



# Angus Local Housing Strategy 2017-22

CREATING PLACES PEOPLE ARE PROUD TO CALL HOME





# Executive Summary

This Angus Local Housing Strategy (LHS) sets out the vision for housing in Angus across all tenures. It describes the housing system in Angus including key trends, local pressures and challenges and outlines how the Council and its partners will meet the vision over the period to 2022. Three outcomes supported by a range of actions, cover the core priorities of increasing housing supply; reducing and preventing homelessness; addressing the housing and support needs of particular needs groups; improving the condition and energy efficiency of housing; and reducing fuel poverty.

## The Vision for Angus

The LHS 2017-22 sets out how the Council and partners will continue to deliver our vision **'to create places that people are proud to call home'**.

The vision will be achieved through a set of outcomes that encapsulate the positive housing related improvements we are seeking to achieve. They reflect local priorities and national policy objectives and provide clear strategic direction for the LHS 2017-22. The three outcomes are:

- The supply and availability of good quality, affordable housing is improved
- People can access appropriate housing options and related services to meet their needs and enable them to live independently
- The quality and energy efficiency of all housing stock is improved and we contribute towards targets to reduce CO<sup>2</sup> emissions in Angus

## National and Local Strategic Policy Context

The LHS is informed by the national legislative and strategic policy context which provides direction for local strategic policy across a range of issues. The LHS also plays a critical role in delivering the corporate priorities for housing in Angus and links to a range of strategies and plans which have informed development of the LHS, such as the Local Development Plan and the Angus Health and Social Care Partnership Strategic Plan.

## Shaping the Local Housing Strategy Through Consultation

The LHS has been developed by Angus Council with extensive partnership working, consultation and engagement with stakeholders and local communities. This has informed the identification of issues and challenges affecting Angus and set key priorities for the LHS to address.

The consultation process has involved tenants, service users, communities, partner organisations and other interested parties, on the key issues and priorities. Overseen by the Angus Housing Partnership, consultation was split into three key stages; evidence testing, priority setting and final agreement. This was followed by a formal consultation period.

The views and priorities expressed by partners, stakeholders and local communities fell into a number of broad themes which have been addressed in the Action Plan.

## Housing Supply and Placemaking

There is a requirement for an estimated 314 new homes per annum in Angus from 2012 to 2032. Within this, there is a need for a large number of new affordable homes. In recent years around 210 new market and affordable homes have been completed per annum.

In order to increase housing supply and contribute towards the Housing Supply Target, the Council and Registered Social Landlords (RSLs), supported by the Scottish Government's Affordable Housing Supply Programme, will aim to develop 120 new affordable homes per annum, doubling development over the next five years.

The population of older people is set to grow 25% by 2037 and at least 16% of households currently in housing need require an adaptation or specialist housing. To address the changing needs of the population, at least 20% of new affordable housing will be delivered to meet a particular need such as amenity or supported housing, with at least half of these (i.e. 10% of new supply) to full wheelchair standard.

The private rented sector has increased by 50% since 2010. This increase is influenced by a range of factors and has seen the sector play an increasingly important role in providing accommodation for newly forming households, families with children and older people. There continues to be significant change in the regulation and legislation surrounding the private rented sector and the Council will work with landlords to encourage growth and improve the quality of housing.

Empty homes represent a wasted resource with around 3% of private sector homes classified as long term empty. The Council will continue to prioritise bringing empty homes back into use and further develop initiatives which address local issues.

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## **OUTCOME 1**

### **The supply and availability of good quality, affordable housing is improved**

We will do this by: increasing housing supply across all tenures, making best use of existing stock and improving the quality of housing for individuals and local communities

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## **Access to Housing**

There has been a reduction in the number of homelessness applications from around 1,200 in 2012/13 to around 730 in 2016/17. Although this demonstrates the success of the preventative approach, there remain challenges in meeting the needs of homeless households particularly demonstrated by long stays in temporary accommodation and difficulty meeting the duty to provide temporary accommodation in some cases. The Council will continue to implement the housing options approach and will work to reduce the length of stay in temporary accommodation and ensure it meets its statutory duties to homeless households.

Welfare reform continues to have a significant impact with Universal Credit being rolled out in Angus from 2016 and further changes in benefit eligibility to be introduced from 2019. These changes will particularly affect under 35's and will further restrict access to housing. It is anticipated that rent arrears will increase for those affected by the changes and potentially increase homelessness.

Housing has a significant role to play in the integration of health and social care. The LHS will enable this to be further developed by strengthening alignment between the LHS, the Strategic Housing Investment Plan and the Strategic Plan for Health and Social Care.



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**OUTCOME 2****People can access appropriate housing options and related services to meet their needs and enable them to live independently**

We will do this by: preventing and addressing homelessness, improving access to the private rented sector and providing services which enable people to live in their own home as long as possible

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**Sustainable Housing**

Levels of fuel poverty continue to be an area of concern in Angus with around 43% of households estimated to be living in fuel poverty compared to 34% nationally. The Council will work to increase the energy efficiency of housing across all tenures, specifically targeting households living in fuel poverty and the private rented sector.

The Council and RSLs made improvements to stock conditions in order to meet the Scottish Housing Quality Standard in 2015. The focus is now on making further improvements to meet the Energy Efficiency Standard for Social Housing by 2020.

The Council's Private Sector Stock Condition Survey (2016) found similar levels of disrepair to the national picture. However, extensive disrepair was found to be above average in pre-1945 stock, terraced housing, converted flats and PRS dwellings as well as significantly above average in the North Housing Market Area. The Council will work to improve the condition of private sector housing and in particular improve awareness of the private rented sector Repairing Standard amongst private landlords and their tenants.

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**OUTCOME 3****The quality and energy efficiency of all housing stock is improved and we contribute towards targets to reduce CO<sup>2</sup> emissions in Angus**

We will do this by: ensuring households have access to good quality advice and information, improving the condition of private sector housing and continuing to expand the use of energy efficient technologies in Angus

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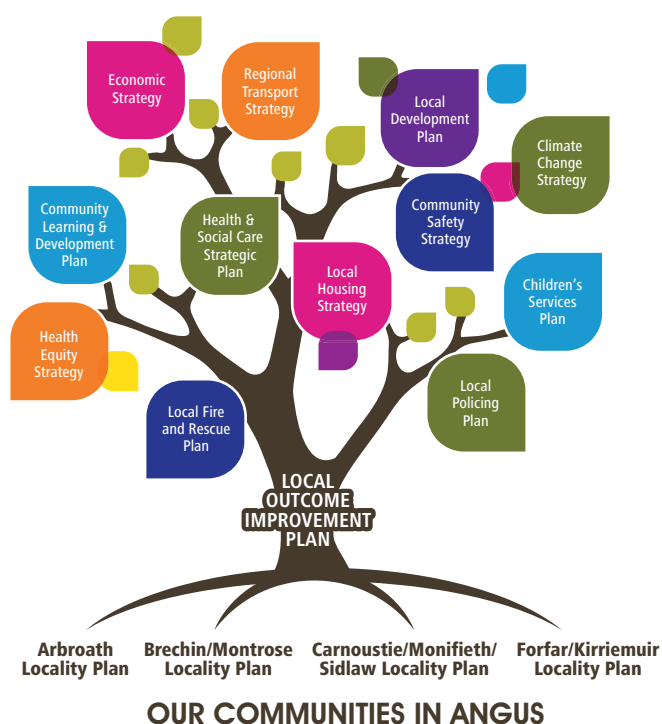


