

**HOUSING SERVICES ACTIVITY UPDATE - STRATEGIC HOUSING
INVESTMENT PLAN (SHIP) – ANNUAL UPDATE**

1.0 EXECUTIVE SUMMARY

- 1.1 The main purpose of this report is to update Members of Housing Services activity and the delivery of the Local Housing Strategy within the Helensburgh & Lomond area. This report will detail the following housing activity:-

- Declaration of a Housing Emergency
- Argyll and Bute Housing Housing Summit
- Housing Need and Demand
- Homelessness
- Affordable Housing Supply - Strategic Housing Investment Programme (SHIP)
- Empty Homes
- Private Sector Housing Grant Adaptations
- Private Sector Housing Grant Repairs and Improvements
- Energy Efficiency - Energy Efficiency Scotland: Area Based Scheme(EES:ABS)
- Local Housing Strategy

2.0 RECOMMENDATIONS

- 2.1 Members are asked to consider the content of the report.

ARGYLL AND BUTE COUNCIL

**HELENSBURGH AND LOMOND
AREA COMMITTEE**

**DEVELOPMENT AND ECONOMIC
GROWTH**

12th MARCH 2024

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INVESTMENT PLAN (SHIP) – ANNUAL UPDATE**

3.0 INTRODUCTION

- 3.1 The main purpose of this report is to update Members of Housing Services activity and the delivery of the Local Housing Strategy within the Helensburgh & Lomond area.

This report will detail the following housing activity:-

- Declaration of a Housing Emergency
- Argyll and Bute Housing Summit 2023
- Housing Need and Demand
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- Affordable Housing Supply - Strategic Housing Investment Programme
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- Private Sector Housing Grant Repairs and Improvements
- Energy Efficiency – Energy Efficiency Programme: Area Based Scheme
- Local Housing Strategy

5.4 HOUSING NEED AND DEMAND

HOMEArgyll WAITING LIST November 2023 – Active Applicants (excluding those with 0 points/no defined need)					
	Minimum Bedroom Size Required				TOTAL
	0/1beds	2beds	3beds	4+beds	
Helensburgh and Lomond	255	116	94	29	494

In addition there were 207 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 23% require 2 bedrooms. 19% 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.

Applicants per available RSL Let (Pressure Ratios)

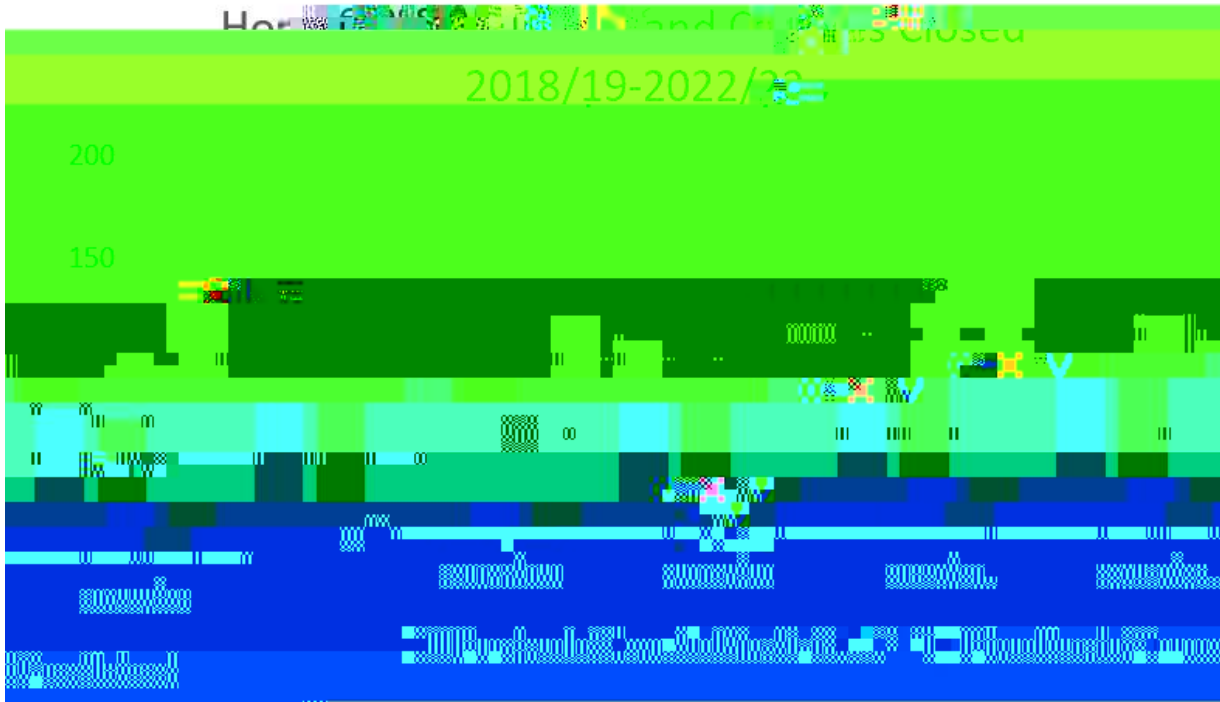
	HOMEArgyll Applicants	RSL Lets 2022/23 (All Landlords)	Pressure Ratio
Helensburgh and Lomond	494	94	5:1

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

Lomond area. This is an increase of 60% on the previous year.

The figures below illustrate the number of homeless applications and cases closed for the period from 2018/19 to 2022/23.



The main reasons for presenting as Homeless last year were “Asked to Leave”, “Dispute with household/relationship breakdown non-violent or abusive”; and “Other action by landlord resulting in the termination of the tenancy”. There were also a number of cases involving “violent or abusive disputes”.

Rough Sleeping

Hele

5.6 **AFFORDABLE HOUSING SUPPLY**

This continues to be a very challenging period for the construction sector and there is ongoing slippage in the

Council Tax Information on Empty Homes

7.5.3 housing.
Islands –

**APPENDIX 1 – EXTRACT FROM LHS 2022 - 2027 (DATA AS OF 2020)
HELENSBURGH & LOMOND**

Helensburgh & Lomond combines the largest urban settlement in the authority with a more rural hinterland, and has close links with the Glasgow-Clyde-central belt region.