Argyll and Bute Council
Comhairle Earra-Ghàidheal Agus Bhòid

Executive Director: Douglas Hendry

REPORTS FOR NOTING

9. DRAFT OBAN, LORN AND THE ISLES AREA COMMITTEE WORKPLAN (Pages 73 - 76)

REPORT FOR DECISION

10. GIBRALTAR STREET PUBLIC REALM PROJECT - CONSIDERATION OF OPTIONS (Pages 77 - 86)

Report by Executive Director with responsibility for Development and Economic Growth

(a) Appendix 1 - Final Design Option (Pages 87 - 88)

(b) Appendix 2 - Original Designs Presented at June 2022 Consultation (Pages 89 - 90)

E1 (c) Appendix 3 - Gibraltar Street Public Realm Project Estimate Costs (Pages 91 - 92)

The Council will be asked to pass a resolution in terms of Section 50(A)(4) of the Local Government (Scotland) Act 1973 to exclude the public for items of business with an "E" on the grounds that it is likely to involve the disclosure of exempt information as defined in the appropriate paragraph of Part I of Schedule 7a to the Local Government (Scotland) Act 1973.

The appropriate paragraphs are:-
E1 Paragraph 8 The amount of any expenditure proposed to be incurred by the authority under any particular contract for the acquisition of property or the supply of goods or services.

Oban Lorn & The Isles Area Committee

Councillor Kieron Green (Vice-Chair)	Councillor Amanda Hampsey
Councillor Willie Hume	Councillor Andrew Kain (Chair)
Councillor Jim Lynch	Councillor Luna Martin

MINUTES of MEETING of OBAN LORN & THE ISLES AREA COMMITTEE held in the MICROSOFT TEAMS on WEDNESDAY, 14 DECEMBER 2022

Present: Andrew Kain (Chair)

Councillor Kieron Green
Councillor Jim Lynch
Councillor Andrew Vennard
Councillor William Hume
Councillor Luna Martin

Attending: Stuart Green, Corporate Support Manager
Michelle Mundie, Chief Executive, Argyll Housing Community Housing Association (ACHA)
Douglas Whyte, Housing Strategy Team Leader
Mark Calder, Project Manager
Stuart McLean, Committee Manager

1. APOLOGIES FOR ABSENCE

The Chair welcomed everyone to the meeting.

Apologies for absence were received from Councillors Julie McKenzie and Amanda Hampsey.

2. DECLARATIONS OF INTEREST

Councillor Andrew Vennard declared a non-financial interest in item 9 of the agenda (ACHA Annual Update), by virtue of his Council appointment to the Board of ACHA. He advised that he would remain in the meeting during consideration of this item.

3. MINUTES

(a) **Oban, Lorn and the Isles Area Committee - 14 September 2022**

The Minute of the Oban, Lorn and the Isles Area Committee, held on 14 September was approved as a correct record.

(b) **Oban, Lorn and the Isles Area Community Planning Group - 9 November 2022**

The Minute of the Oban, Lorn and the Isles Area Community Planning Group, held on 9 November was noted.

(c) **Oban Common Good Fund -**

4. PUBLIC QUESTION TIME

There were no public questions submitted.

5. PERFORMANCE REPORT UPDATE

Decision

The Oban, Lorn and the Isles Area Committee noted and considered the contents of the report.

(Reference: Report by Executive Director with responsibility for Roads and Infrastructure Services, dated November 2022, submitted)

8. HSCP ANNUAL PERFORMANCE REPORT 2021

The Committee gave consideration to a report which presented the Argyll and Bute HSCP Annual Performance Report for 2021.

Decision

The Oban, Lorn and the Isles Area Committee considered and noted the Annual Performance Report for the Health and Social Care Partnership for the year 2021, which was presented to the Integration Joint Board (IJB) at its meeting on 23 November 2022.

(Reference: Report by Head of Strategic Planning, Performance and Technology, dated 14 December 2022, submitted)

9. ACHA ANNUAL UPDATE

Consideration was given to a presentation by the Chief Executive of ACHA, which provided an update on a number of areas including the investment programme for 2022/23; the Warm Homes Fund; the Business, Energy, Industrial Strategy (BEIS) Whole House Retrofit Programme; the replacement of wet electric heating systems; the Exemplar Estates initiative and a number of new build and refurbishment sites

(Reference: Report by Executive Director with Responsibility for Legal and Regulatory Support, dated November 2022, submitted)

This page is intentionally left blank

MINUTES of MEETING of OBAN LORN & THE ISLES COMMUNITY PLANNING GROUP held by TEAMS on WEDNESDAY, 8 FEBRUARY 2023

Present:

Kevin Champion (Chair)
Stuart McLean, Committee Manager, Argyll and Bute Council
Councillor Kieron Green, Argyll and Bute Council
Councillor Andrew Vennard, Argyll and Bute Council
Councillor Amanda Hampsey, Argyll and Bute Council
Joan Best, Crossroads
Jen Broadhurst, Citizens Advice Bureau
Robert Kincaid, Oban Community Harbour Development Association
Duncan Martin, Oban Community Council
Sue Barnard, Oban Community Council
Jen Metcalf, Coll Community Council
Robert Taylor, Scottish Fire and Rescue
Susan McRae, Skills Development Scotland
Kirsty McLuckie, Community Development Officer, Argyll and Bute Council
Maureen Evans, Community Learning, Live Argyll
Sergeant Matthew Shaw, Police Scotland
Catriona Petit, New Hope Oban
Judith Hawcroft, Crossroads

Attending:

Jackie Westerman, Home Energy Efficiency, Project Officer Argyll and Bute Council
Rachel McNicol, ALlenergy
Robbie Layden, Land and Field Scotland
Isla McCulloch, Adventure Oban, Sustaining Choices
Andrew Galloway, Local Democracy Reporter, Helensburgh Advertiser
John McLuckie, Part

The Group considered a report providing information relating to the appointment of a Chair of the Oban, Lorn and the Isles Area Community Planning Group and outlining the expected time commitment and information about the role.

Kevin Champion, current Chair, advised that he would be moving from the area during the summer of 2023

(b) **Police Scotland**

Consideration was given to an update by Sergeant Matthew Shaw, who advised that the Policing Framework within the Mid Argyll, Kintyre and the Islands and Oban, Lorn and the Isles had changed, with more emphasis on Community Focus.