## SECTION 1

# The Local Housing Strategy

### Introduction

The Local Housing Strategy (LHS) is the sole strategic document for housing. The Housing (Scotland) Act 2001 places a statutory requirement on local authorities to develop a LHS that provides the framework for delivering housing and related services. The LHS is supported by an assessment of housing need and demand, and related services.



The LHS sets out a vision for the future of housing in Angus to 'create places people are proud to call home'. It addresses national and local priorities alongside statutory responsibilities to help increase the supply of high quality affordable housing and related services, inclusive of all type and tenures.

The LHS does not exist in isolation; it is part of the wider strategic planning framework in Angus. As one of a number of strategies and plans which complement, inform and support each other the LHS has a central role to play in delivering the outcomes of the Local Outcomes Improvement Plan and Locality Plans.

### Delivering on the Back of Success

#### Local Housing Strategy 2012-17

The strategic vision for housing in Angus is to 'create places that people are proud to call home'. This is a long-term vision which has been embedded in the approach to developing housing and housing related services since 2012. The LHS 2017-22 is pivotal to help achieve this vision, maintaining a momentum from the LHS 2012-17.

The Angus LHS 2012-17 received Committee approval in August 2012 to deliver three strategic priorities:

- 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

The Council and partners have been striving to achieve these priorities, responding to the shifting dynamics of the economic, political and social landscape. Good quality affordable housing for people on lower incomes or with specialist needs continues to be the focus, ensuring that our investments contribute to reduced deprivation and inequalities.

## **Key Achievements Since 2012**

### **Increased the supply of housing**

- Since 2012/13, the Council and RSL partners have invested in the delivery of 187 new units of affordable housing, supported by the Scottish Government. Over the same period 895 units have been delivered in the private sector
- We have increased provision of alternative housing solutions such as shared equity and low cost home ownership

### **Improved housing options**

- The number of homeless applications reduced by 39% from 2011/12 to 2016/17
- We have continued to support people to live independently and remain in their homes longer by undertaking 1352 disabled adaptations in Council properties and 667 in private sector homes
- We established a Young Persons Housing Options Team which was later combined with Housing Options Services delivered in each locality
- We developed specialist supported housing for young care leavers

### **Bringing empty homes back into use**

- We developed an empty homes service and loan fund aimed at supporting the private sector to bring more properties back into use, including a shared services post in partnership with Dundee City Council

### **Supporting Private Sector Housing**

- We continued to support and regulate private sector landlords through the Landlord Registration Service, promoting good practice whilst improving standards in the quality of private sector homes supported by the recent establishment of a Partnership Agreement with Landlord Accreditation Scotland

### **Improved house conditions across all tenure**

- We achieved Bronze standard and up to Level 4 Code for Sustainable Homes in all council new builds
- Improved existing stock to achieve the SHQS standard and increase energy efficiency via a range of measures
- We secured HEEPS funding to provide over 2000 energy-saving measures for social and private sector households

## The Local Housing Strategy 2017-22

The LHS 2017-22 will continue to deliver our vision to 'create places that people are proud to call home' and help create positive outcomes for all Angus residents.

Following extensive consultation with partners, stakeholders and our communities, three strategic outcomes have been developed which benefit the LHS 2017-22.

### **OUTCOME 1: The supply and availability of good quality, affordable housing is improved**

We will do this by: increasing housing supply across all tenures, making best use of existing stock and improving the quality of housing for individuals and local communities

### **OUTCOME 2: People can access appropriate housing options and related services to meet their needs and enable them to live independently**

We will do this by: preventing and addressing homelessness, improving access to the private rented sector and providing services which enable people to live in their own home as long as possible

### **OUTCOME 3: The quality and energy efficiency of all housing stock is improved and we contribute towards targets to reduce CO<sup>2</sup> emissions in Angus**

We will do this by: ensuring households have access to good quality advice and information, improving the condition of private sector housing and continuing to expand the use of energy efficient technologies in Angus

The LHS outlines the local context and evidence base, providing a broad range of information and statistics on housing and related services, specific to Angus and its locality areas. This overview provides a suitable foundation and reference point for each of the three strategic outcome topic sections that follow.

The strategic outcome topic sections tell the story of where Angus is now, what the Council and partners want to achieve, and the actions that will be taken to get there. They illustrate the issues and priorities that correlate with each of the outcomes and highlight the themes that permeate between topics.

Progress towards each strategic outcome will be measured against a monitoring framework to detail progress against the individual actions that together will deliver the strategic outcome. The monitoring framework will be reviewed regularly to ascertain progress and, where necessary, adjust actions that may no longer apply or need to be updated due to changes out-with the Council and its partners' control, such as national policy or economic and social change.







## SECTION 2

# The Legislative and Strategic Planning Framework

### Introduction

The LHS is influenced by a legislative and strategic framework which guides its development, but also shapes change to help meet these overarching strategic aims. This section explains the statutory duties and strategic aims which influence the LHS within the context of local and national outcomes and priorities.

### Partners and Communities

#### Community Planning Partnership

The Angus Community Planning Partnership (ACPP) brings together public bodies and local communities, businesses, charities and voluntary groups. During the development of this LHS the Community Plan and Single Outcome Agreement 2013-16 (extended for a transition period until 2017) has led the work of the partnership, with a vision that 'Angus is a place where a first class quality of life can be enjoyed by all'. The five priority areas in support of achievement of that vision are communities that are:

- Prosperous and Fair
- Learning and Supportive
- Safe and Strong
- Caring and Healthy
- Sustainable

Straddling these five priorities are three major cross cutting policy priorities:

- Sustainable economy and employment
- Tackling poverty and disadvantage and
- Shifting the balance of care

Specific mention of housing is contained in the priorities of 'prosperous and fair', 'sustainable' and 'caring and healthy' communities, however there is clear contribution to each of the priorities from the LHS, further demonstrating the strong links between local outcomes and local housing outcomes.



