

ANGUS COUNCIL

NEIGHBOURHOOD SERVICES COMMITTEE – 15 JANUARY 2009

REPORT BY THE DIRECTOR OF NEIGHBOURHOOD SERVICES

ANGUS STRATEGIC HOUSING INVESTMENT PLAN 2009

Abstract: This Report details the development of the Angus Strategic Housing Investment Plan 2009, and its submission to Scottish Government for assessment. The approval of Members is sought for the ongoing development of the Investment Plan and associated procedures during 2009.

1. RECOMMENDATION

1.1 It is recommended that Members:

- (i) approve the Angus Strategic Housing Investment Plan 2009.
- (ii) agree to the further development of the Investment Plan and associated procedures in conjunction with the Council's partners during 2009.

2. BACKGROUND

- 2.1 During 2007, Communities Scotland, the former national housing and regeneration agency, published guidance indicating a requirement for all Scottish local authorities to develop a Strategic Housing Investment Plan for their area. The requirement upon local authorities to develop a SHIP is part of the current move to a Strategic Housing Investment Framework, which is intended to provide a more transparent and structured approach to investment in affordable housing and regeneration by Scottish Government.
- 2.2 The Angus SHIP 2008 was developed in line with the guidance issued by Communities Scotland, and was submitted for assessment at the end of November 2007. The Angus SHIP 2008 provided a clear indication of how the Council's affordable housing investment priorities were to be delivered during 2008, as well as setting out the Council's vision for high-quality affordable housing provision in Angus.
- 2.3 The Angus SHIP 2008 was formally assessed by Communities Scotland, and a number of areas for improvement were identified. These included partnership working in developing the SHIP, prioritisation of development opportunities and addressing constraints affecting development opportunities.
- 2.4 Revised guidance on the preparation of SHIP's was issued by Scottish Government during May 2008. This revised guidance is rather more prescriptive than that first issued during 2007, and links closely with the updated guidance on conducting Housing Need and Demand Assessments (March 2008) and preparing Local Housing Strategies (June 2008). At the centre of the revised guidance are a series of templates which local authorities are required to complete for each development opportunity identified, and which cover number of units, timescales for delivery, estimated cost of delivery, etc.
- 2.5 Preparation of the 2009 Angus SHIP was begun during June 2008, and has been a partnership process wherever possible. Significant contributions have been made by the Planning & Transport Division and the Council's Housing Association partners. Relevant Council Departments, Housing Associations, the private development industry and Scottish Government were all given the opportunity to comment on the final draft of the Angus SHIP 2009 during November 2008.

3. CURRENT POSITION

- 3.1 The Angus SHIP 2009 has been submitted to Scottish Government for consideration. It sets out how the Council's immediate affordable housing investment priorities will be delivered, whilst also highlighting opportunities to develop additional affordable housing in Angus in early years of the next decade. The Council's vision for the delivery of high quality affordable housing, first set out within the 2008 SHIP, remains a key part of the Angus SHIP 2009.
- 3.2 The Angus SHIP 2009 sets realistic targets for the completion of affordable housing across the four Angus Housing Market Areas, taking into account current uncertainties regarding development funding and procurement, and the difficulties affecting the private development industry. Through the SHIP process, the Council and its partners aim to secure delivery of 105 units of affordable housing during 2009/10.
- 3.3 Work currently being progressed on fresh Housing Need and Demand Assessments for Angus will inform longer-term targets for delivery of affordable housing within a future Angus SHIP.

4. NEXT STEPS

- 4.1 Further work is required in relation to several aspects of the implementation of the Angus SHIP 2009. These include further development of a system for prioritising individual development opportunities, and appropriate guidance for the Council's Housing Association partners. The "Development Principles" which formed a key part of the 2008 SHIP are to be further refined during 2009, to take into account changing national policy and guidance. In addition to this, the ongoing work on affordable housing procurement forms a part of the SHIP process (Report 1089/08 refers).
- 4.2 In addition to the above, the ongoing work on affordable housing procurement forms a part of the SHIP process (Report 1089/08 refers). Also, in turn, the SHIP process forms an integral part of the development of the next Angus Local Housing Strategy.

5. FINANCIAL IMPLICATIONS

- 5.1 There are no direct financial implications for the Council arising from this Report.
- 5.2 The costs attached to the development of the Angus SHIP 2009 were met from existing resources. As and when additional Council resources are required in relation to the implementation of the SHIP, appropriate Reports will be prepared and presented for the consideration of Members.

6. SINGLE OUTCOME AGREEMENT

- 6.1 This report contributes to the following local outcomes contained within the Single Outcome Agreement for Angus.

Outcome 10:- We live in well-designed, sustainable places where we are able to access the amenities and services we need:-

- Good quality housing is available throughout Angus;
- Crisis response for homeless households is provided.

7. HUMAN RIGHTS IMPLICATIONS

- 7.1 There are no direct human rights implications arising from this Report.

8. EQUALITIES IMPLICATIONS

8.1 The issues dealt with in this Report have been the subject of consideration from an equalities perspective (as required by legislation). An equalities impact assessment is not required.

9. CONSULTATION

9.1 The Chief Executive, the Directors of Corporate Services, Infrastructure Services and Social Work & Health and the Heads of Finance and Law & Administration have all been consulted in the preparation of this report.

10. CONCLUSION

10.1 The Angus SHIP 2009 restates the Council's commitment to provide high quality affordable housing to meet the needs of the people of Angus, today and in the future. By agreeing this Report, Members will signal their approval for work to continue on ensuring that the Council's commitments to affordable housing are successfully delivered, through the ongoing development of the Angus SHIP, and also the development of a new Angus LHS.

**RON ASHTON
DIRECTOR OF NEIGHBOURHOOD SERVICES**

NOTE: - The following background papers, as defined by Section 50D of the Local Government (Scotland) Act (1973) (other than any containing confidential or exempt information), were relied on to a material extent in the preparation of this report:

- Report 1089/08 – Joint Affordable Housing Procurement.
- Report 55/08 – Angus Strategic Housing Investment Plan 2008.
- Angus SHIP 2009 – November 2008.
- Guidance on Preparing Local Housing Strategies – Scottish Government, June 2008.
- Guidance on Preparing Strategic Housing Investment Plans – Scottish Government, May 2008.
- Housing Need & Demand Assessment Guidance – Scottish Government, March 2008.

Hsg/NS/AMcK/KS