afford	63% = 75	47% = 251	63% = 219
Annual Backlog Need	7	25	22
Newly Arising Need	27	92	102
Total Annual Need	35	117	124
Affordable Supply	5	63	24
Net shortfall/surplus	-30	-54	-100

Lorn & Islands Profile

Profile of Current Need by HMA

	Coll and Tiree	Lorn and the Inner Isles	Mull and Iona
Homeless Households	4	49	10
Insecure Tenure	0	5	1
Concealed households	0	27	63
Overcrowding	54	86	143
Aids & Adaptation	82	91	163
Special Forms of Housing	43	160	73
Housing Support	0	84	13
Poor Quality	18	212	45
Harassment	0	0	13

Lorn & Islands Profile

Key Headlines

- % current need below average in Lorn (9%); twice the average in Coll & Tiree, Mull & Iona
- New formation significant in Coll & Tiree (4%), Mull & Iona (7%)
- Typical levels of homelessness in each HMA
- Below average turnover of stock: ABC 7%
 - Coll & Tiree, Lorn = 4%, Mull & Iona = 5%
- % annual unmet need in islands very high:
 - Lorn: 47% need cannot be met
 - Coll & Tiree: 86% need cannot be met
 - Mull & Iona: 81% need cannot be met

Lorn & Islands Profile

Annual HMA Shortfall

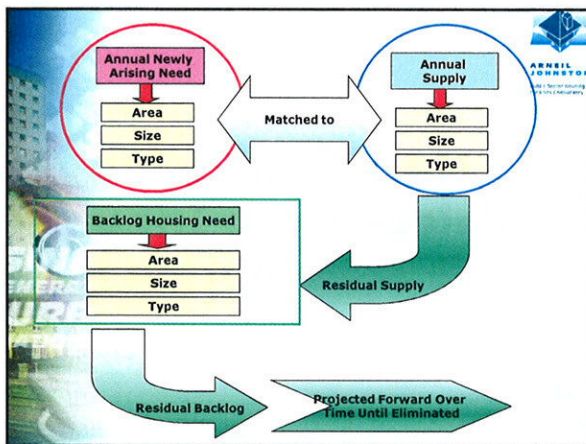
- Coll & Tiree = **-30**
- Lorn & Inner Isles = **-54**
- Mull & Iona = **-100**

10 Year HMA Shortfall

- Coll & Tiree = **-300**
- Lorn & Inner Isles = **-540**
- Mull & Iona = **-1000**

10 Year HMA Shortfall = -1,840

Unmet Need for Affordable Housing: Disaggregated Analysis



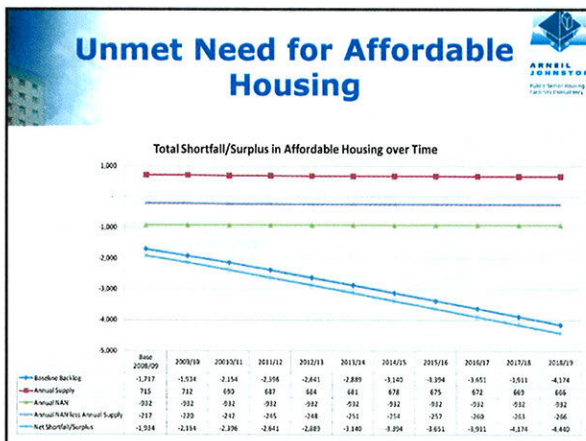
Disaggregated Outcomes

Key Outcomes

- Year 1: 2,154 households have unmet need
- Year 5: 3,140 households have unmet need
- Year 10: 4,440 households have unmet need

Headlines at Year 5

- Shortfall highest in Helensburgh & Lomond (-933) & Mull & Iona (697) HMA's
- Shortfall of affordable housing greatest in 1 & 2 bedroom properties: (-1,723) (55%)
- 94% of shortfall is in General Needs housing



Disaggregated Outcomes

Key Outcomes: Coll & Tiree

- Year 1: 112 households have unmet need
- Year 5: 193 households have unmet need
- Year 10: 294 households have unmet need

Headlines at Year 5

- 88% of shortfall is in General Needs housing
- Shortfall of amenity housing (-19)
- Shortfall of wheelchair housing (-6)
- Sheltered housing supply in balance (+1)
- Shortfall of affordable housing greatest in 1 & 2 bedroom properties: (-116) (61%)

Disaggregated Outcomes

Key Outcomes: Lorn & Inner Isles

- Year 1: 309 households have unmet need
- Year 5: 431 households have unmet need
- Year 10: 588 households have unmet need

