
ARGYLL AND BUTE COUNCIL

COUNCIL

**DEVELOPMENT AND
ECONOMIC GROWTH**

25 NOVEMBER 2021

ARGYLL AND BUTE LOCAL HOUSING STRATEGY (LHS) 2022/23 – 2026/27

1.0 EXECUTIVE SUMMARY

1.1 This report advises Members of the arrangements for submission of the Local Housing Strategy (LHS) for approval by Scottish Ministers, in accordance with the council's statutory duties under the Housing (Scotland) Act 2001, subsequent legislation, and the latest revised guidance issued by the Scottish Government in 2019.

1.2 The new LHS 2022-27 builds on the positive achievements of the previous strategy for 2016-2021, and sets out a vision for housing across all tenures over the next five years, which is:

“Everyone in Argyll & Bute has access to a suitable, high quality home which is affordable and located within a vibrant, sustainable and connected community.”

1.3 The full LHS document with supporting materials is available on the Council website.

2.0 RECOMMENDATION

2.1 That Members consider and approve the Local Housing Strategy for submission to the Scottish Ministers.

ARGYLL AND BUTE LOCAL HOUSING STRATEGY (LHS) 2022/23 – 2026/27

3.0 INTRODUCTION

- 3.1 The LHS is the local authority's sole strategic document for housing in its area. The Housing (Scotland) Act 2001 places a statutory requirement on local authorities to produce an LHS which sets out its strategy, priorities and plans for the delivery of housing and related services. The Act also states that the LHS must be supported by an assessment of housing provision and related services, that it must be submitted to Scottish Ministers, and that local authorities must keep their LHS under review. Local authorities should build on their existing strategies and are encouraged to demonstrate this continuity when setting out the new LHS for its area.
- 3.2 Increasing the supply of homes is a national performance indicator and a high profile policy objective for the Scottish Government. The achievement of this objective is at the heart of the housing planning framework. The LHS should set out the joint and strategic approach of the local authority and its partners to delivering high quality housing and housing related services across all tenures, to meet identified need in its area. The Housing Need and Demand Assessment (HNDA) is a key part of the evidence base for both the LHS and Strategic and Local Development Plans, and should form the basis for setting the Housing Supply Target (HST).
- 3.3 The LHS also has a key role to play in contributing to the effective integration of health and social care. It should set out clearly the contribution that housing can make in support of this agenda, through the design and delivery of housing and housing related services, that are capable of responding to the needs of individuals as and where they arise.
- 3.4 The LHS should also set out a local authority's approach to meeting its other statutory housing responsibilities. These include fuel poverty, house condition, and homelessness; as well as its strategic response to national outcomes, and national housing priorities such as the Scottish Housing Quality Standard, Town Centre living, housing's contribution to the reduction of carbon emissions,

improving environmental and design standards, and supporting the development of sustainable communities.

4.0 RECOMMENDATION

4.1 That Members consider and approve the Local Housing Strategy for submission to the Scottish Ministers.

5.0 DETAIL

5.1 The Housing (Scotland) Act 2001 places a duty on all local authorities in Scotland to:

- Carry out an assessment of local needs and demand for housing and related services; and

- Prepare and submit a Local Housing Strategy (LHS) which sets out how the Council and its partners will address these identified needs over the next 5 years.

5.2 This LHS sets out the housing vision of Argyll and Bute Council and our strategic partners for the future of housing across all tenures and types of accommodation, taking account of national priorities as well as local needs. It must be based on a “robust and credible” Housing Needs and Demand Assessment and should:-

- Set out a shared understanding of the need and demand for all types of housing, and for related services such as housing support, now and in the future;

- Set out actions and targets to improve the standard and condition of housing;

- Provide clear strategic direction for housing investment;

- Focus on the outcomes required to achieve the vision; and

- Identify specific commitments by all key partners to enable the delivery of outcomes as shared priorities

5.3 There are a number of statutory requirements that need to be addressed in the LHS. The LHS is expected to show how actions will support and contribute to achieving the Scottish Government National Outcomes and Targets, including those set out in the Housing to 2040 document. It is important that the LHS supports and helps to deliver national outcomes and targets, whilst reflecting the needs and priorities of the local authority area.

5.4 The LHS is required to set out housing supply targets for both affordable and market housing and indicate how the Council will contribute to the national priority of increasing housing supply. It should be developed in conjunction with a local Housing Market Partnership, which in the case of this authority comprises the members of the Argyll and Bute Strategic Housing Forum. The

Strategy should reflect both the national performance framework for housing and regeneration and the local Outcome Improvement Plan; as well as being aligned with the Local Development Plan and other key strategic documents, such as economic development and regeneration plans, and the Health and Social Care Partnership plans.

5.5 Additional requirements include:

- A summary of the local context - progress made with the previous LHS; and the option appraisal/prioritisation process;
- Consultation - outlining the inclusive stakeholder engagement underpinning the development of the strategy;
- Community Planning - clear links with the Outcome Improvement Plan;
- Action Plan - outcomes, actions, baseline, targets, responsibilities, timescales, milestones, indicators/measures.

5.6 The LHS contains 4 key priorities:

- Housing Supply and Place Making
- House Condition, Energy Efficiency and Poverty
- Specialist Provision and Independent Living
- Housing Options, Information and Support

5.7 **Impact Assessments** - the LHS states how the local authority will draw on housing supply, place-making and housing related services to promote good outcomes across a range of social and economic factors, noting that good housing promotes health, education, employment, community safety, social connectedness and community resilience. The LHS includes an equalities statement and a detailed Equalities Impact Assessment has also been completed. A Health Impact Assessment has also been carried out in partnership with Public Health colleagues. The Council has also carried out an initial pre-screening of the consultative draft LHS in respect of the 2005 Environmental Assessment (Scotland) Act and it has been determined that the strategy is unlikely to have significant environmental effects. Within the hierarchy of plans and strategies relating to the LHS, the key documents requiring full Strategic Environmental Assessments (SEA) are the Local Development Plan and the Outcome Improvement Plan along with the Council's Corporate Plans.

