

Strategic Partnership Highlight & Exception Report



Strategic Partnership (Name of Partnership you are reporting on)	ARGYLL & BUTE STRATEGIC HOUSING & COMMUNITIES FORUM
CPP Thematic Group (i.e Economy, Environment or Social Affairs)	SOCIAL AFFAIRS
CPP Outcome (please select – you can select more than one outcome) Please refer to attached table for more detail on each CPP Outcome.	<input type="checkbox"/> CPP/CP01 – competitive and successful businesses <input checked="" type="checkbox"/> CPP/CP02 – sustainable economic assets <input checked="" type="checkbox"/> CPP/CP03 – vibrant towns that are centres of economic growth <input type="checkbox"/> CPP/CP04 – promoting our cultural, social and natural heritage <input type="checkbox"/> CPP/CP05 – Utilising our environment to create employment and prosperity <input type="checkbox"/> CPP/CP06 – Protecting our unique area <input checked="" type="checkbox"/> CPP/CP07 – services are planned and delivered based on local need <input checked="" type="checkbox"/> CPP/CP08 – overall health, wellbeing, independence and social inclusion are improved <input checked="" type="checkbox"/> CPP/CP09 – people feel safe and secure <input type="checkbox"/> CPP/CP010 – our diverse culture is celebrated

<p>Activity Summary in Period (please state period you are reporting on)</p>	<p>October 2011- December 2011</p> <p>The Forum meeting arranged for November 2011 was rescheduled for 19th January 2012, however, in the interim the Council's Executive convened an additional meeting to deal with a range of Housing issues on 24th November 2011 at which the following recommendations were agreed:</p> <ul style="list-style-type: none"> • The final version of the Local Housing Strategy 2011-2016 was approved for submission to the Scottish Government. The revised draft includes new affordable housing supply target of 550 homes by 2016 (or 110 annually). • Applications to the Strategic Housing Fund were approved, including disposal of the Hermitage Academy site, £510,000 grant and £800,000 loan to Dunbritton Housing Association for the provision of 51 affordable homes; £500,000 grant to West Highland Housing Association to support 50 affordable homes at Dunbeg; £97,000 grant to ACHA to support 8 affordable homes at Dalmally; and £1.9m loan to Fyne Homes in respect of shared equity properties in Rothesay. • The creation of a ring-fenced Rural Housing Development Fund of £750,000 to stimulate rural regeneration and address housing need in specified areas was agreed. Bids for suitable projects by RSLs or local community trust are now invited. • Progress on the Homelessness 2012 targets – from 1st April 2012 all unintentionally homeless people will be determined as being in priority need and consequently will be entitled to settled accommodation. • The Designation of Pressured Areas across Argyll & Bute was approved in accordance with the Council's new powers under the Housing (Scotland) Act 2010. From 31st April 2012, certain RSL tenants within the designated areas will have their Right To Buy suspended for a period of 10 years. <p>In terms of the key performance indicators for Housing within the Community Plan/SOA:</p> <ul style="list-style-type: none"> • Affordable homes completions- there were 14 new shared equity units & 3 for social rent in this quarter with Fyne Homes' development in Lochgilphead coming on stream in October 2011. • Repeat homelessness within 12 months of case being completed decreased between quarters 2 & 3, from 5% (the current target and Scottish average) to 3.9% (however, it should be noted that this relates to only 4 cases).
<p>Key Challenges & Actions to Address</p>	<p>Uncertainty over future funding and the strategic investment framework for housing development continues to present the key challenge, with the Scottish Government now indicating that the competitive process introduced last year via the Investment & Innovation Fund will not continue in future years.</p>

	<p>While 3 year resource planning assumptions are promised, there is as yet no clarity on the mechanisms to be introduced or likely funding to be made available to local authorities. The additional impact of rural development costs also continue to present significant challenges for the partnership.</p> <p>As ever, the impact of current economic trends and national policy drivers such as welfare reform, the 2012 homeless target, the 2015 SHQS target, and the 2016 Fuel Poverty target all present major challenges.</p>
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Date	23rd January 2012

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