



Local Housing Strategy 2012-2017



Foreword



I am pleased to introduce Angus Council's Local Housing Strategy setting out our key priorities and actions for the 5 year period until 2017. The strategy puts forward our proposals on how we intend to improve the provision of housing and housing services

for all of our residents.

We have a clear vision for Angus of creating places that people are proud to call home, but we know that it won't be easy. We face a future where the challenges are many, coupled with a present still suffering the effects of economic inertia and continued pressure on the public purse.

We have a growing population in which the proportion of older people is rising dramatically; we are undergoing welfare reforms that will inevitably alter the income stream for both social and private rented landlords; more demanding environmental standards will require higher levels of investment; at the same time increasing energy costs mean that more households may slip into fuel poverty.

With this as the background, we still retain a duty to ensure fairness in terms of providing choice and accessibility to housing which is affordable, and meets the needs of all our residents. The Scottish Social Housing Charter provides a new framework for the tenants of social landlords, including the council, overseen by the new Scottish Housing Regulator. At the same time, wide ranging changes may come about as a result of the Scottish Government's consultation on the future of the

private rented sector. Whichever the sector, we hope to increase the opportunity for people to access the type of housing they want, in the location they would like it. We believe that by getting the mix and quality of housing right, we can develop more cohesive and sustainable communities, and help improve the health and wellbeing of our residents.

All this means that we will have to be prudent in our use of the scarce resources available to us, and we know that this will sometimes mean taking tough decisions. However, it also opens the door to more innovative way of working, both in terms of the solutions we find to challenges, but also in how we engage with partners to achieve our ambitions. In particular, working more closely with Registered Social Landlords and voluntary organisations will become an important aspect through the lifetime of this strategy. Closer integration with the health and social work agenda will also be a feature of the mid to long term.

The housing market has become increasingly complex, with boundaries between what is traditionally seen as private and public sectors becoming blurred. However, we see this as an opportunity for delivering the aims of our local housing strategy in a more joined up way, and which links more closely with the council's other strategic objectives. Housing plays an integral part in the social and physical character of Angus, and I hope that this strategy will give us the means to increase its contribution to developing a community which is safe, secure and vibrant.

COUNCILLOR DONALD MORRISON

Convener, Neighbourhood Services Committee

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Your views

We welcome your views and any feedback you may wish to make on whether you agree with our focus on outcomes and the actions set out in this document

We completed the first stage of consultation with the public and members of the Angus Housing Market Partnership in November 2011. We revised our initial Local Housing Strategy (LHS) in line with the comments and feedback we received.

We welcome your views in these areas:

- Have we made all the relevant strategic links?
- Are our policy actions to meet housing need identified in the Angus Housing Need & Demand Assessment the right ones?
- Do you recognise our local priorities as common themes among all our stakeholders and partners?
- Will our action plan deliver the outcomes required to meet housing need? If not, have you any suggestions how we can improve our Action Plan?

You can write your comments on response forms available on our website or you can contact us direct. Your comments and views on the Angus Local Housing Strategy 2012-17 are invited before 28 September 2012.

Contact us

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Glossary

This is what we mean when we use terms and acronyms in the LHS

AFFORDABLE HOUSING: Housing of a reasonable quality that is affordable to people on modest incomes. This includes social rented housing (provided by councils and RSLs) and intermediate housing, which can include mid-market rent and low cost home ownership.

AFFORDABLE HOUSING SUPPLY PROGRAMME (AHSP): Funding from the Scottish Government for RSL's and Councils to build affordable homes.

ANGUS COMMUNITY PLANNING PARTNERSHIP (CPP): A group made up of representatives from public agencies, forming a partnership responsible for community planning to achieve Angus Council's Single Outcome Agreement objectives.

BELOW TOLERABLE STANDARDS (BTS): A dwelling that does not meet the tolerable standard as defined in the Housing (Scotland) Act 1987 (as amended).

CARE AND REPAIR: A service to help older or disabled people to get repairs done and physical adaptations installed to their home.

FUEL POVERTY: Being unable to keep a home warm at a reasonable cost. A household which spends more than 10% of its disposable income on fuel costs is defined as being in fuel poverty.

HOUSING NEED AND DEMAND ASSESSMENT (HNDA): A framework that Local Authorities follow to develop a good understanding of how their local housing market operates. This informs the development of local housing strategies and development plans.

HOUSING DEMAND: Quantity and type/quality of housing which households wish to buy or rent and are able to afford.

HOUSING MARKET AREAS: Geographical areas which are relatively self contained in terms of housing demand, i.e. a large percentage of people moving house or settling in the area will have sought a dwelling only that area.

HOUSING MARKET PARTNERSHIP (HMP): A multi-disciplinary team including other relevant organisations who work together to plan for housing.

HOUSING NEED: Households lacking their own housing or living in inadequate or unsuitable accommodation who are unlikely to be able to meet their own needs in the housing market without some assistance.

HOUSING REGISTER (COMMON HOUSING REGISTER, CHR): A register of those who have applied and qualify for affordable housing.

INTERMEDIATE AFFORDABLE HOUSING: Housing available at a cost below full market value to meet an identified need, includes: subsidised low cost housing for sale (discounted, shared ownership or shared equity); low cost housing without subsidy (entry –level housing for sale) and mid market.

LOCAL DEVELOPMENT PLAN (LDP): Sets out the direction for long term development and the policies and proposals for the development and use of land.

LOCAL HOUSING STRATEGY (LHS): A Statutory document that assesses the housing need, and the resources to meet that need in the area.

MARKET HOUSING: Private housing for rent or for sale, where the price is set in the open market.

MAINSTREAM HOUSING: Any house which has not been adapted to meet a specific housing need of an occupant.

PRIVATE SECTOR HOUSING GRANT (PSHG): Used to finance the Scheme of Assistance. The council have a duty to provide a minimum of 80% grant funding for adaptations to provide a disabled occupant with the necessary adaptations. Its aim is to assist homeowners and private tenants to remain in their homes and live independently.

RIGHT TO BUY (RTB): Enables tenants of social rented housing the right to purchase their homes at a discount.

REGISTERED SOCIAL LANDLORD (RSL): A 'not for profit' Housing Association or Co-operative registered with the Scottish Housing Regulator.

SCHEME OF ASSISTANCE (SoA): A system of information, advice, practical and financial help, for private owners, landlords and tenants introduced by the Housing (Scotland) Act 2006 to improve the maintenance and repair of private housing.

SCOTTISH HOUSE CONDITION SURVEY (SHCS): The largest single housing research project in Scotland, which looks at the physical condition of Scotland's homes as well as the experiences of householders.

SCOTTISH HOUSING QUALITY STANDARDS: A standard of housing which all social landlords must comply with by 2015. The standard is intended to provide a measure against which the standard of accommodation provided to tenants can be measured and encouraged.

SCOTTISH PLANNING POLICY: The statement of the Scottish Government's approach to land use planning matters. This complements the guidance on the LHS and indicates the requirement for clear linkages between the LHS and the Strategic Development Plan.

STRATEGIC DEVELOPMENT PLAN (SDP): A document used to explain the local authorities vision for the long term

and the development strategy required to deliver that vision.

STRATEGIC HOUSING INVESTMENT PLAN (SHIP): A document linked to the LHS which sets out the priorities for investment in housing in the local area, and how resources will be used over a five year period to deliver additional housing supply.

STRATEGIC LOCAL PROGRAMME: Sets out the programme of affordable housing development which Angus Council and its partners will work together to deliver during the period 2012–2015.

SINGLE OUTCOME AGREEMENT (SOA): Agreement between the Scottish Government and Community Planning partners which seeks to improve outcomes for local people within the context of the Government's national outcomes and purpose.

SPECIAL NEEDS HOUSING: Assessment of Housing and Support Needs, identifies the need for special needs housing such as, sheltered housing, very sheltered housing, supported accommodation, ground floor housing, adapted housing or wheelchair housing.

SAVE CASH AND REDUCE FUEL (SCARF): Provides householders, businesses and organisations with independent, free and impartial advice on the sustainable use of energy.

TAYPLAN STRATEGIC DEVELOPMENT PLAN: Sets out a development strategy for the period 2012 – 2032 detailing where new development should be located and a policy framework to help shape good quality places and enhance the quality of life in the Tayside region.

TAYSIDE SOLICITORS PROPERTY CENTRE (TSPC): Advertises properties for sale or to rent within the Tayside region.

UNIVERSAL HOME INSULATION SCHEME (UHIS): A Scottish Government initiative which along with private and public sector funding, provides a free loft and cavity wall insulation.

Executive Summary

Local Authorities must submit a Local Housing Strategy (LHS) to Scottish Ministers, supported by a Housing Need and Demand Assessment (HNDA).

The HNDA (2010) established key recommendations that form the basis for our LHS strategic direction on how we intend to tackle housing need and demand across all tenures up to 2018/19. The strategy is informed by our Strategic Housing Investment Plan 2011 (SHIP), integrated with the TAYplan Strategic Development Plan (SDP) and the forthcoming Local Development Plan 2012 (LDP).

Our vision for housing in Angus is to 'Create places that people can be proud to call home'. Successful delivery though, will be shaped by local circumstance, and by the following external challenges:

- An ageing population projected to increase by 29% over the next ten years;
- An increasing need for accessible housing;
- Single person households projected to increase by 20% over the same period;
- A shortage of the right type and size of housing in areas where people want to live;
- Unmet need for affordable housing in Angus will range between 3,000 and 4,200 by 2019;
- Severe constraints on housing investment.

The construction of new homes continues to fall as building costs rise, and profit margins are declining in an environment where it is difficult to sell properties at market value. The reduction in housing subsidy from the Scottish Government is also expected to continue. First time buyers are increasingly unable to raise sufficient mortgage finance to buy homes in the open market. This will result in greater need for rented housing, and until economic recovery takes hold, households will struggle financially. With projected average annual new build rate targets of around 330 properties up to 2018/19, it is clear that new build can only make a small contribution to housing supply.

Consequently, the HNDA recommends we maximise use of the current housing stock by:

- Developing partnerships with the private rented sector;
- Tackling private sector disrepair;
- Using assistive technology to promote independence in older people;
- Tackling and preventing homelessness;

- Making better use of current affordable and private stock;
- Developing flexible tenure options;
- Improvements in social housing management.

Considering these issues, we have set ourselves three local priorities:

1. TO INCREASE HOUSING SUPPLY, ACCESS AND CHOICE.

We want to increase the supply of both affordable and market housing, so it is our intention to deliver new homes, whilst also making better use of our current housing stock across all tenures.

Both Angus Council and RSLs continue to support the construction industry with new build programmes, whilst private sector partnerships will help us maximise other new build opportunities.

