ARGYLL AND BUTE COUNCIL	**OBAN LORN AND THE ISLES AREA COMMITTEE**
DEVELOPMENT AND ECONOMIC GROWTH	**10TH MARCH 2021**

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 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(HEEP:ABS)
- Local Housing Strategy

1.2 Members are asked to consider the content of the report.

ARGYLL AND BUTE COUNCIL	**OBAN LORN AND THE ISLES AREA COMMITTEE**
DEVELOPMENT AND ECONOMIC GROWTH	**10TH MARCH 2021**

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 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(HEEP:ABS)
- Local Housing Strategy

Members are asked to consider the content of the report.

3.0 RECOMMENDATIONS

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

4.0 DETAIL

4.1 Argyll and Bute Council retains the role of strategic housing authority and therefore has a series of important statutory housing functions to fulfil. A Housing Needs and Demand Assessment is carried out every 5 years which enables Scottish Government funding to be brought into Argyll and Bute primarily to deliver affordable housing. The Council also produces a Local Housing Strategy (LHS) every 5 years. The current LHS runs from 2016-2021 and have a vision for housing in Argyll and Bute which is ‘a housing system that makes a strong contribution to thriving and sustainable communities and supports economic growth’. 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 October 2020 – Active Applicants					
	Minimum Bedroom Size Required				TOTAL
	0/1beds	2beds	3beds	4+beds	
Oban, Lorn & the Isles	398	213	89	37	737

For the Oban Lorn and Isles area as a whole, the majority of applicants (54%) require one bedroom and 29% require 2 bedrooms.12% require 3 bedrooms and only 5% 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.

	HOMEArgyll Applicants	RSL Lets 2019/20 (All Landlords only)	Pressure Ratio
Oban, Lorn & the Isles	737	139	5:1

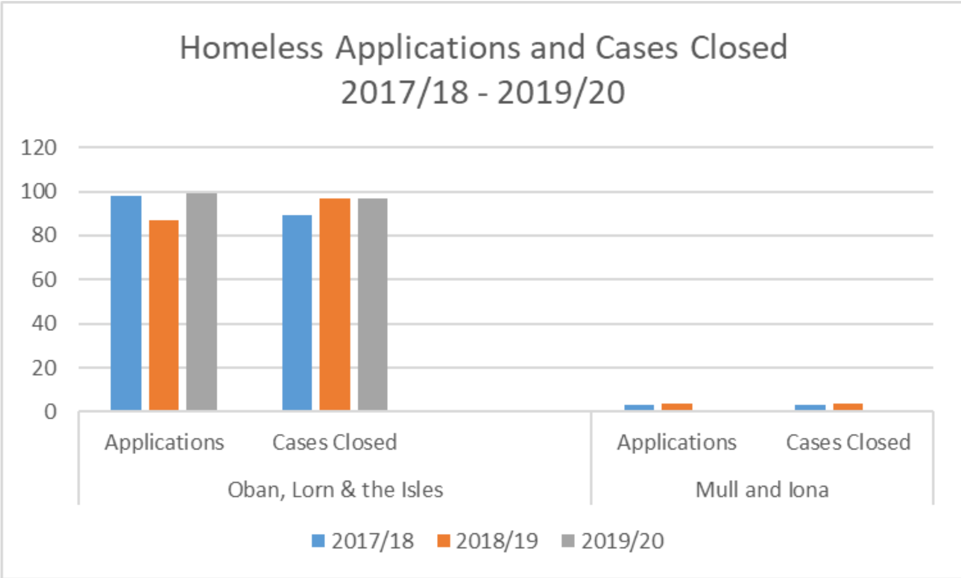
While the pressure ratios are only one factor in determining need and demand, they are useful indicators of areas where further analysis may be required.

