

Angus Local Housing Strategy Review 2004 – 2005



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1. Introduction

This is the first annual review of the Angus Local Housing Strategy 2004-2009. Angus Council developed the Strategy in partnership with private, public and voluntary organisations arranged in a Housing Forum, with over 150 members. A Working Group is responsible for overseeing the continuing development of the Strategy and its implementation.

The review highlights the successes of the past year, points out where more work is required and underlines the main challenges for the coming year.

The LHS is a practical tool for directing the activities of public, voluntary and private sectors towards better housing and quality of life for all of Angus' citizens. The complexity associated with achieving this, means that many of the actions in the Implementation Plan will not be completed until near the end of the LHS in 2009. However, during 2004-2005, progress was made on over 30 actions from the Implementation Plan.

The Angus Local Housing Strategy was approved by Angus Council Housing Committee and submitted to Communities Scotland in April 2004. The Working Group has recommended areas where the strategy can be strengthened including:

- Improved delivery of the Implementation Plan through closer involvement of senior management
- Improved integration of the Local Housing Strategy with the work of the Healthy, Safe and Caring Communities partnership.
- Sharing best practice with other organisations including Registered Social Landlords, Local Authorities and voluntary organisations

Section two details the outcome of assessing the LHS by Communities Scotland

Section three summarises the Monitoring and Evaluation arrangements for the LHS and the updated Monitoring and Evaluation Framework is attached as appendix 2.

Section four summarises the resource assessment giving an update of last year's assessment

Section five recaps on some of the possible forthcoming changes faced by the Housing Service and outlines the main challenges for the forthcoming year.

Section six reviews progress made on actions in the 2004-2009 Implementation Plan and highlights what we still need to do. Many of the actions in the Implementation Plan are long-term and it may be years three or four of the Strategy before some targets are met.

There are three appendices linked to this document and these are available on request.

Appendix 1 – Revised LHS Implementation Plan

The revised Implementation Plan has linked similar options making the plan less cumbersome and easier to track progress

Appendix 2 – Monitoring and Evaluation Framework

Appendix 3 – Secondary School questionnaire

The questionnaire was commissioned to examine the next generation of homeowners and renters, enquiring about their own housing circumstances and their views on issues such as homelessness and sustainability.

If you have any views on the LHS review or want to see the appendices please contact Ian Kennedy, Local Housing Strategy Co-ordinator Angus Council, County Buildings, Market Street, Forfar, DD8 3WH. Telephone 01307 473884 or e-mail kennedyi@angus.gov.uk

2. LHS Assessment

The Angus Local Housing Strategy 2004-2009 and its supporting appendices were submitted to Communities Scotland in April 2004 for assessment. The assessment was undertaken by the Communities Scotland Area Planning Team in Dundee and was subject to a process of national calibration to ensure consistency in marking. The Angus Local Housing Strategy achieved an overall scored rating of "Good" and the details are included in the table below.

CRITERIA	ASSESSMENT
1. Strategy presentation & communication	Very good
2. Partnership working & strategy process	Very good
3. Wider priorities & links with other plans & strategies	Good
4. Market analysis, needs assessment & problem identification	Good
5. Priorities, options & actions	Good
6. Resourcing	Good
7. Monitoring & evaluation	Good
Overall assessment	GOOD

The table below highlights how Angus Council compares with other Local Authorities.

Assessment	Number of Local Authorities achieving assessment
Outstanding	0
Excellent	0
Very Good	2
Good	12
Good in parts	15
Some significant weaknesses	2
Generally weak	1

3. M&E arrangements

Monitoring: Actions agreed in the Local Housing Strategy are monitored to ensure implementation. During 2005-2006 monitoring will be carried out quarterly and will be co-ordinated by the Local Housing Strategy Co-ordinator and Research & Development Officer. Partner organisations involved in the delivery of the Strategy will also be involved in this process. The monitoring process will include submitting regular reports to Housing's Senior Management Team.

Evaluation: An evaluation process will take place periodically and will involve assessing whether progress is being made towards achieving the objectives of the Local Housing Strategy. Wider impacts resulting from implementing the Local Housing Strategy will also be looked at as part of the evaluation process. A broad range of

stakeholders will be involved, with an evaluation workshop being held yearly to review progress against the objectives and outcomes of the Strategy. It is envisaged that tenants and residents will have a key role to play in the LHS evaluation process. The evaluation process may also include submitting an annual report to the Community Planning Partners.