Headlines at Year 5

- 87% of shortfall is in General Needs housing
 - Shortfall of amenity housing (-45)
 - Shortfall of wheelchair housing (-23)
 - Surplus in sheltered housing (+14)
- Shortfall of affordable housing greatest in 1 & 2 bedroom properties: (-283) (66%)

Disaggregated Outcomes

Key Outcomes: Mull & Iona

- Year 1: 375 households have unmet need
- Year 5: 697 households have unmet need
- Year 10: 1,101 households have unmet need

Headlines at Year 5

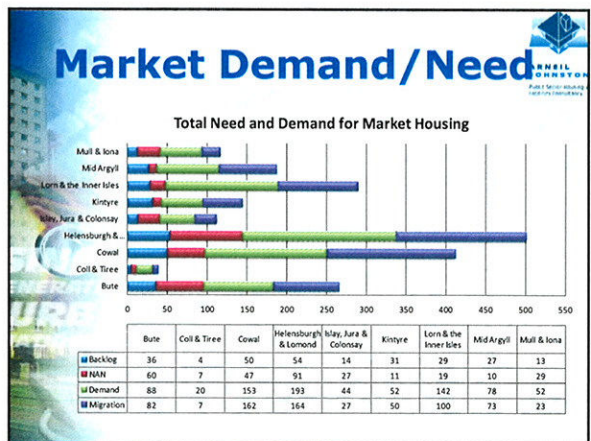
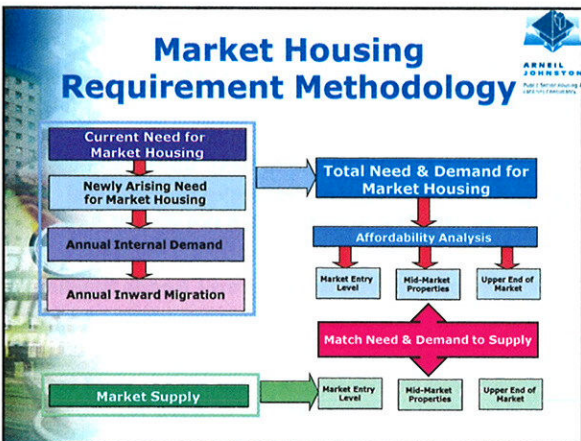
- 95% of shortfall is in General Needs housing
 - Shortfall of amenity housing (-9)
 - High shortfall of wheelchair housing (-25)
 - Surplus in sheltered housing (+9)
- Shortfall of affordable housing greatest 2 bedroom properties: (-314) (45%)

Key Message: Affordable Housing

There are cumulative 10 year shortfalls of...

- Coll & Tiree: 290 – 300 units
- Lorn & Isles: 540 – 580 units
- Mull & Iona: 1,000 – 1,100 units

Market Housing Calculation: Inputs & Assumptions



Calculation Inputs

Market Housing Supply (2008)

Sales Volume	Bute	Coll & Tiree	Cowal	Highland Perth & Lomond	Islay, Jura & Colonsay	Kintyre	Lorn & the Inner Isles	Mid Argyll	Mull & Iona	A&B (Total Sum)
QUARTILE (Q1)	34	4	76	106	10	25	64	37	10	366
QUARTILE (Q2)	31	3	80	102	9	24	63	36	9	357
QUARTILE (Q3-Q4)	65	7	146	207	19	47	127	73	20	711
	130	14	302	415	38	96	254	146	39	1434

- Sales Volume 2008 = 1,434
- Sales Volume 2007 = 2,050
- Average Sales 2004 to 2008 = 1,919
- Modelling Assumption :
 - Volume of sales incrementally increase from Yr 4 to 1,919 sales by Yr 10.

Calculation Inputs

Validating Need/Demand Input

Current Need for Market Housing	=	259 per annum
Newly Arising Need for Market Housing	=	301 per annum
Annual 'Effective' Demand	=	821 per annum
Annual Inward Migration (2008 Sales)	=	688 per annum
Total Annual Demand	=	2,069
5 Year Average of Transactions	=	1,919

Market Housing Requirement

Quartile 1 and 2 (<£125K: Shortfalls)

- Year 1: -772
- Year 5: -3,810
- Year 10: -7,269

Quartile 1&2 :Cumulative Yr 1,5,10

	Bute	Coll & Tiree	Cowal	Highland Perth & Lomond	Islay, Jura & Colonsay	Kintyre	Lorn & the Inner Isles	Mid Argyll	Mull & Iona
Year 1	111	15	-134	191	-84	66	-76	51	-82
Year 5	-561	-71	-460	-941	-219	-326	-369	-252	-408
Year 10	-1,169	-142	-1,250	-1,778	-431	-634	-661	-468	-811

