



# Argyll & Bute Council Local Housing Strategy Early Engagement Survey Results

**Presented to:**  
Argyll & Bute Council

**Presented by:**  
Donna Milton, Managing Director

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# Early engagement survey

Key element of LHS Consultation Plan

Short electronic survey encouraging communities and



Early engagement activity

Building the LHS framework

Identifying & screening options

Option appraisal

Consulting on the draft LHS

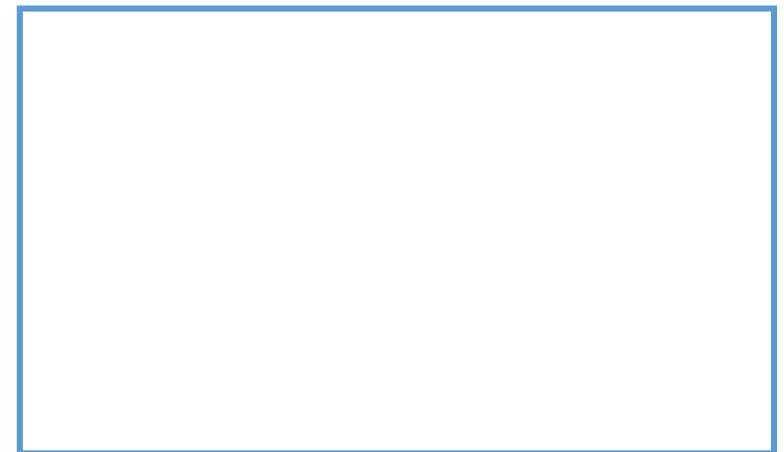
**Community survey via:**  
Community Planning Partnership  
Community Councils  
Citizens Panel



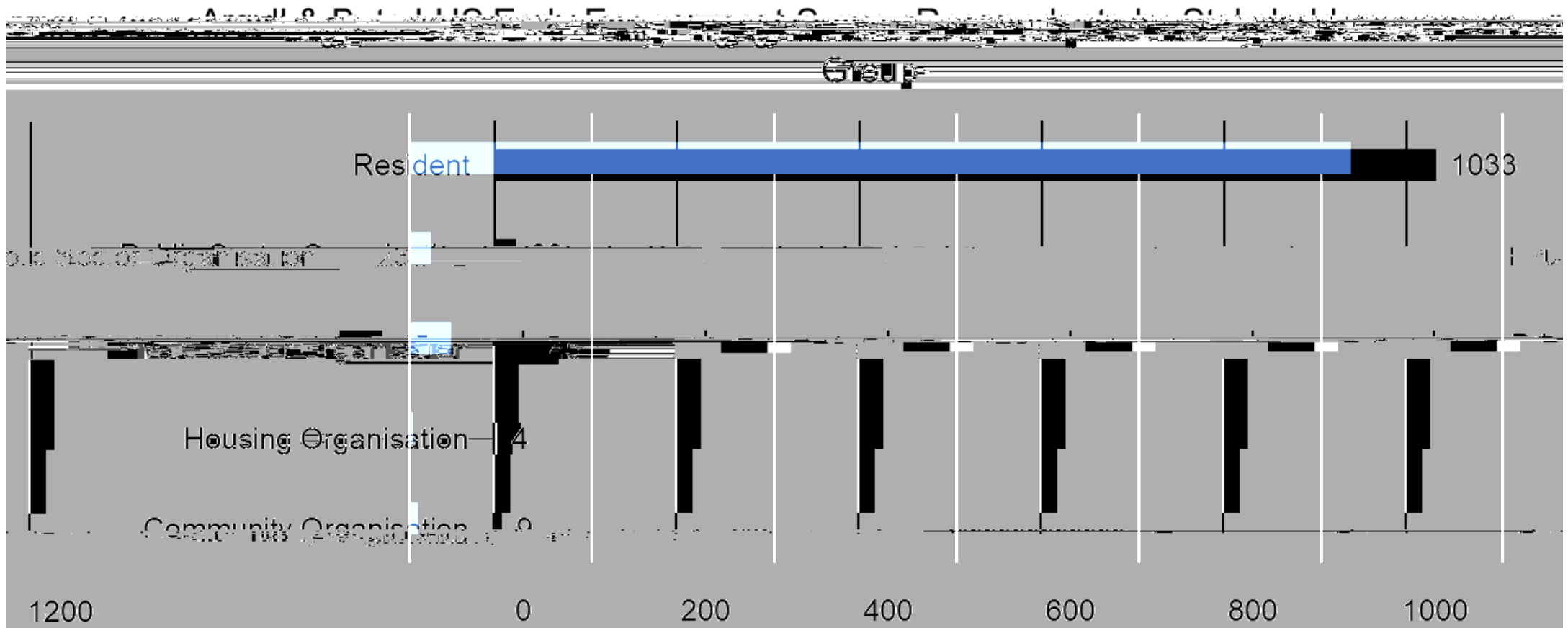
Survey open for 7 weeks from 01/07/20 21/08/08