6.0 CONCLUSION

6.1 The Argyll and Bute LHS 2022/23-2026/27 has been developed over the last three years and has been informed by detailed partnership engagement and extensive stakeholder consultation. A consultative draft LHS was then issued in September–October 2021. The consultative draft was also submitted for peer review and government appraisal in September 2021. Feedback throughout the development process and consultation periods has been positive and supportive with strong agreement on the strategic vision, priorities, aims and outcomes, objectives and actions.

6.2 The LHS forms a strategic framework for partnership working and will be subject to annual updates and monitoring reports. It will also provide the crucial basis for future bidding for resources to support improvements to the local housing system.

6.3 The full Local Housing Strategy can be found at [INTRODUCTION \(argyll-bute.gov.uk\)](#) and a summary can be found at Appendix 1.

7.0 IMPLICATIONS

7.1 Policy

The LHS sits within the framework of national policy objectives and local requirements. It also relates to the outcomes contained in the Argyll & Bute Outcome Improvement Plan, the Argyll & Bute Local Development Plan, and the Loch Lomond & Trossachs National Park Local Plan, among others. It also reflects and supports policy in relation to regeneration, sustainability, economic development, community care, health and well-being.

7.2 **Financial** None

7.3 Legal

The development of the strategy and ancillary documents fulfils the council's statutory duties under the Housing (Scotland) Acts 2001 and 2006.

7.4 **HR** None

7.5 **Fairer Scotland Duty:** [lhs_eqseia_sept_2021.pdf \(argyll-bute.gov.uk\)](#)

7.5.1 Equalities - protected characteristics

The document has been prepared to promote equal opportunities and principles of inclusion and diversity. It will have positive benefits for older persons, young people, those with disabilities and particular needs, and ethnic or cultural groups such as Gypsy/ Travellers, among others. A full Equalities Impact Assessment is available. No negative impacts have been identified.

7.5.2 Socio-economic Duty

One of the key priorities within the LHS is to tackle all forms of poverty including fuel poverty and child poverty.

7.5.3 Islands

An islands impact assessment confirms that the LHS will provide positive outcomes for island communities.

7.6. **Risk** None

7.7 Customer Service None

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

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APPENDICES

Appendix 1 LHS Summary Document



SUMMARY

LOCAL HOUSING STRATEGY

2022-2027

“Everyone in Argyll & Bute has access to a suitable, high quality home which is affordable and located within a vibrant, sustainable and connected community.”

INTRODUCTION

This Local Housing Strategy (LHS) sets out Argyll and Bute Council's ambitious vision for housing over the next five year period from 2022 to 2027, which is that



“Everyone in Argyll & Bute has access to a suitable, high quality home which is affordable and located within a vibrant, sustainable and connected community.”

Housing is fundamental to the health and well-being of our local communities and every resident of Argyll and Bute has a stake in this strategy and in the future of the area. The strategy has a key role to play in supporting the recovery, regeneration and repopulation of our authority area. The preparation of the strategy has involved proactive engagement with a wide range of partners and stakeholders, as well as detailed consultation with our local communities. The results reflect the diverse views and priorities of the people of Argyll & Bute; and your input has helped to inform our strategic vision and priorities for investment over the next five years.

This strategy builds on the very positive achievements of the previous LHS over the last five years, however, we continue to face significant challenges as we emerge from the impact of the global pandemic and face an uncertain economic future; combined with the implications of a declining and ageing demography, which all impact on housing circumstances and the lives of individuals in the area.

The strategy is closely aligned with the Argyll & Bute Local Outcome Improvement Plan and also reflects the wide range of national housing and regeneration priorities, combined with national health and well-being outcomes; as well as aiming to address local need and demand. We believe that this LHS will help to address these issues and to ensure that Housing Services contribute to a positive, vibrant and inclusive future for Argyll and Bute.

Councillor Robin Currie
Argyll & Bute Council Leader

September 2021

Note on Abbreviations and Acronyms:

Abbreviations used consistently in the full LHS document and occasionally in this summary include:

ABAN	Argyll & Bute Advice Network
ACHA	Argyll Community Housing Association
AHSP	Affordable Housing Supply Programme
ALLenergy	Argyll, Lomond & the Isles Energy Agency
APAG	Area Property Action Group
BTS	Below Tolerable Standard
CARS	Conservation Area Regeneration Scheme
CHR	Common Housing Register (i.e. HOME Argyll)
C&R	Care & Repair
DHA	Dunbritton Housing Association
EESSH	Energy Efficiency Standard for Social Housing
EEF	Energy Efficiency Forum
HEEPS: ABS	Home Energy Efficiency Programmes Scotland: Area Based Schemes
HES	Home Energy Scotland
HL1	Homeless Statistics Form (Scottish Government)
HMA	Housing Market Area
HMP	Housing Market Partnership
HNDA	Housing Needs & Demand Assessment
HST	Housing Supply Targets
HSCP	Health & Social Care Partnership
LDP	Local Development Plan
LHA	Local Housing Allowance
LHS	Local Housing Strategy
MAPPA	Multi-Agency Public Protection Arrangements
MECOPP	Minority Ethnic Carers of People Project
OT	Occupational Therapist
PLR	Private Landlord Register
PREVENT1	Scottish Government Housing Options Statistics Form
PRS	Private Rented Sector
PSHG	Private Sector Housing Grant
RSL	Registered Social Landlord (i.e. Housing Association)
RTB	Right to Buy
SHF	Strategic Housing Fund
SHIP	Strategic Housing Investment Plan
SHQS	Scottish Housing Quality Standard
SoA	Scheme of Assistance
SST	Scottish Secure Tenancy
THI	Townscape Heritage Initiative
WHHA	West Highland Housing Association

WHAT IS THE LOCAL HOUSING STRATEGY?

The Housing (Scotland) Act 2001 places a statutory duty on local authorities to prepare a Local Housing Strategy (LHS) supported by a robust and credible assessment of housing need and demand. This is a summary of the finalised Argyll and Bute Local Housing Strategy for 2022-2027. The full document and supporting materials are available from the Council website.

