

HELENSBURGH EAST KING STREET AFFORDABLE HOUSING UPDATE

1.0 EXECUTIVE SUMMARY

- 1.1 The main purpose of this report is to provide an update on the progress on the 12 unit affordable housing development being delivered by Dunbritton Housing Association at a site on East King Street in Helensburgh and to request further funding.
- 1.2 The report confirms the high level of housing need and demand in the Helensburgh and Lomond area which demonstrates the importance of this affordable housing development being delivered. The report then goes on to demonstrate that further Strategic Housing Fund investment is key to facilitating this much needed affordable housing proposal.

RECOMMENDATIONS

It is recommended that the Council:-

Authorise a payment to Dunbritton Housing Association of £26,350 from the Strategic Housing Fund to enable the development of 12 affordable houses in Helensburgh. This is in addition to the £12,000 per unit already approved from the Strategic Housing Fund.

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2.0 INTRODUCTION

- 2.1 Argyll and Bute Council has identified a high level of housing need and demand in the Helensburgh and Lomond area. As a result a project was included in the Strategic Housing Investment Plan which enables Dunbritton Housing Association to obtain Scottish Government funding through the Resource Planning Assumption (RPA) to build 12 houses for affordable rent at a site on East King Street in the centre of Helensburgh. Planning permission has been obtained and Dunbritton are ready to deliver the project.
- 2.2 A level of funding has been offered by the Scottish Government in addition to the Dunbritton Housing Association private funding contribution and the Strategic Housing Fund Officer's Mandate £12,000 per unit, but there is still a funding gap to address in order to be able to deliver the 12 affordable houses.

3.0 RECOMMENDATIONS

- 3.1 It is recommended that Council:-

Authorise a payment to Dunbritton Housing Association of £26,350 from the Strategic Housing Fund to enable the development of 12 affordable houses in Helensburgh. This is in addition to the £12,000 per unit already approved from the Strategic Housing Fund.

4.0 DETAIL**4.1 Context**

An affordable housing need has been identified in Helensburgh and various projects have had representation in the Council's Strategic Housing Investment Plan (SHIP). Dunbritton Housing Association has had an interest to develop this project as the site is in the existing settlement area of Helensburgh and the owner was willing to sell the site to the Association.

Housing standards of insulation and energy efficiency, exceeding the current building regulations.

- 6.8 **Customer Service:** The proposals will deliver increased access to a range of suitable, affordable housing options.

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