
ARGYLL AND BUTE COUNCIL

**HELENSBURGH AND LOMOND
AREA COMMITTEE**

DEVELOPMENT AND ECONOMIC

Scottish Government guidance and local priorities as identified in the new HNDA. This sets out the vision for Argyll and Bute: ***Everyone in Argyll & Bute has access to a suitable, high quality home which is affordable and***

This report will detail the housing activity taking place in Helensburgh and Lomond and progress against the LHS Action Plan.

4.2 HOUSING NEED AND DEMAND

HOMEArgyll WAITING LIST July 2021 – Active Applicants (excluding those with 0 points/no defined need)					
	Minimum Bedroom Size Required				TOTAL
	0/1beds	2beds	3beds	4+beds	
Helensburgh and Lomond	184	94	58	20	356

In addition there were 184 applicants for Helensburgh & Lomond who received nil points according to the Common Allocation Policy and therefore would be deemed to have no housing need.

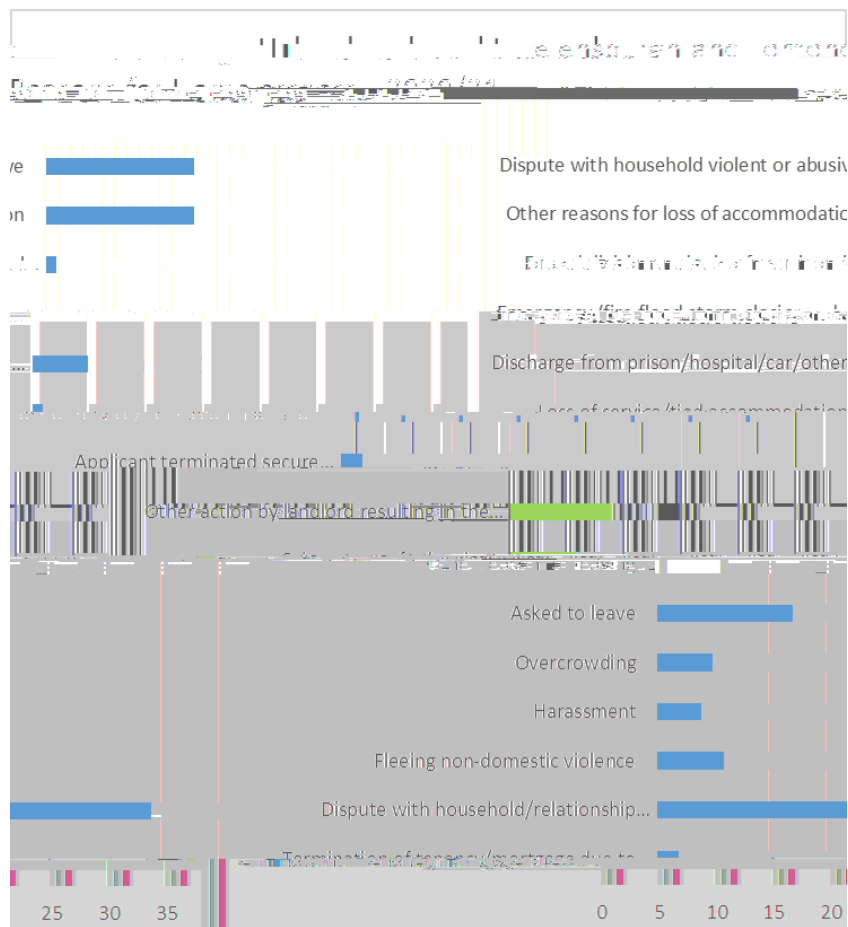
For Helensburgh and Lomond as a whole the majority of applicants (52%) require one bedroom and 26% require 2 bedrooms.16% require 3 bedrooms and just 6% need 4 or more.

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	356	87	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.

The fully revised Argyll & Bute HNDA 2021 takes account of a wide range of factors to determine existing need and future demand for new build housing, and demographic projections have a critical role in this assessment. Although the default population projections suggest a significant and continuous decline across Argyll and Bute, and consequently minimal or zero requirement for new build housing, the council has developed ambitious Housing Supply Targets based on an alternative, positive growth scenario for all areas. In this instance, 22% of the Argyll & Bute Housing requirement would be apportioned to Helensburgh & Lomond; and over the next 5 years this could amount to at least 320 new builds across all tenures for the HMA as a whole.