The LHS sets out the overarching vision, outcomes and a five year action plan to address housing needs across **all types and tenures** of housing in Argyll and Bute and also provides the strategic direction on Homelessness, Housing Support, Fuel

The main purpose of the LHS is to:

- Set out a shared understanding of the need and demand for all types of housing, and for related services such as housing support, now and in the future;
- Set out actions and targets to improve the standard and condition of housing;
- Provide clear strategic direction for housing investment;
- Focus on the outcomes required to achieve the vision

Poverty and Energy Efficiency/Climate Change.

The LHS must contribute to national priorities; provide clear links to local plans and strategies; set out the approach to meeting our legal duties; and reflect the views and contribution of stakeholders.

National Priorities – The LHS supports the Scottish Government’s Housing to 2040 vision that **“Everyone in Scotland has a right to a home that is warm, affordable, accessible and fits their needs”**. This LHS will also directly contribute to the high level national outcomes for housing of:

- ❖ A well-functioning housing system;
- ❖ high quality sustainable homes;
- ❖ homes that meet people’s needs; and
- ❖ sustainable communities.

Links to the local strategic planning framework - the LHS has been developed to support the Argyll & Bute Outcome Improvement Plan, which has an overarching vision that **“Argyll and Bute’s economic success is built on a growing population”**. It is also closely aligned with the aims and objectives of a number of local plans and strategies including: Local Development Plans; the Economic Development Action Plan; and the Integrated Health & Social Care Strategic Plan among others.

ARGYLL & BUTE HOUSING MARKET CONTEXT

Argyll and Bute is the second largest local authority area in Scotland covering an area of 691,000 hectares. It is bounded by the urban areas of Helensburgh and Dunoon along the Clyde, Loch Lomond to the East, the Mull of Kintyre to the south, Atlantic Islands to the west, and the Sound of Mull and Appin to the north.

The area is home to around 1.6% of Scotland's population and with an average population density of just 13 persons per square kilometre, this is the third sparsest population density of the 32 Scottish local authority areas; and as the main settlements tend to be at the extremity of the mainland area the population is also highly dispersed.

Over half the population (52%) live in settlements of fewer than 3,000 people or outwith settlements altogether, and 17% of the population live on the 23 inhabited islands within the local authority area. The area is also home to several long sea lochs, which bisect the landscape and along with the islands give Argyll and Bute a very long coastline and a higher level of reliance on ferries for travel.

“Argyll & Bute Local Outcome Improvement Plan”

ARGYLL AND BUTE SUMMARY HOUSING PROFILE



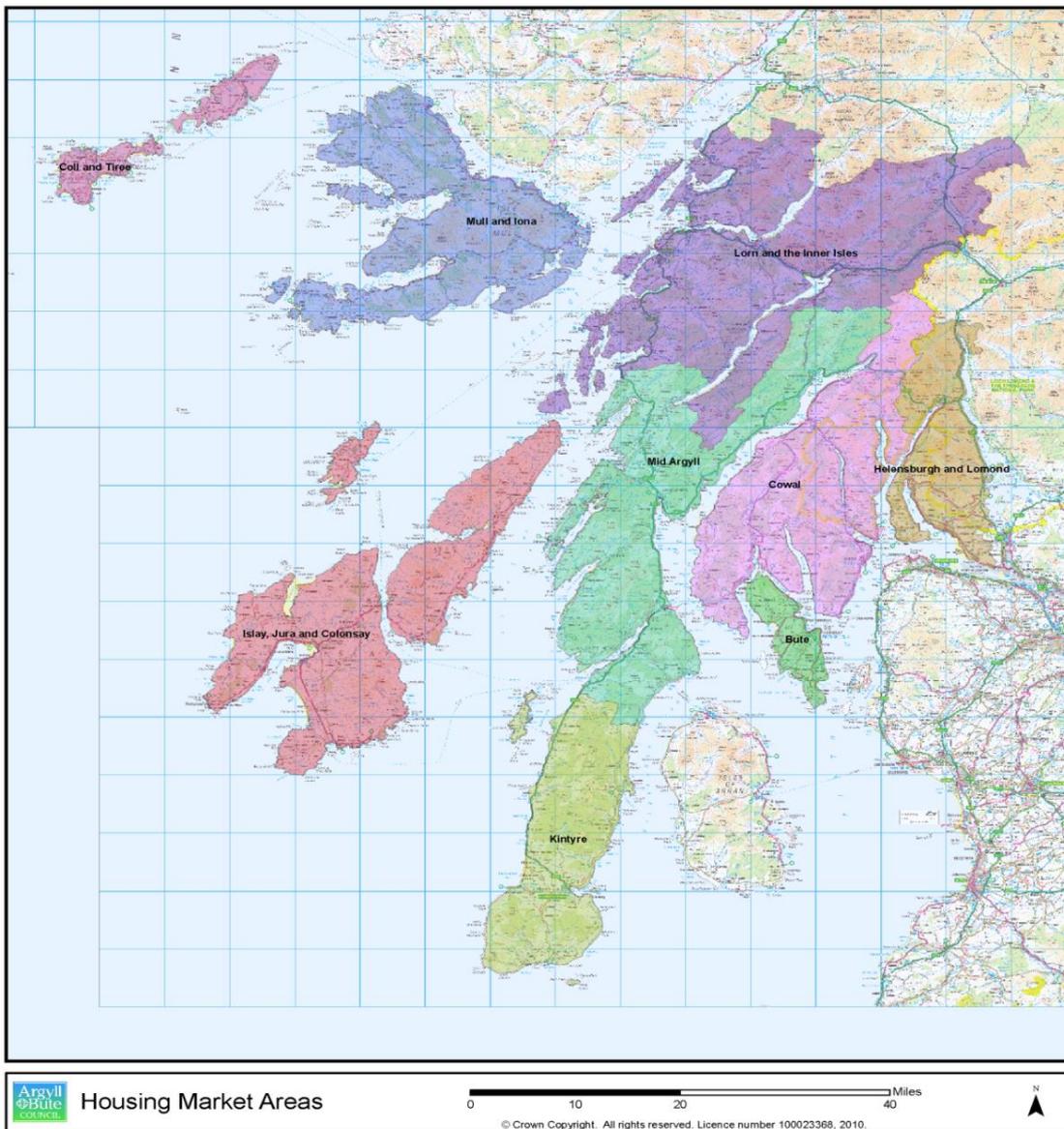
Population 85,320
Households 41,723
Dwellings 48,285
Ineffective Stock 11%
RSL Stock 8,629
Waiting List 2,469
Annual Lets 810
Pressure Ratio 3:1
Average House Price £173,280
Average Household Income £37,091
Affordability Ratio 4.7

