



Lunch

Lunch available in café





Housing

Douglas Whyte

Team Lead – Housing Strategy,
Argyll and Bute Council

What issues resulted in the Housing Emergency declaration in Argyll & Bute?



The Housing Emergency in Argyll & Bute is driven by a complex range of issues with the scale of housing shortage and housing system pressure evident in the following statistics:

3,290



people on housing waiting lists in 2023 (up 8% on 2022). Argyll & Bute has **5% less social housing than average**

28%



Increase in the number of households presenting as homeless in Argyll & Bute, in total 511 households

£206k



average housing price in 2022. This is **7 times** average income levels in Argyll & Bute

11%

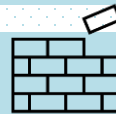


of all homes in Argyll & Bute are either second homes (6%) or empty (4%)

43%

of property sales are made to households living out with Argyll and Bute

131



private housing completions outside Helensburgh in the last 5 years on sites of 5+ units
17% of the expected rate (780)

22%



increase in 2022 construction costs 2022 (BICS) with island costs significantly higher

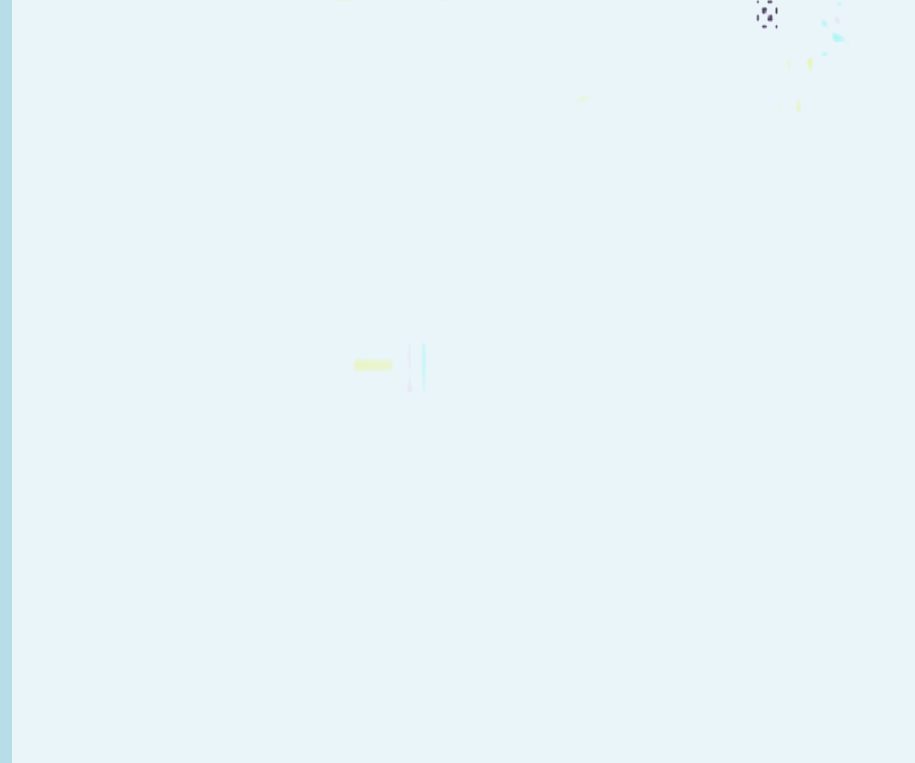
75%



of employers who responded to the workforce housing survey said a shortage of housing was a barrier to recruiting or retaining staff

Workforce Homes: Key Issues

- The working age population in Argyll & Bute is projected to decrease by almost 30% by 2028
- 2/3 households believe young people are leaving their communities due to a lack of housing
- 77% of employers report that a shortage of housing is a contributing factor in recruitment and retention issues, with over 400 posts affected across 67 employers (6 posts per business)
- 90% of employers expect there to be a problem recruiting or retaining staff in the future
- 52% of employers have considered providing housing but discounted this because





Market Homes: Key Issues

- In 2022/23, the average house price in Argyll & Bute (£219k) exceeded the Scottish average (£216k).
- House prices have increased by 26% in the last 4 years
- Just 1 in 4 households in Argyll & Bute can afford the average house price
- Rural house prices are 24% higher than urban areas with just 1% sales in rural areas
- In 2021/22, Argyll & Bute recorded the second lowest level of new housing completions of any local authority in Scotland at 31 completions per 10,000 households
- Argyll & Bute is the most expensive place to build in mainland Scotland (AHIP grant rate adjustment)
- Skills shortages and building site constraints are barriers to market housing development