4. Resource Assessment

2004-05 saw significant changes in housing investment in Angus, for both the private sector and for affordable housing for sale and rent. Communities Scotland's grant budget for Angus in 2004/05 was increased by 50% through a successful bid at the agency's mid-year review, to £4.3m in total. Angus also benefited from the Scottish Executive's increased commitment to affordable housing investment in 2005/06, so we now have £4M, for new provision. This is 80% more than was originally budgeted for in the LHS. It is hoped that this can be sustained to 2009, because one significant shortfall identified by the LHS was new affordable housing, where we identified a funding gap of £31m. With the new investment level, this shortfall reduces to £10.3m.

Although there is more grant for new homes, Angus Council and Communities Scotland want to see better use of the money and over the next 6 months, there will be widespread consultation on a development partnership agreement, which aims to spend less on administration by concentrating development activity. We will work with Communities Scotland to develop criteria for the selection of RSLs who can best undertake the development programme to achieve our aim of getting more houses from the grant monies available.

Other changes have improved the prospects for new housing for rent and low cost home ownership in Angus. In line with Scottish Executive guidance (PAN 74), the finalised Angus Local Plan review contained a revised affordable housing policy. The policy asks for more affordable housing across Angus, but particularly in South Angus where there is pressure on housing for those that cannot afford to buy on the open market. This policy will make land or additional investment available for affordable housing for sale and rent. It is not likely to contribute significantly to funding the gap but this policy change will make it easier to access land at a reasonable price.

Another unforeseen opportunity is the reduction in Council Tax rebates for second homes, where the extra revenue raised can be used to improve the supply of affordable housing. Angus may not see much additional investment from this, given the small number of holiday homes but what we get may help housing associations or other registered landlords provide much needed affordable housing in rural areas.

Investment in the private sector has also increased significantly. When the Local Housing Strategy was going to press, Angus was given increased Private Sector Housing Grant funding from the Scottish Executive, raising Angus Council's grant budget to £1.25m. The extra investment is being spent on several priorities including windows, bringing empty homes back into use, research into problems in the private rented sector, and Angus Care & Repair. We are now gathering information about the physical state of housing for rent and sale in the private sector, in order to make a case for an even greater Private Sector grant allocation. However, as a reality check, the level of disrepair and energy in-efficiency still requires almost 100 times as much spent as grant is available, so putting it right needs more commitment from the owners themselves.

5. Changes Ahead

5.1 The National Context

The recent policy statement from the Scottish Executive, "Homes for Scotland's People" and the Housing (Scotland) Bill 2005 reflects its continued commitment to community ownership, promoting home ownership, and improving housing standards

across all tenures. The Housing Bill will further extend the regulatory role of Local Authorities in relation to private sector housing. Overall, the impact of “Homes for Scotland’s People” will be to continue the Scottish Executive’s policy of shifting the housing role of Local Authorities from providing social rented housing to the strategic planning and regulation of all housing in their area.

The new Housing Bill will introduce more duties to Local Authorities including improving housing standards across all tenures and reducing Below Tolerable Standard housing.

5.2 Local Housing Strategy

The Housing Bill makes specific mention to the LHS and that it should:

- Improve the standards of housing in the local authority’s area
- Ensure the LHS includes an action plan on below Tolerable Standard housing including timescales for specified reductions in numbers of properties
- Ensure the LHS includes a policy for identifying localities that should be designated as Housing Renewal Area.

5.3 Affordable Housing and Homelessness

Scottish Ministers remain committed to ensuring that local authorities are able to offer permanent housing to all unintentionally homeless applicants by 2012. The policy statement recognises that achieving this target will depend on sufficient affordable housing to meet demand, and the Scottish Executive are working with local authorities to assess likely supply and demand.

The Scottish Executive recently published a Planning Advice Note on affordable housing (PAN 74) in March 2005, which sets a new benchmark figure of 25% affordable homes for all new housing developments where there is a demonstrable local need. The policy statement also sets out further proposals to streamline the release of surplus public sector land for housing development at below market price.

5.4 Private Rented Sector

The aims of introducing some regulation to the private rented sector is to improve housing quality, improve housing management, and protect the rights of tenants in the sector.

5.4.1 Private Sector Lettings Code

In May 2004 Communities Scotland published a set of “National Core Standards” for private landlords aimed at improving housing management practices in the sector. Since June 2004 four local authorities have been piloting a voluntary accreditation scheme for landlords who agree to adopt good practice.

