
ARGYLL AND BUTE COUNCIL

**HELENSBURGH AND
LOMOND AREA COMMITTEE**

DEVELOPMENT AND ECONOMIC GROWTH

25TH MARCH 2021

**HOUSING SERVICES ACTIVITY UPDATE 2019/20 - 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 Helensburgh & Lomond 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.

**HOUSING SERVICES ACTIVITY UPDATE 2019/20 - STRATEGIC HOUSING
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2.0 INTRODUCTION

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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 Helensburgh & Lomond.

4.2 HOUSING NEED AND DEMAND

HOMEArgyll WAITING LIST July 2020 – Active Applicants					
	Minimum Bedroom Size Required				TOTAL
	0/1beds	2beds	3beds	4+beds	
Helensburgh and Lomond	305	124	76	19	524

For Helensburgh and Lomond as a whole, the majority of applicants (59%) require one bedroom and 24% require 2 bedrooms. 15% require 3 bedrooms and just 4% need 4 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)	Pressure Ratio
Helensburgh and Lomond	524	122	4:1

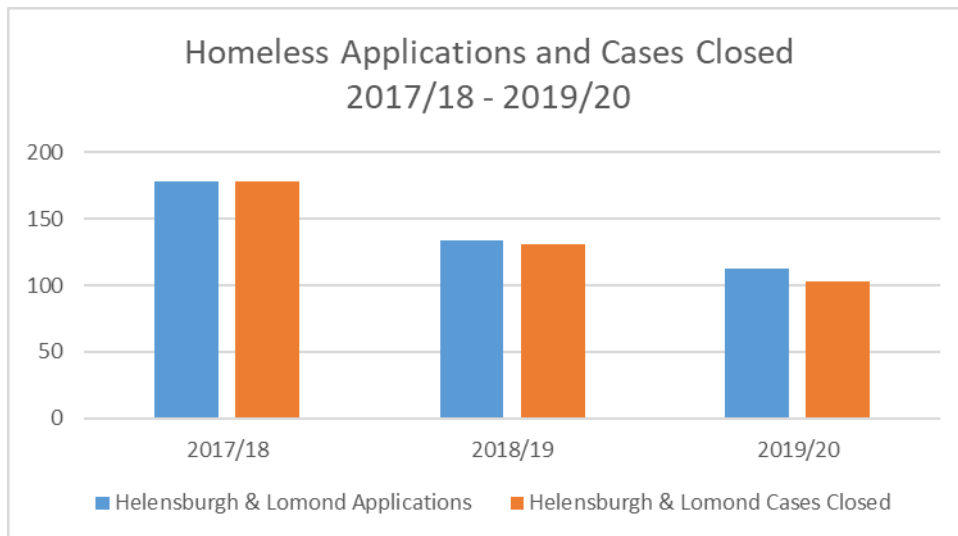
While the pressure ratios are only one factor in determining need and demand, they are useful indicators of areas where further research and analysis may be required.

4.3 HOMELESSNESS

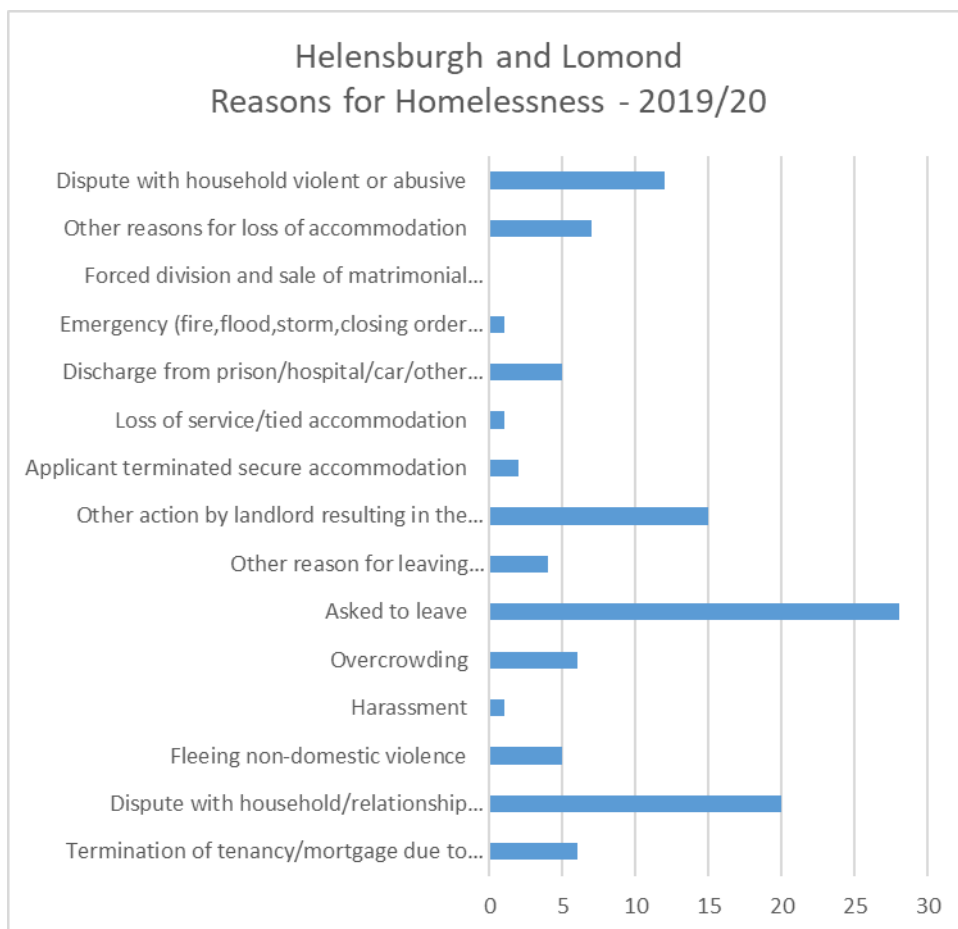
During 2019/20, there were 103 homeless cases closed in the Helensburgh and Lomond area. This is a decrease of 42% over the 3 year period 2017/18 to 2019.20. During 2017/18 there were 178 cases closed and this has reduced to 113 during 2019/20.