Promoting a strong private rented sector is also essential to maintaining a balanced housing market, but it needs to be better regulated and provide higher quality if it is to meet housing need more effectively. We will provide advice and financial support to help tackle disrepair, and where possible we will help tackle fuel poverty with access to home insulation grants. We aim to improve access to this sector and help provide more housing options through initiatives such as Leasing and Deposit Guarantee schemes. We will promote Landlord Registration and Accreditation Schemes to help improve housing management in this sector, and bring it more closely in line with social housing. We will also introduce an Empty Properties Strategy, to help bring properties back into use.

Stronger partnership working with other social housing providers will help us make the most efficient use of our existing stock of houses. We will improve allocation processes so that tenants can move to homes that better fit their needs. We also aim to tackle under occupation by giving households more transfer opportunities like our Downsizing Incentive Scheme.

2. TO PROVIDE SPECIAL NEEDS HOUSING AND HOUSING SUPPORT

Whilst we aim to increase the number of homes available to people who have special needs, the ageing population presents especially challenging goals. Although we aim to increase the number of homes



where a high level of care can be provided, we also need to ensure that more older households can continue to live independently at home.

The existing housing stock therefore continues to require physical adaptations, much of it in the private sector, so resources will continue to be made available through the Private Sector Housing Grant, and Scheme of Assistance. We will also ensure accessibility is a key feature of new homes.

We can also reduce housing need by tackling homelessness with a more preventative based approach. We have therefore introduced Housing Options that will help people to secure suitable housing that better meets their need and will result in longer tenancy sustainability. Increased access to the private rented sector through rent deposit and leasing schemes will also add to the total number of affordable homes available.

3. TO IMPROVE THE QUALITY OF HOUSING, AND MAKE IT ENERGY EFFICIENT AND EASY TO HEAT

We have taken steps to improve the quality of all our new build homes by setting higher new building standards outlined in our Strategic Housing Investment Plan. However, it is the quality of the existing stock, across all tenures, where we need to make dramatic improvements.

We will use the Scottish Housing Quality Standard (SHQS) as the benchmark measure, and in particular work with the private sector to ensure that all stock meets the tolerable standard, and is largely free from disrepair. We will therefore continue to focus resources on assisting vulnerable households to undertake essential repairs through the Private Sector Housing Grant,

and other grants.

We have recently provided energy checks to over 8,000 homes and believe that financial assistance, backed by good energy advice, is the key to helping householders heat their homes at lower cost. We will therefore continue to promote home insulation initiatives such as the Scottish Government Universal Home Insulation Scheme, to ensure households can get their homes properly insulated, and make them easier to heat.

CONCLUSION

There are many challenges ahead as the housing landscape continues to change. The global recession threatens our ability to deliver outcomes that can help all households fulfil their housing ambitions. However, we have a good understanding of housing need and demand in Angus and believe we have developed a strategic plan that is appropriate and deliverable.

We are not fixed in the way we move forward other than having a determination to work in greater partnership with all our stakeholders and partners to achieve our vision.

We will critically review our LHS annually so that it is responsive to changing housing need and the ever-shifting external environment. However, with levels of available public subsidy reducing, it is critical that our investment in housing is planned over the long-term, so that we use our assets and resources efficiently and effectively. We believe this LHS sets out a strategy that makes this possible, and we would welcome your support and participation in delivering our vision.

1. Introduction

As the Strategic Housing Authority, our vision for housing in Angus is clear: it's about creating places that people can be proud to call home

WHY WE HAVE A LOCAL HOUSING STRATEGY

We have a statutory duty to prepare and submit a Local Housing Strategy (LHS) to Scottish Ministers supported by a Housing Need and Demand Assessment (HNDA). This LHS sets out the strategic direction we will take to tackle the imbalance between the demand for housing and its supply, the measures we can take to reduce housing demand and increase housing supply and inform future investment across all housing tenures.

Our LHS is our policy statement on how we intend to influence the housing system, both in terms of open market housing (private rented or private sector purchase) and affordable housing (social rented and subsidised). This LHS contains housing supply targets for housing need and demand up to 2018/19 while also addressing house conditions, fuel poverty and domestic carbon emissions.

OUR VISION

We want to build strong and diverse communities that promote social inclusion, economic growth and well-being that exist in a balanced housing market. We have a clear vision as the Strategic Housing Authority: to create places that people can be proud to call home.

Our LHS will assist to create places that are attractive, vibrant, prosperous, safe, and sustainable. In other words, we want our LHS to deliver positive outcomes for all Angus residents, but especially people in housing need.

ACHIEVING OUR VISION

To help achieve our vision we will:

- work to ensure there's enough housing of the right type and size available in areas where people want to live at a price they can afford;
- meet national and local priorities to increase housing supply across all tenures and tackle unmet housing need across Angus;
- target our limited housing investment and resources to meet newly arising housing need;
- maximise partnership working and deliver outcomes as shared priorities benefiting all stakeholders.

WE FACE SOME SIGNIFICANT CHALLENGES

We are faced with a series of economic and demographic challenges that impact on the need for housing and its supply. For example, the work force is projected

to contract as the population ages so we will need to encourage in-migration to support the local economy which itself will create new housing need. The UK is in recession and the UK government's austerity measures are resulting in public spending cuts. While the council's economic recovery plan aims to develop a strong local economy through business growth, the creation of employment opportunities, and training and education as a response to the current global recession, the economic outlook remains gloomy.

First time buyers are increasingly unable to raise sufficient mortgage finance to buy homes in the open market. This will result in greater need for rented housing, and until economic recovery takes hold, households will struggle financially.

The construction of new homes continues to fall as building costs rise, and profit margins are declining in an environment where it is difficult to sell properties at market value. The reduction in housing subsidy from the Scottish Government is also expected to continue.

OUR ACTIONS MUST BE WIDER THAN NEW BUILD

We estimate that we will need in the region of 330 new build properties each year up to 2018/19 to meet housing need. We cannot meet the levels of housing need we anticipate through new build alone given the cuts in public subsidy for affordable housing and the current financial climate.

However, there are several additional policy actions we can take to meet unmet affordable and market housing need that taken together are intended to help narrow the gap between housing need - the demand for housing - and housing supply.

OUR STRATEGIC PRIORITIES

We have three strategic priorities to address current and newly arising housing need. Those priorities are to:

1. increase housing supply, access and choice;
2. provide special needs housing and housing support;
3. improve the quality of housing, and make it energy efficient and easy to heat.

OUR VISION

Creating places that people can be proud to call home

OUR STRATEGIC PRIORITIES

- To increase housing supply, access and choice;
- To provide special needs housing and housing support;
- To improve the quality of housing, and make it energy efficient and easy to heat.

ACHIEVING OUR VISION

- We will try to ensure there's enough housing of the right type and size available in areas where people want to live at a price they can afford;
- We will meet national and local priorities to increase housing supply across all tenures and tackle unmet housing need across Angus;
- We will target our limited housing investment and resources to meet newly arising housing need;
- We will maximise partnership working and deliver outcomes as shared priorities benefiting all stakeholders.

KEY STRATEGIC LINKS

- Angus Community Plan and Single Outcome Agreement 2011-2014
- Angus Economic Recovery Plan 2010
- Angus Local Development Plan
- Cairngorms National Park Local Development Plan
- Change Fund Program
- Community Safety & Anti-Social Behaviour Strategy 2009-2012
- Enablement Program
- Older Peoples Services Best Value Review
- Strategic Housing Investment Plan 2011
- TAYplan Strategic Development Plan

2. How everything links up

The LHS contributes to, and complements, the Angus Community Plan. The Community Planning Partnership (CPP) has five core thematic groups, all of which include some housing element

THERE ARE WIDER LINKS

The LHS does not sit in isolation from the strategic environment in which it operates: the LHS links and feeds into a range of strategies that assist the council to meet its corporate priorities, its Community Plan, and its wider obligations under the Single Outcome Agreement with the Scottish Government. Taken together they will assist in achieving our vision for housing in Angus.

At the centre of the council's corporate vision is the Community Planning Partnership (CPP). The partnership aims to ensure that we all live in safe, well designed, and sustainable neighbourhoods in both rural and urban settings, with particular attention to households with special needs. However, the CPP is only one of several key strategies that feed in to, and link with, the LHS.

LOCAL DEVELOPMENT PLAN (LDP)

The LDP is the council's land use planning document for new build homes. It will be consistent with the TAYplan Strategic Development Plan 2012, the regional planning document for Dundee, Perth, Angus and North Fife.

The Cairngorms National Park includes part of upland Angus, but its relevance to housing in Angus is only marginal. We will, however, work in partnership with the national park authority to support sustainable communities in Angus.

TAYPLAN

The TAYplan Proposed Plan puts forward annual average build rates of 330 new houses to meet identified housing need and demand across the four Angus Housing Market Areas (HMAs) over the 12 year period between 2012 & 2024. The Angus LDP will allocate sufficient land to assist in delivering these targets, including provision for new affordable housing.

There will be substantial shortfalls in the number of affordable and market homes provided in the period to 2018/19; the HNDA projects an unmet need for up to 4,200 affordable homes and an unmet need (or unmet housing demand) for up to 5,250 market homes. These shortfalls arise because of a mismatch between the total demand for housing and its supply.

All our policy actions address both the demand and supply side factors that influence the gap between the need for housing and its supply and give rise to the shortfall in affordable and market homes. We will intervene to influence levels of demand and levels of supply

but we recognise that new build alone is not the only solution to address the imbalance.

HOW TO PRIORITISE RESOURCES

While sufficient land will be allocated to support TAYplan build rates through the LDP, there will be insufficient financial resources to meet housing need of between 3,000 and 4,200 homes by 2018/19.

While the HNDA assumed an annual new build rate of 50 units of affordable housing to 2018/19 at a projected £15m in government grant funding – an average subsidy of £30,000 per unit – we anticipate this level of funding will be unavailable given the current recession.

Our greatest challenge is to deliver the good quality homes we need with the smallest amount of public money. Our Strategic Housing Investment Plan 2012 (SHIP) addresses this challenge over a three year period for new affordable and market housing, targeting resources to areas of greatest need using a standard matrix to assess each investment proposal against five criteria:

- how the proposal meets housing need;
- whether it can deliver a suitable housing mix;
- the planning status of the site;
- its impact on the environment and sustainability;
- the wider benefits to the community.

Our overall challenge is how we can increase the level of completions given that the development of new homes has slowed since 2007. We will continue to work with a range of house builders and RSLs to maximise new build completions, but recognise that it will not be possible to build all the homes we need to meet the HNDA shortfalls by 2018/19.