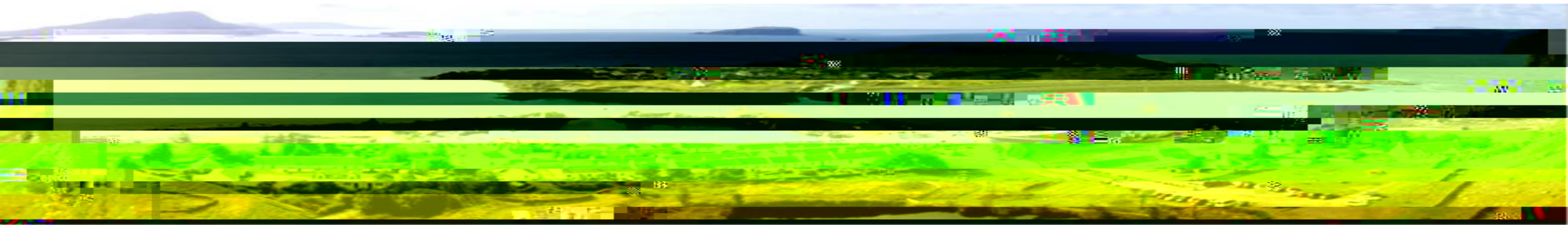


Housing Emergency

The Council declared a Housing Emergency in June 2023

Actions:-

- The intention to update the Local Housing Strategy
- The intention to hold a Housing Summit with Stakeholders
- Set up an operational officers group to explore and develop options across Council departments





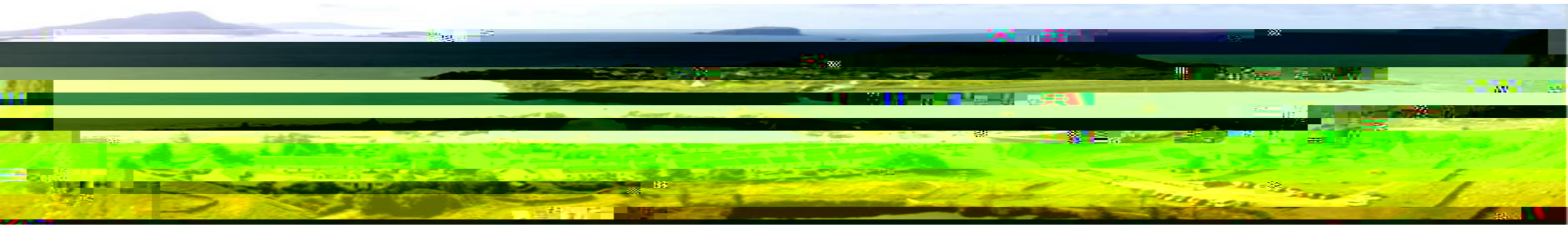
Housing Summit

October 2023 – 2 surveys launched

- 688 responses to the community survey
- 72 responses to the workforce survey

92% of respondents felt that their communities were negatively impacted by the housing shortage

Over 90 partners from public, private third and community sectors attended the Summit in November 2023