For details, sources and further analysis of the data set out in this summary, see the Argyll & Bute Housing Need and Demand Assessment 2021, available on the council website.

Housing Market Areas (HMAs)

The local authority area comprises a range of complex geographies but for strategic planning purposes 9 distinct Housing Market Areas (HMAs) have been identified:

- Bute
- Coll & Tiree
- Cowal
- Helensburgh & Lomond
- Islay, Jura & Colonsay
- Kintyre
- Lorn
- Mid Argyll
- Mull & Iona





Bute

Population	5,981
Households	3,372
Dwellings	4,247
Ineffective Stock (%)	19%
RSL Stock	1,054
Waiting List Applicants	148
RSL Lets (2019/20)	172
Pressure Ratio	0
Lower Quartile House Price	£45,000
Lower Quartile Income	£11,093
LQ Affordability Ratio	4.0



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



Cowal

Population	14,003
Households	7,362
Dwellings	8,722
Ineffective Stock (%)	11%
RSL Stock	1,476
Waiting List Applicants	400
RSL Lets (2019/20)	131
Pressure Ratio	3:1
Lower Quartile House Price	£65,375
Lower Quartile Income	£14,617
LQ Affordability Ratio	4.5



Helensburgh & Lomond

Population	25,670
Households	11,189
Dwellings	12,171
Ineffective Stock (%)	5%
RSL Stock	1,538
Waiting List Applicants	524
RSL Lets (2019/20)	122
Pressure Ratio	4:1
Lower Quartile House Price	£92,938
Lower Quartile Income	£19,508
LQ Affordability Ratio	4.8



Islay, Jura & Colonsay

Population	3,344
Households	1,740
Dwellings	2,180
Ineffective Stock (%)	16%
RSL Stock	505
Waiting List Applicants	186
RSL Lets (2019/20)	27
Pressure Ratio	7:1
Lower Quartile House Price	£136,500
Lower Quartile Income	£15,208
LQ Affordability Ratio	9.0



Kintyre

Population	7,339
Households	3,823
Dwellings	4,171
Ineffective Stock (%)	11%
RSL Stock	1,084
Waiting List Applicants	121
RSL Lets (2019/20)	86
Pressure Ratio	1:1
Lower Quartile House Price	£56,938
Lower Quartile Income	£12,449
LQ Affordability Ratio	4.6



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



Mid Argyll

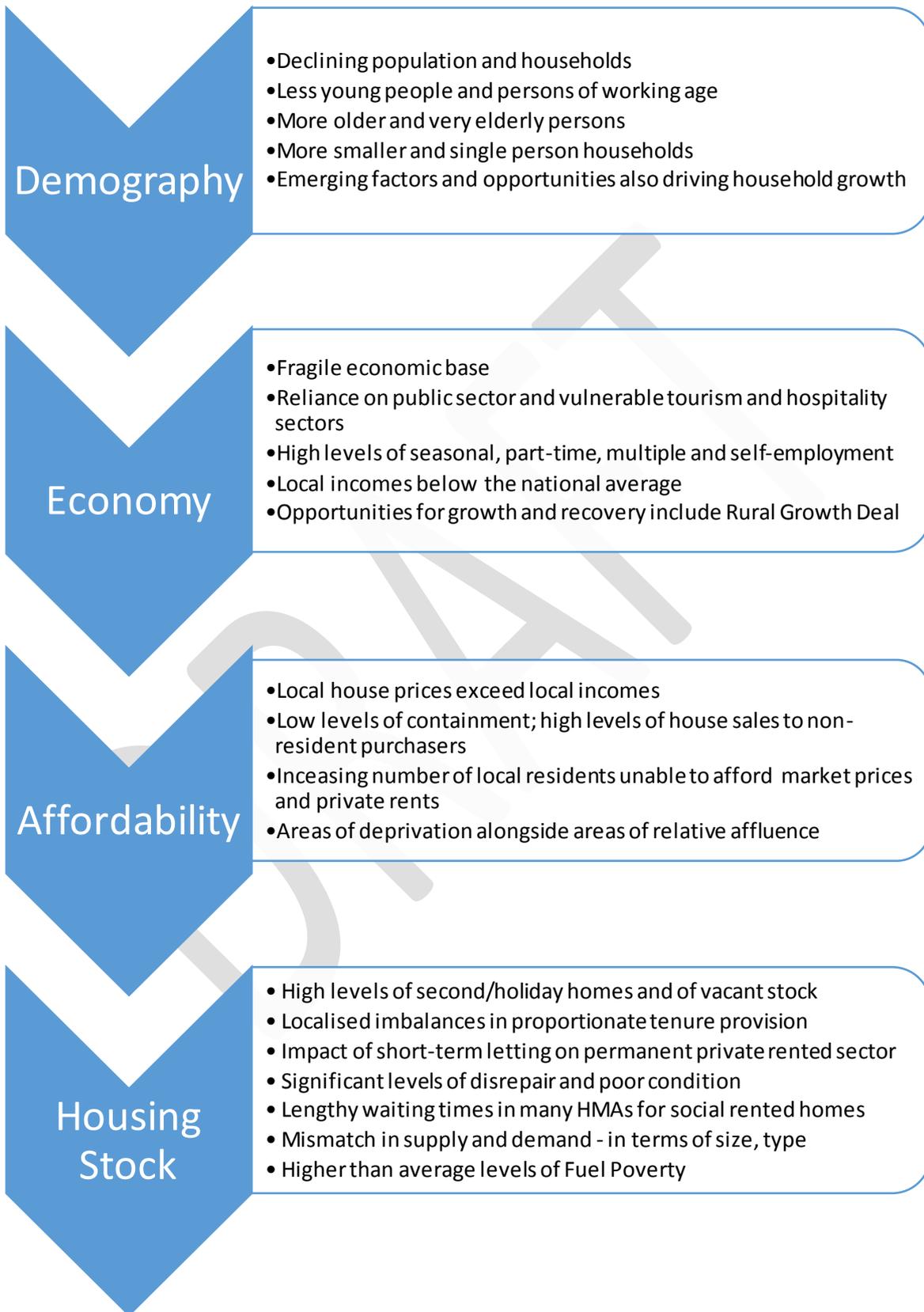
Population	9,123
Households	4,614
Dwellings	5,659
Ineffective Stock (%)	13%
RSL Stock	1,033
Waiting List Applicants	221
RSL Lets (2019/20)	110
Pressure Ratio	2:1
Lower Quartile House Price	£85,000
Lower Quartile Income	£16,507
LQ Affordability Ratio	5.1



