

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

1.0 EXECUTIVE SUMMARY

- 1.1 The main purpose of this report is to update Members of Housing Services activity and the delivery of the Local Housing Strategy within the Helensburgh & Lomond area. This report will detail the following housing activity:-

- Housing Need and Demand
- Homelessness
- Affordable Housing Supply - Strategic Housing Investment Programme (SHIP)
- Empty Homes
- Private Sector Housing Grant Adaptations
- Private Sector Housing Grant Repairs and Improvements
- Energy Efficiency - Home Energy Efficiency Programme: Area Based Scheme(HEEP:ABS)
- Local Housing Strategy

2.0 RECOMMENDATIONS

- 2.1 Members are asked to consider the content of the report.



Rough Sleeping

Helensburgh and Lomond experienced an increase in the incidence of rough sleeping over the same period last year, with 5 cases (+1) in total across the area reporting that they slept rough the night preceding their presentation and 6 (+2) reporting that they had slept rough in the 3 months preceding their homeless application.

| AREA | Number of Rough Sleepers in 2021/22 | |
|------------------------|-------------------------------------|-------------------------------|
| | Night Before Application | 3 Months Prior to Application |
| Helensburgh and Lomond | 5 | 6 |
| Argyll & Bute | 17 | 28 |

5.5 **EMPTY HOMES**

In 2021/22 there were **6** private empty homes brought back into use in H&L, amounting to **16%** all the empty homes brought back into use across Argyll and Bute last year with assistance of the Empty Homes Officer (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 H&L 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.

**Helensburgh &
Lomond**

Self-Catering Properties

As at 3rd November 2022 there were there were **190** self-catering lets on the Rates register in the Helensburgh & Lomond area **8%** of the Argyll and Bute total (2,321).

5.6 PRIVATE SECTOR HOUSING GRANT – ADAPTATIONS

In 2021/22, there were 21 private sector properties adapted with PSHG aid in Helensburgh & Lomond, and a total of 25 individual adaptations installed.

5.7 PRIVATE SECTOR HOUSING GRANT – REPAIRS AND IMPROVEMENTS

In 2021/22, there were a total of 8 PSHG repair and improvement grants completed in Helensburgh & Lomond, (across Argyll and Bute, the total was 19). Total cost of the works was £85,031.17 of which PSHG covered £23,896.70. This was 49% of the total repair grant awarded for Argyll & Bute last year.

5.8 ENERGY EFFICIENCY (HOME ENERGY EFFICIENCY PROGRAMME: AREA BASED SCHEME HEEP: ABS)

There were 252 energy efficiency measures installed across Argyll and Bute in 2020/21 via the HEEPS: ABS programme; and 40 (16%) were in the Helensburgh & Lomond administrative area.

In total, 36 properties were improved across the Helensburgh and Lomond area, at a total cost of £157,367. Grant aid in support of this work amounted to £148,758, almost 95% of the total costs.

Current estimates of Fuel Poverty are based on Home Analytics data (Scottish figure sourced from Scottish House Condition Survey):-

| Area | Likelihood of Households in | |
|----------------------|-----------------------------|----------------------|
| | Fuel Poverty | Extreme Fuel Poverty |
| Helensburgh & Lomond | 20% | 4% |
| Argyll and Bute | 27% | 15% |

5.9 Local Housing Strategy (LHS) 2022-2027

As the strategic housing authority for Argyll and Bute, the Council has a statutory duty to develop, implement and monitor a Local Housing Strategy over a five-year planning cycle, based on a robust and credible Housing Need and Demand Assessment (HNDA) for the area. Following completion of the previous Argyll and Bute LHS (2016-2021) last year, a comprehensive revision and update of the strategy has been approved by the council and is due to be formally launched in March 2022. The planning process was based on a robust process of consultation and stakeholder engagement, which has been acknowledged as an exemplar model for other local authorities by the Scottish Government, the CHMA, and the Scottish Housing Network LHS Forum.

The revised HNDA was approved as “robust and credible” by the Scottish Government’s CHMA in 2021, and this has informed the revised Housing Supply Targets set out in the new LHS. These targets are based on a positive demographic and economic growth scenario for Argyll & Bute and include ambitious and challenging Housing Supply Targets for the Helensburgh & Lomond HMA over the next 5 years and beyond. Progress with these targets and the new LHS Action Plan will be reported on an annual basis to this area committee.

6.0 CONCLUSION

- 6.1 This report provides the detail of the Council Housing Services team activity and an overview of the progress achieved with the Local Housing Strategy Action Plan in the Helensburgh & Lomond housing market area. There are a variety of housing issues within the area which are being tackled by Housing Services and partner agencies with the aim of delivering a functioning housing system which meets the needs of the communities we serve.

7.0 IMPLICATIONS

- 7.1 Policy - Complies with approved SHIP and Local Housing Strategy.
- 7.2 Financial - none arising from this report.
- 7.3 Legal - we have a statutory duty to deliver statutory housing functions
- 7.4 HR – none.
- 7.5 Fairer Scotland Duty: positive in terms of delivering affordable housing.
- 7.5.1 Equalities - protected characteristics - none
 - 7.5.2 Socio-economic Duty - positive in terms of delivering affordable housing.
 - 7.5.3 Islands – positive in terms of delivering affordable housing on

APPENDIX 1 -