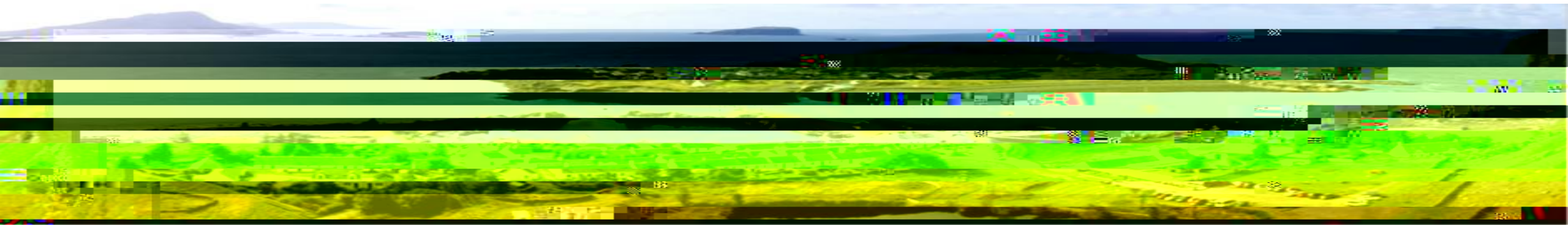




Council Operational Group

Set up to co-ordinate efforts within the Council

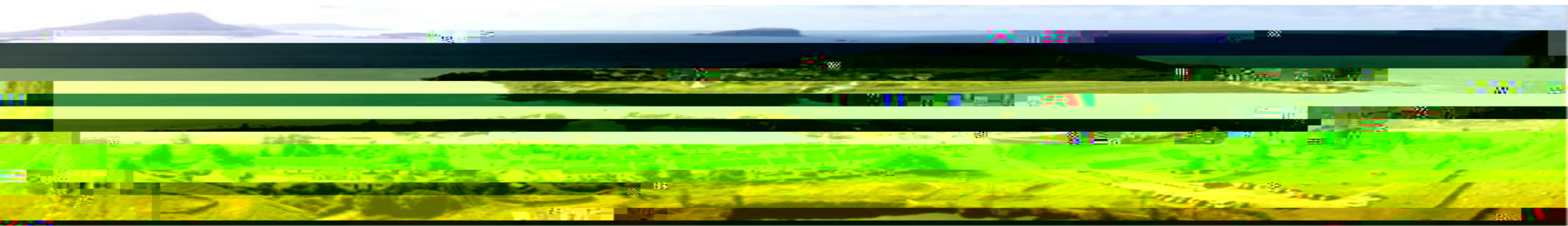
- Planning
- Roads
- Economic Development
- Housing





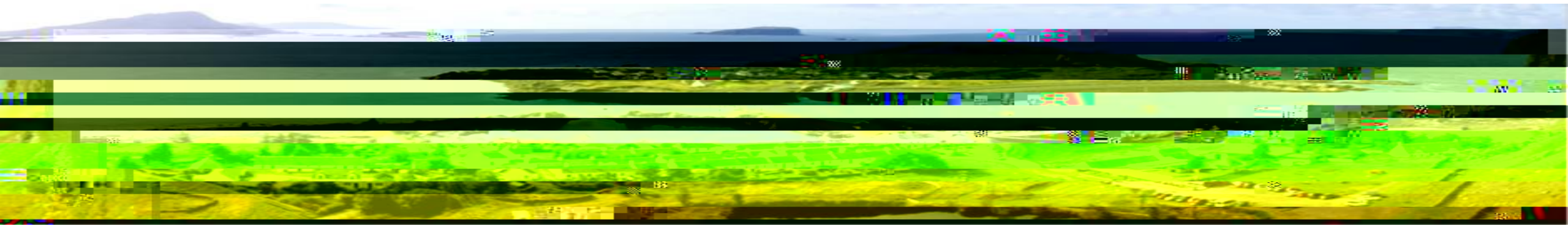
Housing Emergency Action Plan

Agreed at Council on 20th June 2024



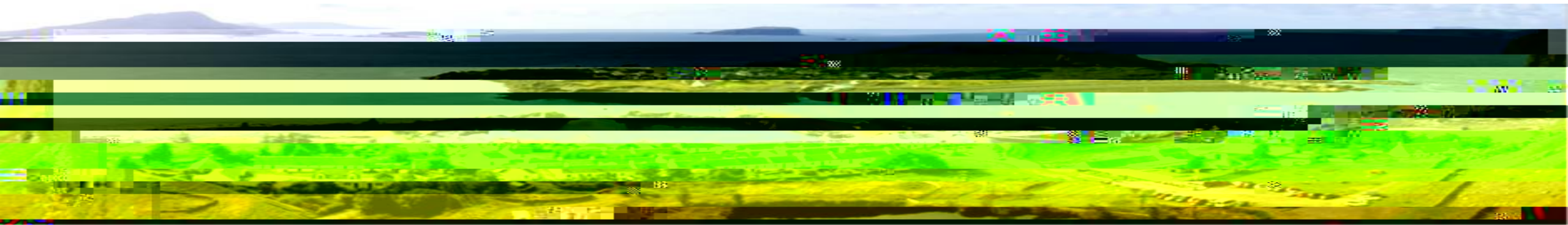
Enable the Delivery of More Market Homes