Mull & Iona

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

HOUSING MARKET CONTEXT SUMMARY – KEY ISSUES

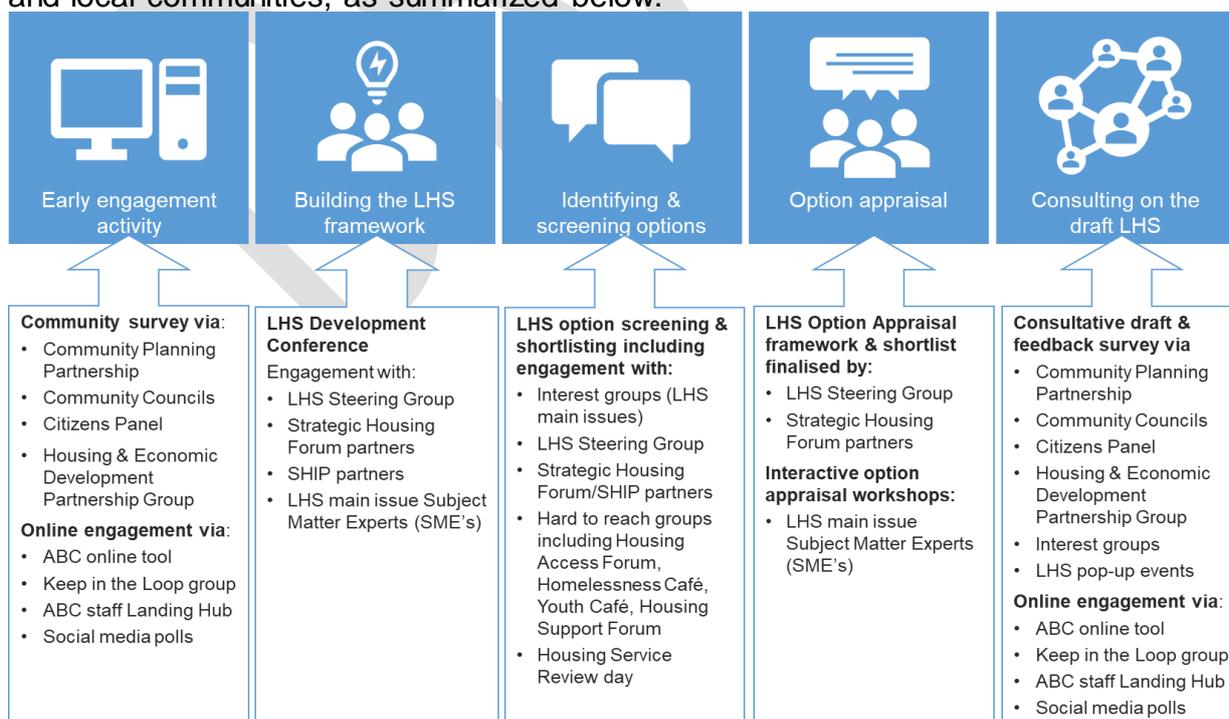


STRATEGY DEVELOPMENT, PARTNERSHIP WORKING, CONSULTATION

The development and implementation of the LHS is overseen by the Argyll & Bute Strategic Housing Forum which is a multi-agency partnership of housing experts and key professionals, administered by the Council’s Housing Services and chaired by the Council Leader. The Council no longer has a landlord function but retains a statutory role as the strategic housing authority for Argyll and Bute. It works closely with a range of local and national partners to plan and deliver housing and related services across the authority area. The Forum meets quarterly and core partners include:

- ❖ The Scottish Government (More Homes Housing Supply Division)
- ❖ Local and national housing associations (ACHA, Fyne Homes, West Highland, Dunbritton, LINK Group; Bield; Trust; Wheatley Group)
- ❖ Planning – Council & Loch Lomond & Trossachs National Park
- ❖ Council Economic Development & Growth
- ❖ Health & Social Care Partnership
- ❖ Argyll & Bute Care and Repair
- ❖ Highlands & Islands Enterprise
- ❖ Home Energy Scotland
- ❖ Allenergy
- ❖ Communities Housing Trust
- ❖ Rural Housing Scotland
- ❖ Scottish Water
- ❖ Veterans Housing Scotland

A wide ranging consultation process was carried out with stakeholders, residents and local communities, as summarized below.



