

ACHA STOCK RESTRUCTURE PROPOSALS

1.0 EXECUTIVE SUMMARY

- 1.1 Argyll and Bute Council transferred their housing stock to Argyll Community Housing Association (ACHA) in 2006.
- 1.2 Any amendments to the original Transfer Agreement must be agreed by ACHA, Argyll and Bute Council and in the case of disposals, may require the consent of the Scottish Ministers. This report outlines ACHA's proposal to demolish and redevelop, or dispose of, a number of properties in Campbeltown and Dunoon which have been identified as no longer suitable to retain within its housing stock due to age, disrepair and ongoing maintenance costs.

RECOMMENDATIONS

It is recommended that Council:- :

- i. approve 44 units from the affordable rented stock at Dalintober, Campbeltown by means of demolition by a formal amendment to the Transfer Agreement. Funding is in place to build 24 new build properties on the site.
- ii. open market subject to the consent of the Scottish Ministers being obtained prior to any sale, and satisfactory financial justification being received by the Council.
- iii. approve market subject to the consent of the Scottish Ministers being obtained prior to any sale, and satisfactory financial justification being received by the Council.
- iv. with responsibility for Development and Economic Growth, in consultation with the Executive Director with responsibility for Legal and Regulatory Support, the Leader of the Council, the Depute Leader, the Leader of the largest Opposition Group and the Policy Lead for Finance and Commercial Services for approval of the necessary financial justifications.

- v. retrospectively approve the demolition of 34 units at Eton Avenue, Dunoon. New build housing has been delivered on the site through the SHIP to meet the specific needs of families in the Dunoon area.
- vi. stock rationalisation approval granted by the Council in February 2018.
- vii. disposals undertaken as part of these proposals from the tripartite Disposal Clawback Agreement.
- viii. advise ACHA that the proposed demolitions will require to be the subject of separate approvals from the Council as the Planning and Building Control Authority. ACHA will also be reminded that they will remain responsible for the maintenance of the areas of land detailed in this report.
- ix. advise ACHA that any future proposals to dispose of any of the land freed up by the demolitions will be subject to approval from Argyll and Bute Council.
- x. advise ACHA that any property or dwelling sold on the open market must be sold with title burdens securing in perpetuity principal occupation either through owner occupation or private rented tenancy.

ARGYLL AND BUTE COUNCIL

COUNCIL

DEVELOPMENT AND ECONOMIC GROWTH

27 JUNE 2024

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Photo 1: Eton Ave, Dunoon replacement properties

- 4.4 **Dunoon.** ACHA have identified a further 4 properties in the Dunoon area where after extensive investigations and costings work they have concluded that they are uneconomical to repair. ACHA will market the properties for sale with a view to attracting investment into the properties. The recommendation in this paper is that they must be sold for principal occupation maintained in perpetuity by title burden.

5.0