LHS Outcome	Single Outcome Agreement Priority	Local Outcomes
OUTCOME 1: The supply and availability of good quality, affordable housing is improved	Prosperous and Fair	Whereby Angus is a good place to live in, work in and visit
	Sustainable	Whereby our communities are developed in a sustainable manner, our natural built environment is protected and enjoyed, and our carbon footprint is reduced
	Safe and Strong	Where housing contributes to ensure our communities are safe, secure and vibrant
OUTCOME 2: People can access appropriate housing options and related services to meet their needs and enable them to live independently	Learning and Supportive	Whereby housing can play a key role in supporting our young people to develop
	Safe and Strong	Where housing contributes to ensure our communities are safe, secure and vibrant
	Caring and Healthy	Housing helps improve the health and wellbeing of our residents and reduces inequalities, and our residents are supported in their own communities with good quality services
OUTCOME 3: The quality and energy efficiency of all housing stock is improved and we contribute towards targets to reduce CO <sub>2</sub> emissions in Angus	Sustainable	Whereby our communities are developed in a sustainable manner, our natural built environment is protected and enjoyed, and our carbon footprint is reduced

The Angus Community Planning Partnership's work is now shaped by the Community Empowerment (Scotland) Act 2015, which requires partnerships to focus on where collaborative efforts can add most value for local communities, with particular emphasis on reducing inequalities. A key principle of the Act is community participation and community planning locality arrangements have contributed to the development of the LHS and will support its implementation. The ACPP is currently developing a Local Outcomes Improvement Plan (LOIP) and Locality Plans, for publication by October 2017. The LHS will both inform the LOIP and contribute to outcome improvement.

Community learning and development is a regulatory requirement (Requirements for Community Learning and Development (Scotland) Regulations 2013) which complements the role of community planning. It embodies a set of practices developed to help empower people, individually and collectively, to make positive changes in their lives and their communities through learning. The Angus Community Learning and Development Plan 2015-18 formalises the process at a local level.

### Tenant Participation

The Angus Tenants Participation Strategy 2016-19 provides a framework for how people can get involved to make a difference and influence decision making in their community. One example is the Tenant Led Service Review, whereby tenants review housing services based on their priorities. Tenant Scrutiny is a way of giving tenants greater influence to hold their landlord to account, bringing tenants and staff together in partnership to achieve a better housing service for customers.

## Angus Housing Partnership

The aim of the Angus Housing Partnership is to ensure good governance of the Angus LHS and to engender participation opportunities for stakeholders, community representatives and voluntary sector partners. Membership includes stakeholders who are involved directly and indirectly in the provision of housing and related services.

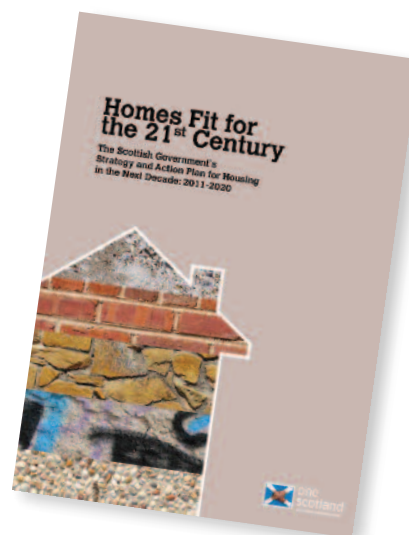
In addition to the full Partnership, two further groups sit within the partnership structure, the Housing, Health and Social Care Strategic Planning Group and the Affordable Housing Delivery Group.

- The Housing, Health and Social Care Strategic Planning Group ensure that LHS priorities are effectively aligned with the Strategic Plan for Health and Social Care as well as providing recommendations to support decision making on the development of new specialist housing. The Group also provides an interface between the Housing Partnership and the Integrated Joint Board.
- The Affordable Housing Delivery Group ensures that partners are connected to the decision making and priorities for developing new affordable housing in Angus. The Group includes Angus Council Housing and Planning representatives, RSL partners and the Scottish Government.

## Housing Supply and Placemaking

### National Vision for Housing

'Homes Fit for the 21st Century' (2011), sets out the Scottish Government's strategic vision for 2020 as a housing system which provides an affordable home for all. It sets the agenda as to how housing related components will operate and be fine-tuned to contribute toward the national vision. The vision reinforces what the Council and partners aspire to achieve through the LHS by tackling housing inequalities and helping to deliver sustainable, diverse and positive housing and related services for the people of Angus.



### Scottish Planning Policy

Scottish Planning Policy was published in 2014 setting out the priorities for operation of the planning system and for the development and use of land. The comprehensive review of planning policy ensures the Scottish Government can take the necessary steps to support and achieve their primary principles and national outcomes.

The vision is supported by four outcomes which are key to the decision making process, impacting national planning policy and filtering through to be at the heart of day to day decision making at a local level. The outcomes are:

- **A successful, sustainable place** - supporting sustainable economic growth and regeneration, and the creation of well-designed, sustainable places
- **A low carbon place** - reducing our carbon emissions and adapting to climate change
- **A natural, resilient place** - helping to protect and enhance our natural and cultural assets, and facilitating their sustainable use
- **A more connected place** - supporting better transport and digital connectivity

The broad scope and cross-cutting nature of planning ensures that it contributes to each of these national outcomes, and is also integral to the delivery of local outcome improvements identified through community planning arrangements. The LHS supports a robust link between national outcomes, the platforms and channels utilised by partners, and local delivery of improvements identified with communities.

In September 2015, an independent panel was appointed by Scottish Ministers to review the Scottish planning system. The report 'Empowering Planning to Deliver Great Places' was published in May 2016 and made 48 recommendations which the Panel said would strengthen the planning system to 'enable sustainable development'. To enable a Planning Bill to be brought forward early in the parliamentary session, in early 2017 the Scottish Government consulted on the key components of the legislation and proposed changes to the planning system. The consultation centred around four key areas of change with 20 proposals for improving the planning system.

Following consultation the Scottish Government published its Position Statement (June 2017) outlining the proposals to be taken forward including greater alignment of spatial and community planning, removing the requirement for regional planning activity and changes to the local development planning process aimed at strengthening the delivery role at a local level. Of particular note in relation to the LHS is a potential change to the arrangements for assessing housing need and demand and setting housing supply targets. A new Planning Bill is expected in late 2017 and the changes are likely to have far-reaching implications for the planning system. These changes will not have an immediate impact on the LHS however consideration will be given as to how reforms to the planning system influence strategic planning for housing.

### **TAYplan Strategic Development Plan**

Angus forms part of the TAYplan Strategic Development Plan (SDP) area along with Dundee City, Perth and Kinross and North Fife. Approved in June 2012 the current TAYplan SDP establishes the high level spatial strategy and locational framework for development and provides the strategic land use planning context for housing and place shaping across Angus for the twenty year period to 2032. Informed by the TAYplan Housing Need and Demand Assessment, the approved TAYplan SDP established Housing Supply Targets for each Housing Market Area in Angus.

