

Argyll and Bute Council Scheme of Assistance

Private Landlord Forum

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HOUSING SERVICES

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Housing (Scotland) Act 2006

- Section 72 of the Housing (Scotland) Act 2006
- Local Authority must prepare and make publicly available a Scheme of Assistance for private sector housing
- The Housing Strategy team within the Council has responsibility for preparing the Scheme of Assistance



Guiding Principals

- Owners of private sector dwelling houses are responsible for the maintenance and repair of their own properties
- Owners should be pro-active in undertaking works to ensure the properties have a sustainable future
- Grant assistance should be primarily directed at needs assessed adaptations to enable disabled persons to remain independently in their own homes



Vision and Aims

- The Council will ensure that **advice and information** will be provided on repairs, maintenance and adaptations is available to the public
- The Council and partners will provide **practical assistance** relating to repairs, maintenance and adaptations
- The Council will provide **mandatory financial assistance** to cover some or all of the costs of eligible disabled adaptations to private properties
- **Discretionary financial assistance** may be provided to improve the condition of residential properties **in certain circumstances**



Adaptation of Properties

- An Occupational Therapist (OT) must assess the individual and the property – 100% grant available for approved works
- In private rented accommodation assistance to adapt is provided to the tenant
- The tenant should obtain consent from their private landlord
- Care and Repair can assist in organising major adaptations e.g shower/bathroom adaptations
- Conditions will be placed on the Title – must remain a principal home



Improving Property Condition

- Encourage homeowners to act responsibly and to plan for the maintenance and upkeep of their property
- The Scheme of Assistance allows the Council broad **discretionary** powers to provide assistance
- It is for the Council to determine what kinds of assistance is available based on local priorities and budgets



Practical Assistance

- **Owners Associations** – Officers can provide impartial support to owners.
- **Mediation** – Housing Services work in Partnership with a local mediation service
- **Under One Roof** – the Council supports the work to deliver independent advice and assistance to private owners by Under One Roof



Discretionary Grant Funding

- Tenement Condition Survey
- Amenity Grant
- Common Repair Grant

All of these grants are discretionary and subject to budget availability



Tenement Condition Survey

- To assist with **common** repair/maintenance
- An Owners Association must be in place
- **Tenement Condition Survey**– to assist owners in sub standard tenement buildings to appoint professional advisors to prepare condition reports/feasibility studies
- Grant of **up to** £500 per property for shared costs



Amenity Grant

- To assist with **common** repair/maintenance
- An Owners Association must be in place
- **Amenity Grant** – discretionary grant to improve the amenity of an area.
- Grant of **up to** 30% of costs up to a maximum grant of £1200 per property for shared costs



Common Repair Grant

- To assist with **common** repair/maintenance
- An Owners Association must be in place
- The Owners Association will be required to appoint a Qualified Agent to oversee works
- A repair and maintenance plan must be provided
- Grant of 30% of cost of work up to a maximum of £9000 for private landlords
- Conditions will be placed on the Title – must remain a principal home



Thank you – Questions ?