STRATEGIC VISION AND OUTCOMES 2022-27

The LHS reflects, and directly flows from, the Argyll & Bute Outcome Improvement Plan and the overarching community planning vision for the area as a whole; aiming to promote economic growth and help to reverse population decline. Based on the outputs of the strategic development process, and the stakeholder consultation, partners therefore approved the following LHS vision:

Everyone in Argyll & Bute has access to a suitable, high quality home which is affordable and located within a vibrant, sustainable and connected community

Underpinning this vision are four key priorities for the strategy:

HOUSING SUPPLY & PLACEMAKING	HOUSE CONDITION, ENERGY EFFICIENCY & POVERTY	SPECIALIST PROVISION & INDEPENDENT LIVING	HOUSING OPTIONS, INFORMATION & SUPPORT
To facilitate access to sufficient, suitable and affordable housing across all tenures	To regenerate communities by improving the quality, condition and energy efficiency of housing and by tackling fuel poverty	To enable people with particular needs to live independently in their own homes and to remain in their communities	To promote individual housing options to meet housing need and ensure everyone has access to appropriate, accurate and timeous information, advice and assistance

- **Housing Supply & Place making** will support Argyll & Bute Outcome Improvement Plan Outcomes 1 (the economy is diverse and thriving) and 2 (we have infrastructure that supports sustainable growth);
- **House Condition, Energy Efficiency & Poverty** will support Argyll & Bute Outcome Improvement Plan Outcomes 5 and 6 (people live in safer & stronger communities)
- **Housing Options and Specialist Provision** will support Argyll & Bute Outcome Improvement Plan Outcomes 4 (children & young people have the best possible start) and 5 (people live active, healthy & independent lives).

LHS OUTCOME ONE: HOUSING SUPPLY AND PLACE-MAKING

LHS OUTCOME 1: Strategic Objectives

- Maximise investment to deliver Housing Supply Targets
- Ensure sufficient and effective land to facilitate new building
- Encourage the delivery of affordable/mixed tenure housing
- Proactively assess and address infrastructure needs
- Promote PLACE Standard principles in housing design and development
- Ensure housing encourages repopulation and sustains fragile communities in rural, island and coastal settings
- Ensure the Rural Growth Deal delivers positive housing outcomes for economically active households and supports local businesses to attract and retain staff

The primary strategic objective is to increase the provision of affordable housing, to meet identified need and demand; and to stimulate future growth in the resident population of Argyll and Bute. This will be done through a targeted programme of new build and by maximising the effective use of existing stock. This will contribute to the improvement of town centres as well as helping to sustain fragile rural and island communities. This will require securing sufficient investment and other resources such as a generous and effective land supply.

The LHS is underpinned by a Housing Need and Demand Assessment (HNDA) which sets out the evidence for the new build requirement over the next 5 to 10 years and provides a breakdown of the need for

- a) **PRIVATE MARKET HOUSING** – includes accommodation for Owner Occupation and Private Renting
- b) **AFFORDABLE HOUSING** – includes social rented accommodation, below-market rented accommodation, shared equity, discounted low cost housing for sale ”

The overall Housing Supply Target (HST) has been set as follows:

Argyll & Bute Housing Supply Targets	2022/23 – 2026/27 1 st 5 Year Annual	2022/23 – 2026/27 1 st 5 Year Total	2027/28 – 2031/32 2 nd 5 Year Annual	2027/28 – 2031/32 2 nd 5 Year Total	Cumulative 10 Year total
Affordable Housing	215	1,075	13	65	1,140
Private Market Housing	75	375	20	100	475
Total HST	290	1,450	33	165	1,615

The first five year period (2022/23-2026/27) has a HST made up substantially of the unmet backlog (or current) housing need, added to a much smaller newly arising demand, forecast for that five years. The assumption is that the unmet backlog need will be met during the first five year period. Accordingly the HST for the second five year period (2027/28-2031/32) is much lower as it comprises only the forecast newly arising demand over that period, and reflects demographic forecasts which posit a relatively stable population level.

For full details of how housing need and demand is calculated, and the assumptions underpinning these Housing Supply Targets, see the Argyll & Bute HNDA 2021 and the associated HNDA Supporting Technical Papers; as well as the full Argyll & Bute Local Housing Strategy 2022-2027 document. All these documents are available on the Council’s website at:

[Local Housing Strategy and Housing Need and Demand Assessment \(argyll-bute.gov.uk\)](http://argyll-bute.gov.uk)

LHS OUTCOME ONE: KEY ACTIONS AND TARGETS

Priority objectives for delivering the affordable housing supply and place making outcome are to:

- Maximise investment via the SHIP and other sources (e.g. Rural Housing Fund; Housing Infrastructure Fund; alternative models);
- Ensure sufficient and effective land is made available to facilitate new house building;
- Encourage the delivery of affordable/mixed tenure housing including mid-market, shared equity, service plots and self-build;
- Proactively assess the infrastructure investment needs of potential housing sites and maximise investment to enable housing development;
- Encourage the principles of the PLACE standard in the design and development of new build housing and existing stock;
- Seek opportunities to support the delivery of town centre housing regeneration through effective partnership working; and
- Ensure the housing component of the Rural Growth Deal delivers positive outcomes for economically active households and supports local businesses to attract and retain staff.

In addition, this LHS will develop targeted strategies to improve housing system balance; ensure housing encourages the repopulation of the area and sustains fragile communities in rural, island and coastal settings; support assisted first time buyer initiatives with local partners; continue to monitor potential housing impacts of the development of the MOD base and respond to this through joint working with partners; and explore effective options for increasing the Private Rented Sector.

Key Targets 2027
A minimum of 1,450 new build homes completed over the next 5 years, of which up to three quarters should be affordable homes.
A minimum of 150 long term empty homes in the private sector brought back into use over the next 5 years
4,300 households have their housing needs met through the operation of the common housing register over the next 5 years
An effective, 5-year housing land supply for at least 1,885 units
Awareness-raising campaign implemented to promote alternative, intermediate tenures such as shared equity, mid-market rent & self-build

LHS OUTCOME TWO

ENERGY EFFICIENCY, CLIMATE CHANGE AND POVERTY

LHS Outcome 2: Strategic Objectives

- **Improved property condition and energy efficiency across all tenures**
- **Holistic advice and assistance for owners/landlords/tenants**
- **Statutory property standards met**
- **Fuel Poverty and Child Poverty reduced**
- **Council's Scheme of Assistance reviewed and revised**
- **A net zero carbon approach to housing developed and implemented**
- **A Housing Sector that supports regeneration and sustainability of town centres and rural and island settlements**

This outcome focuses on the quality and condition of housing stock, across all tenures, and how this will contribute to the regeneration and sustainability of local communities. It includes the key issues in relation to tackling fuel poverty and child poverty; and addressing the wider climate change agenda.

