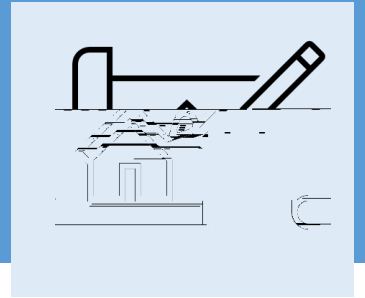


Draft LHS Structure



The Local Housing Strategy will set out the vision for housing and housing related services in Argyll & Bute over the next five years.

To build a new Local Housing Strategy, Argyll & Bute Council and partners must set a new vision for homes and communities and set out priorities for action to tackle the main housing issues locally.

The LHS will also set a Housing Supply Target that guides the assembly of land for housing development to meet local housing need & demand.

Based on analysis of the local housing system in Argyll & Bute, it is proposed that the new Local Housing Strategy be developed around the following 4 Main Issues:

1. **Housing supply & placemaking**
2. **House condition, energy efficiency & poverty**
3. **Specialist provision & independent living**
4. **Housing options, information & support**

This briefing sets out evidence, insight and questions on the key issues which influence decision making on specialist housing provision & support for independent living

Specialist housing provision & independent living: What's our starting position? This briefing will explore...

Specialist housing profile

specialist housing stock in Argyll & Bute?

specialist housing stock in meeting housing need?

Specialist housing requirements



What is the extent of unmet need for specialist housing across Argyll & Bute?

Which forms of specialist housing are required?

Aids, adaptations & adapted housing profile



What is the demand for amenity or adapted housing in Argyll & Bute?

What role do aids & adaptations play in meeting housing need in Argyll & Bute?

Wheelchair housing requirement



What is the demand or unmet need for wheelchair housing in Argyll & Bute?

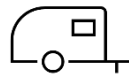
Housing for Older People



To what extent do older people in Argyll & Bute want or need to move?

What evidence is there of demand for age exclusive housing?

Gypsy Travellers



What provision is available in Argyll & Bute to meet the housing needs of Gypsy Travellers?

How effective is this provision in meeting housing need?

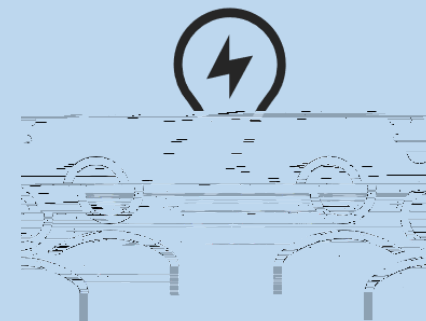
Housing Contribution Statement



What are the priorities for health, housing and social care partners in delivering specialist housing provision and promoting independent living?



Specialist Housing Profile



Pause & reflect:

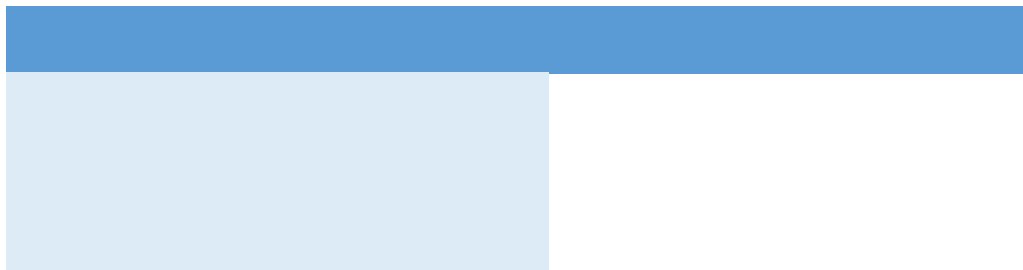
5% of the current affordable

LHS Main Issue 3: Specialist Provision & Independent Living

Specialist Housing Requirements

The HOMEArgyll waiting list identifies applicants with particular needs and health-related conditions which can be adversely affected by their housing circumstances. As of April 2020, there were 1,573 active applicants on the list for Argyll & Bute and over 94% of these either required or would accept mainstream, general needs accommodation.

Only 90 applicants definitely required specialist provision and would *not* accept mainstream housing. However, applicants can request multiple house type options, and therefore there are more households who expressed interest in some form of specialist provision.



(NB. Applicants may appear on multiple lists therefore %s do not sum to 100.)

In addition to the HOMEArgyll waiting list, Bield Housing Association has 180 applicants for their properties in Argyll and Bute.