The incidence of homelessness has also reduced in the Helensburgh and Lomond area over the last 3 years. There has been a decrease in homeless presentation of 37% (178 down to 113) during the 3 year period 2017/18 to 2019/20.

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”; and “being asked to leave”. There were also a number of cases involving “violent or abusive disputes”; and also “termination of tenancy/mortgage due to arrears”.



Rough Sleeping

Helensburgh and Lomond experienced a reduction in the incidence of rough sleeping over the same period last year, with 4 cases (-3) in total across the area reporting that they slept rough the night preceding their presentation and 4 (+1) reporting that they had slept rough in the 3 months preceding their homeless application.

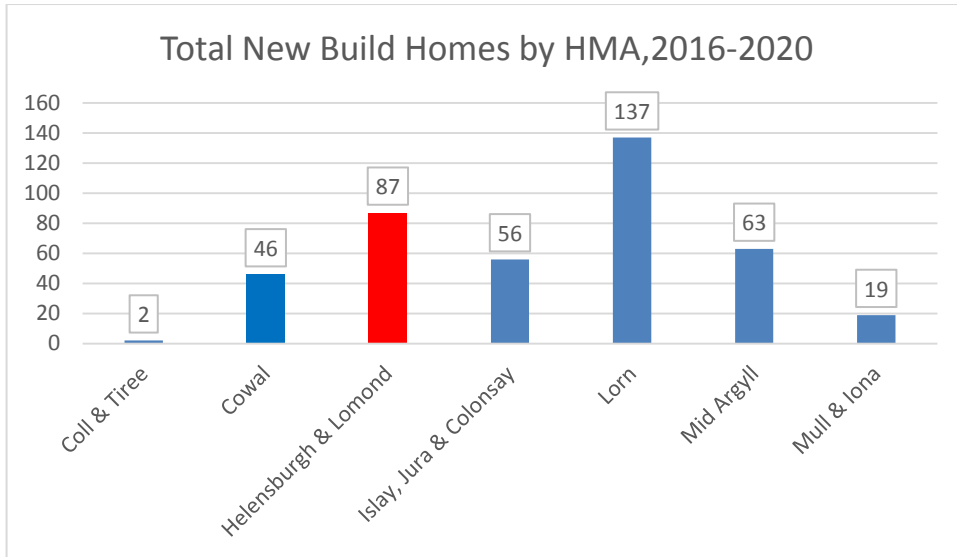
AREA	Number of Rough Sleepers in 2019/20	
	Night Before Application	3 Months Prior to Application
Helensburgh and Lomond	4	4
Argyll & Bute	24	50