Affordable housing goes beyond social housing alone: in every development, we will aim to create mixed tenure communities to meet the needs of a growing and changing population. Our actions will also include new approaches to funding house building. The SHIP sets out our commitment to develop new housing to a high standard with improved energy efficiency.

THE LOCAL ECONOMY

- The council's Economic Recovery Plan aims to develop and maintain a strong economy, supporting our growing sectors of tourism, renewable energy, forestry; food and drink; bio-technology and life sciences; digital media; call centres; and other service led industries. Strong economies can generate increased household formation enabling households to consider broader housing choices.
- Since 2009, unemployment has slowly increased, the recession has affected every sector, especially those that rely on consumer spending and cheap bank loans, such as:
 - construction;
 - retail;
 - manufacturing;
 - agriculture;
 - engineering.
- Average earnings in Angus are around 12% lower than the Scottish average.
- Before the recession in 2007:
 - there were 2,350 residential house sales per annum in Angus, by 2010 sales fell to 1,273.
 - the average house price was £154,000 by 2010 prices fell by 14% to around £132,000
- Continued lower value in property equity and constraints in mortgage lending (higher deposits and lower lending multiples) will continue to suppress the rate of house sales.

CPP CORE THEMATIC GROUPS

- Children and Learning
- Community Care and Health
- Community Safety
- Economic development
- Rural and Environment

3. Housing Environment

When developing our LHS, we've considered the Angus Housing Market and national and regional challenges such as the economic downturn and long-term demographic change

HOUSING MARKET AREAS (HMAs)

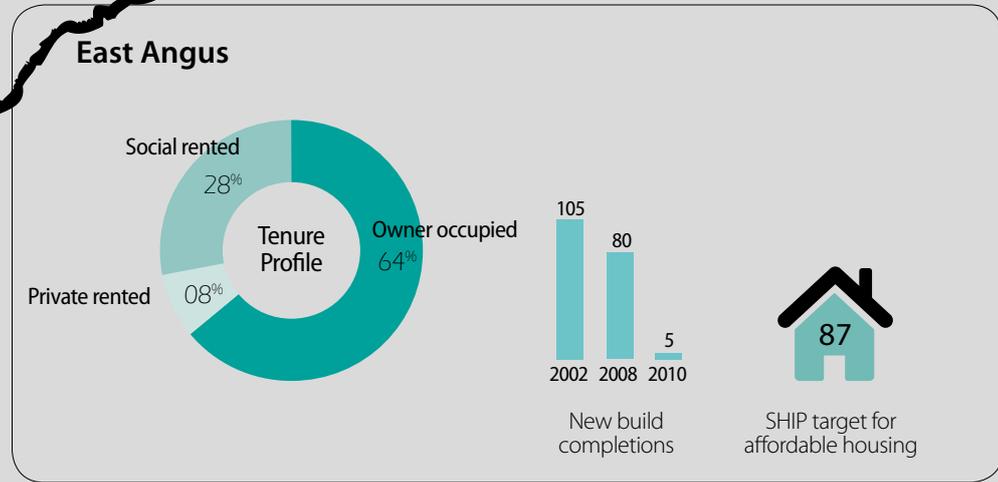
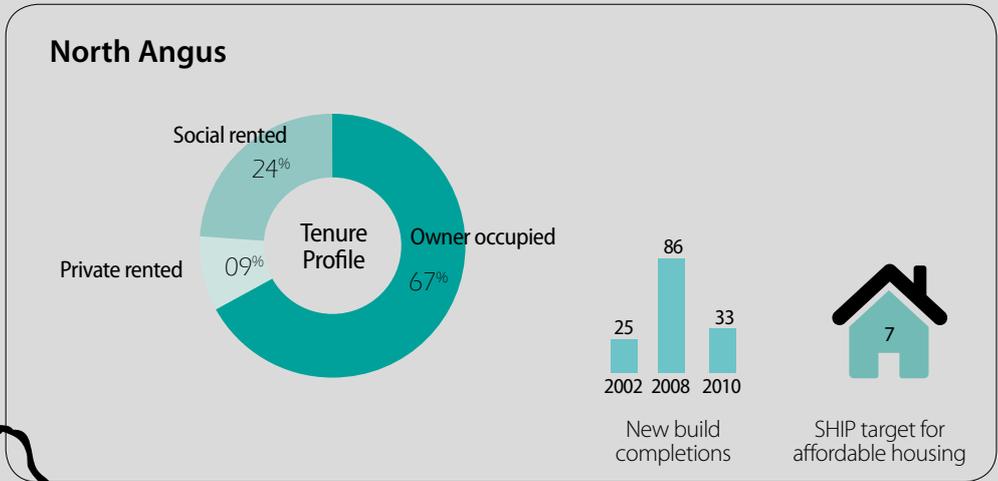
HMAs are defined geographic areas where existing households live, work and fulfil their housing aspirations. House purchase and sales data indicates that the four HMAs are relatively self-contained and 'functional' in that they meet local demand, with 65% of purchases originating from Angus itself. There is also a strong influence from Dundee City with 14% of purchasers, whilst buyers from Aberdeen total around 6%, with only 3% from Perth and Kinross.

The East HMA has the highest level of self-containment with over 67% of purchases from households already living in the area. The South HMA has the least containment and the highest percentage of purchases from Dundee City, with over 53% of purchases from outside the HMA. It is evident that there is very little movement between HMAs. This suggests high satisfaction levels from Angus households, and a wish to remain in Angus. However, the current economic downturn has reduced the volume of sales by half.



Angus Housing Market Areas

New build completions and tenure profile



3. Housing Environment

CALCULATING HOUSING NEED AND DEMAND

The HNDA projects the range of housing need for affordable and market housing in each housing market area. The assessment considered a range of primary and secondary data, but essentially adds the number of households with an existing requirement for new or alternative accommodation to the projected number of new households in need and then compares this figure to the supply of affordable housing.

The difference between these figures gives us an estimate of the number of affordable homes needed until 2018/19. Households who can buy or rent a private property without financial assistance are considered as having a demand for market housing. An analysis of household survey results and house sales from 2007, added to preexisting unmet demand for market housing, has been used to generate

estimates of the number of market homes needed until 2018/19. These figures helped to determine our overall housing supply targets.

Housing need and demand will continue to increase in the coming years. There is a significant backlog resulting from a lack of suitable housing and insufficient stock to meet need and demand. While the population is estimated to marginally increase, demographic changes will create new arising need. As the population ages and remain in their current homes there are fewer opportunities for newly forming households. Additionally the rate of household formation is projected to continue to rise with more single person households while aspirations and expectations continue to rise, at a pace greater than housing supply.

It is estimated that there is a backlog of between 2,277 to 4,132 units over the period 2009 to 2019. These households experiencing a degree of unsuitability in their current housing may require affordable housing. This includes homeless households and vulnerable households with special needs excluding those where the need would be met by an in situ solution such as a physical adaptation or floating housing support. Households who can afford their own market housing solution are also excluded.

A range of factors such as income, employment, property equity, and the availability of mortgage finance, can all influence newly arising housing need.

While 48% of households had sufficient income to meet their housing need through renting or buying in the private sector in 2008, this percentage may fall if the recession and restrictions on mortgage finance and the need for larger deposits continue.

House prices in Angus have fallen only slightly compared to the national average, remaining relatively high which may be due to sellers' reluctance to reduce asking prices. Overall, there was a 46% fall in house sales between 2007 and 2010 and private developers have seen a reduced financial return and profits from their investment, discouraging them from more ambitious new build programs.

There will be substantial shortfalls in the number of affordable and market homes needed in the period to 2018/19; the HNDA projects an unmet need for up to 4,200 affordable homes and an unmet need (or unmet housing demand) for up to 5,250 market

Calculating housing need (demand) and affordable and market housing supply

A. Housing Demand (Households in need and households who would like to move but having no need to)

Households with an existing housing need
PLUS accepted homeless households
PLUS newly formed households
PLUS incoming (migrant) households
MINUS those that can afford to buy
MINUS those that can afford to rent privately
MINUS adapting or adjusting current home

B. Housing Supply

Affordable Housing Supply
Social vacancies (relets)
PLUS making better use of existing stock
PLUS new build social housing
PLUS new build intermediate housing
PLUS new social housing conversions
MINUS units demolished/awaiting demolition
MINUS social housing units converted

Market Housing Supply
Sales
PLUS new build private (market) housing
MINUS private (market) housing leaving pool

Source: Angus Council (2012) - derived from the HNDA

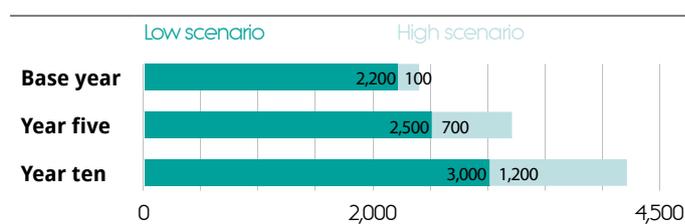
homes. These shortfalls arise because of a mismatch between the total demand for housing and its supply.

POLICY ACTIONS

The HNDA identified seven housing policy actions, considered to have the potential to meet a proportion of the HNDA projected shortfalls. Implementation of these seven actions while underpinned by some new build development, will focus more on better use and management of existing homes across all tenures.

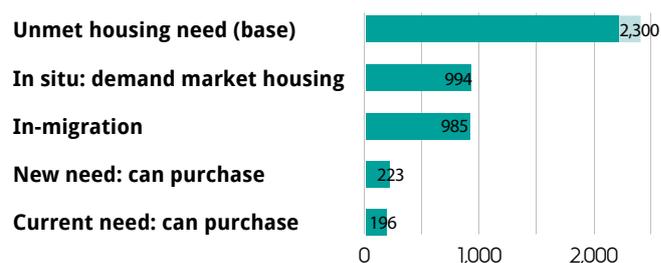
All our policy actions address both the demand and supply side factors that influence the gap between the need for housing and its supply: it is this gap that gives rise to the shortfall in affordable and market homes. We will intervene to influence levels of demand and levels of supply wherever we can as we recognise that new build alone cannot address this imbalance.

Table 1.
Unmet housing need (figures rounded off)



Source: Angus HNDA (2010)

Table 2.
Component of housing need (figures rounded off)



Source: Angus HNDA (2010)

TENURE AND STOCK PROFILE

- 53,174 dwellings (2009)
 - 71% is owner-occupied
 - 20% social rented
 - 9% private rented (Census 2001)
- Highest proportion of owner-occupation in the South Angus HMA: this suggests that a large proportion of internal need and demand comes from people with property equity (and may help to sustain house sales in the area).