The update also included information on the ôNot At Home Protocolôwhich launched locally on

(Reference: Report by Living Well Network, submitted)

(e) **Community Learning Services - Live**

considered and noted the information provided.

(Reference: Report by Department of Work and Pensions, submitted)

(h) **Argyll & Bute Citizens Advice Bureau**

Consideration was given to a report which provided an update in relation to current work streams of the Citizen's Advice Bureau within Argyll and Bute. The report included information on the ongoing rise in the number of clients seeking support with the energy costs as the cost of living crisis continues and the additional supports available in the 04822604423607( )-121(t)9BT/F2 1

Decision

The Oban, Lorn and the Isles Area Community Planning Group

Employment (PACE) situation.

6. CLIMATE CHANGE

(a) Report by Chair of Climate Change Working Group

Consideration was given to a report which highlighted the ongoing work of the Climate Change Working Group. The report outlined the proposal to produce a strategic Action Plan as a means to address the climate emergency in Argyll and Bute; the development of governance arrangements and structures to support the Climate Change Project Officer post. It was highlighted that they are actively pursuing the recruitment of a Project Manager to start this Action Plan work and hope to have someone in post before the end of the financial year.

Decision

The Oban, Lorn and the Isles Area Community Planning Group considered and noted the update.

(Reference: Report by Chair of the Climate Change Working Group, dated 20 January 2023 submitted)

(b) Home Energy Efficiency

Jackie Westerman, Home Energy Efficiency Project Officer for Argyll and Bute Council provided the Group with a verbal presentation on Home Energy Efficiency and the funds available to people within Argyll and Bute. Jackie highlighted that the premise of the Energy Efficient Scotland Scheme is to reduce carbon emissions to contribute to the Scottish Governments aim to have 0% emissions by 2040, adding that fuel poverty has been an important aspect of her work. Jackie reported that the Energy Efficient Scotland Area Based Scheme is available to home owners or private rented tenants with grant amounts dependent on property type and personal circumstances, with awards starting at £8,500 for a flat and a maximum of £13,500 for a detached property.

Jackie highlighted that from July 2022 until now, £1.12million has been spent in Argyll and Bute and that more than 140 households in Argyll and Bute have been insulated in this yearôs programme.

Decision

The Oban, Lorn and the Isles Area Community Planning Group considered and noted the information provided.

(Reference: Verbal report by Jackie Westerman, Home Energy Efficiency Project Officer, Argyll and Bute Council)

(c) ALIenergy

An update was considered by the group from Rachel McNicol from

ALIenergy on the affordable warmth services provided. The update included information on what they are working on including Affordable Warmth, Education and Local Energy Projects. The update also included information on fuel poverty around Scotland with communities with Argyll and Bute being rated as one of the most at risk. It was also highlighted that the majority of households across North West Scotland are now likely to be suffering with fuel poverty or will in the near future. It was also highlighted that oil is not a problem as it is considerably cheaper that electric heating.

Decision

The Oban, Lorn and the Isles Area Community Planning Group considered and noted the presentation.

(Reference: Presentation by Rachel McNicol, ALIenergy)

(d) **Forestry and Land Scotland**

The Group gave consideration to a report from Robbie Layden, which highlighted the ongoing workstreams of Forestry and Land Scotland within the Oban, Lorn and the Isles (OLI) locality. Information on Land Management Plans; Renewable Energy plans; the ongoing peatland restoration programme; removal of Larch Trees infected by disease; proposals to introduce car parking charges to a number of sites within the locality with the busiest sites being charged £3 per day or £1 per hour was highlighted.

Decision

The Oban, Lorn and the Isles considered and noted the report.

(Ref. Presentation by Robbie Layden, Forestry and Land Scotland)

7. COMMUNITY FOCUS

(a) **Sustaining Choices - Active Travel Plan Oban**

Isla McCulloch, a trustee with Adventure Oban, advised that they work in partnership with Sustaining Choices. Isla delivered a presentation on the Active Travel Plan for Oban and highlighted the key actions proposed in Oba: Safer such as Safer Cycle Routes to Schools, Improvement on signage and lighting for active travel routes, ensuring pavements meet the needs of people with additional access needs, maintenance of the general appearance of Obanôs greenspace, pavements and shop fronts.

Decision

The Oban, Lorn and the Isles Area Community Planning group considered and noted the Presentation.

(Presentation by Isla McCulloch, Adventure Oban, Sustaining Choices)

8. COMMUNITY PLANNING PARTNERSHIP MANAGEMENT COMMITTEE UPDATE

Consideration was given to a report which provided information on matters discussed during a meeting of the Community Planning Partnership (CPP) Management Committee, held on 7 December 2022. The Committee Manager outlined a number of key highlights from the meeting, with it being noted that the closing date for the consultation survey being conducted by the MSYPâs had been extended until 14 February 2023. Partners were encouraged to take part in the consultation, which can be found at:- tinyurl.com/3yf3xe8

Decision

The Oban, Lorn and the Isles Area Community Planning Group considered and noted the report.