LHS OUTCOME TWO: KEY ACTIONS AND TARGETS

The strategic objectives underpinning this Outcome include:

- Improving energy efficiency across all tenures by maximising the use of national funding programmes;
- Promoting opportunities for renewable heating measures and new technologies to householders throughout Argyll & Bute;
- Providing holistic advice and assistance to owners/tenants to undertake house condition/energy improvement/home safety works and co-ordinate funding options;
- Supporting and encouraging owners and landlords to meet existing and future house condition standards in private housing;
- Increasing partnership approach, active referrals to assist families in relieving fuel and child poverty including access to income maximisation advice services

In addition, the council and partners will address national priorities, legislation and targets by:

- developing a Below Tolerable Standard (BTS) Housing Strategy which supports a partnership approach and maximises national funding opportunities to support maintenance and regeneration;
- maximising opportunities for sharing information and training across partner agencies involved in tackling house condition, energy efficiency and poverty;
- supporting and encouraging RSLs to meet statutory house condition/ energy standards;
- reviewing and revising the Council’s Scheme of Assistance;
- working with partners to encourage and promote a net zero carbon approach to housing;
- working with partners and stakeholders to develop housing projects that improve stock condition to regenerate communities, including town centres and rural settlements; and
- developing proactive services and strategic planning structures which can respond effectively to new and emerging national policy agendas

Key Targets 2027
EEPS:ABS programme supports 1,400 private sector properties/households with energy efficiency improvements & achieves spend of £5m by 2027
Eligible RSL stock has made significant/appropriate progress towards the 2032 target of 100% compliance with EESSH2
Energy Efficiency ratings for A&B dwelling stock improved by 2027 – mean SAP increased & number of properties rated F or G decreased
Fuel poverty & Extreme Fuel Poverty is reduced below baseline levels (according to SHCS 2021)
100% of SHIP projects are assessed for their impact on carbon footprint, with prioritization given to most efficient proposals. Principles of “20-minute community” are embedded in new-build evaluation procedures, as far as possible.
Emerging National Strategy/policy fully aligned with LHS
PRS tenants’ satisfaction remains at or above baseline levels
Income maximization – Minimum of £10m generated via Welfare Rights activity by 2027
APAG joint working results in property improvements in designated areas
Local Heat and Energy Efficiency Strategy (LHEES) developed & implemented by 2023 via close internal and external partnership working
Council’s Scheme of Assistance (SoA) incorporating BTS strategy/policy fully revised & published by 2023/4.

LHS OUTCOME THREE SPECIALIST PROVISION AND INDEPENDENT LIVING

LHS Outcome 3: Strategic Objectives

- Improved coordination and closer partnership working across Housing, Health & Social Care sectors;
- A range of Housing Options that contribute to the health, wellbeing and independence of those with particular needs;
- SHIP Targets for Specialist New Build Housing, including Wheelchair Accommodation, are met;
- Effective cross-tenure Adaptations provision to meet needs;
- Appropriate Assistive Technology/Technology Enabled Care (TEC) to support more households living independently;
- Effective Support Services, including Care & Repair, in place;
- Planning for specialist housing and housing services is based on robust data and information.

This outcome concerns the contribution that Specialist Housing Provision plays in enabling people to live well, with dignity and independently for as long as possible. This involves planning and services for persons with particular needs who require a range of specialist accommodation or support to continue to live as independently as possible in their homes and communities.

The particular client groups will include: older people; those with a physical disability; people with a mental health condition; people with a learning disability; young people; those leaving or requiring supported accommodation; ethnic minorities, including migrants, refugees, and Gypsy/Travellers; and armed services personnel or veterans; as well as other equalities groups with protected characteristics (in the terms of the Equalities legislation and guidance).

Specialist Provision in the context of the LHS, includes the following:-

Category of Need	Type of Housing Provision
Property Needs	a) Accessible and adapted housing b) Wheelchair housing
Care and Support Needs	c) Supported provision e.g. care homes; sheltered/very sheltered housing; hostels and refuges d) Care/ support services for independent living
Locational or Land Needs	e) Site provision e.g. sites/pitches for Gypsy/Travellers and sites for Travelling Show People

Housing and the Integrated Health and Social Care Partnership

The Argyll and Bute Health & Social Care Partnership (HSCP) was established in April 2015, bringing together local health services and adult social care services, among others. Integration is designed to improve strategic planning, strengthen cross-sectoral links, use resources more flexibly to better meet need, and to shift the balance of care towards prevention and community-based settings. In respect of the overarching national Health and Wellbeing Outcomes which underpin the HSCP agenda, the LHS is particularly aligned with the following:

“People, including those with disabilities or long term conditions, or who are frail, are able to live, as far as reasonably practicable, independently and at home or in a homely setting in their community”.

The HSCP are represented at the Strategic Housing Forum and since 2015 positive cross-sectoral links have continued to flourish to enable housing to be an effective partner in delivering solutions to households with specific needs. Housing in turn is represented at the following strategic working groups:-

- The HSCP Strategic Planning Group
- The Care Homes and Housing Board
- The Learning Disability Steering Group
- The Alcohol and Drugs Partnership
- The Adult Protection Committee
- The Technology Enabled Care (TEC) Steering Group
- The Commissioning and Market Facilitation Working Group

The HSCP's second Strategic Plan was published in 2019 and covers the period 2019 – 2022. The joint vision continues to be:

‘People in Argyll and Bute will live longer, healthier, independent lives’.

Housing Services carried out a Joint Housing, Health & Care Needs Assessment with the HSCP which was published in 2018 entitled ‘What is the need for specialist housing provision in Argyll and Bute for those accessing health and social care?’.