DEMOGRAPHICS IN 2010

- 110,570 people live in Angus in over 50,000 households
- around 1.5% of households define themselves as black or from a minority ethnic background, this is similar to Scotland as a whole
- 30,000 people live in the South Angus HMA, 27% of the Angus population

ECONOMIC CHANGE

- the workforce is likely to contract as the population ages increasing the current and backlog of housing need
- in-migration will support the local economy but this will create new need as their housing needs must be met

POPULATION CHANGES TO 2019 AND BEYOND

We expect:

- households over 75 years of age to increase by 29% by 2019
- single parent and single person households will increase by 20% by 2019
- the number of two adult family households will fall by around 20% by 2019
- the 16–44 age group is to decline over the next 10 years to 2019.
- the 25–29 age group, will marginally increase above the national average
- overall, there will be a small increase in the number of people and households living in Angus

3. Housing Environment

DEMAND-SIDE POLICIES

We will address both existing and future household need through our demand-side policies.

In the social rented sector, we will address existing need as we continue to maximise the number of allocations we make from each initial void, meeting the needs of as many people in the reasonable preference categories as we can. We will continue to turnaround properties quickly, reducing the amount of time properties lay empty without good reason making best use of existing housing stock. We will continue to promote schemes that encourage movement in the social rented stock such as downsizing and exchange schemes. We will continue our capital investment to improve the quality of social rented stock.

For owners, we will promote existing information and advice schemes on what support is available to help them improve their own homes and

We will prevent newly arising need wherever we can. We will promote the use of technology that will allow people to continue to live in their homes and promote schemes to adapt homes as needs change due to age or a medical condition. We will build in design features to 'future proof' our new build homes against an occupier's potential medical needs in future years. We will prevent homelessness wherever we can and offer good quality housing support to help people manage both their tenancies and their homes.

SUPPLY-SIDE POLICIES

While we expect a steady increase in newly arising housing need up to 2019 and the supply of affordable homes to fall marginally in the same period, we recognise that new build homes alone cannot address supply side shortfalls.

We see an accessible, well-regulated private sector providing good quality homes at prices people can afford. We must explore the financial viability of bringing empty homes back in to use and the impact their contribution could make to increasing housing supply. We will drive up the standard of housing management in the sector through accreditation schemes and a fair but proportional approach to regulation.

We recognise that the welfare reform agenda threatens the viability of private renting for some households and that rental caps for single people under 35 and large households may limit choice and access to the sector. We will deliver a private sector housing strategy outlining how we will widen access to the private sector for all while stimulating improvements in the quality of accommodation in the sector. Our housing options approach will promote the private sector as a viable housing solution for people in need or for people whose aspirations cannot be met through affordable or market housing.

OUR HOUSING SUPPLY TARGETS

Our housing supply targets were set using the evidence gathered in the HNDA. Our housing supply targets include new supply homes, conversions and re-using empty homes. Our targets are ambitious and our ability to deliver new homes depends on how quickly the economy recovers and capacity within the local building industry.

This overall target is consistent with the average annual build rates set out in the TAYplan Strategic Development Plan but is slightly higher than these requirements, which are calculated for the longer time period of 2012-2024.

The housing land requirements of the development plan will be phased to help delivery over the life of the plan, this option will be investigated through the LDP Main Issues Report in 2012.

Table 3.
Projected reduction in HNDA shortfalls by 2018/19
assuming adoption of policy action (high scenarios)

| Policy action | Fall by 2018/19 |
|---|-----------------|
| Tackling and preventing homelessness | 1,038 |
| Making better use of affordable and private stock | 346 |
| Assistive technology to promote independence | 287 |
| Partnerships with the private rented sector | 196 |
| Tackling private sector disrepair | 175 |
| Improvements in social housing management | 25 |
| Total | 2,067 |

Source: Setting Housing Supply Targets for Angus: Final Report (2011)



Table 4.
Overall Housing Supply Targets to 2018/19

| HMA | Housing Supply Target | | Housing Supply Target |
|-------------|------------------------|-------------|-----------------------|
| | New build & conversion | Empty homes | |
| North Angus | 665 | 146 | 810 |
| East Angus | 640 | 114 | 755 |
| South Angus | 730 | 92 | 820 |
| West Angus | 770 | 190 | 960 |
| Total | 2805 | 542 | 3345 |

Source: Angus Setting Housing Supply Targets for Angus: Final Report (2011)

Note: figures for the new build and conversion element of the housing supply targets, and for the overall housing supply targets themselves have been rounded to the nearest five homes. This means that the totals for Angus and for each housing market area may not correspond to the sum of other figures in the table

AFFORDABLE HOUSING POLICY

We ask private developers to contribute a proportion of their development of affordable homes for sale towards our housing supply targets. While the Scottish Government suggests the proportion should be set at 25% of all homes, we have some flexibility to set different percentages by HMA dependent on housing need. If we do this, we must note any deviation from the government guidance in this LHS and the development plan.

Our supply targets have been successfully delivered in all HMAs except South Angus where many development sites had planning permission before the policy was introduced.

We feel it would not be economically viable to request a percentage contribution from house builders higher than the national benchmark given current borrowing constraints. However, we encourage development sites for affordable housing where this would be acceptable in land-use planning terms.

We will review the current contribution levels as part of the LDP Main Issues Report and once revised, the specific requirements will be included in the annual review of the LHS.

To achieve these targets we have taken account of these policy actions and set ourselves three local priorities; namely to -

- increase housing supply, access and choice;
- provide special needs housing and housing support;
- improve the quality of housing, and make it energy efficient and easy to heat.

OUR STRATEGIC PRIORITIES

We have three strategic priorities to address current and newly arising housing need. Those priorities are to:

1. increase housing supply, access and choice;
2. provide special needs housing and housing support;
3. improve the quality of housing, and make it energy efficient and easy to heat.

4. Our strategic priorities

Our first priority is to increase housing supply, access and choice

We aim to ensure there's enough housing of the right type and size available in areas where people want to live at a price they can afford

To achieve this, we will:

- address the shortfall of affordable and market housing, through Private Sector Partnerships to help private housing developers and the construction industry. Ensure there is year on year increase in build rates;
- quantify through the development plan the size of a generous supply of housing land for Angus;
- improve access to the private rented sector, develop a comprehensive and resourced strategy;
- tackle disrepair in the private sector by maximising advice and assistance to homeowners and;
- bring empty homes back into use where best value can be achieved;
- improve the management of social housing to enable households to live in housing that meets their needs;
- make best use of existing social housing stock, tackle under occupation to enable tenants to transfer easily and ensure allocations policies help households to get the most appropriate housing.

OUR NEW-BUILD PROGRAMME

In 2011 the Scottish Government introduced the Innovation and Investment Fund to help councils, RSLs and private developers deliver new affordable homes. We obtained around £4m of funding to support our capital programme. This change in funding affordable housing, with possibilities of prudential borrowing has opened the way for us to develop a 10 year council new-build programme, to meet very specific local housing need.

We aim to deliver affordable, high quality, and well designed homes in places where there is need to meet a number of local and national objectives:

- Use creative business models to deliver more homes with less money;
- Use existing surplus council assets;
- Utilise brownfield sites;
- Establish good practice for improving home safety;
- Address housing requirements identified in the council's Older People's strategy;
- Encourage local employment and training opportunities;
- Help meet the SOA local outcome: 'Our communities are developed in a sustainable manner'.

Suitable brownfield sites have been identified from the council's land-bank, which would enable houses to be built across all parts of Angus. These new homes are to be sustainable and barrier free in design, have good home safety measures including sprinklers, and affordable to rent. They will help the council meet identified housing need in pressured areas, increase the number of affordable family sized properties available for rent, and also improve the provision of suitable accommodation for older people with varying needs.



OUR VISION

Creating places that people can be proud to call home

OUR STRATEGIC PRIORITIES

We have three strategic priorities to address current and newly arising housing need which will be influenced in part by economic and demographic changes.

1. To increase housing supply, access and choice;
2. To provide special needs housing and housing support;
3. To improve the quality of housing, and make it energy efficient and easy to heat.

These new-build homes create a unique opportunity to manage housing allocations in a more strategic manner. The objective is to create a chain of moves, which will make best use of the total housing stock by increasing turnover, and creating sustainable tenancies. The objective is to tackle an imbalance, in that there are a small number of large households, and households with disabled family members living in overcrowded houses. Each initial move will lead to at least one additional move within the housing stock, so that the number of new tenancies will be double the number of new build houses. It enables us to tackle under occupation and overcrowding and offers additional housing options to those who would otherwise have to wait a considerable time for a new tenancy. This will start to make a considerable impact on lowering the common housing register waiting list.

There are currently 159 houses in the programme. 12 have just been completed in Carnoustie and Monifieth, and are the first council houses to be built in Angus for over 15 years. They will be followed by

completion of further brownfield sites in Arbroath, Forfar, Inveraldie, Kirriemuir and Montrose.

These homes will be delivered within the 30 year business plan parameters, and will still enable us to deliver on our commitment to meet the Scottish Housing Quality Standard by 2015. The programme has injected £20m into the local economy and provided training and employment, not least by including apprenticeship provision as part of contractor selection.

Ten further feasibility studies are underway on surplus council assets to provide a portfolio of sites for continuing the programme into the next decade. This could deliver up to 141 additional affordable units, taking the total potential number in the 10 year programme to 300.

SOCIAL RENTED SECTOR

Social housing totals over 10,000 dwellings, of which 7,817 are council owned and 3,049 are RSL stock. The number of council homes available for rent fell by 50% since the introduction of right to buy in 1980, a

4. Our strategic priorities

significant reduction in available affordable housing of a size, type and location where it is needed.

Improvements in the way we manage the stock will have a limited impact on increasing the actual number of homes we have to offer, therefore our policy action will focus on tackling imbalances that currently exist. We must use the existing stock carefully, through allocations that are more efficient, and try to address the shortage of larger family sized homes. To create more movement in the social rented sector, we have:

- Introduced a Downsizing Incentive Scheme to address shortfalls in family sized accommodation. The scheme encourages council tenants who are under-occupying their homes to move to smaller council accommodation. It is expected to create additional opportunities for households with unmet need on the waiting list. Incentives are expected to have a limited impact and therefore the assumed additional provision of affordable housing supply target is set at 25 over the period 2011/12 to 2018/9.
- Joined 'House Exchange' a national scheme to encourage mutual exchange. The website allows tenants to advertise their own homes and search for properties in different areas.
- Been working closely with RSL partners to improve allocation policies to maximise the availability of stock through a common housing register, in order to make allocations quickly and offer the most suitable property.
- Prioritised new build of larger properties accessible by design
- Prioritised the installation of physical adaptations to help tenants to live safely in their current homes.

