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House condition profile

What is the profile of housing conditions in Argyll & Bute?

Where should LHS activity to tackle disrepair be targeted?

Private sector disrepair

What is the extent and nature of private sector disrepair in Argyll & Bute?

What is the role of the Scheme of Assistance & Private Sector Housing Grant in tackling disrepair?

Regeneration

What is role of regeneration in transforming the housing condition and place?

What is the role of regeneration in meeting housing need & creating sustainable communities?

What is the role of the private rented sector in meeting housing need?

What is the profile, condition and energy efficiency status of PRS stock?

Energy efficiency

What is the energy performance

House condition profile

Whilst the housing condition profile is comparable to Scotland it suggest that the majority of homes (72%) have some element of disrepair. Housing quality levels are poorer than Scotland,

Private sector disrepair

Argyll & Bute Council have been particularly proactive in tackling poor property condition in private sector housing through the **Scheme of Assistance**, which offers advice and assistance to local households to carry out repair and improvement work to their homes.

Housing Improvement Officers work with owners and landlord to tackle issues of poor property condition, common works, factoring, and, where necessary, the use of enforcement powers. Private Sector Housing Grant is available to enable improvement works to be carried out.

	2016/17	2017/18	2018/19	2019/20	Total
Tenements Repaired	14	16	4	12	46
Individual Units Retained	91	101	11	38	241
Feasibility Grants	5	10	11	0	26
Amenity Grants	6	1	1	4	12
PSHG Investment*	£520,696	£615,735	£90,675	£161,870	£1,388,976
Cumulative Private Sector Work (PSHG supported) 2016/17 - 2019/20					

Over the last decade Development and Housing Services have worked in partnership on a number of initiatives to promote repair and maintenance in the private sector including

Tenement Maintenance Guides to promote Owners Associations and joint working between owners leading to pro-active repair and maintenance

Priority Building projects aligned to the Campbeltown Conservation Area Regeneration Scheme to plan and deliver a

Regeneration activity

The Council and partners provide advice and financial assistance via Private Sector Housing Grant to support delivery of housing led regeneration projects including

- Townscape Heritage Initiatives (THI)
- Conservation Area Regeneration Scheme (CARS)
- RSL regeneration work in mixed tenure blocks



Tenemental repair

In 2019/20, 88 Private Sector Housing grants were approved, with 38 completed including:

- 8 for mixed common repairs
- 26 private repairs in tenement building
- Total PSHG investment = £161,871 (29% costs)

Tenement improvement works ensures older housing stock still plays a key role in meeting housing need whilst contributing to the quality of the build environment.

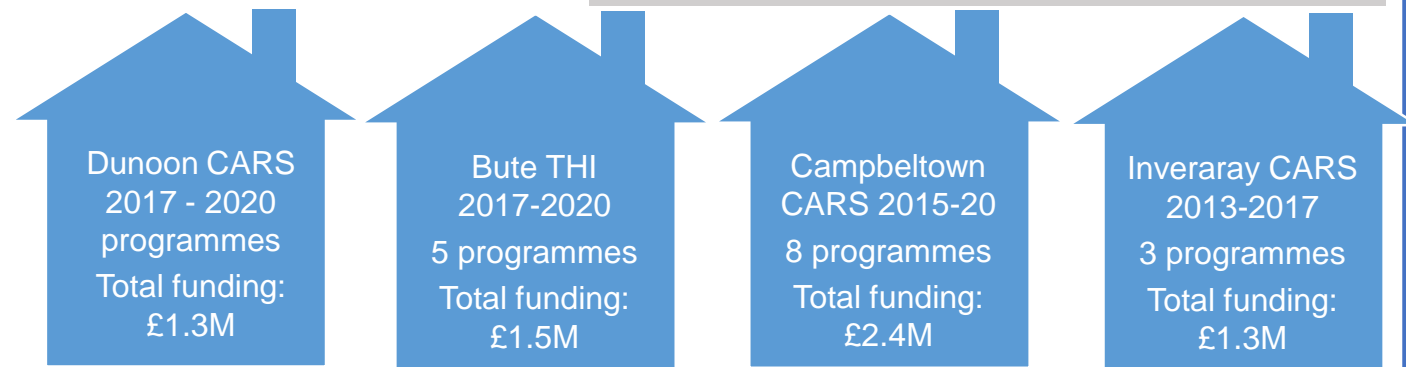
Importance of PSHG in Regeneration Activity:

Housing led regeneration activity is instrumental in not only improving the built environment and heritage in Argyll and Bute but plays a key role in meeting housing need and improving economic performance at a local level.