Purpose of the survey was to identify issues, options or key questions for further analysis and debate in the LHS process.

Respondents also offered opportunity to identify important local housing issues  
Survey questionnaire focused on following 3 key areas:







**Total responses = 1,114**  
**93% of respondents local residents**



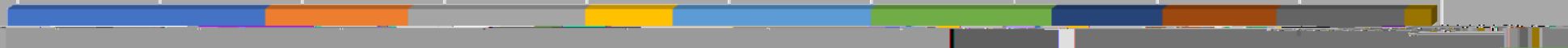




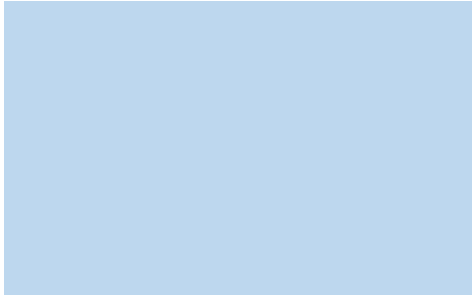
Q1. If the vision of the LHS is to deliver a "well functioning housing system" in  
locally?

% Respondents who selected this option n = 1114

No postcode given



**Responses reasonably consistent across HMAs**  
**Affordability & sufficiency key issue for island HMAs**  
**Housing quality key issue in Bute**



# Question 2

What would you say are the top 5 housing challenges facing Argyll & Bute?	
1	Shortage of affordable private rented housing
2	Shortage of social rented housing
3	Shortage of properties for home ownership
4	Limited range of alternative/innovative housing options e.g. low cost home ownership; shared ownership; mid market rent; self-build etc.
5	Lack of specialist housing options such as wheelchair, sheltered, amenity or adapted housing
6	Limited housing options restricts economic growth
7	Limited housing options to support declining or fragile rural & island communities
8	Limited housing options for economically active households
9	Limited housing options for young persons and families, elderly and ageing population
10	Oversupply of housing & low demand in some areas
11	Tackling homelessness & rough sleeping
12	Poor condition of existing housing stock
13	Fuel poverty
14	Poor energy efficiency of dwellings & climate change challenges
15	Available land that is economic to develop for housing
16	Excessive development costs for new build
17	Capacity of construction sector locally to support new build housing projects
18	

