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**ARGYLL AND BUTE COUNCIL**

**BUTE & COWAL AREA COMMITTEE**

**DEVELOPMENT AND ECONOMIC  
GROWTH**

**7 MARCH 2023**

**HOUSING SERVICES ACTIVITY UPDATE - STRATEGIC HOUSING BUTE1 EMC /**

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

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**2.0 INTRODUCTION**

2.1 The main purpose of this report is to update Members of Housing Services activity and the delivery of the Local Housing Strategy within the 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
- Local Housing Strategy

**3.0 RECOMMENDATIONS**

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

**4.0 DETAIL**

4.1

and Bute: ***Everyone in Argyll & Bute has access to a suitable, high quality home which is affordable and located within a vibrant, sustainable and***

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

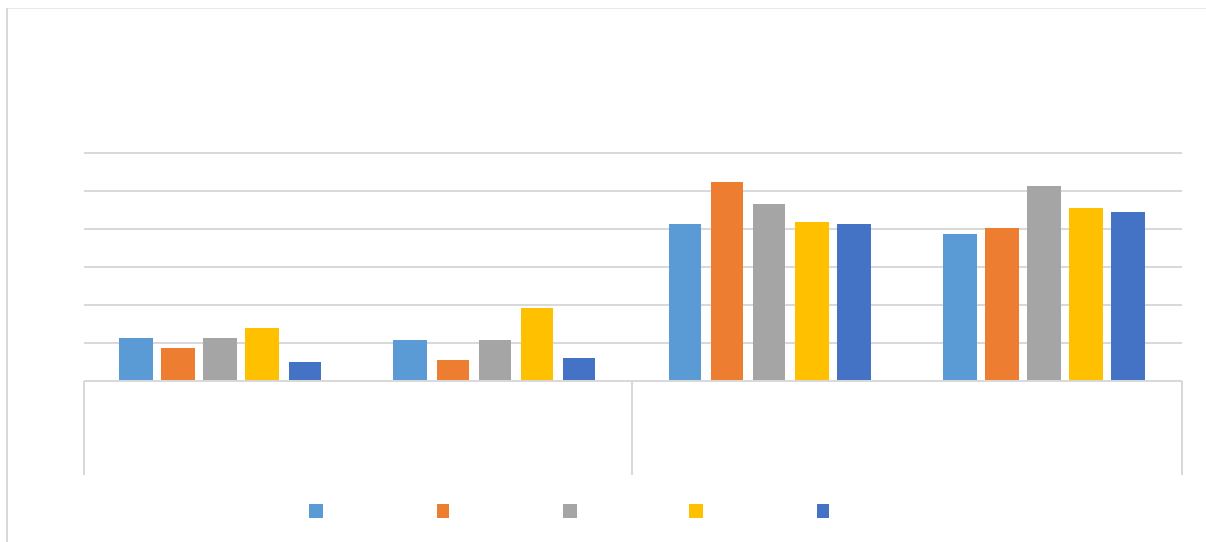
and 6% to Bute; and over the next 5 years this could amount to around 340 new builds across all tenures for the Bute & Cowal area as a whole.

### 4.3 HOMELESSNESS

There were 92 homeless presentations across Bute and Cowal in 2021/22. This was a reduction from 111 applications in 2020/21 (17%). There was a decrease of 64% (28 down to 10) in homeless presentations on Bute during 2021/22. There was a decrease of 1% in Cowal (83 down to 82).

During 2021/22, there were 12 homeless cases closed on Bute; and 89 in Cowal.

The figures below illustrate the number of homeless applications and cases closed for the period from 2017/18 to 2020/21.



The main reasons for presenting as Homeless last year were “disputes with family/relationship breakdown”, “other action by landlord resulting in termination of tenancy”; and “being asked to leave”.



#### 4.4 AFFORDABLE HOUSING SUPPLY

This continues to be a very challenging period for the construction sector and there is ongoing slippage in the new build programme due to disruption and shortages with materials and staffing. The Strategic Housing Investment Plan (SHIP) delivered 6 new affordable homes in Cowal in 2020/21. There were no SHIP developments on Bute in this period.

RSL	PROJECT	Units	Funding
Fyne Homes	Cairndow	6	£1,065,481

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

ACHA	Eton Avenue, Dunoon – 4 units for particular needs, 2023
Fyne Homes	Rothesay Academy site, Rothesay – potential for development (20 units in SHIP) Ballochgoy, Rothesay – 10 units to be delivered in 2023/24 Tighnabraich - scope for additional units subject to demand (10 units included in SHIP)

#### 4.5 **EMPTY HOMES**

In 2021/22 there were **15** private





Cowal	24%	22%
Argyll and Bute	30%	25%
Scotland (SHCS)	25%	12%



## Appendix 1 - Extract from LHS 2022 -2027 (data as of 2020) Cowal

**Cowal** is projected to see a significant demographic decline if recent trends continue. It is the mainland housing market most influenced by house purchasers from out with Argyll and Bute – only 44% of sales in the area are to local residents. Average house prices have actually been lower than most other HMAs in Argyll and Bute in recent years, while household incomes are roughly average for the authority, making this one of the relatively affordable housing market areas within the authority. Since 2015 the total dwelling stock increased by over 5%, and currently Cowal accounts for 18% of

## Appendix 1 - Extract from LHS 2022 -2027 (data as of 2021) Bute

**Bute HMA** is one of the least self-contained housing markets in Argyll and Bute, with only 38% of house sales being to local residents. Almost 35% of