- Implement a more flexible approach to roads design requirements on development sites
- Dramatically increase the number of college places for construction skills development in Argyll and Bute
- Enable the delivery of fixed price market housing for principal occupation



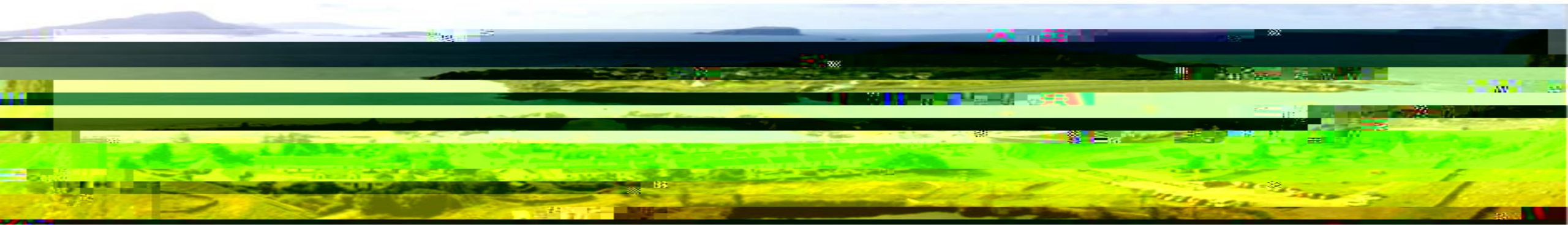
Enable the Delivery of More Affordable Homes

- Evidence the demand for intermediate housing to enable an RSL development pipeline and deliver more MMR and low cost homes for sale
- Create funding mechanisms for Community Housing Trusts to finance feasibility studies and other pre development costs
- Freedom to use Scottish Government housing funding more flexibly and as an allocation within local administrative control



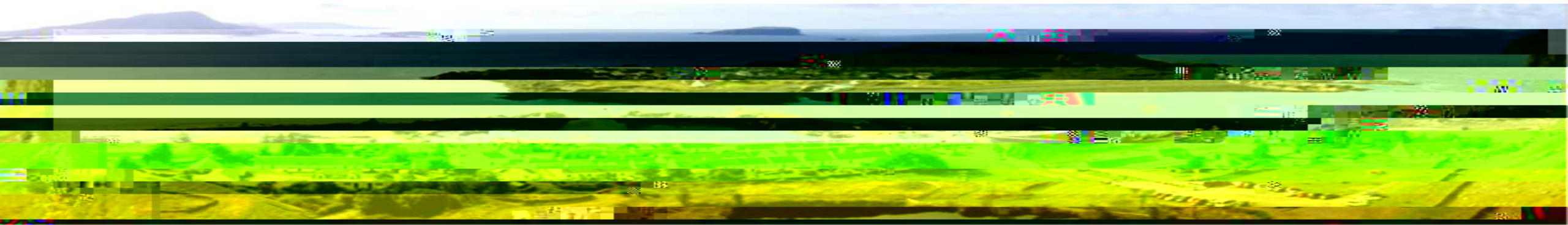
Enable the Delivery of Workforce Homes

- Deliver seasonal and temporary workforce accommodation using short term occupancy agreements
- Develop a strategic approach to evidencing the need for workforce housing in the public sector
-



Make best use of Existing Homes

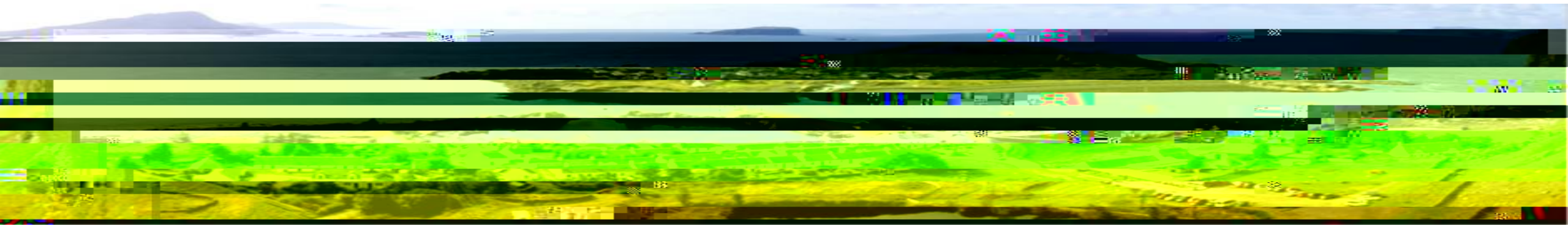
- Create more choice and flexibility within the HOMEArgyll common housing register policy to address identified housing pressures
- Introduce short term let control areas in pressured housing market areas
- Double the Council Tax on Second Homes
- Develop a better range of housing options for older people to encourage movement in existing housing stock





Thank you
Any Questions?