OWNER OCCUPIED SECTOR

Around 71% of households in Angus are owner occupiers. This is higher than the Scottish National average (65%) and over half of all owner occupied properties are owned outright. This high degree of property equity could help to re-inflate the housing market (once mortgage finance conditions have also improved for first-time buyers) and potentially sustain household formation rates.

However, the possibility of buying a home remain difficult for households with acute housing need

Table 5.
Households unable to enter owner occupation

| HMA | Lower quartile market entry house price | Households that cannot afford market entry price in HMA | |
|-------------|---|---|-----|
| | | No. | % |
| North Angus | £82,875 | 5,438 | 47% |
| East Angus | 80,000 | 5,891 | 47% |
| South Angus | 133,000 | 8,157 | 65% |
| West Angus | 94,000 | 7,230 | 54% |
| Total | 93,000 | 25,869 | 52% |

Source: Setting Housing Supply Targets for Angus: Final Report (2011)

given that the average price of a home from the cheapest 25% of the private housing market was £93K in 2010. Affordability varies between HMAs but increases sharply in South Angus where house prices are around 40% higher on average than other HMAs.

Table 5 highlights the proportion of households unable to enter into owner occupation at housing market entry level in 2008. This indicates the difficulties faced by over half the households in Angus with unmet need and demonstrates the increased need for affordable housing to rent or low cost home ownership opportunities.

We plan to support new build development projects to meet our housing supply target of 2,800 (2011-2019), early indications show there is sufficient development interest across Angus, we will enable private new build to go forward with sufficient land supply and work to secure mixed funding where possible. We will, as a strategic priority consider settlement capacity and make provision of adequate land supply to deliver our targets, just how we achieve this will be considered through the Angus LDP Main Issues Report in 2012.

The Affordable Housing Policy will take account of the cost of new development sites as well as helping to deliver mixed tenure housing. The SHIP sets out our intention to maximise housing investment in Angus.

We have established a Housing Market Partnership to facilitate active engagement with all the stakeholders. We want to encourage a collaborative approach to increase housing supply: we believe that everyone must work together to increase the

supply of homes.

PRIVATE RENTED SECTOR

The private rented sector accounts for around 9% of tenure in Angus, the greatest concentration of private rented stock situated in the West and North HMA. Because housing pressure is strongest in the South HMA, driven by housing demand from Dundee City, there are only half as many private lets available.

While private sector rents vary between HMAs, rents for one, two and three bed properties generally match those set by Local Housing Allowance rates. The most competitive rents are in the West Angus HMA. The demand for private lets is likely to increase given that 48% of households in current need can afford to enter the private sector to buy or rent. Constraints in mortgage lending may force more households to consider private renting as a solution to their housing need but deposits and rent in advance may remain hurdles to accessing homes in the private rented sector.

WELFARE REFORM

Welfare Reform proposes benefit income caps, many claimants of the Local Housing Allowance (LHA), in particular, those under 35 years of age will receive the equivalent of only a single room rental. Additionally households with a need for 5 bedroom accommodation will only qualify for benefit for up to 4 bedrooms.

Tenants with reduced LHA may find they can no longer afford their accommodation and will need to find alternative housing. This reinforces the need for greater private sector partnerships and the

Table 6.
Average weekly housing costs by tenure (2008/09)

| | |
|-------------------------|---------|
| Private (owned) | £130.91 |
| Private (rented) | 113.45 |
| RSL | 54.23 |
| Angus Council | 46.15 |

Source: Setting Housing Supply Targets for Angus: Final Report (2011)

PROFILE OF ALL HOMES

Over 50% of all homes are family sized 2 or 3 bed homes of which 74% are houses

PROFILE OF SOCIAL HOMES FOR RENT

- There are 10,866 homes for social rent:
 - 84% of council homes for rent are either one or two bedroom homes;
 - 77% of RSL homes for rent are either one or two bedroom homes
 - 12% of all social homes are for households with special needs of which 61% are sheltered homes, 36% are amenity homes and 3% are supported accommodation

HOUSE PRICE INFLATION IN ANGUS

- Highest level between 2003 and 2008, median house price was £143,685
- By 2010, start of the recession, median house price fell by 7% to around £133,627

THE PRIVATE SECTOR

- There are 3,180 landlords and over 5,000 properties in the private landlord register

EMPTY PROPERTIES

- An empty property survey in 2005 suggested that it would cost £35,000 on average to bring an empty property back into use

PROPERTY CONDITION

- 71% of properties in Angus failed the Scottish Housing Quality Standard (2004) although no properties fell below the tolerable standard



4. Our strategic priorities

development of the private rented sector to ensure there are adequate homes at all price ranges. A Private Sector Housing Strategy will be produced and appended to the LHS in 2012. The strategy will set out the council's response to the governments ongoing reform of the private rented sector, in order to increase supply, access and quality.

The private rented sector is susceptible to a range of market forces and these factors have been considered in estimating a housing supply target. Projections have therefore been conservative with an assumed delivery of 196 housing solutions over the period 2011/12 to 2018/19 as these initiatives are untested in Angus. We will develop:

- **a private sector leasing initiative:** this could provide greater housing options for vulnerable households threatened or suffering homelessness;
- **a rent deposit guarantee scheme:** this could provide increased housing options for homeless households who are on low incomes or who are not vulnerable but who find it difficult to access the sector in the open market without adequate deposits;
- **a landlord accreditation initiative:** this may help landlords access advice, information and training to enable them to maintain the quality of their properties. It can also assist landlords to find suitable tenants, help to maintain good landlord and tenant relations to avoid tenancy breakdown and contribute to the development of mixed sustainable communities;
- **mid-market tenure:** offering affordable, good quality housing solutions.

We will promote a thriving sector through Private Landlord Registration, supporting local landlords to better manage their properties. A more consumer driven approach can foster good landlord and tenant relations, which in turn can reduce turnover and voids making tenancies and rental income more sustainable.

MAKING BETTER USE OF EMPTY HOMES

The HNDA identified 2,309 unoccupied properties in Angus. The vast majority of these dwellings are in private ownership with varying levels of disrepair.

Although the council has powers to compulsorily purchase properties and raise council tax revenue, resources remain limited to giving advice and providing limited grant assistance to empty property owners through the Private Sector Housing Grant (PSHG).

Additionally, we are investigating other financial opportunities such as prudential borrowing, second homes council tax receipts and the Innovation and Investment Fund to reinvest in the existing stock as well as supporting new build, where there are assured 'best value' outcomes. Other financial incentives will be considered, including redevelopment of town centres through Regeneration Schemes and partnership working to attract affordable housing grants to fund initiatives such as Lead Tenancies.

Our strategy to bring empty properties back into use is currently being prepared and will be appended in 2012. While there are considerable financial constraints, we will investigate how to resource any initiative to provide financial incentives and assistance to empty property owners. We have set a conservative and achievable housing supply target of bringing 542 empty properties back into use between 2011-2019.

4. Our strategic priorities

Our second priority is to provide housing for special needs groups and housing support

We aim to reduce the proportion of older people placed in residential care homes, shift the balance of care to supporting people to maintain their independence in their own home and support vulnerable and homeless households to sustain their homes

To achieve this, we will:

- work in partnership with Social Work & Health to enable people to live independently through providing a range of support services including increasing the use of community alarm and telecare and expanding the community alarm response teams;
- develop an enablement focused assessment process providing a period of intensive support of up to 6 weeks to assist service users to regain their independent living skills and confidence after a period of hospitalisation or a change in their community care needs;
- streamline access to housing adaptations and improve the joint equipment loan service including the provision of “smart” technologies;
- expand the provision of supported housing as an alternative to residential care;
- develop a Homelessness Strategy around prevention and housing options;
- ensure there is housing provision to meet the housing need of black and ethnic communities, including other minority groups such as gypsy travellers.

A significant proportion of current and projected unmet need for affordable and market housing, comes from:

- older people;
- people with disabilities;
- people with learning disabilities;
- people suffering from poor mental health;
- people suffering from substance misuse;
- people with dementia and other long term conditions.

These households may also have housing support and care needs, their numbers range between 8,600 and 11,900 households by 2018/19. These and other vulnerable people, struggle to sustain healthy independent lifestyles within the community. Table 7 sets out HNDA survey results where residents were asked to give their own perspective, therefore these estimates are not based on medically assessed need.

The HNDA estimated 13.5% of all households contained someone with a mobility problem or physical disability. Respondents were asked if they had someone living with them with long term illness, health problem or disability, which limits their daily activity or the work that they can do, 20% of respondents agreed, this equates to over 9,000 households across Angus.

These households represent a significant support challenge for Angus. Within the Angus Community Care and Health Partnership there are plans to develop a Joint Commissioning Plan, which will set out the procurement process for the required support services. This forms part of a wider program of work contained in the Community Care Change Programme in Social Work and the Community Medicine and Redesign Programme to deliver positive individual outcomes, which in turn will be reported in the Single Outcome Agreement. These Plans will be appended to the LHS when they have been produced in 2012.

The two most significant contributions to reducing the projected level of unmet need for affordable housing will be through helping the ageing population to live independently in their own home and minimise newly arising need by tackling and preventing homelessness.

OLDER PEOPLE AND PEOPLE WITH PHYSICAL DISABILITIES

The development of sustainable and flexible housing and support options for older people has emerged as a key strategic policy priority following the best value review of Older Person's Services. Around 790 older people are in receipt of support in a residential care home setting. Around half of these service users have complex needs that require 24 hour nursing care or high dependency care. Older people living in

care homes and in the dispersed community are supported with community alarm services and Telecare equipment enabling many vulnerable households to live safely and more independently.

We have invested significantly over the last few years in upgrading our alarm call systems in sheltered housing and in the dispersed community alarm service in the wider community. These services are integrated through a single call centre with four rapid response teams operating across Angus. The system supports a wide range of telecare and telehealth peripherals that enable people with complex needs to remain independent at home.

For many adults with physical disabilities, and for many older people, their main barrier to maintaining independence is the design and layout of their home. The provision of physical adaptations (referred to as 'in-situ' solutions) can also help people to live independently in their current homes. Council and RSLs will install adaptations where possible or offer more suitable accommodation to meet assessed need. Households in the private rented sector and owner occupiers are provided assistance from the Private Sector Housing Grant. Under the terms of the Housing (Scotland) Act 2006, section 72, Scheme of Assistance (SoA), financial assistance is provided for adaptations. Grant aid is also available to help older people for minor disrepair to ensure their homes do not fall below tolerable standard.