Part 6 of the Housing Bill will enable Scottish Ministers to issue statutory guidance on the standards of good practice in property and tenancy management for the private rented sector. The “Lettings Code”, as it is described in the Bill, would build on the “National Core Standards” and the evaluation of the pilot accreditation schemes.

5.4.2 Private Rented Sector Repairing Standard

A new statutory duty will be placed on private landlords to let and maintain properties in a habitable condition, and sets out a new Repairing Standard which defines the minimum standards private rented properties must meet.

The Repairing Standard extends existing duties to include certain elements of the repairing standards for Social Landlords, introduced in the 2001 Act. A private landlord will be required to ensure their property is wind and watertight and

the structure and exterior of the house are in reasonable condition. The installations used to supply water, gas, electricity, sanitation, space heating and heating water must be maintained in good repair and in working order, and any furnishings, fixtures, fittings and appliances provided are safe and fit for purpose.

Private landlords will have to carry out an inspection before a tenancy begins to ensure the property meets the Repairing Standard, and carry out necessary repairs to bring it up to standard. Where entry is required the landlord must give 24 hours advance notice in writing.

The Repairing Standard will apply to almost all tenancies that are not Scottish secure tenancies or short Scottish secure tenancies.

5.4.3 Private Rented Housing Panels

Where their landlord fails to adhere to statutory repairing obligations, private tenants can take civil action through the Sheriff Court or withhold their rent until repairs are carried out. However, these procedures can be complex, costly and time-consuming.

The Housing Bill proposes a new mechanism to ensure the Repairing Standard can be easily enforced by extending the remit of the existing Rent Assessment Panel and Rent Assessment Committees. To reflect their new role, the Panel will be renamed the Private Rented Housing Panel and Rent Assessment Committees drawn from them will be renamed Private Rented Housing Committees.

Tenants applying to the Panel will pay no fee, but must declare they have been unable to obtain the landlord's agreement to carry out necessary works.

To safeguard the tenant's security it will be an offence to relet the house while it is the subject of an order. The landlord and tenant will each be able to appeal to the sheriff against the decision of the Panel or Committee.

5.4.4 Registration

Part 8 of the Antisocial Behaviour etc. (Scotland) Act 2004 placed a new duty on local authorities to establish and maintain a register of private sector landlords. The aim of the registration scheme is to allow local authorities to act against landlords who use demonstrably bad letting practices. Registration will commence in November 2005.

5.5 The Angus Context

The new Housing Bill and Policy statement will place extra burdens on the Council and implementing some of the measures will require thought and commitment from all partners.

5.5.1 Affordable Housing and Homelessness

Angus is less pressured than many other areas, with 32% of Council housing relets in 2003-04 going to homeless applicants in "priority need" compared with 73% in Glasgow. However, the population of Angus rose unexpectedly last year by 1%, in part because of continued out-migration from Dundee.

The Council continue to work in partnership with Registered Social Landlords and private developers to provide homes at affordable rent and for low cost home ownership. When the LHS was developed, it was thought that funding from Communities Scotland would amount to around £2.2m yearly. However, around £4.3m was available for affordable housing during 2004-2005 and this is likely to be the same during 2005-2006.

The extra financial resources are welcome but a combination of abolishing priority need for homeless applicants and the continued depletion of available properties through the Right to Buy will make it difficult for the Council to deliver enough affordable properties for all that need one.

5.5.2 Private Rented Sector

The private rented sector in Angus, including “tied” lets, accounts of around 10% of the total housing stock, compared with 7.7% for Scotland as a whole. The sector plays a very important role in Angus, particularly in rural areas where the sector, in some rural areas, accounts for around 90% of all rented properties.

Several bodies, including CoSLA, have raised concerns introducing additional regulations will place extra administrative burdens on local authorities and may result in many private landlords leaving the sector.

5.5.3 LHS Challenges for 2005 – 2006

The Local Housing Strategy is a local document and will continue to plan and direct services and initiatives to improve the quality of housing and life for all Angus citizens. The main challenges for the LHS in the coming year will be:

- Registration of private sector landlords and other changes to legislation in this sector
- Tackling the problem of low demand for some Council and Registered Social Landlord housing
- Ensuring effective support and resettlement of people who become homeless
- Delivering suitable housing and support to community care groups
- Delivering the Council’s affordable housing policy
- Raising energy efficiency in the private sector
- Preventing homelessness, especially among young people

Addressing these challenges will be an important task during 2005 and 2006 and will require aid from all partners. Consultation has begun with the LHS Working Group and Housing Forum and the challenges identified were discussed during the LHS Review Day on 14 June 2005.