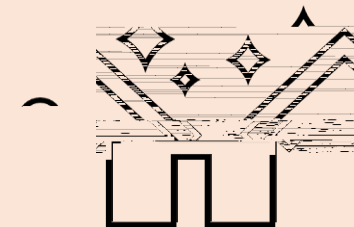
Of those who stated that they would accept either mainstream or specialist housing:

86 applicants have stated they require housing with support

97 applicants have stated they require wheelchair housing

185 applicants have stated they require amenity housing for older people

154 applicants have stated they require sheltered housing for older people



As part of the 2019 Housing Need & Demand Survey, local households were asked a range of questions on need for specialist forms of housing across in Argyll & Bute. This question was posed to all those who stated that they had a life limiting illness or disability

4% of households with a life limiting illness or disability stated they do require specialist housing. This equates to 334 households across Argyll & Bute

Based on evidence from the HOMEArgyll Common Housing Register and the 2019

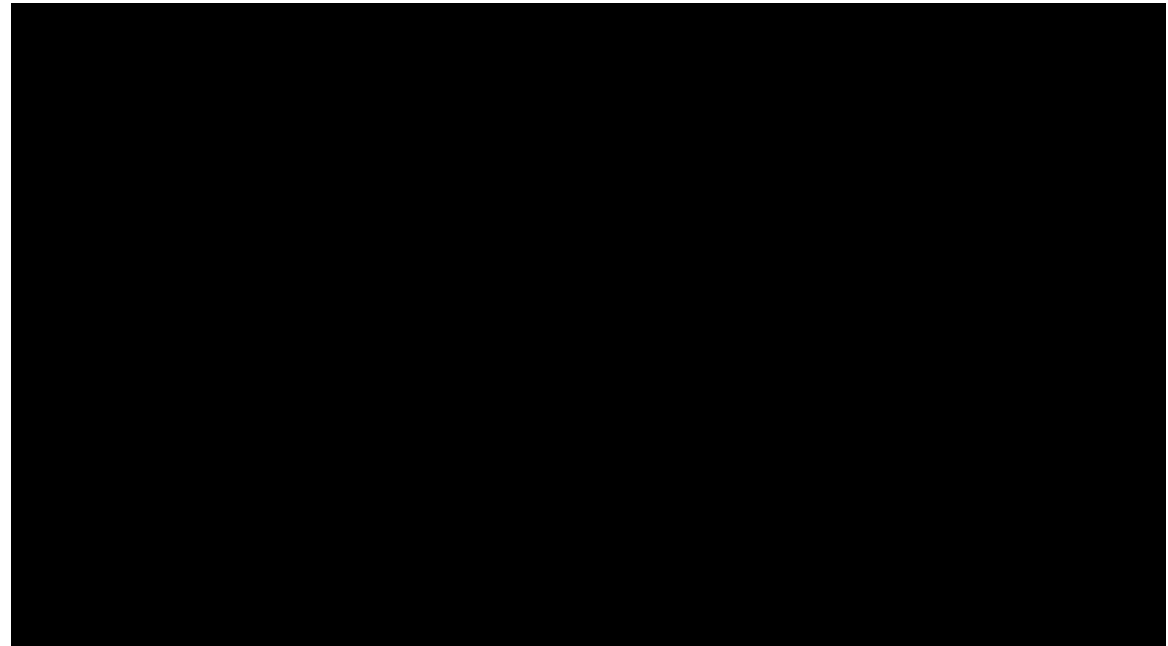
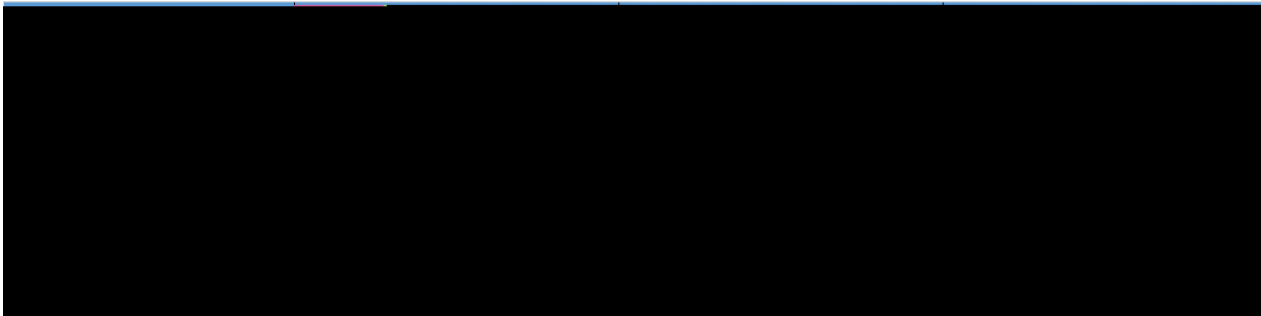


Aids, adaptations & adapted housing – Stage 3

Adaptations to social rented properties are funded from a separate budget administered by the Scottish Government

Over the last 4 years, £2.3M of Scottish Government Grant funding has been allocated to enable property adaptations in the social housing sector in Argyll & Bute.

