

ISLAND COMMUNITIES IMPACT ASSESSMENT - TEMPLATE

ARGYLL & BUTE LOCAL HOUSING STRATEGY 2022-2027

Step One – develop a clear understanding of your objectives:

- What are the objectives of the policy, strategy or service?
- Do you need to consult?
- How are islands identified for the purpose of the policy, strategy or service?
- What are the intended impacts/outcomes and how do these potentially differ in the islands?
- Is the policy, strategy or service new?

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.”*

The four key outcomes/strategic themes are:

1. Housing Supply & Place-making - To facilitate access to sufficient, suitable and affordable housing across all tenures;
2. Property Condition, Energy Efficiency, Tackling Climate Change & Poverty - To regenerate communities by improving the quality, condition and energy efficiency of housing and by tackling fuel poverty;
3. Specialist Provision & Independent Living - To enable people with particular needs to live independently in their own homes and to remain in their communities;
4. Housing Options, Information, Advice & Support - To promote individual housing options to meet housing need and ensure everyone has access to appropriate, accurate and timeous information, advice and assistance

Extensive consultation & stakeholder engagement carried out 2018-2021. Main Islands constitute distinct Housing Market Areas. Aspects of the LHS will apply at individual island or settlement level, e.g. new build developments. Housing Need & Demand may differ on islands but overall requirement for affordable, good quality housing and support services pertains throughout the local authority area.

This is a fully revised and updated strategy, but it builds on previous strategy.

Step Two – gather your data and identify your stakeholders:	
• What data is available about the current situation in the islands? • Do you need to consult? • How does any existing data differ between islands? • Are there any existing design features or mitigations in place?	.HNDA 2021. Individual Studies e.g. Mull & Iona and Islay Housing & Business Strategic Overviews. Extensive consultation completed including engagement with residents, Development Trusts and community representatives, and supporting 3rd party agencies such as RHS and Community Housing Scotland. Local housing markets, pressure ratios, fuel poverty levels, tenure split, ineffective stock, property conditions, demographic projections & economic activity vary across islands and from mainland. Research surveys designed to ensure robust & credible samples at island HMA level.

Step Three - consultation:	
• Who do you need to consult with? • How will you carry out your consultation and in what timescales? • What questions will you ask when considering how to address island realities? • What information has already been gathered through consultations and what concerns have been raised previously by island communities? • Is your consultation robust and meaningful and sufficient to comply with the Section 7 duty?	As above, island residents; community development trusts, community councils, local businesses/employers. No additional consultation at this stage, but ongoing engagement will be carried out over life of new LHS. Consultation completed 2018-2021: range of virtual and actual methods. Bespoke survey questions regarding housing need & demand; priorities, challenges, opportunities. Key issues: lack of affordable housing; property condition; access to support & services; increased development costs – supply & material transport, labour/contractor accommodation; limited support, care & amenities on islands; excess ineffective stock – second/holiday homes & vacant properties unavailable to address local need. Consultation scrutinised and appraised by Scottish Government, CHMA, Peer Review; acknowledged as positive approach for other authorities. Required to achieve Robust & Credible status.

Step Four – assessment:

Does your assessment identify any unique impacts on island communities?

Does your assessment identify any potential barriers or wider impacts?

How will you address these? You must now determine whether in your opinion your policy, strategy or service is likely to have an effect on an island community which is significantly different from its effect on other communities (including other island communities). If your answer is NO to the above question, a full ICIA will NOT be required and you can proceed to Step Six. If the answer is YES, an ICIA must be prepared and you should proceed to Step Five. To form your opinion, the following questions should be considered:

Does the evidence show different circumstances or different expectations or needs, or different experiences or outcomes (such as different levels of satisfaction, or different rates of participation)?

Are these different effects likely?

The LHS itself will deliver positive impacts across all HMAs and individual communities in Argyll & Bute, including the islands. While levels of need vary, across mainland areas as well as islands, and interventions will be targeted appropriately the ultimate outputs should be achieved consistently i.e. more affordable housing; improved conditions and energy efficiency in existing stock; more residents able to live independently at home or in their community; and greater access to information, advice assistance and support.

While significant additional investment is likely to be required to deliver services and outcomes on the islands, the LHS is designed to facilitate this.