Douglas.whyte@Argyll-bute.gov.uk





Housing

Discussion



Community Wellbeing

Mahailia Kateryna, Wellbeing Development Manager,
Argyll and Bute Third Sector Interface

Sam Campbell, Health Improvement Principal,
Argyll and Bute Health and Social Care Partnership

Community Wellbeing Outcome September 2024



Health Policy - National to Local



Scotland
wide

NHS Highland

Argyll & Bute
CPP

Proposed Framework for Scotland – SG, Cosla, PHS, HB

A PREVENTION FOCUSSED SYSTEM

Improve the social and economic factors that create health and reduce inequalities.

Create healthy and sustainable places and communities.

Create a health and care system that delivers equity, prevention and early intervention.

Promote health and wellbeing and reduce health harming activities.

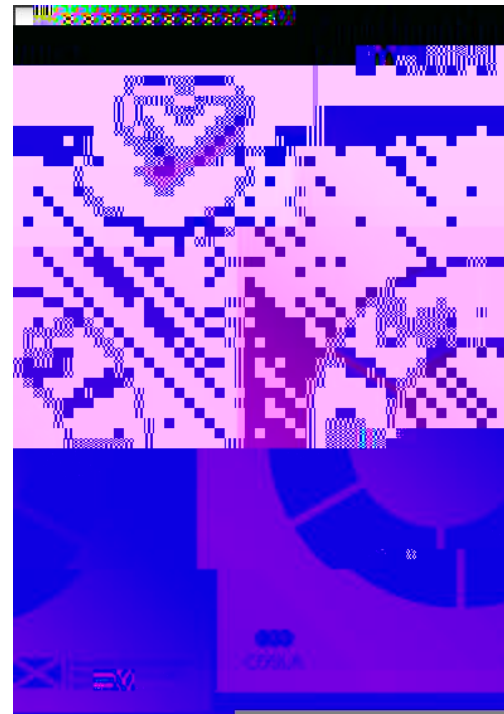
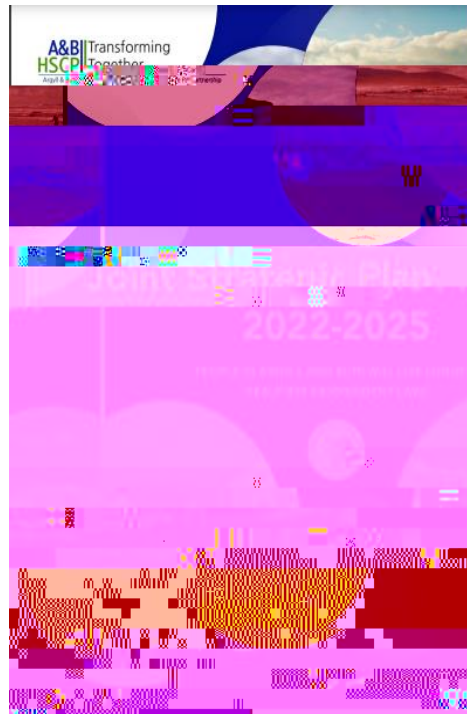
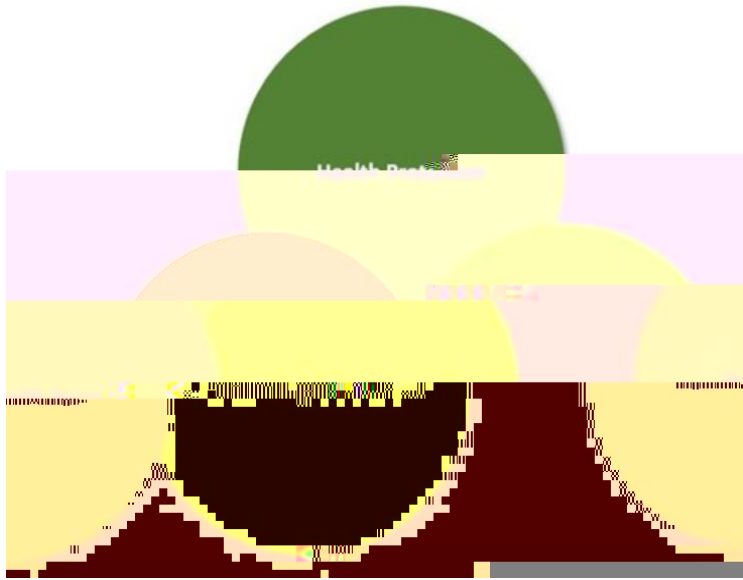
Developing the Population Health Framework