This has enabled 1,143 adaptations to be carried out across 909 properties enabling households to remain independent at home.



In 2019/20, 2/3 of all adaptations carried out related to the provision of safety rails 36% and bathroom/shower adaptation (33%).

LHS Main Issue 3: Specialist Provision & Independent Living

Wheelchair housing

WHEELCHAIR ACCESSIBLE HOUSING TARGETS 2020

In 2019 the Scottish Government issued guidance to all local authorities requiring them to confirm LHS targets to support the delivery of more wheelchair accommodation across all tenures. Following consultation, Argyll & Bute Council, it was agreed that the SHIP new build target will remain at 10% for all specialist provision and within this target half, i.e. 5% of all new builds, should be specifically for wheelchair.

Regarding private sector new builds, the LHS will promote and encourage developers to deliver similar levels of wheelchair housing as far as possible. Based on total annual completion rates of 200 units over the last 5 years, if a cross tenure 5% target was applied in Argyll & Bute, this would equate to 10 wheelchair accessible homes per annum.

97

Applicants on CHR have Wheelchair Housing as a selected house type

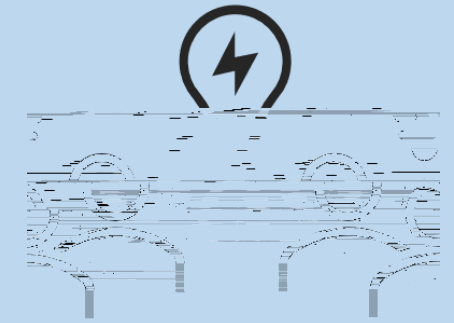
33

Respondents from the 2019 HNSA survey had unmet need for wheelchair suitable housing

10

Wheelchair suitable units would be delivered p.a. based on a 5% target of social and private developments

Based on evidence from the HOME Argyll Common Housing Register and the 2019 Housing Need & Demand Survey, it is estimated that approximately 60-70 households may require wheelchair accommodation across Argyll & Bute.



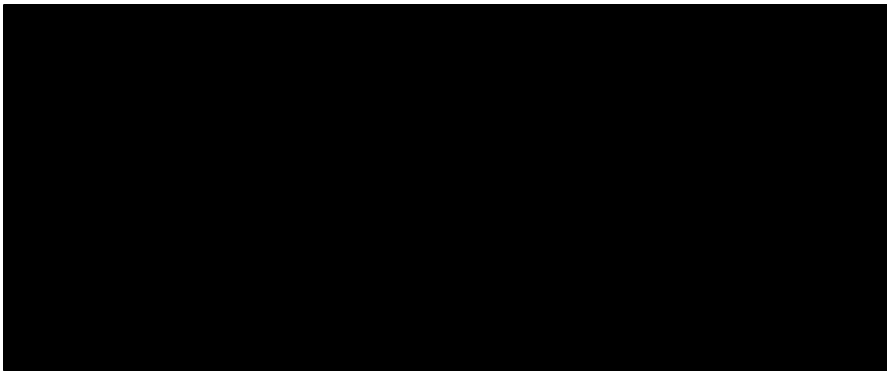
Pause & reflect:

A Housing Need & Demand Survey was carried out by Argyll & Bute Council in 2019, providing statistically robust information on the housing needs, aspirations and circumstances of local households.

In the HNSA survey, of the 332 respondents who identified an unmet housing need for specialist housing in Argyll & Bute, 33 respondents (10%) identified accommodation being suitable for a wheelchair.

LHS Main Issue 3: Specialist Provision & Independent Living

Housing for Older People



With a population change of over 25% for the 65+ age group there will be an increasing demand for housing or housing support for older people in the next 10 years.

With the exception of the 85+ age band in the Cowal HMA, almost all HMAs are projected to have material growth in the 65+ age population over the next 10 years.

2020-2020 0-15 16-24 25-64

A Housing Need & Demand Survey was carried out by Argyll & Bute Council in 2019, providing statistically robust information on the housing needs, aspirations and circumstances of local households. As part of this study, local households were asked a range of questions on where they would like or need to move home to better suits their needs in the near future.

The HNDA survey also explored the needs for specialist forms of housing in Argyll & Bute including housing for older people. This question was posed to all those who stated that they had a life limiting illness or disability.

