1. **RECOMMENDATION(S)**

1.1 It is recommended that Members of the Neighbourhood Services Committee are asked:

(i) to note the contents of the report (copies available in the Member’s Lounge);

(ii) to note the key potential actions against the strategic priorities as outlined in the Executive Summary.

2. **BACKGROUND**

2.1 The Housing (Scotland) Act 2001, s. 89, places a statutory duty on Local Authorities to prepare and submit to Ministers a Local Housing Strategy (LHS) supported by a Housing Need and Demand Assessment (HNDA). The LHS provides the strategic direction to tackle housing need and demand and to inform future investment in housing across the local authority area.

2.2 This interim [LHS Consultation Paper](#) sets out the actions we have taken to date and the actions we intend to undertake to meet housing need and demand as identified in the Housing Need and Demand Assessment 2010.

2.3 The HNDA identified a shortfall of between 199 and 331 affordable homes each year over the next ten years. In the current economic climate, it is unlikely that new build will make a significant contribution and, therefore, a combination of policy interventions will be needed.

3. **CURRENT POSITION**

3.1 The Consultation Paper sets out three priorities:

- to increase and expand access to housing and to the support people need to enable them to live independently;
- to expand supply and promote tenure choice;
- to ensure housing across all tenures is of good quality and contributes to environmental sustainability.

3.2 The Paper seeks to consult and ascertain views on the key potential actions against those priorities. We propose to:

- respond to an aging population;
- respond to economic factors;
- respond to market trends;
4. PROPOSAL

4.1 This Consultation Paper precedes the Angus LHS 2011-16, which will be published in early 2012 after consultation on the Angus Local Development Plan, Main Issues Report. This Paper will be used to consult the public, stakeholders and partners. The outcomes of this process will be considered and will be used to inform the LHS 2011-16.

5. RISKS

5.1 This report does not require any specific risk issues to be addressed.

6. FINANCIAL IMPLICATIONS

6.1 There are no direct financial implications for the Council arising from this Policy.

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. An equalities impact assessment is not required.

9. ANGUS COMMUNITY PLAN AND SINGLE OUTCOME AGREEMENT

9.1 This report contributes to the following local outcomes contained within the Angus Community Plan and Single Outcome Agreement 2011-2014:-

- Angus is a good place to live in, work in and visit;
- Our communities are developed in a sustainable manner.

10. CONSULTATION

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

11. CONCLUSION

11.1 The Angus Council Local Housing Strategy Consultation Paper will help us to seek the views of the community, stakeholders and partners to ensure we tackle appropriately the challenges facing Angus to meet housing need and demand. Moreover, that the policy interventions we identify are the rights ones in the current economic climate.

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 2007/08;
- Report 1087/08 Specification of Angus Housing Market Area;
- Report 26/09 Angus Strategic Housing Investment Plan 2009;
- Report 702/09 Angus Housing Need and Demand Assessment;
- Report 18/10 Strategic Housing Investment Plan 2010;
- Report 19/10 Angus LHS, Housing Need and Demand Assessment Update;
- Report 13/11 Angus Local Housing Strategy: Housing Need and Development.

Hsg/NS/AMcK/SP