4.4 AFFORDABLE HOUSING SUPPLY

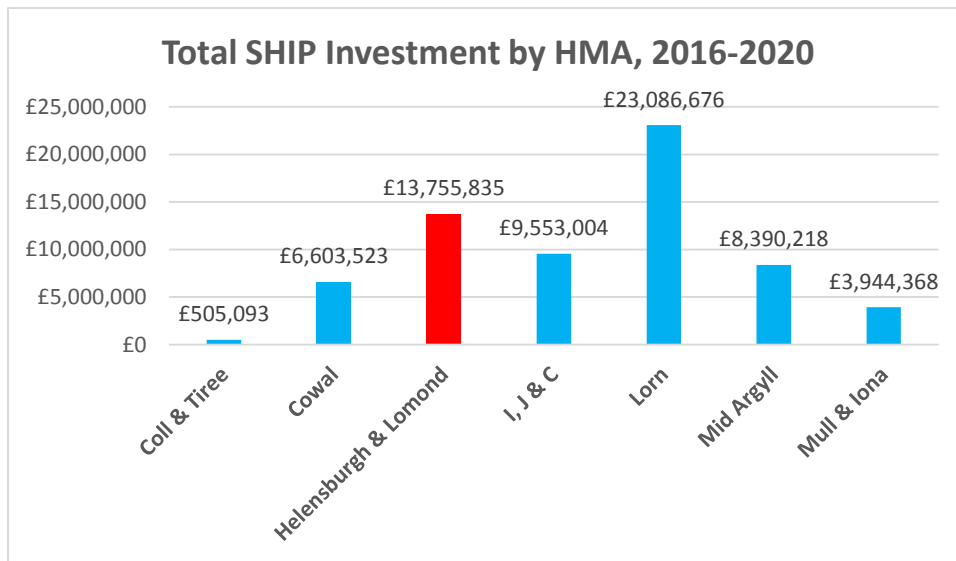
The Strategic Housing Investment Plan (SHIP) delivered 16 new affordable homes in Helensburgh and Lomond in 2019/20, located at the second phase of Castle Wood Court in Helensburgh. The total investment in the Succoth project amounted to £4.761m. Costs for Castle Wood will be collated with the final phase due for completion this year.

RSL	PROJECT	Units	Total Investment
ACHA	Castle Wood, Helensburgh Phase 2	16	£2,487,735 (total cost for Project of 32 units £4,975.470)
Helensburgh and Lomond Total		16	£2,487,735 (total for the 32 units £4,975,470)

Cumulatively over the last 4 years of the current LHS, there have been 87 new affordable homes built in H&L via the SHIP This amounts to 21% of the total SHIP completions in Argyll & Bute over these four years.



Over the last 4 years, SHIP investment has amounted to £13.75m in Helensburgh & Lomond; amounting to around 21% of total SHIP investment in Argyll and Bute over that period.



SHIP Projects onsite at start of 2019/20.

Site/Development	RSL	Total Units	Expected Date of Completion
Garelochhead (Passivhaus Model)	ACHA	10	February 2021

In addition, further sites/projects in the Helensburgh and Lomond area which are in early stages of development and will be programmed in the SHIP for completion in future years include:

Dunbritton	18 th Tee, Helensburgh – 40 units; Jeanie Deans site, Helensburgh – 12 units Golf Club Site, Helensburgh – 60 units Cardross – 35 units
LINK	Rosneath – 40 units
Wheatley Group	Helensburgh (Sawmill Site) - 36

4.5 EMPTY HOMES

In 2019/20 there were 6 private empty homes brought back into use in H&L, 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 H&L 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.

H&L 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
Helensburgh and Lomond	12,186	138	83	221

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 H&L there are over **212** properties which are empty and exempt from Council Tax. The most common categories for empty properties include:

- Class 2A = Unoccupied dwelling – under renovation (**7**)
- Class 4A = Properties recently occupied but now empty and unfurnished (**90**)
- Class 5A = Living or Detained elsewhere – e.g. care home, hospital or prison (**17**)
- Class 7A = Dwellings Empty Under Statute – Closing or Demolition Order (**5**)
- Class 6A = Deceased owners – where estate has not been settled (**92**)

Other empty categories include: Repossessed dwellings (**1**), New Dwellings (**0**)

Second Homes

As at 1st October 2020 there were 168 registered Second Homes in Helensburgh and Lomond. This figure represents 6% of the total number of Second Homes in Argyll and Bute.

4.6 PRIVATE SECTOR HOUSING GRANT – ADAPTATIONS

In 2019/20, there were 33 private sector properties adapted with PSHG aid in Helensburgh & Lomond, and a total of 39 individual adaptations installed.

PSHG ADAPTATION COMPLETIONS 2019 -2020							
HMA	Grant Value	Works Value	ADAPTATION INSTALLED				
			Ramp	Stairlift	Access	bathroom Adaptation	Hoist
H&L	£196,614.56	£234,361.00	1	6	10	21	1

4.7 PRIVATE SECTOR HOUSING GRANT – REPAIRS AND IMPROVEMENTS

In 2019/20, there were a total of 17 PSHG repair and improvement grants completed in Helensburgh and Lomond (across Argyll and Bute, the total was 38). The total cost of the works was £69,063 of which PSHG covered £25,202. This was 16% of the total repair grant awarded for Argyll & Bute last year.