(Ref108.12 615.-27(d)-6(e4[(D)-d.-27D)-d.3N2>BDC BT4 EMC28(e)-(n)56( )-159rs

ARGYLL AND BUTE COUNCIL

Performance Reporting

Performance Reporting BDC / TT1

Number of affordable social sector new builds completed per annum – Oban, Lorn and the Isles 14
Number of affordable social sector new builds completed per annum – Argyll and Bute 14
Corporate Outcome No.5 – Our economy is diverse and thriving 16
Percentage of pre-planning application enquiries processed within 20 working days – Oban, Lorn and the Isles 16
Percentage of pre-planning application enquiries processed within 20 working days – Argyll and Bute 16
Corporate Outcome No.5 – Our economy is diverse and thriving 17
Householder planning applications – average number of weeks to determine – Oban, Lorn and the Isles 17
Householder planning applications – average number of weeks to determine – Argyll and Bute 17
Corporate Outcome No.5 – Our economy is diverse and thriving 19
COI – The number of new homeless applicants who required temporary accommodation this period 19
Corporate Outcome No.5 – Our economy is diverse and thriving 20
COI – Maintain the percentage of local suppliers that benefit from the awards of contracts via the procurement portal 20
Corporate Outcome No.5 – Our economy is diverse and thriving 21
COI – Increase the number of community benefits that are delivered through contracts we award locally 21
Corporate Outcome No.6 – We have infrastructure that supports sustainable growth 22
Street lighting – percentage of faults repaired within 10 days – Oban, Lorn and the Isles 22
The percentage of street lighting faults are completed within 10 working days – Argyll and Bute 23
Corporate Outcome No.6 – We have infrastructure that supports sustainable growth 24
Total number of complaints regarding waste collection – Lorn 24
Total number of complaints regarding waste collection – Mull 24
Total number of complaints regarding waste collection – Argyll and Bute 25
Corporate Outcome No.6 – We have infrastructure that supports sustainable growth 26
COI – Percentage of waste recycled, composted and recovered 26
Shanks – Percentage of waste recycled, composted and recovered 26
Islands – Percentage of waste recycled, composted and recovered 27

H&L – Percentage of waste recycled, composted and recovered 28
Corporate Outcome No.6 – We have infrastructure that supports sustainable growth 29
COI – The number of tonnes of waste sent to landfill 29
Corporate Outcome No.6 – We have infrastructure that supports sustainable growth 30
LEAMS (Local Environment Audit and Management System) – Lorn 30
LEAMS (Local Environment Audit and Management System) – Mull 30
LEAMS (Local Environment Audit and Management System) – Argyll and Bute 31
Making It Happen 32
Teacher sickness absence – Oban, Lorn and the Isles 32
Teacher sickness absence – Argyll and Bute 32
Making It Happen 33
LGE staff (non-teacher) sickness absence – Oban, Lorn and the Isles 33
LGE staff (non-teacher) sickness absence – Argyll and Bute 33
Making It Happen 34
COI – Increase the percentage of all self-service automated contacts 34

Appendix 1

Corporate Outcome No.1 – People live active, healthier and independent lives

COI – Maximise distribution of Scottish Welfare Fund

This indicator is a Corporate Outcome Indicator that is reported quarterly. The performance presented is Council-wide only.

Reporting Period	Target	Actual	Status
FQ4 2021/22	95.3%	120.7%	GBri6 434.04

Corporate Outcome No.1 – People live active, healthier and independent lives

COI – Percentage of clients satisfied that they are better able to deal with their financial problems following our support and intervention

This indicator is a Corporate Outcome Indicator that is reported quarterly. The performance presented is Council-wide only.

Reporting Period	Target	Actual	Status
FQ4 2021/22	100%	100%	Green
FQ1 2022/23	100%	100%	Green
FQ2 2022/23	100%	100%	Green
FQ3 2022/23	100%	100%	Green

This indicator for FQ3 has met the target with no change in performance since the last reporting period.

FQ3 Comment
All of the clients provided with a Personal Debt Recovery Action Plan were satisfied. Out of 11 surveys issued 11 were returned showing 100% of clients satisfied. 4 of the 11 survey returns had comments showing their appreciation of the service and how it had helped them.
Responsible person: Lee Roberts

Corporate Outcome No.2 – People live in safer and stronger communities

Corporate Outcome No.2 – People live in safer and stronger communities

Car parking income to date – Oban, Lorn and the Isles

Performance is presented cumulatively for both Area and Council-wide levels. For individual car parks, the income is presented on a quarterly basis.

Reporting Period 2022/23	Target (Cumulative)	Actual (Cumulative)	Status
FQ4 2021/22	£478,497	£454,017	**Red**
FQ1 2022/23	£170,832	£84,992	**Red**
FQ2 2022/23	£426,247	£286,288	**Red**
FQ3 2022/23	£554,026	£423,730	**Red**

This indicator for FQ3 shows the cumulative amount of income collected is significantly lower than the cumulative target. There is no Performance Trend Line as this data is cumulative.

FQ3 Comment
The figures to date show an under-recovery of £130,296. It is difficult to ascertain the exact reasons for under-recovery in parking income however it can be affected by such things as events, weather, commuting and a delay in processing of cash or credit/debit card payments can also be a factor. The impact of the waiving of charges for events in car parks, waiving charges in off-street car parks during winter festivals will likely have affected outturn.
Responsible person: Hugh O'Neill

Actual Quarterly Income collected in Oban, Lorn and Isles during FQ2 and FQ3.

Car Park Location	FQ2 Actual	FQ3 Actual
Corran No.1, Oban	£19,666	£8,773
North Pier, Oban	£29,249	£20,209
Corran No.2, Oban	£12,181	£5,883
Longsdale, Oban	£5,803	£2,578
Non-trunk, Oban	£52,949	£50,120
Lochavullin, Oban	£8,133	£5,588
Ganavan, Oban	£1,424	£3,240
Trunk, Oban	£11,463	£8,162

Corporate Outcome No.2 – People live in safer and stronger communities

Dog fouling – total number of complaints – Oban, Lorn and the Isles

Corporate Outcome No.3 – Children and young people have the best possible start

COI – Increase the percentage of our care experienced young people that have the recommended additional tracking and monitoring plans in place

This indicator is a Corporate Outcome Indicator that is reported quarterly. The performance presented is Council-wide only.

Reporting Period	Target	

Corporate Outcome No.4 – Education, skills and training maximises opportunities for all

Maximise the percentage of 16-19 years olds participating in education, training or employment – Oban, Lorn and the Isles

Reporting Period	Target	Actual	Status	Performance trend over the period
FQ4 2021/22	94.00%	94.14%	Green	
FQ1 2022/23	94.00%	95.95%	Green	
FQ2 2022/23	94.00%	95.48%	Green	
FQ3 2022/23	94.00%	95.34%	Green	

This indicator for FQ3 is above target however, performance has decreased slightly since the last reporting period.