6. Local Housing Strategy Progress

This section considers progress and performance against the strategic objectives from the LHS. Rather than commenting on each action, the following provides a summary of progress on some key actions, and identifies weaknesses and challenges, which will guide our priorities and programme of work over the next year.

Challenge – To ensure a balance between housing supply and demand across all tenures

Objectives




1. To stimulate demand in areas that are less popular or have investment needs
2. To ensure the appropriate release of land and existing buildings to meet demand for housing
3. To develop an understanding of each housing market area and Burgh by 2009
4. To rectify the mismatch between housing type or tenure and housing need or demand
5. To reduce the number of empty homes by 10% over the period of the strategy.

Progress to date

Some significant milestones have been reached in the last year:

- A Low Demand Strategy has been developed and will be considered by Housing Committee in August 2005. The Low Demand Strategy aims to provide both a strategic vision for Angus wide service improvement and a practical framework of solutions to enable area managers to respond to the particular circumstances in each local housing area
- Research was carried out, as part of the Low Demand Strategy, into the aspirations of local people and reasons for refusing or leaving an area
- Community research was carried out in the Sidlaws and South Angus to analyse local housing needs
- We have reviewed the Affordable Housing Policy to ensure that future developments have an element of affordable housing for rent or sale
- We have completed research to identify empty urban properties and the repairs required to return them to the housing market
- Appointed consultant to review the rural empty homes research carried out in 2000
- We have demolished obsolete properties in Arbroath and, in partnership, replaced them with family housing
- We have given grants to return empty properties in town centres to use for renting.

Summary - To ensure a balance between housing supply and demand across all tenures

	18		No. of actions
Actions	<input checked="" type="checkbox"/>	Action met	6
		Work in progress	10
		Future years	2
		Progress slipped	0

What still needs to happen

We still need to

- Begin implementing the Low Demand Strategy
- Consider options to solve local issues of low demand
- Take action with Registered Social Landlords, the Private Rented Sector and Owners to address low demand in areas of mixed tenure
- Develop Older Persons' Housing Strategy, which will address low demand in sheltered housing
- Develop ground maintenance and factoring services
- Develop new housing products to access new customers
- Continue research to analyse local housing needs
- Develop mechanisms to deliver the practical elements of the revised Affordable Housing Policy.

Challenge – To ensure sufficient affordable housing to support sustainable communities

Objectives




1. To develop and implement an affordable housing policy
2. To promote different tenure options for households with particular or changing housing needs
3. To develop mechanisms to improve choice and access to affordable housing across all tenures
4. To work with rural communities to address problems with local access to affordable housing.

Progress to date

Some significant milestones have been reached in the last year:

- Affordable Housing Policy reviewed to ensure that future developments have an element of affordable housing for rent or sale
- Researched the needs of black and minority ethnic groups, including Gypsy Travelers, in Angus
- Commenced feasibility studies to identify new Gypsy Traveller transit sites in Angus
- Given approval to carry out £330,000 of improvements to settled site at Tayock, Montrose. This will commence during 2006
- The Common Housing Register in Angus developed to include all main RSLs and on target to be introduced during 2006
- 104 units built for affordable rent and 6 built for low cost home ownership in the past year
- Community research in the Sidlaws and South Angus, including elements to assess affordability issues, now completed and final report due June 2005
- Produced local housing needs assessment for Arbroath, Forfar and Montrose.

Summary - To ensure sufficient affordable housing to support sustainable communities

	16		No. of actions
Actions	<input checked="" type="checkbox"/>	Action met	2
		Work in progress	11
		Future years	0
		Progress slipped	3

What still needs to happen

We still need to

- Develop a building industry liaison group to encourage joint ventures and voluntary agreements
- Improve services to Gypsy Travelers
- Broaden range of capital grants available to develop and support the private rented sector in rural areas to allow landlords to offer properties at affordable rents
- Continue to make the case for substantial additional funding to meet the need for affordable housing
- Identify fuel poor households to target advice and assistance
- Complete settlement level housing needs assessments that provide information about affordability for all main towns and large villages.