The vision of the document is that **“People in Argyll and Bute with social care needs have access to housing options that maximise their health, wellbeing and independence”.**

Health and Social Care, Argyll and Bute Council Housing Services and RSL partners will continue to work to achieve the aims and objectives of the joint assessment process throughout the duration of this Local Housing Strategy and beyond.

A key focus of this cross-sectoral liaison involved the establishment of the dedicated Housing Occupational Therapist post and a Mental Health/ Addictions Housing practitioner post, both funded by Housing Services.

LHS Outcome Three: Key Actions and Targets

The requirement for specialist provision will be met by:

- Delivering the vision and objectives set out in the Argyll & Bute Housing Contribution Statement; and fully implementing the joint Housing and HSCP Action Plan to be coordinated by the dedicated Housing OT;
- Ensuring effective provision of sufficient and appropriate aids and adaptations to meet identified needs across all tenures;
- Maximising the use of assistive technology to allow people to continue to live independently in their own communities and working with partners to deliver the Technology Enabled Care (TEC) in Housing charter;
- Continuing to work with Care & Repair and other partner agencies to deliver effective services across Argyll & Bute that support independent living;
- Delivering SHIP new build targets for specialist housing provision, including wheelchair targets; and ensuring early engagement with HSCP in the design process;
- Monitoring and encouraging regular engagement with equalities groups, including Gypsy/Travelers, to inform service improvement

In addition, partners will focus on early engagement and intervention to meet need for specialist provision by: coordinating intelligence sharing, promoting awareness of support services; and having forward planning conversations with individuals and their families.

Key Targets 2027
At least 10% of affordable new builds should comprise some form of specialist provision, including 5% specifically for wheelchair accommodation
The overall stock of specialist housing in the RSL sector will be increased
Identified needs for adaptations to existing homes will be addressed within the life of the strategy
The proportion of households who are elderly, contain vulnerable children, or have a disability, achieve a similar or higher rate of positive outcomes via PREVENT1 assistance than the general population.
Official Gypsy/Traveler sites meet the recommended national standards
Levels of Gypsy/Traveler satisfaction with sites and services will be sustained or increased
Further research will be undertaken on specific equalities groups as required, including any particular needs of disabled children and younger adults, to enhance the evidence base and inform future updates of the Housing Need & Demand Assessment (HNDA)

LHS OUTCOME FOUR HOUSING OPTIONS, INFORMATION & SUPPORT

LHS Outcome 4: Strategic Objectives

- Protocols are in place for persons leaving institutional settings
- An effective Housing Sector response to domestic abuse
- A Rural Housing First initiative is implemented in Argyll and Bute
- Rough sleeping is Identified, addressed and monitored
- A positive Housing contribution to the community justice agenda
- Person-centered, holistic, trauma-informed Housing Support services
- Strategic approach across Housing, Health and Social Care services to tackle homelessness
- An integrated model of support with HSCP aligned to the RRTP
- Accessible, proactive housing information & advice services
- An effective supply of temporary accommodation maintained
- A communication plan and social media strategy to raise public awareness of housing advice and homeless prevention services

This outcome focuses on the provision of effective information, advice and support on the range of Housing Options available to meet housing need and demand in Argyll and Bute. The primary strategic objective is to alleviate extreme housing need, particularly homelessness, through a clear focus on prevention and by facilitating access to appropriate temporary and permanent accommodation; and supporting households to maintain tenancies. To achieve this, we will need to continue to sustain and enhance partnership working across sectors and agencies.

Strategically, there is a clear and direct link between this LHS Outcome and the national Scottish Housing Charter outcomes established in 2017: *people looking for housing get information that helps them make informed choices and decisions about the range of housing options available; tenants and people on waiting lists can review their housing options; people at risk of losing their homes get advice on preventing homelessness; homeless people get prompt and easy access to help and advice, are provided with suitable, good-quality temporary or emergency accommodation when this is needed, and are offered continuing support to help them get and keep the home they are entitled to.*

LHS Outcome 4: Key Actions and Targets

Homelessness and housing need will be met by:-

- Effective partnership working with all key partners
- Continuing to deliver accessible, proactive housing advice and information services
- Promoting the housing information and advice services effectively
- Maintaining an effective and suitable supply of temporary accommodation across the local authority area
- Implementing the actions contained within the Rapid Rehousing Transition Plan

Key Targets - 2027
The development and delivery of protocols for those leaving an institutional setting including looked after children, people discharged from hospital, care setting, evictions and those leaving the armed forces
The Housing Sector delivers an effective response to meeting the needs of those experiencing domestic abuse
Rural Housing First initiative implemented in Argyll and Bute
Rough Sleeping reduced or eradicated as far as possible
Housing makes a positive contribution to the community justice agenda
Housing Support Services and contracts are delivered in a person-centred, holistic and trauma-informed way
Developed a strategic commitment to tackling homelessness across Housing, Health & Social Care services, that improves operational decision-making and outcomes
Enhanced working relationships with Health and Social Care partners to deliver an integrated model of support aligned to the RRTP
Accessible, proactive housing information & advice services
An effective and suitable supply of temporary accommodation maintained across Argyll & Bute, with protocols in place to address emergency needs
A communication plan and social media strategy to raise public awareness of housing options advice and homeless prevention services

CONTACTS AND FURTHER INFORMATION

The LHS provides the overarching framework and vision for housing, housing-related services and housing investment across all tenures in Argyll and Bute. It is therefore a critical document for the Council and its Community Planning Partners, as well as having the potential to affect every individual resident and those wishing to live in the area. Comments and feedback on the LHS are always welcome, and annual progress reports will be published online.

If you require any further information or if you would like this summary in an alternative format, please contact us directly at:

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Other relevant documents such as the full Argyll & Bute Local Housing Strategy 2022-27 and the Argyll & Bute Housing Needs & Demand Assessment 2021, along with supporting technical papers and other related materials, are also available on the council website at the following link:

<https://www.argyll-bute.gov.uk/housing/housing-strategies-consultations-and-research-0>