FQ3 Comment
As of 09/12/2022, the participation figure for OLI was 95.34%. This is 1.44% above the Argyll and Bute Participation figure of 93.90% for 2021/22.
Responsible person: Simon Easton

Maintain the percentage of 16-19 years olds (in Argyll and Bute) 19.23 1 (0) 0.00195 BDC -0.004 Tc 0.006 Tw -58 1 Tf-0. g4 391.68 Tm( )TJ EMC /P <MCID252.8> BDC 0.1

Corporate Outcome No.5 – Our economy is diverse and thriving

Number of affordable social sector new builds completed per annum – Oban, Lorn and the Isles

Reporting Period	Target	Actual	Status	Performance trend over the period
FQ4 2021/22	37	37	Green	
2022/23	18			

a14 rer12.7(g)-63 (e)-1 (t)4 r.0.4Q6q61 56 2B0

Corporate Outcome No.5 – Our economy is diverse and thriving

Percentaga edee/P /MCID 38 g/TT1-/MCI.011 0 Td[pl9 (0Tmis)-ni9 (ng)0. (r)6.mis)ppl9 (i9 (.9 (9 (0T39 (at.9 (i9 (d)0 348 (d)3.13 348 (d)q8 (d)ui8

Responsible person: Peter Bain

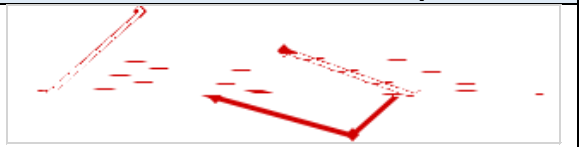
Benchmarking

The year-end statistics from The Scottish Government were published on 31st August. FY21/22 benchmarking figures have now been updated and FY22/23 have been forward projected in the usual way. Readers should note that our own Pyramid data in Development Management measures is "unadjusted", whereas that)-6..3 ra1.-2 "rsted",

Corporate Outcome No.5 – Our economy is diverse and thriving

COI – The number of new homeless applicants who required temporary accommodation this period

This indicator is a Corporate Outcome Indicator that is reported quarterly. The performance presented is Council-wide only.

Reporting Period	Target	Actual	Status	Performance trend over the period
FQ4 2021/22	No target	37	No target	
FQ1 2022/23	No target	32	No target	
FQ2 2022/23	No target	28	No target	
FQ23 2022/23	No target	41	No target	

This indicator for FQ3 shows the number of applicants has increased since the last reporting period.

FQ3 Comment
During FQ3, the housing service provided temporary accommodation for 41 new homeless households.
Responsible Person: Morven Macintyre

Bute and Cowal – 15
Helensburgh and Lomond – 7
Oban, Lorn and the Isles – 15
Mid Argyll, Kintyre and Islay – 4

Corporate Outcome No.5 – Our economy is diverse and thriving

COI – Maintain the percentage of local suppliers that benefit from the awards of contracts via the procurement portal

This indicator is a Corporate Outcome Indicator that is reported quarterly. The performance presented is Council-wide only.

Reporting Period	Target	Actual	Status	Performance trend over the period
FQ4 2021/22	20.0%	13.5%	Red	
FQ1 2022/23	20.0%	13.2%	Red	
FQ2 2022/23	20.0%	22.2%	Green	
FQ3 2022/23	20.0%	19.4%	Red	

This indicator for FQ3 is below target and performance has decreased since the last reporting period.

FQ3 Comment
19.4% - of the 11 bids made by local contractors, 7 were awarded the contract with a total value of over £139k. A summary of all contracts awarded in FQ3 is available on Pyramid. The Procurement, Commercial and Contract Management Team continue to support local suppliers by providing useful information on the Council's website i.e. pre-

Corporate Outcome No.5 – Our economy is diverse and thriving

COI – Increase the number of community benefits that are delivered through contracts we award locally

Corporate Outcome No.6 – We have infrastructure that supports sustainable growth

Street lighting – percentage of faults repaired within 10 days – Oban, Lorn and the Isles

Reporting Period	Target	Actual	Status	Performance trend over the period
FQ4 2021/22	75%	31%	Red	
FQ1 2022/23	75%	38%	Red	
FQ2 2022/23	75%	39%	Red	
FQ3 202/23	75%	25%	Red	

This indicator for FQ3 is below target and performance has decreased since the last reporting period.

FQ3

The percentage of street lighting faults are completed within 10 working days – Argyll and Bute

Reporting Period	Target	Actual	Status	

Corporate Outcome No.6 – We have infrastructure that supports sustainable growth

Total number of complaints regarding waste collection – Argyll and Bute

Corporate Outcome No.6 –

FQ3 Comment
67.4.% recycling/composting and recovery (40.0% recycling/composting and 27.4% recovery). Recovery is higher than normal this quarter due to a trial by Renewi (formerly Shanks), who have taken some residual general waste for disposal from their Moleigh (by Oban) and Dalinlongart (by Dunoon) facilities to an energy from waste (EFW) plant near Edinburgh.
Responsible person: John Blake

Islands – Percentage of waste recycled, composted and recovered

Performance is presented by Council-wide service provision.

Reporting Period	Target	Actual	Status	Performance trend over the period
FQ4 2021/22	No target	38.4%	No target	
FQ1 2022/23	No target	33.3%	No target	
[redacted]	et			

H&L – Percentage of waste recycled, composted and recovered

Performance is presented by Council-wide service provision.

Reporting Period

Corporate Outcome No.6 – We have infrastructure that supports sustainable growth

LEAMS (Local Environment Audit and Management System) – Lorn

(Monthly data combined to show quarterly average)

Reporting Period	Target	Actual	Status	Performance trend over the period
FQ4 2021/22	73	82	Green	
FQ1 2022/23	73	84	Green	
FQ2 2022/23	73	86	Green	

LEAMS (Local Environment Audit and Management System) – Argyll and Bute

(Monthly data combined to show quarterly average)

Making It Happen

LGE staff (non-teacher) sickness absence – Oban, Lorn and the Isles

Reporting Period	Target	Actual	Status	Performance trend over the period
FQ4 2021/22				

Making It Happen

COI – Increase the percentage of all self-service automated contacts

ARGYLL AND BUTE COUNCIL | **OBAN, LORN AND THE ISLES AREA COMMITTEE**

ROADS AND INFRASTRUCTURE SERVICES | **01 MARCH 2023**

ROADS AND INFRASTRUCTURE SERVICES UPDATE

1.0 INTRODUCTION

1.1 A Roads and Infrastructure standing report was a fixture on Area Committee agendas throughout the life of the last Council. In the first two rounds of Area Committee meetings in the new Council feedback was sought on the value of these updates, and their format and frequency. Generally Members felt having a standard item was beneficial and it was acknowledged that the Roads and Infrastructure weekly briefings issued to all members each Friday afternoon provide for the main sources of live information on current activities. On top of these briefings there is a bank of resources on the new Member Zone system which include the weekly briefings, subject specific briefings, ad hoc short briefings on issues, relevant previous committee reports, operational service procedures, legislation and Council policies.