Challenge – To ensure a high standard of housing and related services across all tenures

Objectives

1. To ensure that all social housing meets the Scottish Housing Quality Standard by 2015
2. To cut the Below Tolerable Standard housing to less than 1% of housing stock and to achieve a 10% annual increase in the number of private sector properties that meet the local standard by 2009
3. To ensure that social housing is an attractive choice for an increasing proportion of people over the Strategy period
4. To achieve an average 'National Home Energy Rating' of 5 across all tenures by 2015
5. To ensure people are satisfied with the quality of their neighbourhood.




Progress to date

Some significant milestones have been reached in the last year:

- Scottish Housing Quality Standard self-assessment submitted to Scottish Executive
- Fitted central heating to 580 homes
- Pilot of 'single survey' carried out in South Angus
- Private Rented Sector Forum established and the first meeting scheduled for May 2005

- Funding provided for four premises for use of community and tenants and residents groups
- Energy efficiency promotions carried out in partnership with SCARF (Save Cash and Reduce Fuel) and neighbouring local authorities
- 600 NHER surveys carried out
- Initial investigations into feasibility of biomass district heating schemes complete.
- Planned programme to upgrade remote footpaths on housing account to adopted status

Summary - To ensure a high standard of housing and related services across all tenures

	19		No. of actions
Actions	<input checked="" type="checkbox"/>	Action met	5
		Work in progress	9
		Future years	1
		Progress slipped	4

What still needs to happen

We still need to

- Implement the Scottish Housing Quality Standard Delivery Plan
- Complete the modernisation programme Council stock
- Develop a private landlord accreditation and registration scheme
- Introduce an Angus Council tenant reward scheme
- Evaluate report on 'choice based lettings' before implementing Angus version
- Carry out further 600 NHER surveys in 2005-2006
- Expand use of rural property grants
- Review and update earlier research into empty properties in rural areas.

Challenge – To prevent homelessness and reduce its impact

Objectives

1. To develop and implement good quality assessment and support mechanisms for homeless and other vulnerable households in housing need
2. To develop an understanding of homeless needs and trends in all the Housing Market Areas by 2005
3. To improve access to appropriate permanent accommodation and support for homeless and other vulnerable households over the Strategy period
4. To reduce tenancy breakdown (as a cause of homelessness) by 50% by 2008.




Progress to date

Some significant milestones have been reached in the last year through the Homelessness Strategy 2003 - 2008

- All Special Needs Officers, who deal with homeless applications, are now certificated to deliver housing information and advice to the national Homepoint Type 2 standard.
- 80% of front-line housing staff have been accredited to National Standards for Housing Information and Advice

- Piloting a new integrated housing/homelessness/housing support application form and assessment form develop as part of the single shared assessment process.
- The pilot of Angus Community Mediation Service commenced in November 2004, covering the Arbroath, Montrose and Brechin areas.
- Furniture recycling projects exceeded their target of providing furniture to 300 households, and Starter Packs Angus distributed starter packs to 149 households during April-December 2004.
- 36 units of dispersed furnished accommodation provided throughout Angus
- The Housing Support Service is working closely with Health and Social Work to ensure early notification of homeless families to health visitors, GP services, child services and dentistry
- Establishment of a Rent Deposit Guarantee Scheme
- A protocol on the use of different tenancy agreements and for the use of different accommodation types has been agreed and implemented shortly
- A range of accommodation based support services are provided from the Housing Support Team base including cooking and nutrition classes, health check drop-in open days, Womens' Aid outreach service, a specialist health "clinic" for men, and others through individual support plans.

Summary – To prevent homelessness and reduce its impact

	12		No. of actions
Actions	<input checked="" type="checkbox"/>	Action met	5
		Work in progress	5
		Future years	0
		Progress slipped	1

What still needs to happen

We still need to

- Implement programme of housing education in all local secondary schools and through community education youth services so that 80% of pupils receive it
- Work with Private Landlords' Forum to engage the private rented sector in contributing to the delivery of the Homelessness Strategy
- Develop further outcome monitoring to ensure individual needs are met
- Develop further prevention measures including family mediation to prevent youth homelessness.

Appendix one is the review of the Homelessness Strategy for 2004-2005 and contains more information about how Angus Council has been tackling homelessness in Angus.

Challenge – To ensure that suitable housing and support is available to meet individual needs.