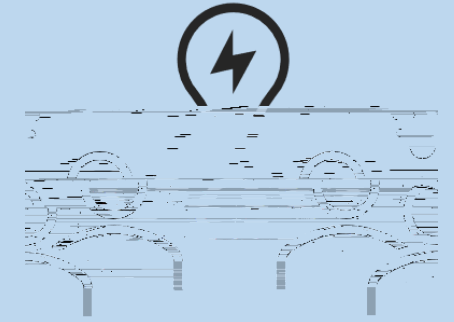
96% of HNDA respondents expressed no unmet need for specialist housing

The 4% of households life limiting illness or disability and who do require specialist housing equates to 321 households across Argyll & Bute.

Would you currently like to or need to move out of your current property into somewhere else in the next 2 years?

	65-74	75+	Grand Total
Bute	46	0	46
Coll & Tiree	23	11	34
Cowal	46	34	80
Islay, Jura and Colonsay	103	103	206
Kintyre	0	57	57
Lorn	57	138	195
Mid Argyll	23	23	46
Mull and Iona	57	34	92
H&L	115	23	138
Grand Total	470	424	894
HNDA Study, Research Resource 2019			

Gypsy Travellers



Pause & reflect:

Customer satisfaction within this client group has been significantly higher than the national average, at 100% (ACHA Annual Customer Satisfaction Survey 2019).

Gypsy/Traveller Strategy for 2019-2022 continues to focus on delivering the site standards set out in Scottish Government/COSLA joint

lives of Gypsy/Travellers:
2019-

One off SG funding of £108k awarded to ACHA for site improvements.

Housing Contribution Statement

Key findings of the Health, Care & Housing Needs Assessment, 2018 in relation to specialist housing included:

Increasing demand for aids and

2019/20 was year one of the Argyll and Bute Health & Social Care -year Strategic Plan which incorporates the current Housing Contribution Statement (HCS) setting out the shared vision, priorities and actions for the Housing, Health and Care sectors up to 2022.

The vision for the HCS is that “People in Argyll and Bute with health and social care needs have access to housing options that maximise their health, wellbeing and independence.”

Informed by the findings of the Health, Care & Housing Needs Assessment 2018, the Housing Contribution Statement is focusing on the delivery of the following 5 aims:

Specialist Provision & Independent Living: What are the issues?

Specialist housing profile

Total specialist housing provision across the affordable housing sector totals 1,251 units across Argyll & Bute. In 2019/20 HOMEArgyll landlords and other national/specialist re-lets last year, almost 15% of households (136) allocated new tenancies in some form of specialist accommodation.

Wheelchair housing



Based on evidence from the HOMEArgyll Common Housing Register and the 2019 Housing Need & Demand Survey, it is estimated that approximately 60-70 households may require wheelchair accommodation across Argyll & Bute. A cross tenure 5% target for wheelchair housing in all new builds would result in 10 wheelchair accessible homes per annum being delivered.

Specialist housing requirements



Based on evidence from the HOMEArgyll Common Housing Register and the 2019 Housing Need & Demand Survey, it is estimated that approximately 200-300 households may require specialist forms of housing across Argyll & Bute.

Housing for older people



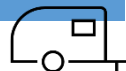
With a population change of over 25% for the 65+ age group there will be an increasing demand for housing or housing support for older people in the next 10 years. Of the current population, 52% of households with unmet needs for specialist accommodation require housing for older people including: sheltered, very sheltered or extra care housing.

Aids & adaptations



Under the Scheme of Assistance, Argyll & Bute Council provides advice and grant funding to people with disabilities in the private housing sector to carry out adaptations to their home via Private Sector Housing Grant. Since 2016, £2.9M of PSHG funding has enabled 554 households to carry out adaptations across Argyll & Bute.

Gypsy Travellers



There are two official sites in Argyll & Bute, owned and managed by Argyll Community Housing Association. The average weekly pitch rent in Argyll & Bute is below the Scottish average, at £52.17 and despite relatively low occupancy levels (41%) there is evidence of high customer satisfaction levels from those who live in official sites.

Specialist housing provision & independent living... What's the problem we're trying to solve?

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 specialist housing provision 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 Specialist Provision & Independent Living Workshop are:

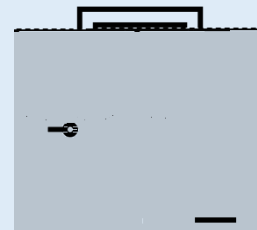
1

Is improving the supply specialist housing and promoting independent living a continued LHS priority?



2

What are the main challenges we face in improving specialist provision & enable independent living in Argyll & Bute?



3

to work and what are our priorities for action?