1.2

3.1 Roads and Infrastructure Services provides Members with weekly briefings on topical service activities which are all available here.

3.2 As part of the resources on the new Member Zone system there are various key documents available in an online library here.

3.3 At a recent Area Committee Business Day, Elected Members, Officers and members of the Oban Community Council met on site at Ganavan to discuss local community concerns about the use of the site and instances of anti-social behaviour. It was agreed that it would be useful to have a way of evidencing this behaviour, with the result that it was agreed to investigate the possibility of installing CCTV covering the site.

4.0 CONCLUSION

4.1 This report provides links to existing published information on service activities and provides for the opportunity for Officer attendance and engagement at committee meetings.

5.0 IMPLICATIONS

5.1 Policy ï none

5.2 Financial ï none

5.3 Legal ï none

5.4 HR ï none known

5.5 Fairer Scotland Duty:

5.5.1 Equalities - protected characteristics ï none known

5.5.2 Socio-economic Duty ï none known

5.5.3 Islands ï none known

5.6. Climate Change ï none

5.7 Risk ï none known

5.8 Customer Service - none

Executive Director with responsibility for Roads and Infrastructure Services, Kirsty Flanagan

Policy Lead for Roads and Transport, Councillor Andrew Kain

January 2023

For further information contact:
Jim Smith, Head of Roads and Infrastructure Services; or Mark Calder, Project Manager

This page is intentionally left blank

ARGYLL AND BUTE COUNCIL **OBAN LORN AND THE ISLES AREA COMMITTEE**

DEVELOPMENT AND ECONOMIC GROWTH **8 MARCH 2023**

HOUSING SERVICES ACTIVITY UPDATE - STRATEGIC HOUSING IN27(D)-27( )98(N)-27(G)28(Y 0 /F18I)28(CP20(V)-20(E))28(B)-27(A)38(C()-27(D)-

ARGYLL AND BUTE COUNCIL	**OBAN LORN AND THE ISLES AREA COMMITTEE**
DEVELOPMENT AND ECONOMIC GROWTH	**8 MARCH 2023**

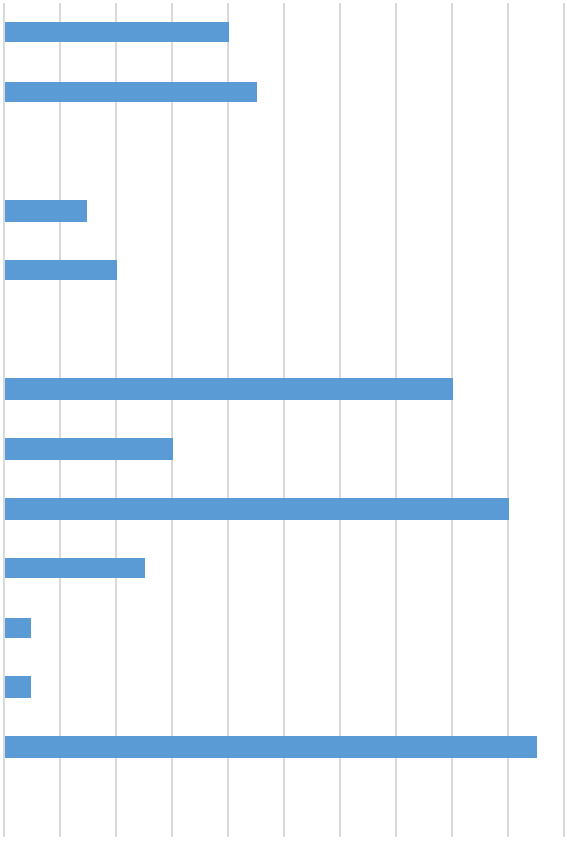
HOUSING SERVICES ACTIVITY UPDATE - STRATEGIC HOUSING INVESTMENT PLAN (SHIP) ï ANNUAL UPDATE

3.0 INTRODUCTION

3.1

The LHS has been developed in accordance with Scottish Government guidance and local priorities as identified in the new HNDA. .This sets out the vision for Argyll and Bute: ***ñEveryone in Argyll & Bute has access to a suitable, high quality home which is affordable and located within a vibrant, sustainable***

build housing, the council has developed ambitious Housing Supply Targets



Rough Sleeping

The Oban, Lorn and Isles area experienced an increase in the incidence of rough sleeping over the same period last year, with 7 cases (+2) in total across the area reporting that they slept rough the night preceding their presentation and 13 (+8) reporting that they had slept rough in the 3 months preceding their homeless application. These were disaggregated as follows:-

AREA	Number of Rough Sleepers in 2021/22	
	Night Before Application	3 Months Prior to Application
Oban, Lorn area	7	13
Mull and Iona	0	0
Coll and Tiree	0	0
OLI Total	7	13
Argyll & Bute	**17**	**28**

5.4 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 119 new affordable homes in Lorn in 2021/22.

RSL	PROJECT	Units	Funding
			£257,362

5.5 EMPTY HOMES

In 2021/22 there were **11** private empty homes brought back into use in OLI, with the assistance of the Empty Homes Officer, amounting to **29**% all the empty homes brought back into use across Argyll and Bute last year (38).

Council Tax Information on Empty Homes

The following table breaks down the numbers of empty homes including those subject to premium Council Tax charge across the OLI area. The table does not include properties which are empty and exempt from Council Tax. The numbers of recorded empty homes can vary from day to day due to natural changes and reported numbers are snapshot from November reports.