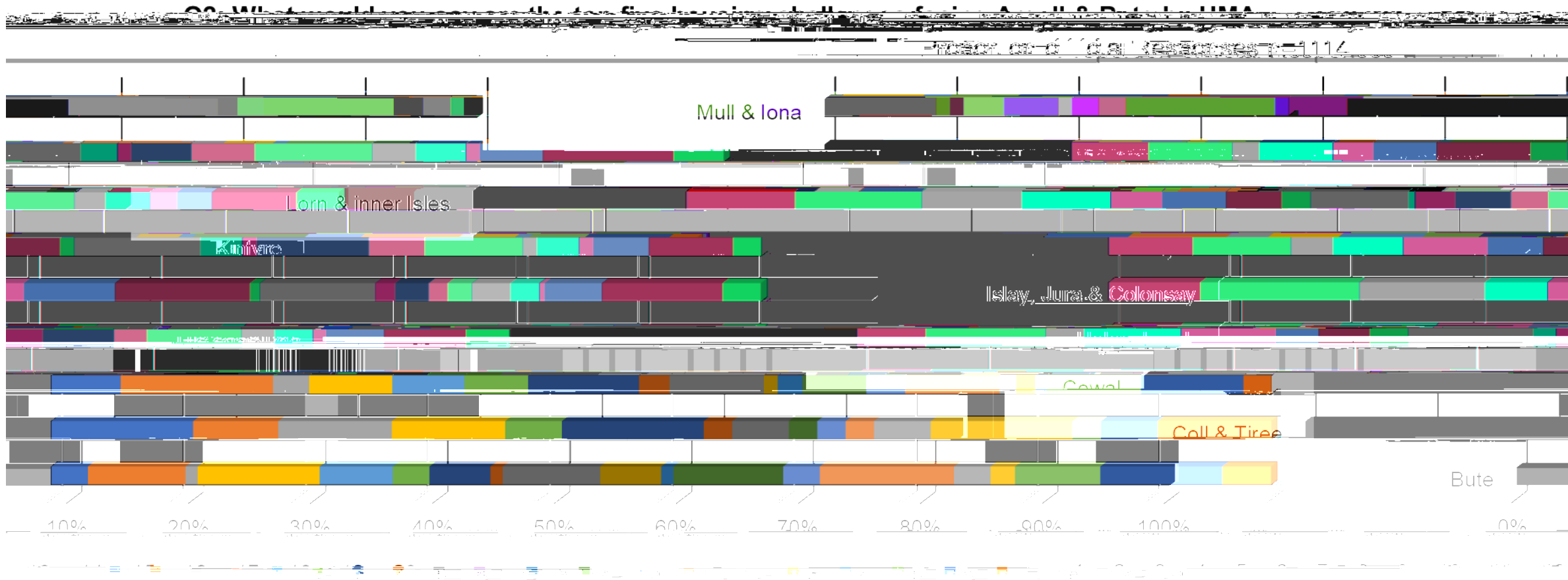


## Question 2

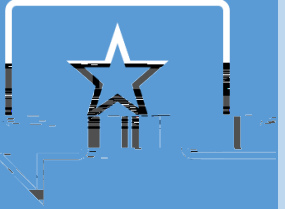
What would you say are the top five housing challenges facing Argyll & Bute?

## Top 3 Challenges

1. Shortage of social rented housing = 45%
2. Limited housing options for young persons/families, elderly/ageing population = 39%
3. Impact of ineffective housing stock (empty properties/second/holiday homes) = 38%



**Responses reasonably consistent across HMAs**  
**Shortage of social rented housing key issue in Mull & Iona, Islay/Jura/Colonsay & Cowal HMAs**  
**Limited housing options for young persons/families, older people key issue for island HMAs, Kintyre & Helensburgh**



## Question 2: Other

There is a lack of appropriate nursing care facilities and specialist care homes in the OLI area - dementia care, hospice care. There are also limited numbers of residential care home places available. Consideration should be given to the provision of extra care housing which incorporates all levels of care required - step up/step down facilities.

Closely tie housing to employment prospects by area, recognising opportunities presented by more remote working practices going forward. No point building/maintaining housing where there is limited employment opportunity.

