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**ARGYLL AND BUTE COUNCIL**

**COUNCIL**

**DEVELOPMENT AND  
ECONOMIC GROWTH**

**23 NOVEMBER 2023**

**STRATEGIC HOU**

generate additional Council tax revenue.

## **RECOMMENDATION**

It is recommended that the Council:

Approve the SHIP 2024/25 – 2028/29 which will then be submitted to the Scottish Government as the Council's approved SHIP document.





Details of affordable housing projects that are aligned with the local authority's Child Poverty Action Report;  
Details that duties under the Islands (Scotland) Act have been followed by the local authority if appropriate;

<b>Year</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>	<b>2028/29</b>	<b>Total</b>
<b>RPA</b>	£ 18.328m	£ 18.632m	£18.632m	£18.632m	£18.632m	£92.856m

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number of local community councils and development trusts have pro-actively engaged in the SHIP process, undertaking localised Housing Need and Demand Assessments (HNDAs), with Council support, to feed into the process and contributing to discussions on the project proposals. Additional engagement has been promoted across the local business sector.

- 4.9 A primary focus for the new SHIP has been continued engagement with the Health and Social Care Partnership (HSCP) to ensure adequate specialist provision is included in the new build programme. The HSCP's new 3 year strategic plan was launched in 2022 and incorporates a Housing Contribution Statement (HCS) outlining the essential role housing plays in supporting and maintaining independence, health and well-being of residents. The current LHS

Purchase Statement with the Scottish Government in January 2022. In June 2023 the Council launched a buy back initiative in partnership with the local RSLs. 26 enquiries have been received as at the end of September.

SHF has contributed to 3 Rural and Islands Housing Fund projects in Argyll during 2022/23 – the refurbishment of 5 properties for affordable rent at Glengorm, Mull, the development of 9 affordable houses on Colonsay and the development of 5 affordable houses on Gigha. In addition a Community Housing Network Group has been established by the Council to support









aims are embodied in the housing priorities of the programme. Housing Services will also consider requirements for Health Inequalities Impact Assessments, Child Rights and Wellbeing Impact Assessments or other potential policy implications. However, as the responsible authority for the purposes of the relevant 2005 Act, the Council has determined that a Strategic Environmental Assessment (SEA) is not required for the LHS or SHIP.

## **5.0 CONCLUSION**

5.1 The Scottish Government will review the SHIP in line with the process agreed jointly with COSLA. Their appraisal will therefore take account of the following:

- the extent to which the SHIP delivers LHS Outcomes;
- the extent to which it is feasible to deliver;
- the local authority's contribution to the delivery of the programme, both in terms of its facilitation role and in terms of maximisation of resources;
- evidence that the Council is supporting the efficient delivery of the SHIP;
- evidence of stakeholders' involvement in developing the SHIP and in the implementation of proposals; and
- the extent to which it takes account of equality issues.

5.2 In March 2023, the Scottish Government provided positive feedback on the previous SHIP, submitted last year, and their comments have also continued to inform this latest version of the SHIP moving forward.

## **6.0**

- 6.4 HR – None.
- 6.5 Equalities (Fairer Scotland Duty) - The proposals are consistent with aims and objectives set out in the local housing strategy, which is subject to an EQIA.
  - 6.5.1 Equalities – protected characteristics - There are targets set within the SHIP to deliver housing which meet the needs of specialist groups
  - 6.5.2 Socio-economic Duty - The delivery of affordable housing across Argyll and Bute facilitates socio-economic opportunities for all. The SHIP links with the Child Poverty Strategy.
  - 6.5.3 Islands - The Housing Needs and Demand Assessment process takes full account of housing need on the islands. New build developments on the islands are included in each of the SHIP tables.
- 6.6 Risk - Risk assessment is an integral part of each development and will be considered as the programme moves forward. The SHIP is required to show how risk will be managed. Failure to deliver a robust SHIP could result in loss of substantial government investment for the local authority area. Alternatively, however, failure to forward plan judiciously and to programme development in

## Appendix 1 – SHIP document