OLI Council tax data as at 01.11.22	**Number of properties on Council Tax register**	**Empty Homes**	**Properties subject to 200% council tax levy**	**Total EMPTY**
Lorn	8,924	100	87	187
Mull & Iona	1,923	22	37	59

Council Tax Exemptions

There are also a number of empty properties which are on the Council Tax register which are exempt from paying council tax. In OLI there are **238** properties which are empty and exempt from Council Tax. The categories for empty properties include:

Class 4A = Properties recently occupied but now empty and unfurnished (**123**)
Class 7A = Dwellings Empty Under Statute Closing or Demolition Order (**12**)
Class 6A = Deceased owners where estate has not been settled (**76**)
Class 5A= Living/detained elsewhere (**19**);
Class 2A= Unoccupied-Renovation (**8)**
Class 6A= Deceased owner (**76**)

Second Homes

As at 1st November 2022 there were **785** registered second homes in Oban, Lorn and the Isles. This figure represents **28%** of the total number of second homes in Argyll and Bute (2,815).

5.9 **LOCAL HOUSING STRATEGY (LHS) 2022-2027**

As the strategic housing authority for Argyll and Bute, the Council has a

Kirsty Flanagan
Executive Director with the responsibility for Development and Economic Growth

Councillor Robin Currie
Policy Lead for Strategic Development

January 2023

For further information contact:

Douglas Whyte
Team Lead Housing Strategy

E-mail: douglas.whyte@argyll-bute.gov.uk
Tel: 01546 604 785

APPENDICES

Appendix 1 Extract from LHS 2022 - 2027 (data as of 2021) Lorn
Appendix 2 Extract from LHS 2022 - 2027 (data as of 2021) Mull & Iona
Appendix 3 Extract from LHS 2022 - 2027 (data as of 2021) Coll & Tiree

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

LORN HMA is centred on Oban and includes a number of the small, inner isles such as Easdale, Luing and Lismore. Despite the influence of in-migration, it is the most self-contained housing market in Argyll & Bute with 64% of house sales going to local residents. There was limited interaction with neighbouring HMAs in the local authority (3%) but over 17% of demand is from the rest of Scotland and over 13% from the UK. Overseas house purchasers have only marginal impact in this area, at just over 1% of sales. Average house prices are comparatively high and affordability remains an issue, with a high price-to-income ratio of 6.7 (lower quartile). There has been significant development activity in recent years, and the total dwelling stock increased by 8% between 2015 and 2020, with significant new builds in development or in the pipeline, particularly at Dunbeg. Lorn has 18% of the total housing stock in Argyll and Bute. However, 8% of the stock comprises second/holiday homes and long-term vacant properties. With 1,649 RSL homes in 2020 the area also has the highest provision of social rented stock over 19% of the authority total. Nevertheless, this area still has the largest waiting list in Argyll and Bute by far, as well as one of the higher levels of homelessness (30% and 18% respectively of the authority totals). In addition HNDA analysis suggests that this area has the second greatest level of backlog need (21% of total backlog need).

Appendix 2 ï Extract from LHS 2022 - 2027 (data as of 2021) Mull & Iona

MULL AND IONA are combined for planning purposes as one HMA. As a housing market area, these islands exhibit the lowest level of self-containment in the authority area apart from Coll & Tiree, with less than 45% of house sales going to local purchasers. Around 16% of properties are bought by persons from elsewhere in Scotland; and over a third of all sales (34%) are to purchasers originating elsewhere in the UK, by far the highest proportion of any HMA in Argyll and Bute. Interaction with the rest of the authority is minimal with only 1.4% of

Appendix 3 ï Extract from LHS 2022 - 2027 (data as of 2021) Coll & Tiree

Coll & Tiree constitute the smallest HMA in the authority, and are most affected by house purchasers from out with the area less than 20% of sales are to local residents, with almost half of purchasers originating elsewhere in Scotland and a further quarter from elsewhere in the UK. More house buyers originate from overseas (5.6%) than from the rest of Argyll & Bute itself (1.4%). Average house prices have been among the highest in Argyll & Bute (albeit the number of sales are very small) and this area has been one of the least affordable to local households with the highest price to-income affordability ratio of 7.7. Since 2015, the total number of dwellings on the islands increased by almost 8% while the number of households increased by around 12%. Proportionately, this HMA has the highest level of ineffective stock in Argyll & Bute, by far, with almost a third being second/holiday homes or long-term vacant properties. In 2020 there were 54 social rented homes, which amounts only 0.6% of the total RSL sector in the authority. Demand for RSL properties is numerically low but given the limited turnover in existing stock the pressure ratio remains high at 6:1 (i.e. 6 applicants per available let).

This page is intentionally left blank

Oban, Lorn and the Isles Area Committee
Workplan 2022-23

Committee Date	Report Description	Lead Service and contact officer	Regularity of occurrence/consideration	Date for Reports to Committee Services	Additional Comment
8 March 2023					
8 March 2023	Quarterly Performance Scorecard FQ3 22/23	Improvement and HR ï Sonya Thomas	Quarterly Report	13 February 2023	
8 March 2023	Roads and Infrastructure Service Update	Development and Infrastructure Jim Smith			

Oban, Lorn and the Isles Area Committee
Workplan 2022-23

Committee Date	Report Description	Lead Service and contact officer	Regularity of occurrence/consideration	Date for Reports to Committee Services	Additional Comment
14 June 2023	Roads and Infrastructure Service Update	Development and Infrastructure Jim Smith	Quarterly Report	22 May 2023	
14 June 2023	HSCP Bi-Annual Update Report	Health & Social Care Partnership ï Charlotte Craig	Bi-Annual Report	22 May 2023	
14 June 2023	Secondary School Reports - Oban High School	Head Teacher Peter Bain	Annual Report		
14 June 2023	Secondary School Reports - Tiree High School	Head Teacher Peter Bain	Annual Report		
14 June 2023	Secondary School Reports - Tobermory High School	Head Teacher Shelly Carmichael	Annual Report		
14 June 2023	Primary School Report				

Oban, Lorn and the Isles Area Committee
Workplan 2022-23

Committee Date	Report Description	Lead Service and contact officer	Regularity of occurrence/consideration	Date for Reports to Committee Services	Additional Comment
	Monitoring 21/22				
14 June 2023	Area Committee Workplan	Stuart McLean	For updating	22 May 2023	
September 2023					

September 2023

ARGYLL AND BUTE COUNCIL	**OBAN LORN AND ISLES AREA COMMITTEE**
DEVELOPMENT AND ECONOMIC GROWTH	**8 MARCH 2023**

GIBRALTAR STREET PUBLIC REALM PROJECT - CONSIDERATION OF OPTIONS

1.0 EXECUTIVE SUMMARY

1.1 The purpose of this report is to allow the Oban, Lorn and the Isles Area Committee to consider the possible options for the Gibraltar Street public realm project and agree the preferred option to be progressed to implementation.