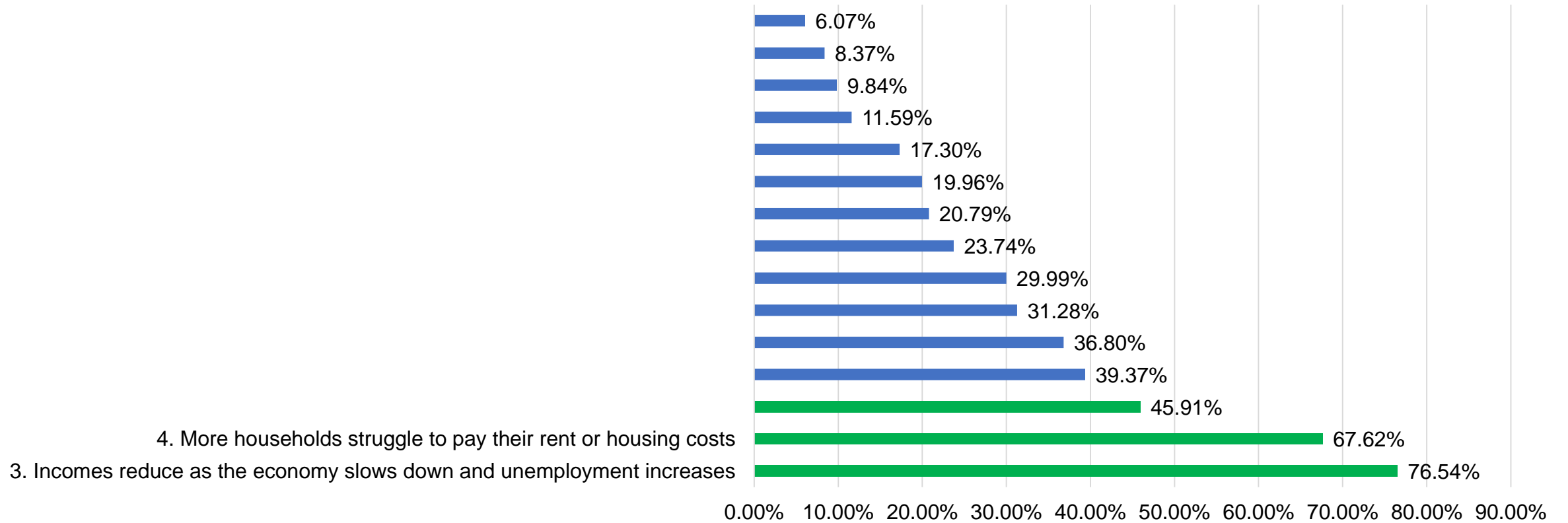
Better use of existing unoccupied housing (including private, council and MOD properties) and vacant suitabl/P kn facilities.

## Question 2: Other

The condition of private sector housing is going to be a real challenge in the next 5 years. Older stock in blocks or in detached houses are no longer suitable for







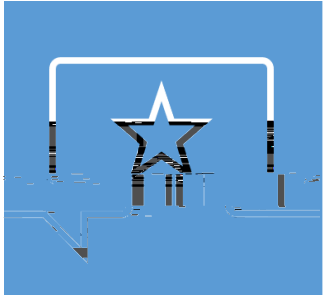
## Top 3 Main impacts of Covid-19

1. Incomes reduce as the economy slows down = 76%
2. More households struggle to pay their rent or housing costs = 67%
3. Investment to develop the local economy and attract people to Argyll & Bute slows down = 46%



# Question 4

**Do you have any others views on**



## Question 4:

I think that the main impact in A&B are reduction in funding in terms of the wider economy and investment.

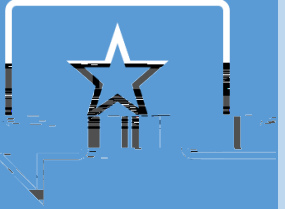
Without an economic stimulus to Argyll & Bute to counter the effects of Covid-19 there will be a gradual fall off of employment and businesses. This could lead to more 'low demand' areas for social housing which ultimately can lead to demolition of perfectly useable homes

As redundancies kick in, skilled workforce may need to leave the area



## Question 5

**If you could deliver one single action that would have a major and positive impact on the operation of the housing system in Argyll & Bute, what would it be?**



## Question 5:

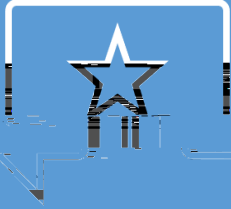
Ensuring that all housing is built or retrofitted to very low energy standard or to zero carbon. This will not only help reduce carbon emissions and address the climate emergency but help provide 'healthy homes' that have lower running costs and are warm, dry and comfortable to live in.

Restore/refurbish old/derelect/empty buildings in order to bring them back into use, rather than using up more green spaces.

Invest in making existing dwellings better places to live/work.

Build more affordable homes

Support builders to build flats & houses for young



## Question 5:

A programme for building small numbers of affordable homes in established village areas, suitable for renters and first time buyers to encourage growth in the rural economy and make it attractive for young people to remain in the rural areas.

More entry level housing (1/2 bedroom apartments) for islands to help secure the younger population and key workers such as teachers, younger skilled contractors etc who struggle to get on the property ladder as they have to compete with retired wealthy people who buy up and raise the price on private housing market.

More incentives and investment in private rented sector and in making home ownership attractive and encouraging property maintenance & energy efficiency in these sectors.

More accommodation for active older downsizers who would like to free up larger properties for families. At the moment there is nowhere to move on to.