4.3 Homelessness

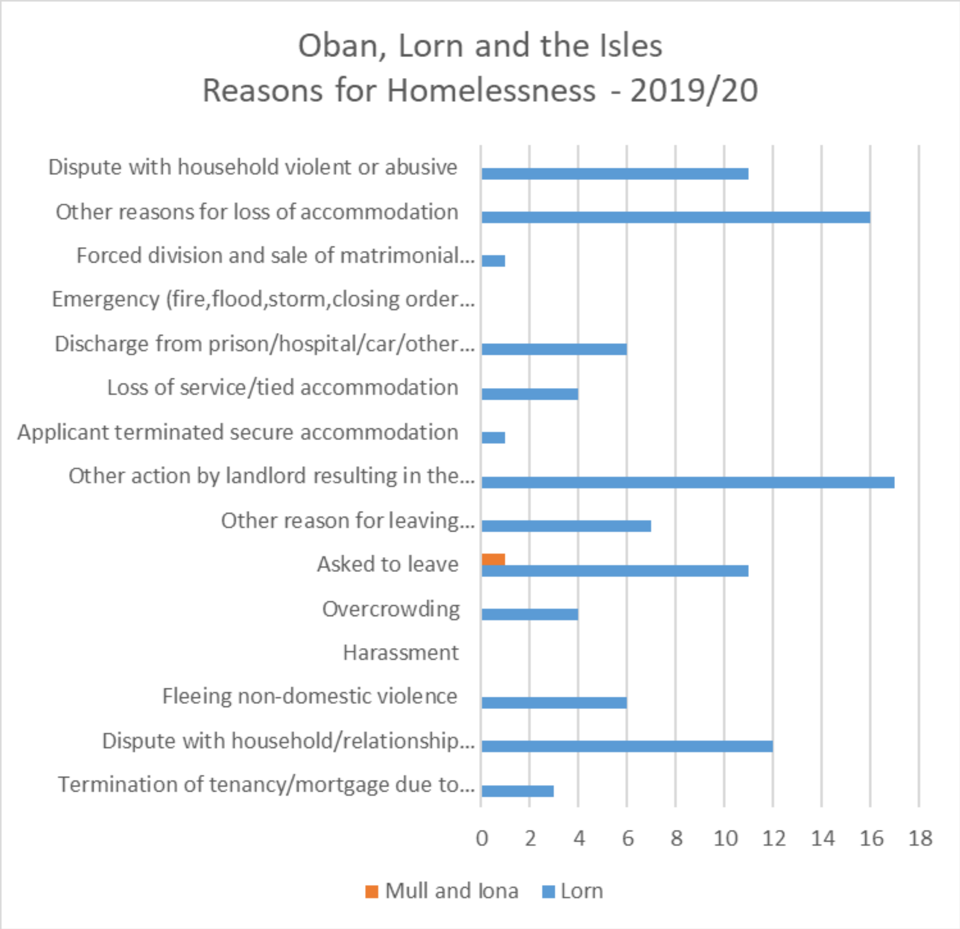
During 2019/20, there were 98 homeless cases closed in the Oban, Lorn and the Isles area. 97 of the cases were in the Oban area and 1 case was on Mull.

The incidence of homelessness has remained fairly static in the Oban, Lorn and the Isles area over the last 3 years and during 2019/20 was at the same level as in 2017/18 with 101 applications during 2017/18 and 100 during 2019/20. These applications included the following numbers for Mull and Iona; 2017/18 – 3, 2018/19 – 4 and 2019/20 - 1

The figures below illustrate the number of homeless applications and cases closed for the period from 2017/18 to 2019/20.



The main reasons for presenting as Homeless last year were “disputes with family/relationship breakdown”, “other action by landlord resulting in termination of tenancy”; “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 “violent or abusive disputes”; and also “termination of tenancy/mortgage due to arrears”.



Rough Sleeping

The Oban, Lorn and Isles area experienced an increase in the incidence of rough sleeping over the same period last year, with 9 cases (+3) in total across the area reporting that they slept rough the night preceding their presentation and 17 (+3) reporting that they had slept rough in the 3 months preceding their homeless application. These were disaggregated as follows:-

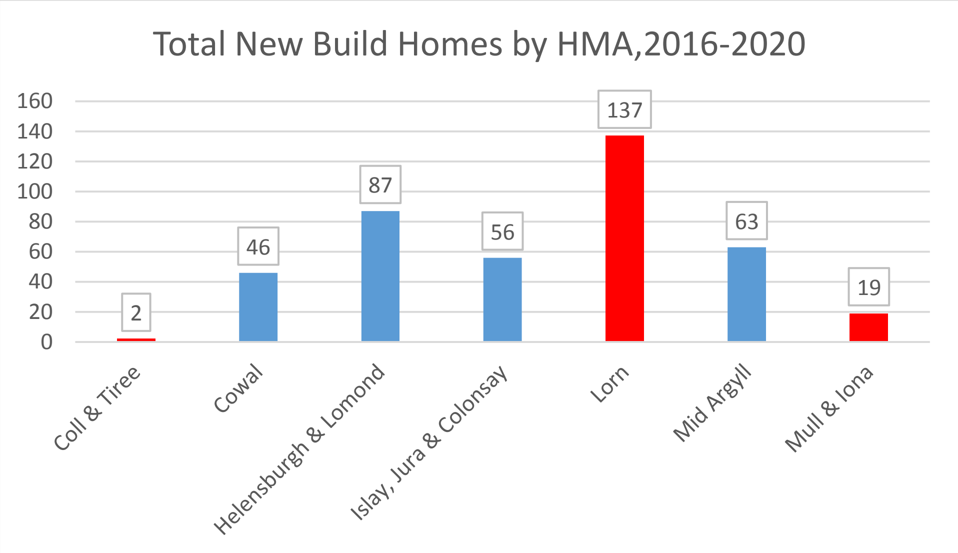
AREA	Number of Rough Sleepers in 2019/20	
	Night Before Application	3 Months Prior to Application
Oban, Lorn area	9	17
Mull and Iona	0	0
OLI Total	9	17
Argyll & Bute	24	50