Market Housing Requirement

Surpluses in Housing Q3&4

- Relates to properties above £125,000
- Total Surplus in Year 1: 137
- Surplus in every area except Bute (-23), Coll & Tiree (-10) and Islay, Jura & Colonsay (-30)
- Cumulative Surplus (10 Years): 2,122
- Total Shortfalls (All Quartiles)**
 - Year 1 = -635
 - Year 5 = -3,046
 - Year 10 = -5,147

Market Housing Lorn & Islands Profile

Quartile 1 and 2 Shortfalls

- Year 1: -172
- Year 5: -850
- Year 10: -1,616

Quartile 1&2: Cumulative Yr 1,5,10

	Coll & Tiree	Lorn & the Inner Isles	Mull & Iona
Year 1	15	36	82
Year 5	-71	-369	-408
Year 10	-142	-661	-811

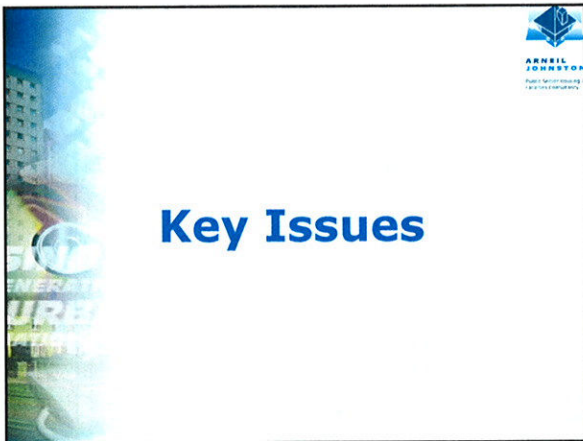
Market Housing Lorn & Islands Profile

Quartile 3 and 4 Surpluses


- Year 1: + 35
- Year 5: +191
- Year 10: +515

Quartile 3&4: Cumulative Yr 1,5,10

	Coll & Tiree	Lorn & the Inner Isles	Mull & Iona
Year 1	10	42	4
Year 5	49	217	23
Year 10	93	544	64



Key Issues



HNADA Headlines Lorn & Islands

Over the next 10 years there is an estimated shortfall of affordable housing in the region of

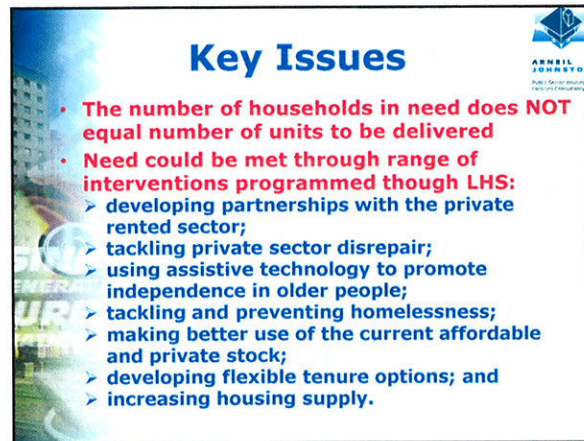
- Coll & Tiree = 300
- Lorn & Isles = 560
- Mull & Iona = 1,000



HNADA Headlines Lorn & Islands

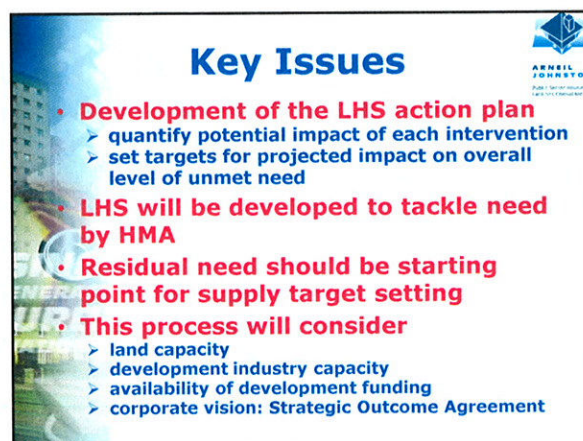
Over the next 10 years there is a cumulative shortfall of up to 1,000 units of market entry level housing for sale

- Coll & Tiree = 230
- Lorn & Isles = 120
- Mull & Iona = 750



Key Issues

- The number of households in need does NOT equal number of units to be delivered
- Need could be met through range of interventions programmed though LHS:
 - developing partnerships with the private rented sector;
 - tackling private sector disrepair;
 - using assistive technology to promote independence in older people;
 - tackling and preventing homelessness;
 - making better use of the current affordable and private stock;
 - developing flexible tenure options; and
 - increasing housing supply.