Increased Healthy Life Expectancy & Reduced Health Inequalities

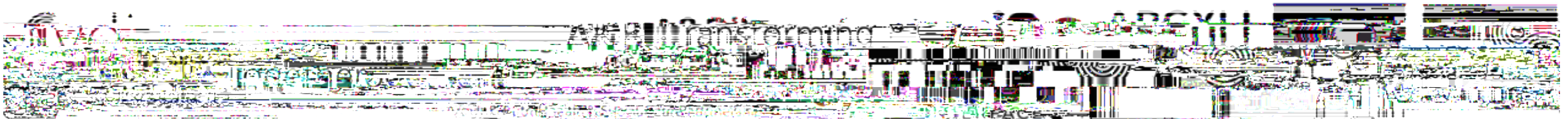
We will prioritise
creating & maintaining
good health and
preventing ill health

We will change

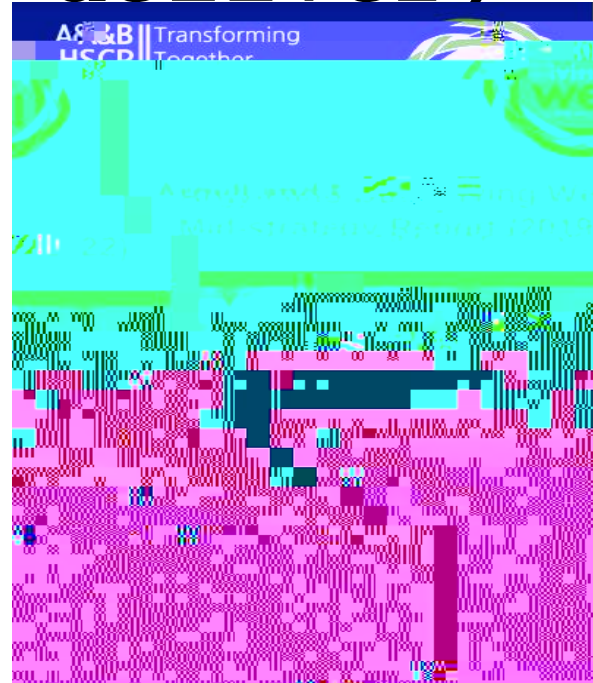
Domains of Public Health Practice



Strategic Drivers of Health Improvement



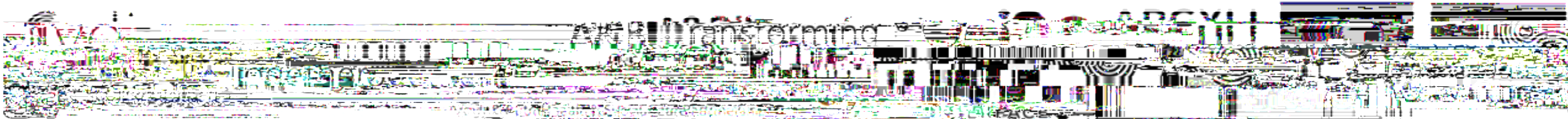
Health Improvement integrated in strategy delivery



- Argyll and Bute Joint strategic plan
- NHS Highland - Together We Care Strategy
- Scotland Public Health Priorities
- Living Well
- Alcohol and Drug Strategy