The TAYplan Proposed SDP 2016-36 was submitted to Scottish Ministers for examination in June 2016. Following a hearing in late 2016, the Examination Report was received in March 2017. The TAYplan SDP 2016-36 as modified has been submitted for approval to Scottish Ministers, and when approved TAYplan SDP 2016-36 will replace the first TAYplan SDP and provide the strategic context for the next Angus Local Development Plan.

The Plan outlines the policies for where development should be and how our places can be improved with careful thought given to the location, design and layout of the developments from the outset. The SDP covers a range of issues such as climate change, population change, infrastructure planning, sustainable economic growth, as well as the housing need and demand across the whole area, detailing housing requirements and assessment of prospective outputs.

The proposed changes to the planning system cite a repositioning toward a regional planning partnership whereby strategic development plans would be removed from the system and replaced by the National Planning Framework. It is believed this would allow for a wider and more flexible collaborative planning partnership approach, reducing the complexity of processes.



### Local Development Planning

Local authorities are required to prepare their own Local Development Plan (LDP). The LDP must be consistent with the wider SDP and identify and consider any locally important issues. Adopted in September 2016, the Angus LDP has allocated a generous supply of effective housing land to support delivery of the Housing Supply Targets for each of the four Angus Housing Market Areas over the next 10 years from 2016 to 2026. The LDP provides the planning framework and policy context for determining planning applications.



The Cairngorms National Park Authority (CNPA) LDP was adopted in 2015 and sets out the approach to new developments within the park boundary over the next 5 to 10 years. The Angus Glens, in the north west of the county, falls within the park boundary and comprises isolated, dispersed rural communities. The unique environment requires a distinct approach to housing supply and related services, sympathetic to the natural landscape and way of life to encourage growth in the communities.

Both development plans are strongly linked to the LHS, ensuring there is sufficient land supply and identifying appropriate housing requirements at a locality level.

### Angus Strategic Housing Investment Plan

The purpose of the Strategic Housing Investment Plan (SHIP) is to set out the investment priorities for affordable housing, ensuring that resources are strategically focused to help deliver local housing priorities and contribute toward LHS Outcomes. The Angus SHIP 2018-23 is a five year plan which:

- Sets out investment priorities for affordable housing
- Demonstrates how these will be delivered
- Identifies the resources required to deliver these priorities
- Enables the involvement of key partners

Following the 2016 Spending Review whereby the Scottish Government provided the Council with a Resource Planning Assumption (RPA) of £4.315m for 2017/18, in June 2017 the Scottish Government provided the Council with a new minimum RPA for the period 2018/19 to 2022/23. The minimum RPA for the life of the SHIP is £25.074m. Based on current levels of funding, around 621 units could be delivered in the period to 2022/23. The Council and RSLs will deliver these new affordable homes.

### Private Rented Sector Reform

The Scottish Government published its strategy for the private rented sector in 2013; 'A Place to Stay, A Place to Call Home'. It sets out a vision for 'a private rented sector that provides good quality homes and high management standards, inspires consumer confidence, and encourages growth through attracting increased investment'. The Strategy includes three strategic aims, which are:

- To improve the quality of property management, condition and service
- To deliver for tenants and landlords, a consumer focused service, with sound business management committed to continuous improvement and
- To enable growth and investment to increase overall housing supply

The strategy has led to significant reform of the tenancy regime for the private rented sector. The Private Housing (Tenancies) (Scotland) Act was passed in 2016 and the key measures include:

- Improved security for tenants, meaning they cannot be asked to leave their home simply because their tenancy has ended
- Comprehensive and robust repossession grounds that will enable landlords to regain possession of their property in reasonable circumstances
- Opportunity for local authorities to implement rent caps in areas of excessive rent increases
- A more streamlined system with no confusing pre-tenancy notices and easier to understand model tenancy agreement

The LHS 2017-22 outlines the actions required to achieve the aims set out within the national strategy and acknowledge the implications of the tenancies bill across the sector.

## **Independent Living and Homelessness**

### **Integration of Health and Social Care**

The Public Bodies (Joint Working) Act 2014, sets out the legislation to implement health and social care integration. Bringing together NHS and local council care services under one partnership arrangement for each area, both services will be responsible for patient care needs with an emphasis on enabling people to remain in their homes for as long as possible. To aid the successful delivery of services, a suite of nine national health and wellbeing outcomes were produced, providing service users with a clear understanding as to what they can expect. The new arrangements will provide:

- Better services and outcomes - to improve services and supports for patients, carers, service users and their families
- Better integration - to provide seamless, joined-up quality health & social care for people in their homes or a homely setting where it is safe to do so
- Improved efficiencies - to ensure that resources are used effectively and efficiently to deliver services that meet the increasing number of people with longer term and often complex needs, many of whom are older

The scale and impact of such a comprehensive framework has far reaching effects across the care system and each integration authority has developed a strategic plan which sets out the arrangements to deliver and plan services.

### **Angus Health and Social Care Partnership**

The Angus Health and Social Care Partnership directs and plans all adult health and social care services in Angus. It includes representatives from:

- NHS Tayside
- Angus Council
- third sector organisations
- independent contractors such as GPs and local pharmacists.

The integration scheme for Angus was adopted in 2015, closely followed by the Angus Health and Social Care Partnership Strategic Plan 2016-19, detailing the locality partnership approach. The Partnership's Strategic Plan sets out how the needs of individuals and communities will be met, based on four core priorities:

- improving health, well-being and independence
- supporting care needs at home

- developing integrated and enhanced primary care and community responses
- improving integrated care pathways for priorities in care.

A statutory component of the plan is the Housing Contribution Statement (HCS). The HCS provides an overarching strategic statement of how the housing sector will support the work of the Integrated Joint Board (IJB) to achieve the outcomes for health and social care. The HCS can be seen as the 'bridge' between the LHS and the Strategic Plan and demonstrates how we will work together to support people to remain at home, prevent unnecessary admissions to hospital and ensure people who have to go to hospital are discharged in a timely manner with the right support in place.

### **Older People**

The Scottish Government's 'Age, Home and Community: A Strategy for Housing for Scotland's Older People, 2012-21' sets out proposals to deal with the impending demographic change, implement 'shifting the balance of care' and enabling people to live independently for as long as possible. Housing and housing related support have key roles to play to support the proposals and provide local delivery outcomes. As the proposals will be interlinked with health and social care partnership plans, the LHS will also demonstrate the local approach to responding to the needs of Angus' ageing communities.

### **Homelessness**

The powers and duties of local authorities in dealing with homelessness applications are set out in Part II of the Housing (Scotland) Act 1987 (as amended by the 2001, 2003 and 2010 Acts). Scottish Government's Guidance on the Prevention of Homelessness was published in 2009 and describes the action that local authorities should take to prevent homelessness arising. Prevention has a central role in how homelessness is addressed and was seen as essential for achieving the 2012 target to abolish the priority need distinction.