Objectives

1. To improve understanding of current provision for those with particular needs
2. To ensure a 10% annual increase in the proportion of housing adapted for particular needs
3. To contribute to reducing the average delayed discharge waiting times in Angus over the Strategy period




4. To ensure that all those in need of support in their homes during the Strategy period will receive it
5. Act to reduce the proportion of people entering institutional care over the strategy period by providing a housing based alternative
6. To develop supported accommodation for people with specialist needs, who would otherwise have to seek it outside Angus

Progress to date

Some significant milestones have been reached in the last year:

- Close working has continued with Social Work and Health to deliver single shared assessment and a pilot has begun in Brechin
- 64 families receive housing support
- Around 6000 people receive support in their homes through 'supporting people'
- Over 300 Council tenants received adaptations to their homes during 2004, an increase of over 5% since 2003
- 59 homes were built for affordable rent and low cost home ownership during 2004, for people with community care needs
- Angus Care and Repair received £108,000 funding during 2004-2005.

Summary - To ensure that suitable housing and support is available to meet individual needs

	22		No. of actions
Actions	<input checked="" type="checkbox"/>	Action met	3
		Work in progress	11
		Future years	4
		Progress slipped	4

What still needs to happen

We still need to

- Survey and develop database of adaptations or adaptability of social rented houses
- Research the housing needs and aspirations of disabled people and others with special needs
- Complete the Older Peoples Strategy
- Continue to develop housing support provision to ensure that 100 families are receiving support at any given time
- Continue to promote priority to disabilities and varying needs when directing new social housing investment
- Improve time it takes to carry out an adaptation
- Link with health and social work to contribute to the accommodation element of care group strategies.

Challenge - To encourage and support sustainable communities

Objectives

1. To maximise the contribution that housing investment makes to the local economy
2. To enhance how people feel in their neighbourhoods
3. To promote safety and healthy living in the home




4. To reduce housing turnover to the Angus average in low demand areas across all tenures by 2009
5. To increase community involvement in housing and in improving their housing environment
6. To reduce fuel poverty by 50% across all tenures during the Strategy period.

Progress to date

Some significant milestones have been reached in the last year:

- Angus Antisocial Behaviour Strategy developed
- 20 people undertook a tenancy training course at Angus College of Further Education
- 40% of secondary schools took part in education on housing issues as part of studies
- Community Wardens were introduced in Forfar and Arbroath
- Community mediation was piloted in Arbroath, Brechin and Montrose
- Three tenants and residents associations registered during 2004-2005, giving a new total of six
- A fuel poverty mapping exercise was completed down to ward level
- A 'warm and well' energy efficiency promotion day was held in the Harbour area of Arbroath with the Local Health Care Co-operative, Energy Saving Trust and the Eaga Partnership
- Energy efficiency training days carried out in two primary schools
- Health Improvement Learning Zone project completed in five Angus hospitals
- Health professionals and staff provided with training to recognise signs of fuel poverty and to give advice
- Tenants were involved in reviewing antisocial behaviour procedures and rent setting
- Regenerate! North Arbroath set up to co-ordinate regeneration of Cliffburn in Arbroath
- Partnerships between Angus Council and Angus Housing Association saw obsolete blocks in Cliffburn, Arbroath being demolished and replace with family cottage style housing
- Regeneration outcome agreement in place with Communities Scotland.

Summary - To encourage and support sustainable communities

	34		No. of actions
Actions	<input checked="" type="checkbox"/>	Action met	13
		Work in progress	14
		Future years	4
		Progress slipped	3

What still needs to happen

We still need to

- Review estate management procedures in light of the Antisocial Behaviour Strategy and the Low Demand Strategy
- Continue to provide energy efficiency training in primary schools
- Seek opportunities to expand the Community Warden service to other areas within Angus
- Train Special Constables to carry out "safe as houses" referrals

- Involve tenants in further reviews including kitchen installations and lettings standard
- Further develop tools of intervention, for example, mediation, to successfully resolve incidents of antisocial behaviour before the need for legal remedies
- Develop a Credit Union in Angus
- Secure extra funding, through the European Social Fund, to continue tenancy training at Angus College
- Secure extra funding through the Housing Estates Regeneration Fund.

Revised Implementation Plan

The Angus Local Housing Strategy deals with all tenures and all housing related issues. This meant the first Implementation Plan was a lengthy document. Implementing the actions during 2004-2005 has enabled us to link similar and related actions together. The result is a less lengthy Implementation plan that is more focused and easier to understand.