1.2 Argyll and Bute Council agreed to allocate £250,000 of Place Based Investment (PBI) Programme Funding to Gibraltar Street, Oban to enhance the public realm and improve access to Oban Town Centre given the function of this space as a key pedestrian thoroughfare linking a key centre of retail to the town centre.

1.3 TGP Landscape Architects were commissioned in January 2022 to create design options, test design concepts with community and stakeholders and cost design proposals.

1.4 Public consultation was carried out during 2022. However it did not provide clear support for a single option as presented and raised some additional concerns about the proposed scheme. TGP Landscape Architects have taken on board comments received and working within the constraints presented by the site have presented a revised design (Option A - Appendix 1). This option has been costed and is estimated to exceed the available budget due to ground conditions and rising construction costs. The complexity of the works would also require the works im7-68( )]TJETqQBT367.T367.T3628(h)3a e requirieenaisede Cdi C56(e)-6(e)5Ai ses

ARGYLL AND BUTE COUNCIL	**OBAN LORN AND ISLES AREA COMMITTEE**
DEVELOPMENT AND ECONOMIC GROWTH	**8 MARCH 2023**

GIBRALTAR STREET PUBLIC REALM PROJECT - CONSIDERATION OF OPTIONS FOR

3.3 Agree that Officers continue to progress Option B which retains existing site levels and looks to resurface the existing streetscape, renew street furniture and improve street lighting.

3.4 Agree that delegated authority be afforded to the Executive Director with responsibility for Development and Economic Growth for the delivery of the project to completion including agreeing a final design.

resulted in a more complex arrangement being proposed to accommodate levels within the site. The main issue has been the need to design around the slope running through the site and the resulting different level areas that had to be created across the site to ensure compliance with British Standards for Accessibility

4.12 The advantages of the new design option are that it has the ability to transform Gibraltar Street by visually enhancing the space and ensuring the pedestrian footway is compliant for all users. The designed option addresses the various levels restrictions and accesses onto the open space, whilst providing grades that meet the British Standard requirements for Accessibility in external spaces. The design option does however subdivide the site up into various platforms/sections and it may feel less open than it does at present and be less flexible as a thoroughfare.

4.13 Officers in Roads and Infrastructure Services have been consulted throughout the entirety of the project and have indicated that they would not have capacity to implement Option A at this time due to the complexity of the construction but will be able to take forward Option B. Option B is outlined in the following paragraphs.

Option B: Resurfacing option

4.14 Following on from the consultation feedback suggesting a lighter touch option and comments from the Oban Community Council whom 'urges that the proposal reverts as nearly as possible to the Gibraltar Street area of the original plan, so that a suitable seating area can be available to Bossard's customers' (see Appendix 2 – Original Designs Pr63( )]TJETQ EMC /P /184.72 481.17 27(o)-6(u)56(s)-34e

6.6 Climate Change – Construction works undertaken will result in carbon emission although it is anticipated that these will be restricted to the construction period.

6.7 Risk – As with all construction projects a number of risks will be ongoing and a risk register will be maintained. Delivering Option A may lead to higher risks as referenced to in section 4.11 of the report.

6.8 Customer Service – None.

Kirsty Flanagan

Executive Director with responsibility for Development and Economic Growth

Policy Lead for Strategic Development, Councillor Robin Currie

13 February 2023

For further information contact:

Fergus Murray, Head of Development and Economic Growth

Fergus.Murray@argyll-bute.gov.uk

Adrian Jackson-Stark, Lorn Arc Regeneration Project Manager

Adrian.Jackson-Stark@argyll-bute.gov.uk

Genna Lugue, Economic Regeneration Officer

Genna.Lugue@argyll-bute.gov.uk

APPENDICES

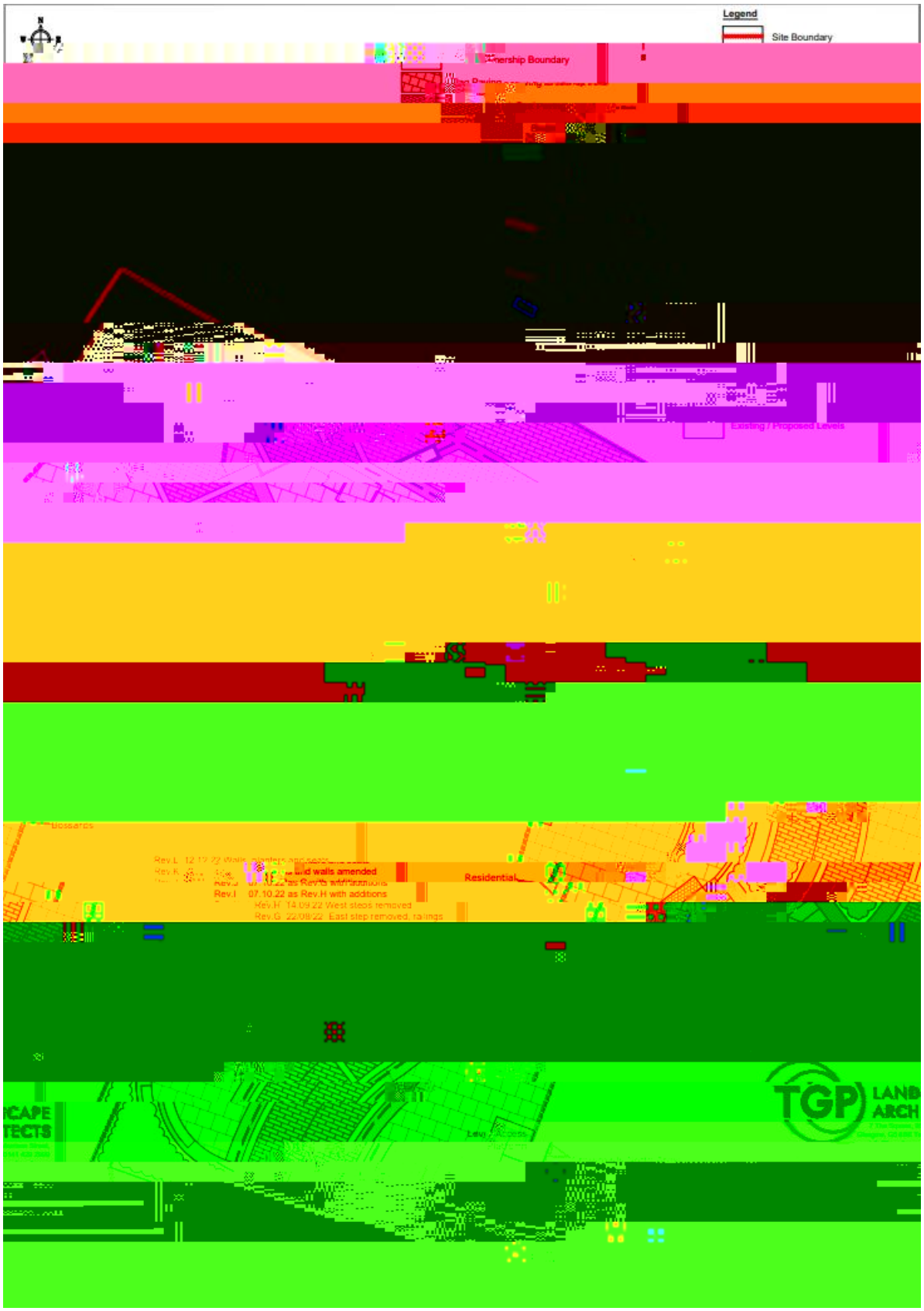
Appendix 1 – Final Design Option

Appendix 2 – Original Designs Presented at June 2022 Consultation

Appendix 3 – Gibraltar Street Public Realm Project Estimate Costs – EXEMPT

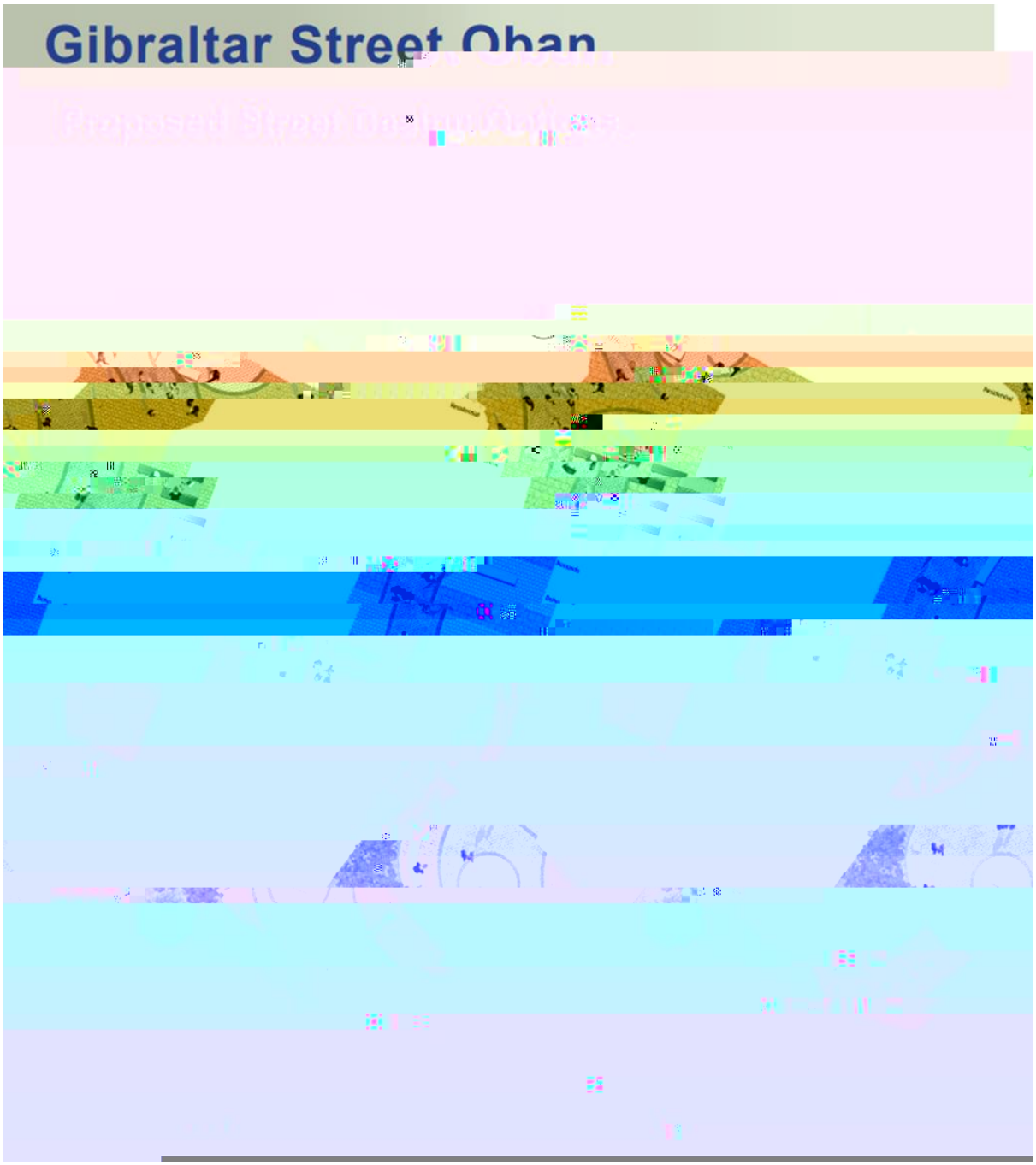
This page is intentionally left blank

APPENDIX 1 ï Final Design Option (OPTION A)



This page is intentionally left blank

APPENDIX 2 ï ORIGINAL DESIGNS PRESENTED AT JUNE 2022 CONSULTATION



This page is intentionally left blank

NOT FOR PUBLICATION by virtue of paragraph(s) 6
of Schedule 7A of the Local Government(Scotland) Act 1973

Document is Restricted

This page is intentionally left blank