The Scottish Government published the Scottish National Standards for Information and Advice Providers in 2009. This is intended to be used as a Quality Assurance Framework for agencies involved in debt counselling, housing information and advice, income maximisation, money advice and welfare benefits advice services; incorporating performance indicators, competences for advisers and good practice guidance.

The legislation established the duty to provide housing support, (Section 32B of the of the Housing (Scotland) Act 1987 inserted by Housing (Scotland) Act 2010). It states local authorities have a duty to conduct a housing support assessment for applicants who are unintentionally homeless or threatened with homelessness and they have 'reason to believe' need the housing support services prescribed in regulations.

### **Welfare Reform**

Welfare Reform Act (2012) brought changes to households reliant on housing and related benefits. They were:

- A cap on Local Housing Allowance(LHA) claimants living in the private rented sector and under the age of 35
- An under-occupancy charge for tenants living in the social sector
- The introduction of the weekly 'benefit cap' (Universal Credit), formally revised in 2016 to £20,000 per year for couples and lone parent households, and £13,400 for single adult households

The changes will have a profound effect on many households, imposing financial hardship on those on already restricted incomes. To mitigate the hardship, the Scottish Government introduced a number of measures to assist vulnerable households:

- Scottish Welfare Fund (SWF) to help vulnerable people on low incomes through the provision of crisis and community care grants, for households experiencing severe financial pressures or have no other financial support available. Almost £100m has been spent nationwide, with just over half going to lone adult households and around a third to households containing children.
- Discretionary Housing Payments (DHPs) to provide help with housing costs for those in receipt of Housing Benefit or the housing element of Universal Credit. Angus Council spent £502,350 in 2015/16, utilising the full allocation from the Scottish Government and DWP (£462,305) and additional un-spent funds from the 2014/15 allocation.
- Council Tax Reduction (CTR) scheme which replaces Council Tax Benefit (CTB) and replicates a household's entitlement to CTB to ensure that no households have difficulties in meeting their council tax liabilities.

There have been a number of other measures introduced to assist those on low incomes who meet the eligibility criteria, they are:

- Free school meals
- School clothing grants
- Early learning and childcare vouchers
- Blue badge, providing parking concessions for those with restricted mobility
- Emergency food action plan, to help address food poverty

The LHS outlines the local response assisting those most vulnerable to the changes resulting from Welfare Reform.

## **Property Condition, Fuel Poverty and Energy Efficiency**

### **Housing and Climate Change**

The Climate Change (Scotland) Act 2009 set a target of a 42% reduction in emissions by 2020 and an 80% reduction by 2050. These targets take into account domestic, industry, commercial and transport emissions. Section 44 of the Act places duties on public bodies relating to climate change. In exercising its functions, the public body must act:

- In the way best calculated to contribute to the delivery of the Act's emissions reduction targets
- In the way best calculated to deliver any statutory adaptation programme
- In a way that it considers most sustainable.

Section 72 of the 2009 Act places an additional requirement on local development plans to include policies requiring all developments to be designed so as to ensure that all new buildings avoid a specific and rising proportion of the projected Greenhouse Gas (GHG) emissions from their use, through the installation of low and zero-carbon generating technologies.

The Flood Risk Management (Scotland) Act 2009 requires local authorities to exercise their flood risk related functions with a view to reducing overall flood risk, meaning local flood risk plans must be taken into account when preparing local development plans and that the location of future development must help to reduce the potential impacts of flooding.



### **Sustainable Housing Strategy**

Scotland's Sustainable Housing Strategy was published in 2013 outlining a series of actions to help reduce fuel poverty, improve energy efficiency and reduce domestic carbon emissions. The broad vision and objectives of the strategy were to:

- Deliver a step-change in provision of energy efficient homes to 2030 through retrofit and new build, as promised in the Infrastructure Investment Plan
- Ensure that no-one in Scotland has to live in fuel poverty, as far as is reasonably practicable, by 2016
- Make a full contribution to the Climate Change Act targets, as set out in the report on Proposals and Policies and
- Enable the refurbishment and house-building sectors to contribute to and benefit from Scotland's low carbon economy and to drive Scotland's future economic prosperity

### **Housing (Scotland) Act 2006**

The Housing (Scotland) Act 2006 was introduced to help address living conditions in privately owned housing in Scotland. The Act recognised that a high proportion of private housing needs repair work as a result of poor maintenance, and large numbers of disabled people would be able to live more independently if their homes were adapted. It introduced a range of powers and duties for local authorities and sought to give local authorities the lead role in addressing these issues.

The Act sets out the legal and contractual obligations of private landlords to ensure that a property meets minimum physical standards. It requires landlords to carry out pre-tenancy checks to identify any works required to meet the Repairing Standard, along with their duty to maintain the property throughout the duration of the tenancy, and notify the tenants.

The Act also introduced the Scheme of Assistance which represented a significant and radical change in the powers and duties of local authorities aimed at driving a cultural change in the attitudes of people across Scotland towards responsible home ownership. The Act covers the repair, improvement and adaptation of properties in the owner occupied and private rented sectors.

### **Scottish Housing Quality Standard**

The Scottish Housing Quality Standard (SHQS) was introduced in 2004 and updated in 2011 with all social landlords required to meet the standard by April 2015. SHQS is the main measure of housing quality in Scotland and is a set of five broad housing criteria (comprising 55 elements and nine sub-elements) which must be met if a property is to pass. The broad criteria are:

- Must be compliant with Tolerable Standard
- Must be free from serious disrepair
- Must be energy efficient
- Must have modern facilities and services
- Must be healthy, safe and secure

### **Energy Efficiency Standard for Social Housing**

The Energy Efficiency Standard for Social Housing (EESHS) supersedes SHQS energy efficiency element from 2015 and aims to improve the energy efficiency of social housing in Scotland, helping to reduce energy consumption, fuel poverty and greenhouse gas emissions. It is envisaged EESHS will contribute toward reducing carbon emissions set out in the Climate Change (Scotland) Act 2009.

### **Energy Efficiency Standards in Private Rented Homes**

Homes in the private rented sector are generally the least energy efficient of all housing tenures. As part of Scotland's Energy Efficiency Programme (SEEP) to support efforts to reduce climate emissions and tackle fuel poverty, a consultation was launched in April 2017 to seek views on proposals to improve the energy efficiency and condition standards in private rented housing. The national consultation was divided into two sections:

- Minimum standard for energy efficiency in the private rented sector
- A national condition standard for private rented homes to ensure a good basic standard of accommodation

The Council provided views on the proposed changes and how they may impact landlords, tenants, local authorities, sector investors and local supply chains. It is anticipated that certain minimum standards will be introduced and may come into force within the lifetime of LHS 2017-22.