Argyll & Bute Council have been very proactive in driving partnership arrangements and assembling mixed funding packages to stimulate successful housing-led regeneration programmes. Funding sources include the Heritage Lottery Fund (THI), Historic Environment Scotland (CARS), Argyll & Bute Council capital funding, Private Sector Housing Grant and contributions from owners.

As well as successful programmes in Dunoon, Rothesay, Campbeltown and Inveraray, development proposals for Lochgilphead and Helensburgh are also in the pipeline.

Investment in tenement improvement since 2015



To be eligible for CARS or THI funding, tenements must have active Owners Associations in place. There are now 29 active Owners Associations in Campbeltown alone

Private rented sector in Argyll & Bute

**PRS Landlord profile
(2020 PRS Landlord Survey)**

- 58% own a single property for rent
- 2-bedroom properties are the most common size of property (47%) followed by 1-bedroom and 3-bedroom

Poverty & Fuel Poverty



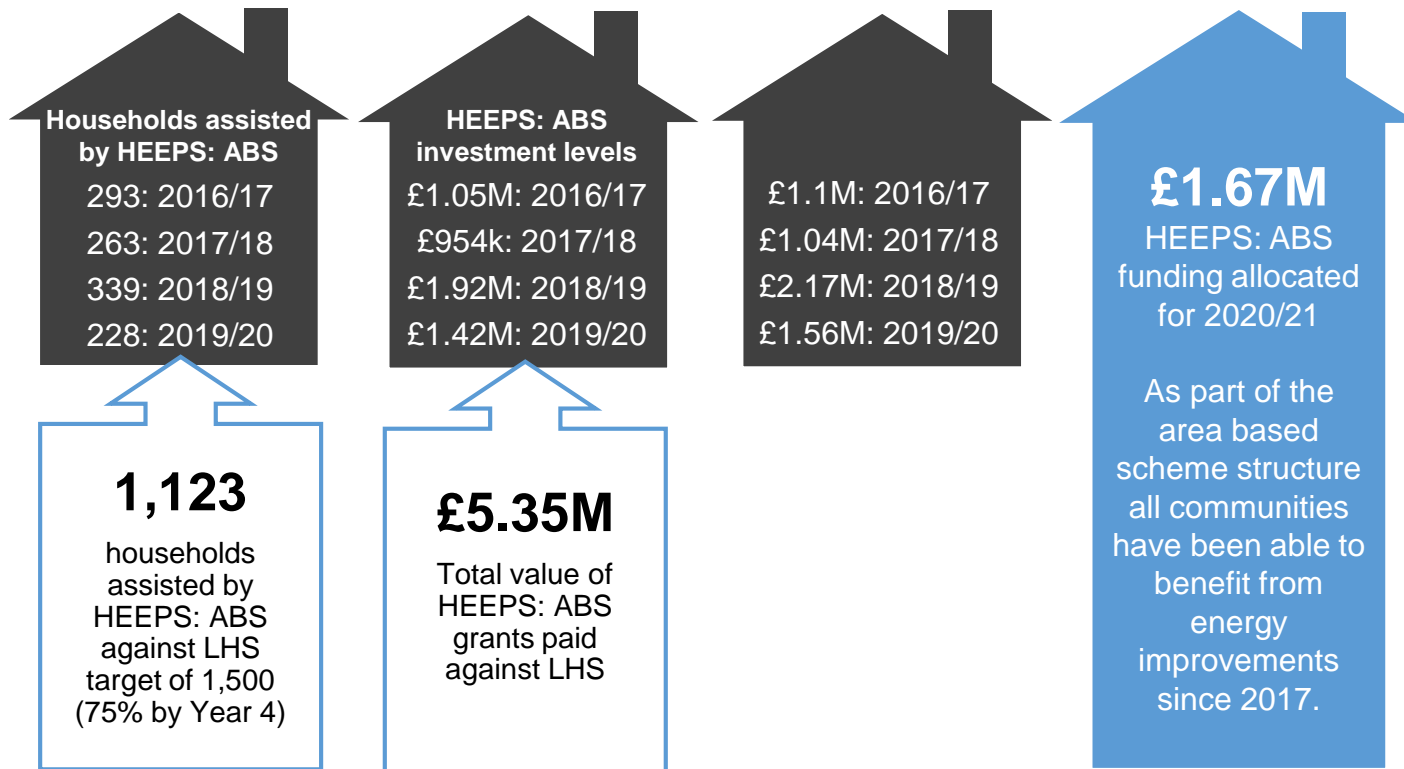
	Overall Fuel Poverty Rate	Private Rented Sector	RSL Sector	Owner Occupied Sector
Bute	62%	52%	61%	63%
Coll and Tiree	54%	39%	65%	58%
Cowal	49%	48%	63%	52%
Helensburgh and Lomond	25%	21%	32%	27%
Islay, Jura and Colonsay	53%	38%	50%	59%
Kintyre	61%	58%	69%	61%
Lorn and the Inner Isles	39%	32%	49%	38%