The SoA has a limited budget, which is under

Table 7.
Numbers per specific special need

| | |
|--|-------|
| Mobility or physical disability | 6,113 |
| Long term illness | 4,867 |
| Being frail due to old age | 1,172 |
| Don't Know or refused | 721 |
| Mental health challenges | 707 |
| Other | 558 |
| Severe hearing difficulties | 344 |
| Severe sight difficulties | 326 |
| Learning disabilities | 123 |
| Dementia | 93 |
| Drug or alcohol dependency | 73 |

Source: Setting Housing Supply Targets for Angus: Final Report (2011)

4. Our strategic priorities

increased pressure because of the ageing population. Homeowners can receive a contribution of up to 25% grant aid toward the cost repairs where there is a likelihood of a significant breach of the tolerable standard. We will encourage owners to self finance repairs, helping to investigate equity release and explore all their financial options before considering some grant assistance. The majority of homes in Angus are of traditional construction. Many are unsuitable for adaptation and where adaptations can be installed, they can be costly. Applicants in receipt of welfare benefits requiring a disability adaptation will receive 100% grant while those with means can expect only 80% grant aid. The council has powers to give further discretionary assistance, which could be used to meet our strategic goals.

Significant resources will need to be strategically targeted to address these complex housing needs, with careful planning of the types of available housing, care and support. We have started to develop strategies 'shifting the balance' of care from generic, institution-based social care and support to bespoke care packages delivered within the community.

ENABLEMENT FOCUSED ASSESSMENT

The council's Social Work and Health department have introduced an enablement focused assessment process for all older people or adults with physical disabilities applying for social care services. The service provides up to 6 weeks of intensive services aimed at restoring confidence and capacity to maintain their own independence, and continue to live in their own home for longer. Enablement has already had a significant impact, contributing to a reduction

in the proportion of older people who require residential care from 3.57% in March 2010 to 3.36% in December 2011.

EQUIPMENT AND ADAPTATIONS

The best solution would be for all housing in Angus to be fully accessible or to be designed to be easily adapted to meet the occupants changing needs. We have adopted this approach and will incorporate it into our new build programme. We will also work in partnership with the private and RSL sectors to ensure all new homes are as accessible and adaptable as possible.

Our priority will be to stream access to grant and loan funding, whilst also undertaking a major redevelopment of the Joint Equipment Loan Service, which is operated jointly with NHS Tayside.

An 'enablement' approach will ensure that a range of services will be tailored to help older people to remain in their current home. This will include further enhancements of assistive technology (Telecare) to promote independence. However, financial constraints and policy objectives of the Older Peoples Best Value Review will have a significant impact on delivery of 'in-situ' solutions in affordable and market housing.

Installing physical adaptations into many homes could deliver up to 287 affordable and market homes over the period of 2011/12 to 2018/9.

SUPPORTED HOUSING FOR OLDER PEOPLE

In general most people with disabilities and older people can continue to maintain their independence in their existing home with appropriate adaptations,

Table 8.
Assumed additional in-situ affordable and market housing solutions using assistive technology (High scenario)

| HMA | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | Totals |
|-------------|---------|---------|---------|---------|---------|---------|---------|---------|--------|
| North Angus | 9 | 9 | 13 | 12 | 9 | 9 | 9 | 9 | 79 |
| East Angus | 4 | 4 | 4 | 7 | 10 | 4 | 4 | 4 | 41 |
| South Angus | 12 | 22 | 12 | 12 | 12 | 12 | 12 | 12 | 106 |
| West Angus | 7 | 9 | 10 | 7 | 7 | 7 | 7 | 7 | 61 |
| Total | 32 | 44 | 39 | 38 | 38 | 32 | 32 | 32 | 287 |

Source: Setting Housing Supply Targets for Angus: Final Report (2011)

equipment, and community based care and support services.

However, for a small, but increasing, proportion of the older population the complexity, frequency, and intensity of their care needs mean that they cannot be supported in their current home safely and will require 24 hour supervision and support.

Traditionally this has been provided in a residential care home setting. However, through careful design, accessible housing can be grouped together in such a way as to enable 24 hour support to be provided in a safe and secure environment while at the same time enabling people to retain a home of their own and maintain as much independence as possible.

There are currently 50 supported housing tenancies for older people in Angus and the council are committed to expanding supported housing across Angus by at least 265 properties by 2028.

The council has invested £9m in developing a new care centre and 28 supported housing cottages at Kinloch Street in Carnoustie. The new complex opened in 2012.

With the wider availability of community alarm and community based care and support services the need for traditional sheltered housing is on the decline, as is demand. However many existing sheltered schemes are suitable for conversion to function as supported housing to meet the growing requirement for housing with 24 hour on-site care.

We have planning a phased transition of Andy Stewart Court in Arbroath from sheltered housing to supported housing. We will in the future review the options for the transition of other sheltered schemes to enable the provision of 24 hour support.

We are also working with Registered Social Landlords and private developers to redevelop other sheltered schemes around Angus and deliver new build schemes for sale as well as for rent.

Our long term vision is to enable an increasing proportion of the older population and of adults with physical disabilities to receive the care they need while retaining their independence in their own home and to eliminate, as far as possible, the need for people to move into residential care.

PREVENTING HOMELESSNESS

The trend in homelessness presentations in Angus

has been falling since 2004 although presentations in 2010 increased slightly to 1130.

We began in 2006 to work toward the 2012 target, to abolish "priority need." A single shared assessment process was introduced offering all homeless people support to find and sustain tenancies, this helped to minimise 'lost contacts' and prevent homelessness.

We discharged our duty to provide permanent accommodation to 59% of homeless applicants, the vast majority of whom received council or RSL secure tenancies. The remaining 41% of applicants were helped with advice and assistance to either prevent their homelessness or provided with temporary accommodation.

More than a third of homeless applicants in 2010/11 were between the age of 16 and 25. The high incidence of homelessness amongst young people has led to the development of a 2-year Housing Options Pilot to try to do more to reunite families and give young people the skills to enable them to find and sustain their own housing solutions.

Over the last two years, there has been an increase in the proportion of homeless households who sustained their tenancies for over 12 months, which reinforces the need for more housing support, focusing on homelessness prevention.

The implementation of the Housing Options approach to preventing homelessness has more recently gained momentum. Further improvements at the Homeless Assessment stage have been made and in 2011-12 an estimated 75% of 'homeless decisions' will be made within 28 days.

Neighbourhood Services and Social Work and Health Committees have approved the implementation of a Young Persons Housing Options Pilot for 2 years to establish the impact that a Housing Options approach can have for this client group. We expect this pilot to commence in 2012. It will contribute to a wider strategy to prevent and alleviate homelessness. The focus for Housing Options will be to:

- Identify households with current or potential housing need and help them to plan to meet that need at an early stage;
- Identify a range of options for households in housing need including social rented housing but also private rented accommodation and, where appro-

4. Our strategic priorities

priate, owner-occupation opportunities. Review of the Housing Options Guide will also improve the range of information available to people in housing need;

- Provide enhanced Housing Options services to young people to prevent them becoming homeless through mediation services and links with employment, education and training services;
- Ensure appropriate Housing Support services are available to all who need it to prevent homelessness and to break the cycle of repeat homelessness.

The effect of this approach should ensure that fewer people require assessment under homeless legislation thus reducing the numbers requiring temporary and then permanent accommodation, resulting in more sustainable housing outcomes through people moving house when they want to rather than when they need to.

These measures should help to reduce housing need, reducing in the number of homeless households and contribute towards the delivery target of 1038 housing solutions.

A re-engineer of the teams providing Assessment Services and the administration of the Common Housing Register will be completed by autumn 2012, this combined team, will be responsible for providing Housing Options services. There will also be roles for ACCESS, Community Housing Teams and the Homeless Support Service. A Homelessness Strategy

will be appended in 2012, it will outline models of how temporary and permanent accommodation will be employed to contribute to positive sustainable outcomes for households threatened with and suffering homelessness.

Welfare reform will have a significant impact on households in the private rented sector, reduced allowances may cause financial hardship and may lead to rent arrears and homelessness for some households. Homeless households seeking accommodation may find it hard to secure suitable accommodation that they can afford. The council will monitor in the coming year how these changes will impact homelessness. Further reform of the private rented sector is ongoing and may help to ease barriers to accessing private rented accommodation, additionally the council will develop a private rented sector strategy (to be appended in 2012) aiming to ease access and increase housing choices.

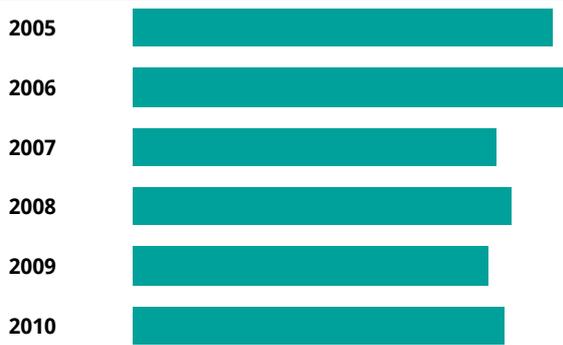
PROMOTING DIVERSITY

We live and work in a diverse and multi-cultural nation and all our actions must consider and reflect the needs of the diverse communities we serve. At all times, we will act fairly and promote the diversity of the communities we serve.

Black and Ethnic minority communities (BME) represent 1.6% of the Angus population. Within this group we include 'international workers' from the European Union. Around 37%, of 'international workers' are from Poland. It is often difficult to properly assess the housing needs of minority groups. In order to address this more research will be undertaken to investigate

Table 9.
Homeless presentations 2005-2010

Source Scottish Government HLI Data



Source: Angus HNDA 2010

Table 10.
Additional affordable housing solutions by preventing homelessness

| HMA | 2011/12-2018/19 (rounded) | Annual Rate (rounded) |
|--------------|---------------------------|-----------------------|
| North Angus | 222 | 28 |
| East Angus | 315 | 39 |
| South Angus | 117 | 15 |
| West Angus | 384 | 48 |
| Total | 1038 | 130 |

Source: Setting Housing Supply Targets for Angus: Final Report (2011)



their housing need during the life of this LHS 2012-17.

Work to identify housing need of broader minority groups will also be required in the mid to long term. This includes Gypsy Travellers whose needs are sometimes complex and may require more carefully thought-out solutions than other social groups. We recognise for instance that the existing official traveller sites may not be adequate in size or location, so research will be undertaken to tease out how the situation could be improved.

The council continue to promote equality and diversity. We carry out equality impact assessments on all our strategies, plans and services to ensure fairness as defined in the equality scheme framework for:

- People with a disability;
- Black and Ethnic minority communities, including migrant international workers;
- Gender;
- Lesbian, gay, bisexual, transgender groups;
- age (both older and younger people);

The council will continue to consult with community groups through forums and other methods, and is committed to developing better forms of communication to meet the needs of minority groups effectively.

Our third priority is to improve the quality of housing and make it energy efficient and easy to heat

We aim to improve the housing stock cross tenure and improve fuel efficiency to help alleviate fuel poverty.