4.4 Affordable Housing Supply

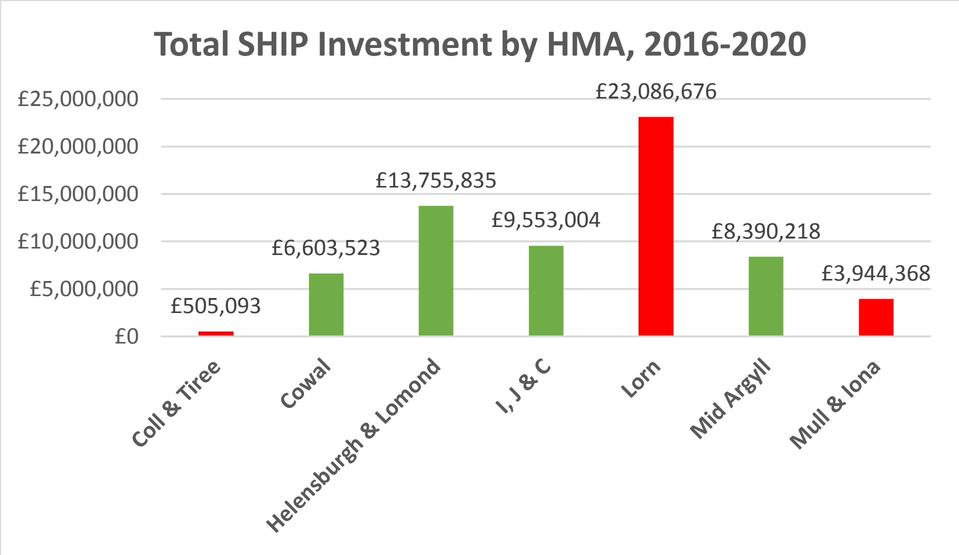
The Strategic Housing Investment Plan (SHIP) delivered 32 new affordable homes in Oban, Lorn and the Isles in 2019/20, including 30 in Oban and 2 in Connel. The total investment in these projects amounted to £6.943m.

RSL	PROJECT	Units	Funding
ACHA	Glenshellach, Oban (phases 11-13)	30	£6.610 129
ACHA	Powell Place, Connel	2	£333,583
Oban, Lorn and the Isles Total		32	£6, 943, 712

Cumulatively over the last 4 years of the current LHS, there have been 156 new affordable homes built in Oban Lorn and the Isles amounting to 38% of the four-year total for Argyll and Bute.



Over the last 4 years, SHIP investment has amounted to £27m in Oban, Lorn and the Isles; 41% of the total three-year investment in Argyll and Bute.



SHIP Projects onsite at start of 2019/20.

Site/Development	RSL	Total Units	Expected Date of Completion
Glenshellach *	ACHA	12	2020
North Connel	ACHA	2	2021/22
Lochdon, Mull*	WHHA	14	2020
Barcaldine*	WHHA	10	2019/20
Kirk Road, Dunbeg	WHHA	4	2021
Dunbeg (Phase 3)	LINK	58	March 2021
Dunbeg (Phase 3)	LINK	242	2021/22
Oban, Lorn and the Isles TOTALS		374	

***Now Complete**

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:

TBC	Glencruitten, Oban (25 units – Phase 1, plus additional phases)
LINK	Ganavan, Oban (50 units) Lonan Drive, Oban (46 units) Dunbeg, Phases 4,5 & 6 (150 units in total)
WHHA	Tobermory, Mull Phase 3 (12 units) Salen (8 units) Port Appin (6 units)

4.5 Empty Homes

In 2019/20 there were 9 private empty homes brought back into use in OLI, with the 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 01.12.20	Number of properties on Council Tax register	Empty Homes	Properties subject to 200% council tax levy	Total EMPTY
Lorn	8,679	151	58	209
Mull & Iona	1,855	39	33	72
Coll & Tiree	680	9	18	27
OLI TOTAL	**11,214**	**199**	**109**	**308**

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 over **189** properties which are empty and exempt from Council Tax. The most common categories for empty properties include:

- Class 2A = Unoccupied dwelling – under renovation (9)
- Class 4A = Properties recently occupied but now empty and unfurnished (**88**)
- Class 5A = Living or Detained elsewhere – e.g. care home, hospital or prison (**12**)
- Class 7A = Dwellings Empty Under Statute – Closing or Demolition Order (**8**)
- Class 6A = Deceased owners – where estate has not been settled (**72**)

Other empty categories include: Repossessed dwellings (**0**), new Dwellings (**0**)

Second Homes

As at 1st October 2020 there were 792 registered Second Homes 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 2019/20, there were 26 private sector properties adapted with PSHG aid in Oban, Lorn and the Isles (22 in Lorn, 3 on Mull & Iona, and 1 on Coll & Tiree), and a total of 29 individual adaptations installed.

PSHG ADAPTATION COMPLETIONS 2019 -2020							
HMA	Grant Value	Works Value	ADAPTATION INSTALLED				
			Hoist	Stairlift	Access	bathroom Adaptation	HMA Total
Lorn	£112 784	£139 650	1	0	4	19	24
Mull & Iona	£16,934	£20,713	0	0	0	3	3
Coll & Tiree	£10,400	£10,400	0	0	1	1	2
TOTALS	**£140,118**	**£170,763**	**1**	**0**	**5**	**23**	**29**

4.7 Private Sector Housing Grant – Repairs & Improvements

In 2019/20, there was 1 PSHG repair and improvement grant completed in Oban, Lorn and the Isles (across Argyll and Bute, the total was 38). Total cost of the works was £64,051, of which PSHG covered £10,000(16%).

HMA	Grants	Cost of Works	Total Grant Award
Lorn	**1**	**£64,051**	**£10,000**
Argyll & Bute	**38**	**£564,209**	**£161,870**

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

There were 295 energy efficiency measures installed across Argyll and Bute in 2019/20 via the HEEPS:ABS programme; and 7% of these measures (21) were in Oban, Lorn & the Isles

In total, 16 properties were improved across the Oban, Lorn and the Isles area, at a total cost of £87,171. Grant aid in support of this work amounted to £82,898 95% of the total costs.

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

Area	Likelihood of Households in Fuel Poverty
Lorn	24%
Mull and Iona	24%
Coll and Tiree	43%
Argyll and Bute	27%
Scotland	25% (Scottish House Condition Survey figure)

Home Analytics data also indicates that around 84% of Lorn, and 100% of Mull & Iona, and Coll & Tiree are off the gas grid.

4.9 Local Housing Strategy (LHS) 2021-2026

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. The current LHS for Argyll and Bute (2016-2021) is nearing completion and requires to be revised and submitted to Scottish Government Ministers in 2021. The planning process must be based on a robust process of consultation and stakeholder engagement.

The Council has carried out extensive engagement to inform both the revised HNDA and LHS, including a detailed HNDA Household Survey in 2019; an early engagement LHS survey in 2020; a virtual LHS Stakeholder Conference in November 2020; and other exercises for specific client groups. In addition, the outcomes of the CPP and LDP community engagement processes in recent years, focused on the Place Standard Toolkit sessions held for individual communities and settlements, have also helped to inform the development of the next LHS, with Housing issues prominent in the feedback.

The level of response and input from individual Oban, Lorn and Isles residents and community representatives has been encouraging. Key priorities and issues have been identified at the local level and along with national and statutory requirements, these will establish the core vision, outcomes and objectives for the new LHS. An Option Appraisal exercise will follow in early 2021, to identify the actions and targets required to deliver the strategy over the next five years, and a consultative draft LHS will then be published for comment and feedback. Local area committees and community planning groups will be key stakeholders in that final phase of the strategy process.

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. 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 systems which meets the needs of the communities we serve.

6.0 IMPLICATIONS

6.1 Policy - none
6.2 Financial - none
6.3 Legal - we must continue 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. Risk - none
6.7 Customer Service - none

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

Cllr Robin Currie
Policy Lead for the Economy and Rural Growth

23rd November 2020

For further information contact:

Douglas Whyte
Team Lead – Housing Strategy

E-mail: douglas.whyte@argyll-bute.gov.uk
Tel: 01546 604 785

APPENDICES

Appendix 1 – Extract from LHS 2016 - 2021 (data as of 2016) Lorn
Appendix 2 – Extract from LHS 2016 - 2021 (data as of 2016) Mull & Iona
Appendix 3 – Extract from LHS 2016 - 2021 (data as of 2016) Coll & Tiree