Key Issues

- Development of the LHS action plan
 - quantify potential impact of each intervention
 - set targets for projected impact on overall level of unmet need
- LHS will be developed to tackle need by HMA
- Residual need should be starting point for supply target setting
- This process will consider
 - land capacity
 - development industry capacity
 - availability of development funding
 - corporate vision: Strategic Outcome Agreement

Oban, Lorn and the Isles LACPG Area Community Plan (Draft)

Full Area Summary

Unique Ref No	Area outcome	Actions to achieve outcome	Success measures	Key dates	Lead partner	Lead officer	Links with capital investment	What is the source of this outcome?	Risks	Risk level
	People feel healthier and safer and have access to services appropriate to their needs	Engagement with the community to identify priorities	Completed questionnaires returned from OL&I Community Councils	Mar-10	ABC CC	Maureen Evans				
			Community event held	May-10	ABC AVA					
			Report analysis of CC questionnaire returns and feedback from community event back to LACPG to inform the development of the Area Community Plan		ABC					
	Good quality economic opportunities and housing enable young people and young families to live and work in their chosen communities	Engagement with the community to identify priorities	Completed questionnaires returned from OL&I Community Councils	Mar-10	ABC CC	Maureen Evans				
			Community event held	May-10	ABC AVA					
			Report analysis of CC questionnaire returns and feedback from community event back to LACPG to inform the development of the Area Community Plan		ABC					
	Older and vulnerable people across the whole area live full and independent lives	Engagement with the community to identify priorities	Completed questionnaires returned from OL&I Community Councils	Mar-10	ABC CC	Maureen Evans				
			Community event held	May-10	ABC AVA					
			Report analysis of CC questionnaire returns and feedback from community event back to LACPG to inform the development of the Area Community Plan		ABC					
	Oban fulfils its role as the regional centre for the West Highlands and Islands	Engagement with the community to identify priorities	Completed questionnaires returned from OL&I Community Councils	Mar-10	ABC CC	Maureen Evans				
			Community event held	May-10	ABC AVA					
			Report analysis of CC questionnaire returns and feedback from community event back to LACPG to inform the development of the Area Community Plan		ABC					

Oban, Lorn and the Isles LACPG Area Community Plan (Draft)

Community Engagement						
Unique Ref No	Community Engagement Outcomes	Actions to achieve outcome	Success measures	Key Dates	Lead	Risks
	Extend Community Planning Structures					
	Increase involvement of communities	Community event to be held to inform priority actions for inclusion in the area community plan	Event held and analysis of findings fed back to the LACPG		ABC	
	Build capacity					
	Sharing skills and resources					

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Principles of Representation at CPP

This document is for all CPP partners, whether representing or being represented, at all levels within the CPP structure. It may also be of interest to other stakeholders.

The CPP Partnership Agreement was adopted in May 2009. Under the new structure partner organisations are regularly required to represent each other at Management Committee, Thematic Partnerships, Local Community Planning level and at other strategic partnerships.

In order for this to work partners must be confident that they are fully informed of any discussions taking place and are able to feed into any debate. It is essential that information flows in both directions.

If you are involved in Community Planning, at any level, you must demonstrate representation and ensure accountability:-

Clear lines of **accountability** allow representatives to speak with real authority. This does not mean that all decisions are subject to a consensus, at times a representative will have to present diverse, sometimes conflicting, views. Representatives should be prepared and able to explain decisions and actions.

Partners in a representation role should:-

- put into place reporting mechanisms that support the flow of information without creating unnecessary burdens;
- make arrangements that enable all partners to participate as fully as possible;
- ensure there is clarity about when one partner has a clear mandate to represent and when they do not.
- be clear about who they are representing

Other key principles of representation

- **Equality** – place equality, diversity and inclusiveness at the core of what they do
- **Leadership** – representatives will need to think and act strategically
- **Openness** – be as open as possible in all dealings and relationships
- **Purpose** – be clear about objectives and contributions – supporting them with a strong evidence base
- **Sustainability** – ensuring the continuation of the collective voice
- **Values** – identify and build on the values of community planning

It is not intended to prescribe how partners should organise themselves. However, a guiding set of principles should help partners develop arrangements that strengthen their representation, widen participation and

ensure transparency for other organisations taking part in events and meetings at which the representative is present.

Annual Review 2009/10

As part of the Annual review we will be asking partners to demonstrate

- how they are ensuring information flows within and between organisations
- that arrangements are in place to ensure that they are represented as appropriate in the CPP structure and associated strategic partnerships
- what they do to promote community planning

For further information contact: Eileen Wilson
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