To achieve this, we will:

- ensure all social housing stock meets Scottish Housing Quality Standard by 2015;
- encourage and help the private sector to improve the quality of their properties;
- bring empty properties into use;
- tackle fuel poverty, achieve fuel efficiency of new and existing housing by 2016, and;
- comply with the requirements of the Climate Change (Scotland) Act 2009, so as to minimise the effects of climate change through the reduction in green house gas emissions.

IMPROVING THE QUALITY OF ALL HOUSING

The Scottish Government has set a target for all social rented housing to meet the Scottish Housing Quality Standard (SHQS) by 2015. The SHQS has five main measures. Housing stock should; be above the tolerable standard; be free from disrepair; be energy efficient; have modern facilities; be safe and secure. Over 81% of all social housing in Angus already meets the standard. Our own stock is currently 85% compliant, there is an extensive 4 year planned capital investment programme in place to address any gaps and ensure 100% compliance by 2015.

RSLs have Standard Delivery Plans in place, which show it is likely that their stock will also be compliant.

PRIVATE SECTOR DISREPAIR

Properties in the private sector both rented and owned require maintenance to ensure they do not fall below tolerable standard and meet the Scottish Housing Quality Standard. It is vital we help property owners to maintain their properties in good repair, and keep them in use, preventing increases in un-met housing need.

Table 11.
Additional affordable housing solutions by tackling private sector disrepair (high scenario)

| HMA | 2011/12-2018/19 | Annual Rate (rounded) |
|--------------|-----------------|-----------------------|
| North Angus | 42 | 5 |
| East Angus | 42 | 5 |
| South Angus | 33 | 4 |
| West Angus | 42 | 5 |
| Total | 159 | 20 |

Source: Setting Housing Supply Targets for Angus: Final Report (2011)

We will continue to target our Private Sector Housing Grant (PSHG) through the Scheme of Assistance to help all property owners with advice and grant aid. Vulnerable households unable to afford minor repairs or in need of physical adaptations may receive between 80% to 100% financial help. Less vulnerable property owners will receive financial advice. In 2009-2010, 225 private sector properties received grant aid totalling £672,768.

FUEL POVERTY AND CLIMATE CHANGE

As one of its major priorities the Scottish Government set a target of ensuring that, by 2016, no-one in Scotland should be living in fuel poverty. There are estimated to be up to 15,000 households currently in fuel poverty in Angus (30% of homes). There are three factors that drive up fuel poverty;

- Poor energy efficiency of houses (where we can have a direct influence);
- Low household income (where we have some influence); and
- High cost of domestic fuel (where we have no influence).

Our approach to improve energy efficiency is to maximise insulation to the building envelope, and to that end several insulation schemes have been run effectively over the last 12 years. In 2009 and 2011, the council was successful in attracting the Scottish Government's Home Insulation Scheme (HIS) to Angus. HIS took a street by street approach and tried to contact every household in north east Angus. The project aimed to deliver energy assessments and benefit and tariff checks, with households being offered free or heavily discounted loft and cavity insulation. It aimed to future-proof the area against fuel poverty.

Of 24,000 homes, 8,500 received energy efficiency checks and over 2,000 received insulation measures. These measures should cut average household energy bills by £51 a year and by around £2,000 over the 40 year lifetime of the insulation. Carbon emissions will also be reduced by an average of 11 tons over the lifetime of the measures.

In addition, the project provided much needed employment and training for surveyors and installers in Angus, and injected around £3 million investment into the local construction sector. 32 full time

temporary staff were sourced through the Forfar and Brechin Job centres, who all achieved city and guilds qualifications in energy advice.

More recently the Heatseekers project, carried out with the Mark Group, used Infra-red surveys to identify lofts and cavities requiring insulation in South and West Angus. The council is now continuing its energy efficiency drive by taking part in the Government's Universal Home Insulation Scheme (UHIS), in which insulation will be free to customers.

To tackle fuel poverty the council continue to promote all available home insulation schemes and encourages people in all tenures to use energy advice from government approved providers, while also seeking appropriate financial advice from local agencies such as:

- SCARF who provide energy efficiency, money and grant advice;
- the Welfare Rights team that helps maximise benefit entitlement;
- Citizens Advice providing independent debt and money advice.

In addition to this, we have carried out training events with health professionals in hospitals and health centres to raise awareness with people who are already interacting with customers. This use of trusted intermediaries is an effective way of getting people to take up the offer of grants or insulation measures.

While we have no influence over fluctuating fuel prices, we have worked closely with partner organisations to apply pressure on the UK Government to bring some regulation to the domestic heating oil supply sector that has been subject to large price fluctuations caused by the world oil price and harsh winters. This is an important fuel source in rural Angus and may have increased the number of households suffering fuel poverty.

It is therefore clear that whilst the energy efficiency of the housing stock is being increased dramatically, the improvements are being out-stripped by the rising cost of fuel (due to global markets) and falling incomes (due to the recession). Although we promote fuel switching advice to help drive down the cost of fuel bills, the average annual dual fuel bill still

4. Our strategic priorities

went up from £689 in 2006 to £1,294 in 2012.

Despite our actions, fuel poverty is not decreasing. Nevertheless, we can ensure that any new build houses have good design and build quality, high levels of energy efficiency and use low carbon materials. Fuel efficient new-build homes will, at least, help to reduce the incidence of fuel poverty for householders in the new housing stock.

CLIMATE CHANGE CHALLENGES

Research informing the development of the Climate Change (Scotland) Act 2009 revealed that around 25% of greenhouse gas emissions derive from homes. The Act itself introduced a framework for reducing these emissions in tranches by 2020 and 2050. The council has signed the Climate Change Declaration, and is supporting programs to improve thermal efficiency across all housing tenures and to reduce carbon emissions. The SHIP prioritises brownfield sites as the preferred development route to minimise environmental impact and the council's actions include:

- **mitigation:** to directly reduce harmful emissions;
- **adaptation:** to adjust behaviours to limit emissions;
- **sustainability:** to ensure that social, economic and environmental aspects are considered relative to the impact of greenhouse gas emissions.

5. Conclusion

We have made significant inroads into meeting housing need but there is a long way to go if we are to meet our vision and our three strategic priorities

Successful Innovation and Investment bids from our RSL partners and ourselves have secured £4m to increase new build of affordable housing in Angus by 135 units. Of these, 10 units have been completed through our own new build programme. Our Survive and Thrive initiatives have also helped to increase the supply of affordable housing. Our Downsizing Incentive Scheme has produced good results with 22 households agreeing to exchange their properties.

Through a Community Based Letting Plan, and allocation with reasonable preference to households in housing need on our waiting list, has created a chain of moves, consequently we have aided 57 applicants to move to suitable homes.

We have begun to demolish and redevelop 2 sites in Angus, which will create a further 23 new homes. This will also help to keep the construction sector working helping to sustain the local economy.

Progress toward increasing the number of available lets in the private rented sector is good with a gradual increase of private landlords registered in Angus. We are also near completion of our Empty Property and Private Sector Leasing/ Deposit Strategies that will make a positive contribution to affordable and market housing.

Progress to provide more enhanced housing options advice to homeless households is moving forward with emphasis on early intervention and mediation to prevent homelessness. We have made significant inroads in helping our own tenants to sustain their tenancies, with rent arrears falling year

on year, we will support the most vulnerable families in our communities to find other accommodation if they are affected by Welfare reform.

As a response to our ageing population, forward planning has progressed well, with a capital grant from the Change Fund Programme awarded, to re-provisioning of two sheltered housing schemes into Supported Housing.

Progress toward meeting the Scottish Housing Quality Standard is also progressing well with Heatseekers Scheme moving onto the next phase, extending the offer of free or subsidised home insulation to landward settlements.

Our progress has not been deterred by the economic recession, while access to finance remains difficult we have and continue to undertake activities that have the least financial implication. We will continue to invest in our knowledge management to try to find innovative solutions and improve the way we work, with a focus on continuous improvement.

We recognise the benefits of asset development, subsequently community partnership development initiatives have been put in place to improve the way our communities look and our collective responsibilities to make sure our communities work well. To achieve positive results we will invest in consultation and involvement with all our stakeholders and partners. With strong partnership investment and commitment, we will move forward to deliver our vision and enjoy together the benefits of living in good quality homes supported by a strong economy.

6. Research and further reading

Original research and primary and secondary data sources informed the LHS. You can find the key outputs if you follow these short hyperlinks

- Angus Affordable Housing Policy: <http://tinyurl.com/bsmq4mg>
- Angus Community Plan & Single Outcome Agreement 2011-14: <http://tinyurl.com/cm2qsoc>
- Angus Community Safety & Anti-Social Behaviour Strategy 2009-2012: <http://tinyurl.com/bryqv3r>
- Angus Corporate Plan 2011-15: <http://tinyurl.com/cxkj533>
- Angus Housing Need & Demand Assessment 2010: <http://tinyurl.com/bnj32fl>
- Angus Economic Recovery Plan 2010: <http://tinyurl.com/bo7w7ol>
- Angus Scheme of Assistance (SoA) 2010: <http://tinyurl.com/bq56fla>
- Angus Scottish Housing Investment Plan 2011 (SHIP): <http://tinyurl.com/c97um68>
- Older Peoples Services Best Value Review: <http://tinyurl.com/d9jecq4>
- Scottish Social Housing Charter: <http://tinyurl.com/cdch87s>
- Setting Housing Supply Targets for Angus - Final Report (2012): <http://tinyurl.com/cq3ozyd>
- TAYplan Proposed Strategic Development Plan 2011: <http://tinyurl.com/d67fkyx>





7. Monitoring and Evaluation

We will review the LHS each year and report our progress to elected members and the Angus Housing Market Partnership to ensure we continue moving towards our vision and achieving our three strategic priorities.

We need to remain flexible and responsive given the changing housing landscape and as the economy recovers from the downturn, a recovery that is still uncertain.

We anticipate further reductions in affordable housing subsidy at a time when demand will increase and we need adequate financial resources to deliver the outcomes we need to achieve. We are committed to implement as many of our actions as possible particularly those that have minimal or no financial implications.

We remain optimistic and committed to the firm principles of collaboration and partnership working to increase housing supply whilst achieving value for money.

We welcome and invite our partners and stakeholders to make what ever contribution they can to meet the housing needs of the people of Angus.

