Argyll and Bute Council

Housing Annual Assurance Statement 2026

Legislative Compliance

We can confirm that Argyll and Bute Council achieves all the standards and outcomes for people who are homeless and others who use our services:-

- All relevant regulatory requirements set out in Chapter 3 of the Regulatory Framework
- All relevant standards and outcomes in the Scottish Housing Social Charter
- All relevant legislative duties

Argyll and Bute Council can confirm that there were no health and safety breaches in 2025/26 in relation to homelessness resulting in intervention by the Health and Safety Executive.

In 2026 the Council fulfilled its commitment from the previous Assurance Statement to produce an Equalities and Human Rights Statement with specific reference to Homelessness. This states that the Council will "Ensure that all households approaching the Council for housing advice including making homeless applications are treated fairly with dignity and respect.

Housing Services staff will work to understand the individual needs of service users and deliver services that recognise and meet these needs. Housing Services will assure the Scottish Housing Regulator that Housing Services comply with statutory obligations.

The current Argyll & Bute Local Housing Strategy 2022-2027 incorporates a comprehensive equalities statement and is underpinned by a suite of impact assessments which encompass Homelessness amongst other related housing services and functions. As well as a full Equalities and Socio-Economic Impact Assessment, the Council has carried out impact assessments for the LHS in respect of Human Rights, Children's Rights and Wellbeing, Island and Rural Communities, as well as a Health Impact Assessment.

All materials are available on the council website at: Local Housing Strategy and

Housing Need and Demand Assessment (argyll-bute.gov.uk).

The LHS also includes a key action point to implement a detailed equalities data monitoring and reporting framework which will be reported annually to Housing Management Team, Area Committees and full Council, the Strategic Housing forum partnership and to the Scottish Government.

In April 2026 The Scottish Housing Regulator notified Argyll and Bute Council that they would be no specific areas of engagement with the Council about it services for people who are homeless. The focus of previous engagement has been on :-

- The provision of temporary accommodation to people who are homeless

The tables below provide an update on the other areas of engagement previously notified by the Regulator.

Argyll and Bute's Assessment of Homeless Applications

No.	Area of Engagement	Progress Made
1.	The percentage of households assessed as not homeless nor threatened with homelessness is above the Scottish average	**Argyll and Bute figures** – 5% of cases at the end of 2025/26 5% of cases at the end of 2024/25 compared to 4% of cases at the end of 2023/24. **Scottish Average for 2025/26** – 4%
2.	The percentage of households assessed as intentionally homeless is the same as the Scottish average	**Argyll and Bute figures** – 1% of cases in 2025/26 2% of cases in 2024/25 compared to 1% of cases at the end of 2023/24. **Scottish Average for 2025/26** –2%
3.	The percentage of households withdrawing their homeless application before decision is the same as the Scottish average	**Argyll and Bute figures** – 4% of cases in 2025/26 4% of cases in 2024/25 compared to 4% of cases at the end of 2023/24 **Scottish Average for 2025/26** – 4%

Outcomes for People who are Homeless

No.	Area of Engagement	Progress Made
1.	The percentage of people in Argyll and Bute assessed as unintentionally homeless which it provided with a Scottish Secure Tenancy is above the Scottish average	**Argyll and Bute Figure for 2025/26 – 71%** **2024/25** – 71% **2023/24** – 67% **Scottish Figure for 2025/26** – 77% 91% of all unintentionally homeless cases secured settled accommodation in 2025/26 in Argyll and Bute compared to 83% across Scotland
2.	There are a relatively high number of people waiting for more than one year for an outcome	Argyll and Bute Council continues to work with partners to implement a Rapid Rehousing Transition Plan (RRTP) which will help to address this situation.

The Regulator met with the Council in December 2025 and in April 2026 the Regulator advised that there will not be any specific areas of engagement about the Council's homeless services in 2026/27.

The Council continues to focus on the delivery of temporary accommodation specifically the number of times the Council did not offer temporary or emergency accommodation when it should or if the Council has breached the Unsuitable Accommodation Order in relation to temporary accommodation.

100% of households requiring temporary or emergency accommodation were made an offer of temporary or emergency accommodation in 2025/26.

Argyll and Bute Council can confirm that under Scottish Government reporting requirements there were 22 breaches of the Unsuitable Accommodation Order in 2025/26.

I can confirm that the Council has sufficient assurance and scrutiny processes in place to support this statement. This Statement was considered and approved at Full Council on Wednesday 23rd September 2026.

Signed

Kirsty Flanagan

Executive Director

Signed

Councillor Jim Lynch

Council Leader

Policy Lead for Economy and Rural Growth