
ARGYLL AND BUTE COUNCIL

BUTE & COWAL AREA COMMITTEE

**DEVELOPMENT AND
ECONOMIC GROWTH**

2ND MARCH 2021

**HOUSING SERVICES ACTIVITY UPDATE 2019/20 - STRATEGIC HOUSING
INVESTMENT PLAN (SHIP) ANNUAL 640.42 TmLE**

**HOUSING SERVICES ACTIVITY UPDATE 2019/20 - STRATEGIC HOUSING
INVESTMENT PLAN (SHIP) ANNUAL UPDATE**

2.0 INTRODUCTION

- 2.1 The main purpose of this report is to update Members of Housing Services activity within the Bute and Cowal area.

This report will detail the following housing activity:-

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 - Home Energy Efficiency Programme:Area Based Scheme(HEEP:ABS)

Local Housing Strategy

Members are asked to consider the content of the report.

3.0 RECOMMENDATIONS

- 3.1 Members are asked to consider the content of this report.

4.0 DETAIL

- 4.1 Argyll and Bute Council retains the role of strategic housing authority and therefore has a series of important statutory housing functions to fulfil. A Housing Needs and Demand Assessment is carried out every 5 years which enables Scottish Government funding to be brought into Argyll and Bute primarily to deliver affordable housing. The Council also produces a Local Housing Strategy (LHS) every 5 years. The current LHS runs from 2016-2021 housing system that makes a strong contribution to thriving and sustainable communities and

This report will detail the housing activity taking place in Bute and Cowal

4.2 Housing Need & Demand in Bute & Cowal

4.4

Site/Development	RSL	Total Units	Expected Date of Completion
Dixon, Dunoon*	ACHA	1	September 2020
Tighnabruaich	Fyne Homes	20	January 2021
Cairndow	Fyne Homes	6	March 2021
Eton Avenue, Dunoon	ACHA	4	January 2022

*now complete

In addition, further sites/projects in the Cowal area which are in early stages of development and may be programmed in the SHIP include:

ACHA	Dunoon (4 units)
Fyne Homes	Tighnabruaich - scope for additional units subject to demand.

Class 5A = Living or Detained elsewhere e.g. care home, hospital or prison (**17**)

Class 7A = Dwellings Empty Under Statute Closing or Demolition Order (**53**)

Class 6A = Deceased owners where estate has not been settled (**107**)

Class 8A = Held for demolition Registered Social Landlord flats (**35**)

Other empty categories include: Repossessed dwellings (**3**), New Dwellings (**0**)

Second Homes

As at 1st October 2020 there were 447 registered Second Homes on Bute and 595 registered Second Homes in Cowal. The figure for Bute and Cowal (1042) represents 36% of the total number of Second Homes in Argyll and Bute.

4.6 Private Sector Housing Grant -

Bute & Cowal	7	£43,010	£19,168
Argyll & Bute	38	£564,209	£161,870

For further information contact:

Douglas Whyte
Team Lead Housing Strategy

E-mail: douglas.whyte@argyll-bute.gov.uk

Tel: 01546 604 785

APPENDICES

Appendix 1 ~~2014-2016~~ 2016-2021 (data as of 2016) Cowal
Appendix 2

Appendix 2 - Extract from LHS 2016 -2021 (data as of 2016) Bute



Bute HMA is one of the least contained housing markets in Argyll and Bute, with only 46% of house sales going to local residents. Almost 34% of purchasers originate elsewhere in Scotland. Nevertheless, despite the lowest average household income in Argyll & Bute, it is by some way the most affordable area in the authority with a local average price to income ratio of 3.7. Due to a demolition/reconfiguration programme, it is the only area to have seen an actual decline in total dwellings down by over 2% between 2003 and 2013, despite over 100 new build RSL homes completed since 2004/5. Over 19% of the general stock is unavailable to meet local need i.e. second/holiday homes or long-term vacant. In 2015, there were 1,099 RSL homes, which is over 13% of the total social rented sector in Argyll & Bute; and there are indications of potential over-supply in this sector, with relatively high annual turnover, areas of low demand, and the main landlords sustaining a number of voids within their stock.

Key issues for Bute HMA:

The main focus for Bute will be on maintaining, repairing, improving and managing the existing stock, across all tenures.

There is currently no evidence of need for additional, subsidised affordable housing for social rent and any new build should be concentrated in the private sector.

Tackling fuel poverty, improving energy efficiency and targeting Housing Options advice and assistance remain priorities; as does supporting those with particular needs to remain independent in their home or within the community as far as possible.