Relevant Indicators

Priority 1. To increase housing access and choice

New build and conversion of affordable and market housing

Number of affordable homes to rent

Number of shared equity opportunities

Effective and planned supply of land, free from any known risk of environmental constraint

Number of additional Private Sector affordable housing for unmet need

Number of properties repaired in Private Sector

Number of empty properties back in use (affordable and market)

Number of additional lets created resulting from improvement in social housing management

Priority 2. To Provide Special Needs Housing and Housing Support

Increasing the use of community alarm and telecare and expanding the community alarm response teams

Number of households receiving grants for adaptations and or assistive technology to remain in their home thereby expanding the provision of supported housing as an alternative to residential care

Provide faster and more responsive services to vulnerable people to reduce and prevent unmet need for affordable and market housing by ensuring people get free personal care within 6 weeks to 100% by 2014

Proportion of homeless tenancies sustained (tackling and preventing homelessness)

Reduction in the number of homeless applications in Angus

Reduction in the length of time taken to secure permanent accommodation

Priority 3. To improve the quality of housing, and make it energy efficient and easy to heat

3.75% improvement year on year performance to meet SHQS of all Council Stock

Increase the %of Council house dwellings that are energy efficient

% Increase of properties that pass the SHCS criteria

Increase % of properties passing SHQS, SHCS

Improve National Home Energy Rating of all tenure as defined in SHCS

Increase grant allocation to private sector through the Scheme of Assistance year on year (includes help with adaptations, repair and the number of empty properties due to disrepair bought back into use)

Number of new build containing energy efficient technologies

Reduce the tonnage of CO2 emission per capita

Maintain % of population who can access amenities and services by sustainable means, through ensure maximum occupation in towns

| Baseline (2008/09) | Housing Supply Target | Timescale |
|--------------------------------------|--|--------------------|
| | 1,766 | 2012/13 to 2018/19 |
| | | 2012/13 to 2018/19 |
| | | 2012/13 to 2018/19 |
| 187 (at 2011/12) | | 2012/13 to 2018/19 |
| | | 2012/13 to 2018/19 |
| 3,500 | 189 - 287 | 2012/13 to 2018/19 |
| 254 | 10% reduction | 2012/13 to 2018/19 |
| (Ranges between 8,600 and 11,900) | 10% yr on yr target 1038 over 10yrs | 2012/13 to 2018/19 |
| | 5% reduction | 2012/13 to 2018/19 |
| 1041 (2009/10) | 10% reduction by 2014 | 2012/13 to 2018/19 |
| 301 days (2010/11) | | 2012/13 to 2018/19 |
| | | |
| 82.7% | 100% | 2015 |
| 82.7% | 96% | 2015 |
| 71% (2004-07) | | 2012/13 to 2015/16 |
| | | 2012/13 to 2015/16 |
| | | 2012/13 to 2015/16 |
| 254 | 7% | 2012/13 to 2015/16 |
| | | 2012/13 to 2015/16 |
| | 42% | 2020 (80% by 2050) |
| | 90% | 2014 |

8. Action plan and monitoring framework

Priority 1. To increase housing access and choice

Ensure there is enough housing of the right type and size available in areas where people want to live at a price they can afford as evidenced by the Angus Housing Need and Demand Assessment

| Task No | Action Plan |
|---------|--|
| 1. | <p>Implement Angus SHIP, achieve Housing Supply Targets for each Housing Market Area, increase supply of new build for market and affordable housing through maximising housing investment through the Innovation & Investment Fund, AHSP and other national government initiatives. Deliver the greatest number of new build completions with lower subsidy, for affordable housing to rent or buy</p> <ul style="list-style-type: none"> • Develop Council new build program, with cross subsidy approach, investigate capital funding opportunities; • Promote and increase shared equity, both public and private; • Review Angus Local Plan Review Policy SC9, Affordable Housing through the Angus LDP process. |
| 2. | Contribute to development of TAYPlan Strategic Development Plan annual average build rates of 330 units across the HMAs over 12 years |
| 3. | Develop a land-use policy approach to new housing development that is capable of delivering the HSTs |
| 4. | <p>Develop and implement a Private Rented Sector Strategy to achieve housing supply target to allow greater access through one or combination of following initiatives:</p> <ul style="list-style-type: none"> • Private Sector Leasing; • Rent Deposit Guarantee Scheme; • Landlord Registration and Landlord Accreditation; • Mid market tenure. |
| 5. | Help people with minor repairs in private housing sector to maintain independent living in their current home with an 'in situ' housing solution |
| 6. | Undertake a Stock Conditions Survey to identify properties that could be brought back into use |
| 7. | Implement Downsizing Scheme and other interventions to improve allocation processes (CHR) to tackle imbalance in housing occupation and appropriate allocation to improve sustainability, and tackle low demand through improved stock management. Improve performance in line with requirements of the Scottish Housing Charter and the Scottish Housing Regulator |
| 8. | Undertake Equality Impact Assessments of all strategies and plans to ensure equality of access, and that our services do not discriminate against any particular minority community, or gender |

| Partners responsible | Resources |
|---|---|
| Angus Council (AC) Registered Social Landlords (RSLs) Scottish Government (SG) Development Industry (DI) | Housing Association Grants (HAG) Innovation & Investment Fund (IIF) Housing Revenue Account (HRA) Council Tax Revenue (CTR) Private Finance (PF) National Housing Trust (NHT) Affordable Housing Policy contributions (AHP) |
| AC TAYPlan Authority (TyA) | Existing resources |
| AC | Existing resources |
| AC SG National Housing Trust (NHT) Scottish Association Of Landlords (SAL) | AC PF |
| AC SG RSL | Private Sector Housing Grant (PSHG) |
| AC SG | PF Private Sector Housing Grant (PSHG) |
| AC RSLs | Existing resources |
| AC | Existing resources |

8. Action plan and monitoring framework

Priority 2. To provide special needs housing and housing support

Ensure there is enough suitable affordable housing for the ageing population to live independently in their home and minimise newly arising need by supporting vulnerable households (care groups), tackling and preventing homelessness

| Task No | Action Plan |
|---------|--|
| 1. | <p>Reduce the proportion of older people placed in residential care homes and shifting the balance of care to supporting those people to maintain their independence in their own home</p> <ul style="list-style-type: none"> • Complete integration of a single call centre with four rapid response teams operating across Angus. Increase the range of telecare and telehealth peripherals to enhance personal support; • Developing an enablement focused assessment process providing a period of intensive support of up to 6 weeks to assist service users to regain their independent living skills and confidence after a period of hospitalisation or a change in their community care needs; • Streamlining access to housing adaptations and improving the joint equipment loan service including the provision of “smart” technologies; • Expanding the provision of supported housing as an alternative to residential care. |
| 2. | <p>Support vulnerable households who form ‘care groups’ who have either an unmet housing need or may have a newly arising need if they are unable to sustain independent living, they form a significant proportion of households with unmet need for affordable and market housing ranging between 8,600 and 11,900 homes by 2018/19</p> <ul style="list-style-type: none"> • Increase the percentage of adults with a long term condition feeling supported to self-manage their condition; • Increase the number of people accessing enablement services by 10% by 2013; • Reduce the number of alcohol/drug related deaths by 5% by 2014; • Increase the number of vulnerable people supported into education, training, volunteering and employment by 5% by 2014; • Implement a Joint Commissioning Strategy. |
| 3. | <p>Implementation of Homelessness prevention strategies to prevent and alleviate homelessness, helping people to sustain tenancies and reduce projected levels of housing need</p> <ul style="list-style-type: none"> • Improve advice, assistance, advocacy, focusing on housing options at the point of assessment; • Help people threatened with eviction in the private sector with access to financial assistance through Mortgage Rescue/ Support Schemes; • Ensure appropriate management and allocation of permanent and temporary accommodation with appropriate levels of housing support; • Review CHR lettings procedures and develop new protocols with RSLs to increase the proportion of lets to homeless households. |
| 4. | <p>Ensure there is housing provision to meet the housing need of black and ethnic communities, including other minority groups such as gypsy travellers</p> <ul style="list-style-type: none"> • Undertake Equalities Impact Assessments of all strategies and plans to ensure equality of access to meet housing need of all our minority groups living in Angus; • Undertake additional research to identify housing need of a range of minority groups including gypsies/ travellers. |



| Partners responsible | Resources |
|---|---|
| Angus Council, Registered Social Landlords, Scottish Government | HAG, LLF, PSHG, The Change Fund, NHS Budget 2012-13 |
| AC, NHS | Existing resources |
| AC, RSLs, PRS | Existing resources |
| AC, Housing Market Partnership | Existing resources |

8. Action plan and monitoring framework

Priority 3. To improve the quality of housing and make it energy efficient and easy to heat

Improve the quality, condition and energy efficiency of housing stock and neighbourhoods taking into account community and environmental sustainability

| Task No. | Action Plan |
|----------|---|
| 1. | <p>Increase the number and proportion of all housing stock to meet the Scottish Housing Quality Standard by 2015</p> <ul style="list-style-type: none"> • Continue to improve council stock by meeting all the five criteria to meet the SHQS, (Tolerable Standard, tackle serious disrepair, achieve energy efficiency, modernisation of facilities, provide healthy, safe and secure accommodation, measure achievement of total stock against SHQS); • Complete program of kitchen replacement, installation of door entry systems and thermal insulation of council stock; • Work in partnership with private sector and RSLs to promote good practice and help fund stock improvement through Scheme of Assistance, to improve Scottish House Conditions, and prevent properties becoming unoccupied due to failing to meet Tolerable Standard); • Tackle fuel poverty, promote and fund Home Insulation Scheme and Energy Assistance Package, to be achieved in all tenure, via Private Landlord Register and through the HMP, RSLs; • Return empty properties back into use where best value can be achieved, undertake a conditions survey, target advice and information of funding regime available to property owners, attract Scottish Government funding (IIF) to bring back empty stock in town centres through Homelessness Lead Tenancies. |
| 2. | <p>Promote high standard of new build and tackle the effects of climate change</p> <ul style="list-style-type: none"> • Promote and help to fund SHIP priorities and principles of high standard of design, build good quality homes with high specification that incorporates energy efficiency; • Promote the use of brownfield sites to minimise environmental impact; • Develop sustainable local communities, with mixed developments with mix of tenure and house types to reduce travel time to work, thereby reduce greenhouse gas emissions. |
| 3. | <p>Reduce greenhouse gas emissions that derive from homes by using technologies that lower CO2 emissions</p> <ul style="list-style-type: none"> • Efficient central heating systems, improve thermal insulation, low energy appliances; • Awareness raising around energy efficiency; • Ensure that council-built homes comply with the future requirements of the Local Development Plan regarding the installation and operation of low and zero carbon generating technologies. |



| Partners responsible | Resources |
|--|---------------------------------------|
| Angus Council Registered Social Landlords Scottish Government Private Landlords | AC HRA PSHG |
| AC RSLs Private Developers SG | AHP CBR HAG HRA IIF PF |
| AC HMP | Existing resources |