Appendix 1 - Extract from LHS 2016 - 2021 (data as of 2016) Lorn

LORN

Population	16,333
Households	7,160
Dwellings	7,989
Ineffective stock	829
RSL Stock	1,505
Waiting List	463
Annual Lets	165
Pressure Ratio	3:1
Average House Price	£153,195
Average Income	£31,692
Affordability	4.8

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-migrants, it remains one of the more contained housing markets with 64% of house sales going to local residents. Only 4% of purchasers originate from elsewhere in Argyll & Bute and around 20% are from elsewhere in Scotland. Average house prices are comparatively high and affordability remains an issue, with a relatively high price-to-income ratio of 4.8. There has been significant development activity in recent years, and the total dwelling stock increased by 13% between 2003 and 2013, the highest mainland rate in the authority. Lorn has over 17% of the total housing stock in Argyll and Bute. However, over 10% of the stock comprises second/holiday homes and long-term vacant properties. With 1,505 RSL homes in 2015 the area also has the highest provision of social rented stock - 18% of the authority total. Nevertheless, this area still has the largest waiting list in Argyll and Bute as well as the highest level of homelessness (28% and 27% respectively of the authority totals) and HNDA analysis suggests that this area has by far the greatest level of backlog need.

Key issues for Lorn HMA:

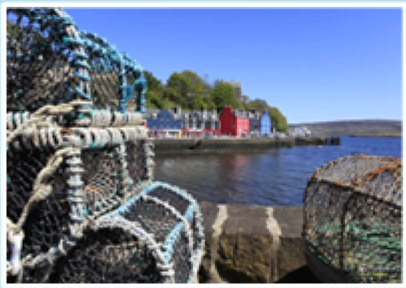
Increasing the supply of affordable housing remains the critical priority for this HMA

The provision of Housing Options advice and information; and targeted Tenancy Support will also be important.

Fuel poverty is an issue and improving energy efficiency will be important too.

Ensuring 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.

Appendix 2 – Extract from LHS 2016 - 2021 (data as of 2016) Mull & Iona



MULL & IONA

Population	3,062
Households	1,351
Dwellings	1,833
Ineffective stock	482
RSL Stock	237
Waiting List	72
Annual Lets	20
Pressure Ratio	4:1
Average House Price	£183,634
Average Income	£31,417
Affordability	5.8

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 only 41% of house sales going to local purchasers. Around 19% of properties are bought by persons from elsewhere in Scotland; and a third of all sales are to purchasers originating elsewhere in the UK, by far the highest proportion of any HMA in Argyll and Bute. Mull & Iona tend to have the highest house prices in Argyll & Bute, well above the average for the authority as a whole and 86% higher than Bute for example; and along with Coll & Tiree this is the least affordable housing market for local residents. This area has also seen the highest rate of growth in total stock, by far, of any HMA in the authority – an increase of 18% from 2003 to 2013; although this still amounts to less than 4% of the total dwellings in Argyll & Bute. There is also a much higher proportion of ineffective stock here, according to the 2011 Census, than any other HMA, apart from Coll & Tiree, with second/holiday homes and long-term vacant properties making up 26% of the total. The social rented sector totalled 237 homes in 2015, 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 3 or 4 applicants for every available let in the area, and certain settlements exhibit higher pressure ratios.

Key issues for Mull & Iona HMA:

A small-scale programme of new build affordable 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 2016 - 2021 (data as of 2016) Coll & Tiree

COLL & TIREE	
Population	839
Households	403
Dwellings	632
Ineffective stock	229
RSL Stock	58
Waiting List	24
Annual Lets	4
Pressure Ratio	6:1
Average House Price	£177,708
Average Income	£30,300
Affordability	5.9

Coll & Tiree constitute the smallest HMA in the authority, and are most affected by house purchasers from out with the area – less than a third of sales are to local residents. Average house prices have been among the highest in Argyll & Bute (albeit the number of sales are very small) and this area has been the least affordable to local households with a price–to-income affordability ratio of 5.9. Between 2003 and 2013, the total number of dwellings on the islands increased by almost 11%. Proportionately, this HMA has the highest level of ineffective stock in Argyll & Bute, by far, with over two thirds being second/holiday homes or long-term vacant properties. In 2015 there were 58 social rented homes, which amounts to less than 1% of the total RSL sector in the authority. Demand for RSL properties is numerically low but given limited turnover in existing stock the pressure ratio is relatively high at 6:1.

Key issues for Coll & Tiree HMA:

There is evidence of some unmet need on these islands which small-scale development of affordable housing for social rent could help to address.

The requirement for some form of specialist provision, particularly on Tiree, will also be pursued in partnership with the integrated Health & Social Care Partnership.

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