Additional costs are likely due to transport of materials and labour, accommodation for contractors, for duration of work, limited local resources, materials and workforce. Slippage in programmes can be adversely affected by weather conditions and other unforeseen factors (e.g. ferries).

Working practices and service delivery is factored into standard processes. The LHS itself is designed as far as possible to address such issues e.g. with enhanced, above-benchmark funding; structuring and timing programmes to enable contractors to move efficiently from project to project in a planned way as far as possible.

The delivery of the LHS will benefit island residents and improve circumstances in line with mainland communities as far as possible. No inherent disadvantage is evident or likely to arise from the implementation of the strategy itself.

Are these effects significantly different? Could the effect amount to a disadvantage for an island community compared to the mainland or between island groups?	
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Step Five – preparing your ICIA:

In Step Five, you should describe the likely significantly different effect of the policy, strategy or service.

- Assess the extent to which you consider that the policy, strategy or service can be developed or delivered in such a manner as to improve or mitigate, for island communities, the outcomes resulting from it.
- Consider alternative delivery mechanisms and whether further consultation is required.
- Describe how these alternative delivery mechanisms will improve or mitigate outcomes for island communities.
- Identify resources required to improve or mitigate outcomes for island communities. An ICIA by Scottish Ministers in regard to legislation must:
- describe the likely significantly different effect of the legislation,

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The LHS has been rural and island “proofed” throughout for all aspects and actions where possible. No negative outcomes have been identified or are likely. The strategy is designed to address potential barriers and to secure equivalent outputs/benefits for island communities.

No additional consultation required. As noted, however, continuous, cyclical and iterative monitoring and reporting will ensure the positive impacts of the LHS are sustained and that no unforeseen or unintended consequences of implementation of the strategy occur over time.

As noted above, additional investment, time and other resources are likely to be required to deliver strategic targets on the island, and this is embedded in the LHS and ancillary plans such as the SHIP.

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| <ul style="list-style-type: none">• assess the extent to which the Scottish Ministers consider that the legislation can be developed in such a manner as to improve or mitigate, for island communities, the outcomes resulting from the legislation, and• set out the financial implications of steps taken under this subsection to mitigate, for island communities, the outcomes resulting from the legislation. | |
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Step Six – making adjustments to your work:

- Should delivery mechanisms/mitigations vary in different communities?
- Do you need to consult with island communities in respect of mechanisms or mitigations?
- Have island circumstances been factored into the evaluation process?
- Have any island-specific indicators/targets been identified that require monitoring?
- How will outcomes be measured on the islands?
- How has the policy, strategy or service affected island communities?
- How will lessons learned in this ICIA inform future policy making and service delivery?

Island circumstances are embedded in the monitoring & evaluation framework; and island outputs will be monitored to ensure proportionately equivalent to mainland outputs. This would include new build completions; adaptations; energy efficiency installations and other measures; information & advice transactions; satisfaction levels; timescales for completing specific service functions/output deliveries eg closing homeless cases; positive HL/PREVENT 1 outcomes; securing permanent tenancies; etc.

The previous LHS has had significant positive impact in terms of increasing affordable housing supply on islands; improving stock condition and energy efficiency of properties across all tenures; bringing vacant properties back into use; and delivering positive engagement with local communities, businesses, landlords, landowners, home owners and tenants.

Annual LHS updates will take account of lessons learned, the M&E findings, and ongoing consultation/engagement and needs assessments.

Step Seven: publishing your ICIA:

- Have you presented your ICIA in an Easy Read format?
- Does it need to be presented in Gaelic or any other language?
- Where will you publish your ICIA and will relevant stakeholders be able to easily access it?
- Who will sign-off your final ICIA and why?

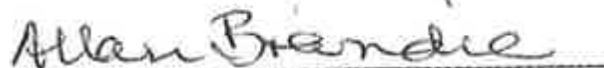
. An Easy Read version will be produced and alternative language formats developed on request. The ICIA will be published on the council website with the LHS and all supporting materials. Hard copies will be produced on request as required.

Lead Housing Strategy Officer for the Council, with responsibility for the LHS and ancillary plans and policies, will sign off the ICIA.

ICIA completed by:
Position:

A. Brandie
R&D Officer, Housing Services

Signature:



Date completed:

19th October 2021

ICIA approved by:

D. Whyte

Position:

Lead Housing Strategy Officer



Signature:

Date approved:

21st October 2021

