This report outlines plans to set up a sub-group to identify potential assets available for increasing housing supply in Angus.

1. RECOMMENDATION(S)

1.1 It is recommended that the Committee:

(i) note the contents of the report;

(ii) agree that the Director of Neighbourhood Services and Director of Corporate Services establish a land asset sub-group to compile a list of potential housing development land available from Council and Community Planning Partners;

(iii) agree that a progress report should be brought back to future relevant Committees.

2. BACKGROUND

2.1 Members will be aware of the Council’s successful applications to the Scottish Government for funding towards the new-build Council house programme. Members will also know that developers’ submissions to the Council’s survive and thrive initiative have been assessed. The objective of these activities is to increase affordable housing across Angus in response to the Housing Need and Demand Assessment. This has identified a need for up to 331 additional affordable units per year over the next ten years.

2.2 A crucial element in helping to deliver this target is the availability of suitable land in the appropriate location, with an asset value which makes development affordable and achievable. Equally important, however, is knowing in advance, what land might become available and holding this information centrally so that development can be planned for and progressed in a more co-ordinated way.

3. LAND ASSET SUB GROUP

3.1 It is proposed that a Council led land asset sub group should be formed to compile a list of potential housing development land available from Council and Community Planning Partners and other Government agencies.

3.2 The intention is that the list should not only provide a comprehensive central list of potential assets, but that it should also provide comment on the viability and ease of development, using a traffic light system to categorise sites.

3.3 This should then enable the Council and its partners to make more efficient use of public assets and plan for new housing development more effectively, both in terms of social housing and market led housing.

3.4 The aim of establishing this land register is to:

- Reduce pressure on the Housing waiting list;
- Help increase housing options in all tenures across Angus;
- Help first time buyers on to the property ladder;
- Make best use of existing Council and Community Planning Partners’ assets whilst removing liabilities;
- Use innovative and collaborative working;
- Provide value for money for public investment.
4. **RISKS**
4.1 Due to the nature of this activity a detailed risk assessment is not considered to be required.

5. **PROPERTY IMPLICATIONS**
5.1 Findings of the sub group will be regularly fed to the Corporate Asset Management Group for consideration and information.

6. **FINANCIAL IMPLICATIONS**
6.1 There are no financial implications arising directly from this report.

7. **HUMAN RIGHTS IMPLICATIONS**
7.1 There are no Human Rights implications for the Council arising directly 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 and the report is regarded as exempt.

9. **SINGLE OUTCOME AGREEMENT**
9.1 This report contributes to the following local outcomes contained within the single outcome agreement for Angus:-

- We have a sustainable economy with good employment opportunities;
- Our communities are safe, secure and vibrant;
- Our communities are developed in a sustainable manner.

10. **CONSULTATION**
10.1 The Chief Executive, the Directors of Corporate Services, Infrastructure Services, Social Work and Health and the Heads of Finance and Law & Administration have been consulted on the content of this report.

11. **CONCLUSION**
11.1 For the Council to meet its strategic aims under the Local Housing Strategy, it is essential that there is the clearest possible understanding of the scope, location and viability of potential land for housing development. A rolling analysis of surplus community planning partner assets will provide a substantial contribution to the strategic forward planning being carried out on the provision of affordable, mid market and market housing. This will help the Council to take a fully co-ordinated approach to housing need and demand in the short, mid and long-term.

**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 preparation of this report:-

- Report No. 365/11 - “Survive and Thrive – progress on the new build approach to housing in Angus”;
- Report No. 364/11 - “ Submission to Scottish Government Innovation and Investment Fund”.

Hsg/NS/AMcK/JM