### **Scottish Social Housing Charter**

The Housing (Scotland) Act 2010 included powers to help modernise the regulation of social housing, create an independent Scottish Housing Regulator (SHR) and set outcomes that social landlords should achieve. These outcomes are contained within the Scottish Social Housing Charter (SSHC) which sets out what tenants can expect from their landlord and provides the basis to enable the SHR to monitor performance. The outcomes cover a range of topics, including:

- The customer/landlord relationship
- Housing quality and maintenance
- Neighbourhood and community
- Access to housing and support
- Getting good value from rents and service charges
- Other customers

The Charter came into effect from April 2012. All social landlords in Angus have their performance assessed and set annual performance improvement targets.

### **Conclusion**

The LHS operates within a complex legislative and policy environment. In order to successfully deliver for the communities of Angus, the LHS must align this with the aspirations of each of the localities.

## SECTION 3

# Identifying Priorities

### Introduction

As the sole strategic document for housing the LHS must reflect the broad range of issues faced by our partners, stakeholders and, most importantly, our communities. In order to achieve this, consultation has been key in developing the LHS which has also been shaped by wider consultation on local priorities carried out to support community planning.

The consultation process has involved tenants, service users, communities, partner organisations such as housing associations, and other interested parties, on the key issues and priorities. Overseen by the Angus Housing Partnership, consultation was split into three introductory initial consultation stages, followed by the formal consultation period.

A wide range of methods and platforms were used to maximise consultation with partners, stakeholders and local communities in each stage, including:

- Workshop sessions
- Public meetings
- Local press
- Email and web based forums (including social media)
- Questionnaire
- Focus/locality groups

#### **Town Centre Charrettes**

Throughout 2014/15 and 2015/16 charrettes took place in each of the principal towns, aimed at analysing and identifying ways to regenerate and rejuvenate town centres. The events involved an array of participants who had a vested interest in the future of their town: local residents; local businesses; community and civic groups; local and national agencies; elected representatives, and; a wide range of professional and technical specialists.

The process successfully captured the views of local people to create action plans and response frameworks, including a range of short, medium and long-term initiatives. Housing and related issues were high on the agenda with many recurring issues in each locality. These themes were used to engage with partners, stakeholders and communities throughout the consultation period, shaping the Consultative Draft LHS priorities and strategic outcomes.

### Consultation Stages

#### **Evidence Testing**

Consultation began with evidence testing to 'sense check' the data and analysis and identify any gaps. It was also used as an opportunity to outline the key strategic outcomes. A series of stakeholder workshops were held to capture the views of partners, scrutinise the evidence base and establish an understanding of priorities prior to community engagement. Members of the Housing Market Partnership were able to use these sessions to outline what they felt were the main issues and begin to define more explicit actions.

### **Priority Setting and Community Engagement**

Engagement with the wider community provided a better understanding of housing and related priorities at locality level. An online survey was used to gather community views (including via the Angus Citizens Panel) and received 285 responses. Throughout national housing week pop-up events were held in each locality, partnering with community groups to ensure widespread views.

Members of the housing team also linked up to support the University of Glasgow's research foundation, Social Support and Migration in Scotland (SSAMIS). Holding 'Make It Happen Angus', a series of events aimed at migrant worker communities to capture their views on housing and related issues, these events complimented research undertaken by University of Glasgow and helped inform LHS 2017-22.

The views of the Gypsy Traveller community were drawn from the findings from research carried out in 2016 which aimed to assess the housing needs of Gypsy Travellers in the Tayside region. Families in Angus were interviewed as part of this research to better understand housing needs and levels of satisfaction with Council services.

Views from professional's supporting and designing services for older people, people with learning disabilities and people with mental health issues were gathered through this process. It was however challenging to engage with individuals with particular needs on a one-to-one basis.

Following this initial stage of community engagement, the LHS Project Team was established to assess the feedback and hone the issues and priorities in preparation for presentation to the Angus Housing Partnership.

### **Agreeing Strategic Outcomes and Action Plan**

The final stage of consultation refined the strategic outcomes, priorities and action plan for the Consultative Draft LHS. The priorities and action plan were shaped by the previous consultation stages and underwent several consultative reviews by the LHS Project Team prior to being agreed by the Angus Housing Partnership for inclusion in the Consultative Draft LHS.

### **Consultative Draft LHS 2017-22**

The Housing (Scotland) Act 2001 requires local authorities to consult on their proposed LHS. In addition, the statutory Equality Duty on public bodies requires the involvement, consultation and engagement with as wide a range of local residents as possible.

Following the three initial stages, the Consultative Draft LHS 2017-22 was produced and received Angus Council Communities Committee approval in January 2017. A formal consultation period was undertaken between January and April 2017, inviting communities, partners and stakeholders to express their views on the Consultative Draft LHS 2017-22.

The following mediums were used to encourage participation and stimulate feedback:

- Social media (Facebook & Twitter)
- Press Releases
- Council Website (Local News & 'Current Consultations' section)
- Invitations issued to Community Councils
- Invitations issued to Citizens Panel members
- Briefing to Tenant Scrutineers Group
- Hard copies of Draft LHS and survey issued to Angus libraries



Participants were asked to complete a supporting questionnaire to help determine whether the LHS demonstrates the priorities of communities and stakeholders. The feedback was positive with a majority of participants agreeing with the key issues and priorities related to each outcome, along with the actions to address the issues.

The feedback was invaluable, underlining the importance of community consultation and the pivotal role in the formation of the LHS 2017-22.

### Scottish Government Peer Review

The Scottish Government Peer Review process is designed to support local authorities in the development of robust strategies and to encourage continuous improvement. The review involves officers from the Scottish Government Policy Teams, Area Housing Teams and a local authority representative who together provide detailed feedback covering all relevant policy areas in line with Scottish Government LHS Guidance (2014), along with a summary of areas of strength and main areas for improvement.

The Draft LHS was well received with positive comments. The approach to consultation was seen as an area of strength with clear evidence of a strong collaborative approach to development of the strategy, showing clear engagement with a wide range of stakeholders and local communities. Where areas for improvement were identified, the LHS Project Team considered how best to address the issues and subsequently updated the final strategy.

### LHS Implementation Groups

Following a successful and inclusive consultation period, attention turned to the need for robust monitoring of progress to ensure that the actions are delivered within the required timescales. Monitoring groups were established to oversee delivery of the action plan, with a group assigned to each of the three strategic outcomes. Membership of the groups involves a range of partners and stakeholders and include those responsible for and involved in delivering the actions within the priority area. These groups will meet six monthly to review progress and report to the Housing Management Team, Place Management Team and Angus Housing Partnership.

