

**SOA Outcome 5: People live active, healthier and independent lives.
SOA Code 5.1.6 Progress Update**

1.0 EXECUTIVE SUMMARY

- 1.1 This report is to update the MAKI Area Community Planning Group on local progress with the SOA outcome 5 Delivery Action Plan 5.1.6:

“Maintain a new build social housing programme including housing for varying needs to enable people to live more independently.”

1.2 RECOMMENDATION

Progress with the delivery of the affordable housing supply programme in Mid Argyll, Kintyre and the Islands is noted.

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2.0 INTRODUCTION

2.1 This report is to update the MAKI Area Community Planning Group on local progress with the SOA outcome 5 Delivery Action Plan 5.1.6:

“Maintain a new build social housing programme including housing for varying needs to enable people to live more independently.”

3.0 RECOMMENDATIONS

3.1 Progress with the delivery of the affordable housing supply programme in Mid Argyll, Kintyre and the Islands is noted.

4.0 DETAIL

4.1 Affordable housing is funded by a combination of grant funding from the Scottish Government and Argyll and Bute Council and private finance raised by the developing Housing Association (RSL). Development activity is therefore restricted by the amount of funding available. In order to secure grant funding there is a requirement to evidence housing need in an area.

4.2 Good progress has been made on the proposals contained within the MAKI development plan. 46 units have been completed in the first 8 months of 2015. A further 30 will go on site this year and there are proposals for other sites within MAKI for the duration of the current Strategic Housing Investment Plan (SHIP).2015-2020. Detailed updates are recorded in Table 1. below.

Table 1.

Activity on the Ground	Progress update
12 units for social rent at Inveraray.	Scheduled for completion August 2015 – 3 special needs units.
8 units for social rent in Tarbert (& assessing need for additional phase beyond this).	Completed January 2015. Provision for an additional phase has been incorporated within the 2015-2020 forward plans but will be dependent on evidence at the time.
6 units for social rent at Ardfern.	Completed April 2015
18 units for social rent at Imeraval, Islay.	Scheduled for a site start in 2015. Decrofting regulations have delayed the commencement of this project but it is scheduled for completion in 2016/17.
2 units for social rent in Tayvallich.	Due on site end of summer 2015
20 units first phase Shoreline Bowmore	Due for completion August 2015
A second phase of the development at Bowmore with 10 social rented units.	Scheduled to commence on site August 2015
Progress a new build unit on Gigha	Funding secured from the Council and Scottish Government to assist with a new build property on Gigha but GHT have decided not to proceed with this development at this time.
Port Charlotte, Islay.	6 units scheduled to commence 2017/18
Carradale;	Provision for 2 units made within the SHIP to commence 2017/18 but a suitable site and developer still to be identified
Jura;	Provision for 2 units made within the SHIP to commence 2017/18 but a suitable site and developer still to be identified
Lochgilphead;	Provision for 10 units made within the SHIP to commence 2019/20. A suitable site is to be identified.
Colonsay	Provision for 2 units made within the SHIP to commence 2019/20. A suitable site is to be identified.

- 4.3 It is important to note that the SHIP is the overarching strategic plan for the area's affordable housing development. Arising from the strategic plan, annual strategic local programme agreements, are signed off by the government and the council. There are a large number of factors which can delay and impact on housing developments and consequently it is possible for some developments to be advanced and others set back within the overall programme. Imeraval is a good example of a development which was originally intended to start in 2014 and has been delayed for over twelve months. Consequently the proposals for future years noted in the above update may be subject to change.

6.0 IMPLICATIONS

- 6.1 Policy: Implementation of the Strategic Housing Investment Plan is consistent with current Council policy
- 6.2 Financial: Grant funding to support the developments is provided by the Scottish Government and the Council.
- 6.3 Legal: Development proposals are subject to legal agreements with the government and RSL's.
- 6.4 HR: None
- 6.5 Equalities: Proposals are consistent with aims and objectives set out in the local housing strategy which has been subject to an Equality Impact Assessment.
- 6.6 Risk: Risk assessment is an integral part of each development.
- 6.7 Customer Service: The increased affordable housing provision will provide increased access to a range of suitable, affordable housing options.

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