Fuel poverty is evident for 4/10 households in Argyll & Bute with the incidence of fuel poor households 1 in 2 in social housing. This is likely to have driven the value of household incomes in this sector.

Fuel poverty is highest in Bute & Kintyre which have the highest % of households earning less than £25k in Argyll & Bute.

Energy efficiency programme

Scottish Government funding for private home energy efficiency improvements is known as the Home Energy Efficiency Programme Scotland Area Based Scheme (HEEPS: ABS). The funding allocation, administered by Argyll & Bute Council for 2019-20 was **£1,745,908** with a further **£225,182.77** awarded to the programme enabling investment in: external and internal wall insulation; cavity wall insulation; loft insulation; and underfloor insulation.



Warm Homes Fund

In 2019 ACHA secured investment from the Warm Homes Fund, which supports local partnerships to tackle fuel poverty.

In 2020, ACHA launched a £6M programme for 633 homes, in partnership with Scottish and Southern Energy, the Scottish Government and Argyll & Bute

The mixed tenure initiative will provide improvements to 262 ACHA homes and 371 private owners in the Oban area.

As well as contributing to a reduction in fuel poverty and an increase in EESSH compliance the project will help to secure around 190 jobs.

It is programmed to run in two phases and is due for completion in March 2021.

House Condition, Energy Efficiency & Poverty: What are the issues?

Regeneration



Housing led regeneration activity is instrumental both in improving the built environment and heritage; but also in meeting housing need and improving local

Poverty & fuel poverty



There is evidence of income poverty in Argyll & Bute, with lower quartile incomes lower than in Scotland. 40% households in Argyll & Bute are in fuel poverty, with the incidence higher in social housing, at 1 in 2. There is evidence that 12% of households in Argyll & Bute suffer from extreme fuel poverty.

Energy efficiency



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To build a new Local Housing Strategy, Argyll & Bute Council need to prioritise the main housing issues that need to be tackled to set local priorities that will guide action, partnership and investment moving forward. This briefing has focused on housing condition, energy efficiency and fuel poverty in Argyll & Bute, presenting evidence on the extent and nature of the problem and progress in tackling it since 2016.

The purpose of the LHS conference is to finalise the main housing issues that require intervention in Argyll & Bute, examine the main issues in detail and generate ideas for action and investment. Key issues for consideration in the House Condition, Energy Efficiency & Poverty Workshop are:

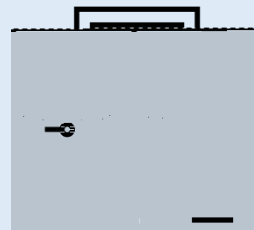
1

Is tackling poor property condition, energy efficiency and poverty a continued LHS priority?



2

What are the main challenges we face in tackling poor property condition, energy efficiency and poverty in Argyll & Bute?



3

What's been proven to work and what are our priorities for action?