### Shaping the LHS Through Consultation

The approach to consultation has ensured the views and priorities of partners, stakeholders and communities shaped development of the strategy through every stage. This inclusive and methodical approach to consultation ensures the priorities and action plan are based on robust evidence and reflective of a range of views on how best to tackle the housing issues in Angus.

The views and priorities expressed by partners, stakeholders and local communities fell into a number of broad themes which have been addressed in the Action Plan.

Issue	Response
A lack of affordable housing options and long waiting times for social housing are the main barriers for people accessing suitable housing	The LHS prioritises increasing the supply of affordable housing across all tenures
Bring empty homes back into use	Through the LHS empty home owners will be supported to bring properties back into use
There needs to be more information and advice available regarding housing options	The LHS will prioritise actions which help people access suitable housing and consider their housing options

Issue	Response
Need to improve options for individuals requiring specialist housing	The LHS sets a target for the provision of specialist housing and seeks to improve strategic planning arrangements between partners
Raise awareness and provide information and advice about fuel poverty, energy efficiency and housing quality issues to both residents and landlords	The LHS includes actions to increase awareness of energy efficiency and property condition issues
Greater detail is required to outline the measures being taken to mitigate against climate change, specifically funding opportunities and plans for energy infrastructure	The LHS outlines the funding obtained and allocated toward improving energy efficiency, including the evaluation of new energy infrastructure with a view to replicate elsewhere if appropriate
A fuller explanation of the private rented sector and the action being taken by the council to address any issues	The LHS provides a detailed background to the private rented market in Angus, highlighting the role of Landlord Registration service and options available to tackle the issues

## Equalities

Angus Council's Equalities Mainstreaming Report and Equality Outcomes (2017-19) sets out a commitment to promoting equality and replaces the three previous separate equalities schemes – race, disability and gender, reinforcing the Council's aim to 'integrate equality throughout the organisation and the services that we provide through mainstreaming equalities'

This change in approach combines the Council's plans for identifying equalities issues across all protected characteristics in relation to race, disability, gender, age, sexual orientation, religion and belief, marriage and civil partnership, gender reassignment, and pregnancy and maternity.

The Council is required to consider the needs of all individuals when creating policy and delivering services, with the purpose of ensuring that we do not unlawfully discriminate against individuals whilst at the same time identifying opportunities to promote good equality and good relations between minority groups and individuals.

The Equality Act 2010 places statutory duties on the Council to ensure its functions and related services offer fair access and inclusion through the:

- Elimination of unlawful discrimination, harassment or victimisation
- Advancement of equality of opportunity between people who share a protected characteristic and those who do not
- Fostering of good relations between people who share a protected characteristic and those who do not

Whilst the LHS will impact upon the whole population, it has accentuated the requirement for the investigation into the housing needs of specific equalities target groups. The Equalities Impact Assessment (EQIA) (Appendix 2) highlights that the LHS will assist specific groups who share protected characteristics, such as young people, older people, and people with disabilities. Each Strategic Outcomes embraces the housing needs of the groups who are at risk of exclusion, underpinning our approach to improving access to good quality housing and related services for these vulnerable groups.

However, the LHS will not have any specific impact on one group over another, instead be neutral in respect of all groups, seeking opportunities to promote equality and fairness regardless of their protected characteristics to ensure that all people in Angus receive a high quality housing related service that promotes equal opportunities and diversity.





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## SECTION 4

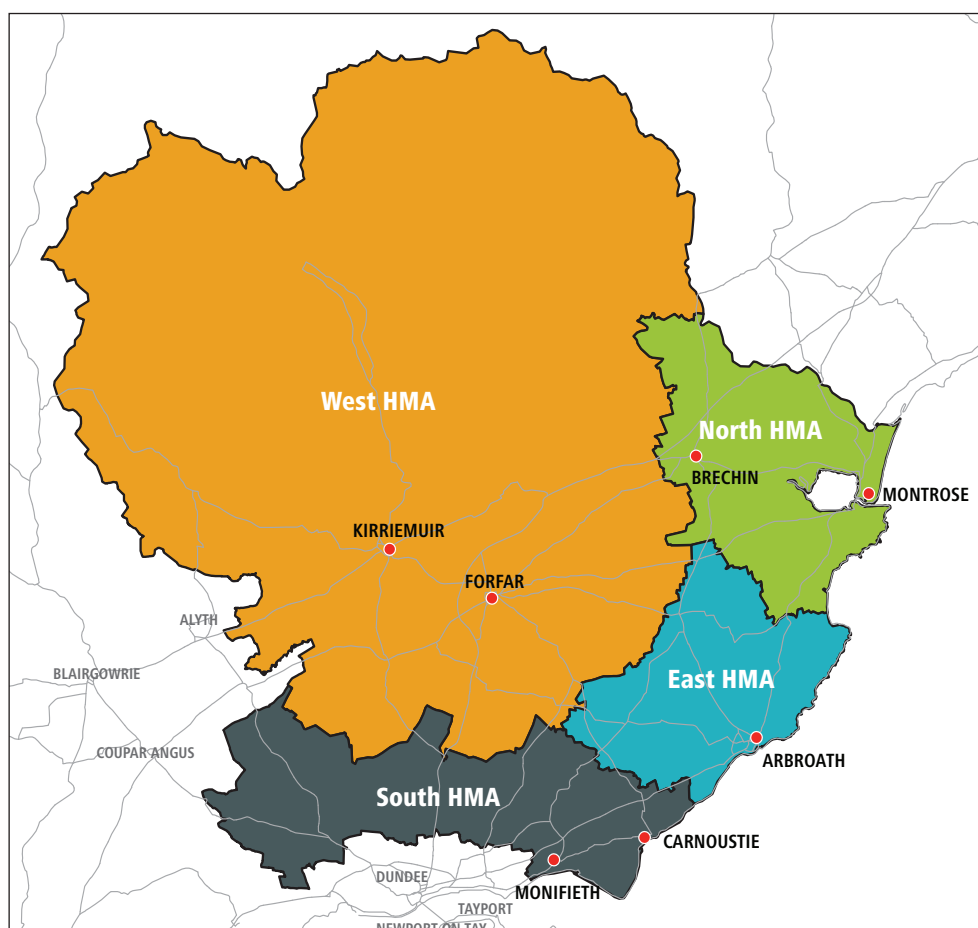
# The Demographic, Social and Economic Profile

### Introduction

This section provides the evidence on which the assessment of the key issues and challenges for the LHS has been based. The later sections on housing supply and placemaking, access to housing and sustainable housing provide the detailed analysis on the issues and challenges within each priority area and outline the actions the LHS will take forward to address them.

### Characteristics of Angus

Angus is situated on the north-east coast of Scotland covering an area of just over 840 square miles of mainly rural landscape. It is bordered by Dundee to the south and Aberdeenshire in the north, with an eastern coastal plain and rural Perth & Kinross and the Cairngorms National Park to the west. Angus is a diverse and attractive place made up of seven principal towns with a number of villages and smaller settlements. It consists of four Housing Market Areas (HMAs)<sup>1</sup>, each with comparably sized populations and a principal town.