- Social prescribing, income

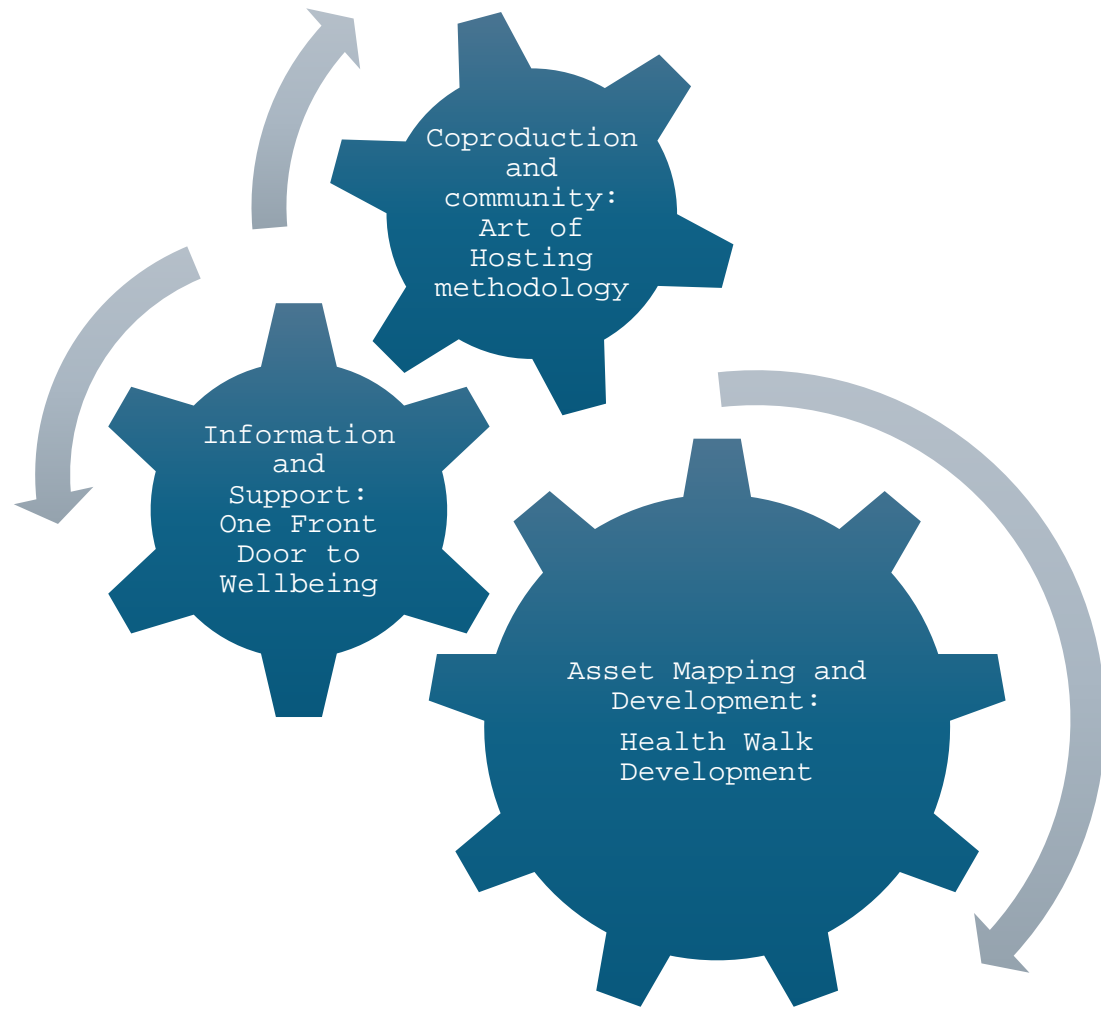


Community Rehabilitation

- The community rehabilitation and well-being group have now progressed to recruitment of the staff
- The postholders will be delivering physical activity and behavioural change programmes based on tiers 1 and 2 of the Physical Activity Referral Standards
- They will be based within the locality physiotherapy departments but will have project oversight and support from the Lead AHP and LOHO
- The rehabilitation and wellbeing service will be delivered within the community utilising the facilities, and where needed the staff expertise, of LiveArgyll
- The work of the community assets group will be vital for the community rehabilitation and well-being practitioners as they will need to have a referral pathway into the assets for tiers 3 - 5



Community Assets for Living Well



Community Assets For Living Well Intentions :

- Identifying the existing assets and resources within local communities to support the Living Well intentions
- Recognising the power of local people in making their communities good places to live
- Supporting community action on shared priorities for Living Well







Community Wellbeing

Discussion





Next steps and close

Pippa Milne

Chief Executive of Argyll and Bute Council

Chair of Argyll and Bute CPP Management Committee



Thank you and safe journey home

Please complete your evaluation form