Rough Sleeping

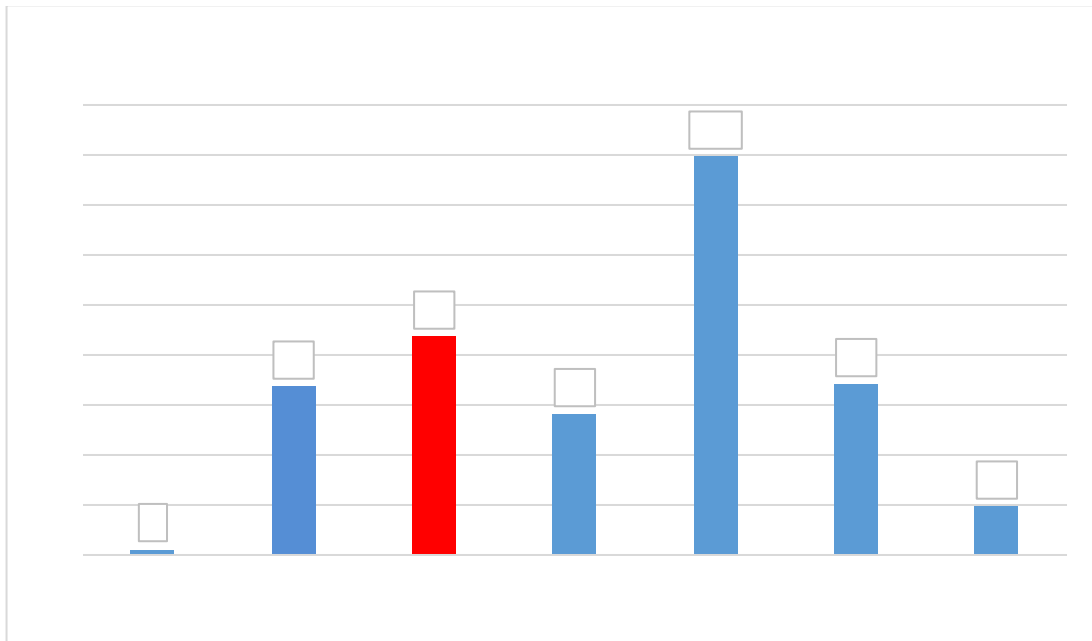
Helensburgh and Lomond experienced an increase in the incidence of rough sleeping over the same period last year, with 5 cases (+1) in total across the area reporting that they slept rough the night preceding their presentation and 6 (+2) reporting that they had slept rough in the 3 months preceding their homeless application.

AREA	Number of Rough Sleepers in 2020/21	
	Night Before Application	3 Months Prior to Application
Helensburgh and Lomond	5	6
Argyll & Bute	23	42

4.4 AFFORDABLE HOUSING SUPPLY

Due to a very challenging period for the construction sector under lockdown, and ongoing slippage in the new build programme due to disruption and shortages with materials and staffing, the Strategic Housing Investment Plan (SHIP) delivered no new affordable homes in Helensburgh and Lomond in 2020/21.

Cumulatively over the last 5 years of the 2016-2021 LHS, which is now completed, there have been 87 new affordable homes built in H&L via the SHIP. This amounts to 19% of the total SHIP completions in Argyll & Bute over these five years.



Over the last 5 years, SHIP investment in completed affordable housing projects has amounted to £13.755m in Helensburgh & Lomond; which also equates to around 19% of total SHIP investment in Argyll and Bute over that period.

SHIP Projects – Completed/Anticipated Completions in 2021/22

Site/Development	RSL	Units	Actual / Anticipated Date of Completion
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Linn Walk,

4.6 PRIVATE SECTOR HOUSING GRANT – ADAPTATIONS

In 2020/21, there were 15 private sector properties adapted with PSHG aid in Helensburgh & Lomond, and a total of 17 individual adaptations installed.

4.7 PRIVATE SECTOR HOUSING GRANT – REPAIRS AND IMPROVEMENTS

In 2020/21, there were a total of 8 PSHG repair and improvement grants completed in Helensburgh & Lomond, (across Argyll and Bute, the total was 16). Total cost of the works was £48,239.02, of which PSHG covered £18,446.62. This was 43% of the total repair grant awarded for Argyll & Bute last year.

previous Argyll and Bute LHS (2016-2021) last year, a comprehensive revision and update of the strategy has been approved by the council and is due to be formally launched in March 2022. The planning process was based on a robust process of consultation and stakeholder engagement, which has been acknowledged as an exemplar model for other local authorities by the Scottish Government, the CHMA, and the Scottish Housing Network LHS Forum.

The revised HNDA was approved as “robust and credible” by the Scottish Government’s CHMA in 2021, and this has informed the revised Housing Supply Targets set out in the new LHS. These targets are based on a positive demographic and economic growth scenario for Argyll & Bute and include ambitious and challenging Housing Supply Targets for the Helensburgh & Lomond HMA over the next 5 years and beyond. Progress with these targets and the new LHS Action Plan will be reported on an annual basis to this area committee.

5.0 CONCLUSION

- 5.1 This report provides the detail of the Council Housing Services team activity and an overview of the progress achieved with the Local Housing Strategy Action Plan 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 - Complies with approved SHIP and Local Housing Strategy.
- 6.2 Financial - none arising from this report.
- 6.3 Legal - we have a statutory duty 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. Climate Change – the strategy and housing service deliver positive impacts for energy efficiency and climate change.
- 6.7 Risk – none.

6.8 Customer Service – none.

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APPENDICES

Appendix 1 – Extract from LHS 2022 - 2027 (data as of 2020) Helensburgh & Lomond

APPENDIX 1 – EXTRACT FROM LHS 2022 - 2027 (DATA AS OF 2020