

ANGUS COUNCIL

NEIGHBOURHOOD SERVICES COMMITTEE – 8 OCTOBER 2009

ANGUS HOUSING NEED AND DEMAND ASSESSMENT

REPORT BY DIRECTOR OF NEIGHBOURHOOD SERVICES

Abstract: This report informs Members of the progress of the Angus Housing Need and Demand Assessment, which will in part form the evidence base for the Local Housing Strategy and the Strategic Development Plan. This report also seeks approval of Members of the analysis establishing the annual Affordable Housing Requirement for the next ten years, to be included in the Strategic Development Plan being produced by the Tay Plan Authority.

1. RECOMMENDATION

1.1 It is recommended that the Committee:

i) note that the Housing Need and Demand Survey has been successfully completed and the results will be used to support analysis and calculate annual Affordable Housing Requirement in Angus for the next ten years. (appended)

ii) give consent that the annual Affordable Housing Requirement set as a baseline be reported to the Tay Plan Authority for inclusion in the forthcoming Strategic Development Plan, Main Issues Report (Dec 2009).

2. BACKGROUND

2.1 In November 2008 Members approved preparatory work in accordance with the Housing Need and Demand Assessment Guidance (Scottish Government, March 2008). This work informs both the Local Housing Strategy and the Strategic Development Plan.

2.2 The Strategic Development Plan Team, comprising representatives of the Dundee, Angus, North Fife and Perth & Kinross housing market areas, is currently preparing a Strategic Development Plan Authority for the Tay Plan area. The team require to submit a 'Main Issues Report' to Scottish Ministers by the 31st December 2009. This Main Issues Report will include evidence on the extent and nature of housing need across the Tay Plan area, in order to guide the strategic allocation of land for housing.

2.3 Each local authority partner will require to submit evidence on net housing requirements based on the Scottish Government's Housing Need and Demand Assessment (HNDA) Guidance.

2.4 There is a strong requirement for Angus Council to assimilate and submit robust evidence of housing need and demand, as well as credible housing supply targets, if it is to ensure that it is not disadvantaged in the strategic allocation of land on a regional basis.

2.5 The Tay Plan timescales require a baseline housing needs calculation from Angus Council by September 2009. To this end, Angus Council Housing Division has commissioned consultancy support in relation to developing this core HNDA core

outputs. The Affordable Housing Requirement is derived through calculation and informed by both primary and secondary research outcomes. Primary research focused on providing statistically robust data on household circumstances and future intentions, which typically cannot be sourced from utilising secondary sources alone. This data is particularly critical in translating the extent of need identified into credible housing requirements and targets.

- 2.6 The development of credible housing supply targets is also a key element of Angus Council's investment plans in relation to the delivery of affordable housing and our emerging role as a strategic enabler of affordable housing supply.

3. CURRENT POSITION

- 3.1 The HNDA methodology as set out in the HNDA Guidance prescribes the use of specific data as outlined above and provides a snapshot of housing need at a given time (2008). The Methodology sets out current housing need (consisting of people in unsuitable housing or homeless) and newly arising need; the supply of affordable housing is subtracted and the result equals the net shortfall or surplus per annum.

- 3.2 Backlog of households in current housing need consists of households in:
- temporary accommodation and those people made homeless due to insecure tenure
 - concealed households, this represents people who stay 'care of', sharing amenities with another household but not sharing meals
 - households living in overcrowded conditions
 - households who require special forms of housing such as single level due to age, physical disability or housing support
 - poor quality housing that is 'Below Tolerable Standard'
 - under actual threat of harassment and as a result are forced to move

- 3.3 The calculation eliminates households who can stay in their home with an 'in situ' solution such as the use of aids or an adaptation and those households who can afford market housing and solve their own housing need. This identifies a net housing need in Angus of 2,291 households.

- 3.4 Newly arising or forming households consist of people who have left home to form a separate household, adjusted by the number of households who were able to resolve their need in the private housing market. The survey indicates there is an affordable housing requirement of around 562 households in this category. Added to this the annual number of households defined as priority homeless gives 1,287 households in need.

- 3.5 The supply of affordable housing is calculated by adding the total number of council and RSL vacancies and programmed in the Strategic Housing Investment Programme (SHIP) new build completions, based on 2008 data in Angus there were 1,135 vacancies.

- 3.6 By assuming backlog and current housing need is met over the next 10 years, the calculation divides 2,291 by 10 giving an annual requirement of 229. The addition of the newly arising need brings the total requirement to 1,516. Subtracting the housing supply of 1,135 gives the final annual housing requirement for affordable housing as 381 (subject to validation and possibly minor adjustment).

4. FINANCIAL IMPLICATIONS

- 4.1 There are no direct financial implications for the Council arising directly as a result of the recommendations in this Report

5. HUMAN RIGHTS IMPLICATIONS

5.1 There are no human rights implications for the Council arising directly from the information contained within this report.

6. SINGLE OUTCOME AGREEMENT

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

- We have tackled the significant inequalities in Scottish Society;
- We live in well-designed, sustainable places where we are able to access the amenities and services we need.

7. CONSULTATION

7.1 The Chief Executive, the Director of Corporate Services, the Head of Finance and the Head of Law and Administration have been consulted in the preparation of this report.

8. EQUALITIES IMPLICATIONS

8.1 The issues dealt within this report have been the subject of consideration from the equalities perspective (as required by the legislation). An [equalities impact assessment](#) is not required.

9. CONCLUSION

9.1 The annual Affordable Housing Requirement for Angus is 381. It establishes a baseline (subject to validation of data) and will help form housing supply target, and will form the evidence base for the Strategic Development Plan and Local Housing Strategy. Our subsequent policy response will set out how Angus Council will meet annual housing targets. The achievement of these outcomes will be dependant on affordable housing investment from the Scottish Government and the private sector.

**RON ASHTON
DIRECTOR OF NEIGHBOURHOOD SERVICES**

NOTE: The background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information) which were relied on to any material extent in preparing the above Report are:

- Report 55/08 Angus Strategic Housing Investment Plan 2008
- Report 500/08 Council led delivery of affordable housing
- Report 961/08 Local Housing Strategy Review 2007008
- Report 1087/08 Specification of Angus Housing Market Area
- Report 26/09 Angus Strategic Housing Investment Plan 2009

Hsg/NS/AMcK/SP

Net Annual Housing Need		
Component	Data Source	Angus
A = Net Current Need		2,291
B = Annual Net Current Need over next 5 years	Net Current Need / 10	229
C = Annual Newly Arising Need		1,287
D = Total Annual Need	B + C	1,516
E = Total Annual Supply		1,135
Net Annual Housing Need	D - E	-381