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

There were 295 energy efficiency measures installed across Argyll and Bute in 2019/20 via the HEEPS:ABS programme; and 43 (15%) were in the Helensburgh & Lomond administrative area.

In total, 43 properties were improved across the Helensburgh and Lomond area, at a total cost of £265,987. Grant aid in support of this work amounted to £207,046 over 78% of the total costs.

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

AREA	Likelihood of households in Fuel Poverty
Helensburgh & Lomond	15%
Argyll & Bute	27%
Scotland	25% (SHCS figure)

Home Analytics data also indicates that around 24% of Helensburgh and Lomond is off the gas grid. This is the lowest rate in Argyll and Bute, and similarly, the incidence of Fuel Poverty is the lowest of any HMA in Argyll and Bute, and is indeed below national average (albeit based of different sources.)

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 Helensburgh and Lomond 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 Helensburgh & Lomond housing market 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 system 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

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Executive Director with the responsibility for Development and Economic Growth

Cllr Robin Currie

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11th January 2021

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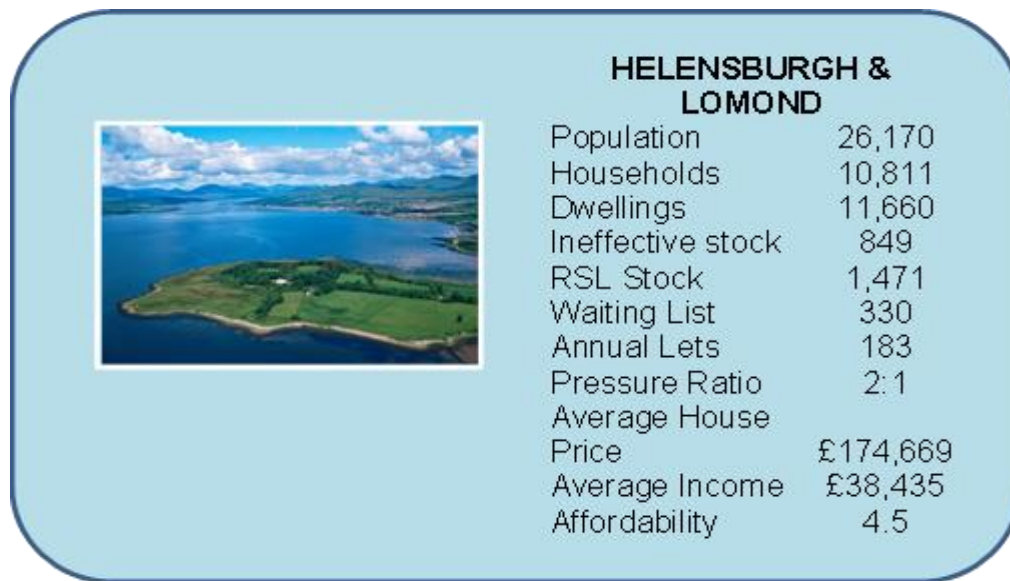
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APPENDICES

Appendix 1 – Extract from LHS 2016 - 2021 (data as of 2016) Helensburgh & Lomond

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Helensburgh & Lomond combines the largest urban settlement in the authority with a more rural hinterland, and has close links with the Glasgow-Clyde-central belt region. Around one quarter of house sales are to purchasers from elsewhere in Scotland. The area has consistently exhibited high average house prices however it also has the highest average household income of any HMA in Argyll & Bute, and consequently affordability is actually relatively better than many areas. This area has a quarter of the total housing stock within the whole authority area, unsurprisingly, however it has seen only modest growth, compared to the rest of Argyll and Bute, with only 4% increase in the number of dwellings between 2003 and 2013 – the lowest rate of growth apart from Bute and Kintyre. It also has the lowest proportion of second/holiday homes and vacant properties in the authority (7% of the total, albeit this is still above national levels). There were 1,471 RSL homes in 2015, almost 18% of the Argyll & Bute total, and a relatively healthy turnover nevertheless there were still around 2 applicants for every available let. Over 26% of all homeless cases present here and around 20% of the HOMEArgyll waiting list are seeking to be rehoused in this area. The potential growth of the population serving the MOD naval base at Faslane is also a significant factor here which could impact on need and demand in the wider housing system.

Key issues for Helensburgh & Lomond HMA:

Increasing the supply of affordable housing is a priority for this area.

Developing the strategic partnership with HMNB Clyde will also be essential to address accommodation needs.

Delivering Housing Options services, providing Tenancy Support and pro-actively preventing homelessness remain primary goals.