<sup>1</sup>Functional Housing Market Areas (HMAs) are defined as the area within which people will search for housing and within which they are willing to move. HMAs help to define the scale of need and demand for market and affordable housing with housing and planning policy are presented at HMA level.

Housing Market Area	Principal Town(s)	Nature and Function
North	Brechin	A medium sized town where manufacturing and construction are the dominant forms of employment, reinforced by agricultural industries.
	Montrose	A large seaside town with a natural harbour that attracted development during the oil boom. Industries today include food processing, engineering, pharmaceuticals and oil related industries.
East	Arbroath	A large town famous for the Abbey and the Declaration of Arbroath. Traditional trades include fishing, port activity, and weaving and spinning. The current dominant forms of employment are manufacturing and construction.
South	Carnoustie	A large town with suburban or commuter locality and links to Dundee. It is known for its golf course but also its industrial works with maltings, engineering, agricultural business and particularly potato growing.
	Monifieth	A medium sized town that retains close connections with Dundee. It is a suburban or commuter locality with a prevalence of higher income and private housing.
West	Forfar	The administrative centre for Angus. A large town that has an array of local industries which reflects its location in an agricultural region, such as livestock market, slaughter house, dairy food processing and spring water plant.
	Kirriemuir	A medium sized local market town known as the gateway to the Angus glens. It has strong ties to the surrounding agricultural area.

Further Housing Market Area profile information available on page 41.

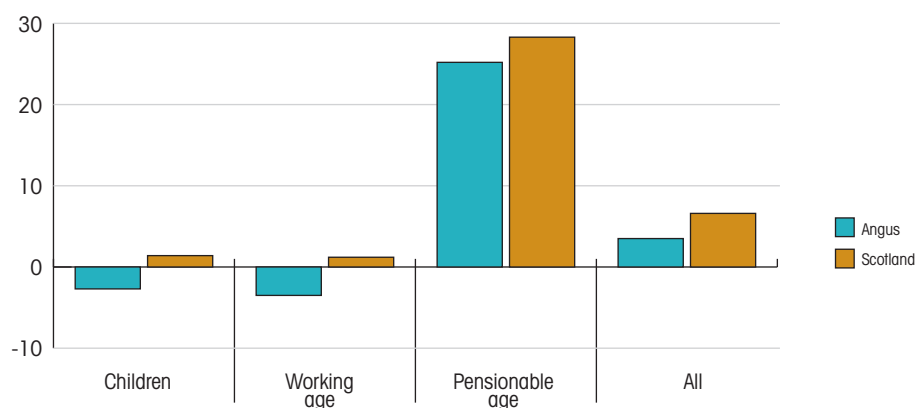
### Population

With a population of around 116,000, Angus is home to 2.2% of the national population. The population has increased by almost 8% since 2001 and it is projected that by 2039 there will be a further increase of 3.5%. The Scottish population is expected to increase by 6.6% over the same period.

There is projected to be a 25% increase in the proportion of residents of pensionable age in Angus by 2039, and within this age bracket there is expected to be a 88% increase in the number of over 75s. The proportion of the working age population and children is expected to fall by -3.5% and -2.7% respectively. Nationally these age groups are expected to see marginal increase. This means there will be significant demographic change in Angus which represents a number of challenges in terms of how to respond to the changing needs of the population.

Just over 60% (70,000) of Angus residents are classed as living in urban areas with a population of over 10,000 (residing within the seven principal towns). A further 12% (14,000) reside in settlements with a population of 3,000-9,999, and 25% (30,000) reside in small towns and villages with a population under 3000 but within a 30 minute drive to an urban area. The remaining 1% (2,000) reside in settlements classed as 'remote rural', where the population is under 3,000 and over a 30 minute drive to settlements over 10,000 population.

Population Projection 2014-2039



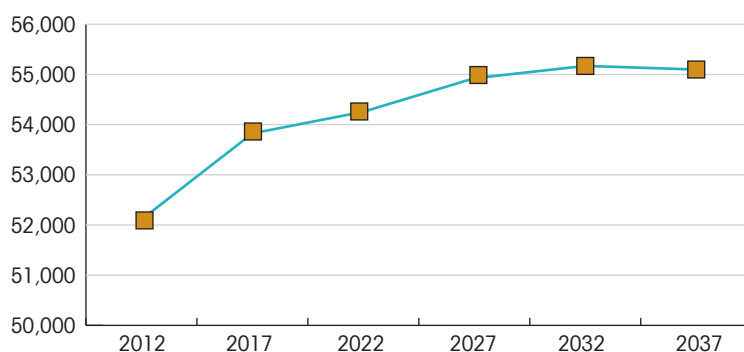
Source: National Records of Scotland, 2016

### Households

There are an estimated 52,500 households in Angus. From 2012 to 2037, there is expected to be a 6% increase in the number of households, rising to just over 55,000. The number of households in Scotland is expected to increase 17% over the same period.

There is expected to be a 15% increase in lone adult and lone adult with children households by 2037 and a corresponding decrease in 2 adult with children households. This will contribute to an overall reduction in household size from an average of 2.20 to 2.05 by 2037. This has an impact on the housing stock required to accommodate smaller households.

Household Projections 2012-2037



Source: National Records of Scotland, 2012

### Housing Tenure

The composition of housing tenure in Angus is comparable to the rest of Scotland where there has been a substantial shift in the number of homes moving from owner-occupied to private rented sector (PRS) status. From 2010 to 2016 there has been a 50% increase in PRS registered properties, representing around 13% of total housing supply, whilst nationally there has been an increase of 30%, to around 15% of total supply.

There is however variation across the four HMAs with the South HMA particularly dominated by the owner occupied sector and a significantly larger PRS in the North HMA. These characteristics provide some insight into the pressures on housing within the local areas and the possible responses to address them.

### Household Tenure by Housing Market Area

Area	Total Residential Properties	Owner Occupied (%)	Private Rented Sector (%)	Social Sector (%)	Vacant Private Sector (%)
Angus	55,000	62	13	21	4
North HMA	13,000	57	17	22	4
East HMA	13,700	58	12	28	3
South HMA	12,950	81	8	9	2
West HMA	15,300	58	15	23	4
Scotland	2,400,000	58	15	23	4

Source: Angus Council, 2016

## Economic Context

### Household Income

The average household income in Angus is £26,500, slightly above the national average. There are significant income gaps between private and public sector residents, with those in private housing having on average double the income of public sector households. Family households have the highest average income (likely attributed to a higher likelihood of having two sources of income), whilst pensioner households have the lowest income.

Average Income by Household Type



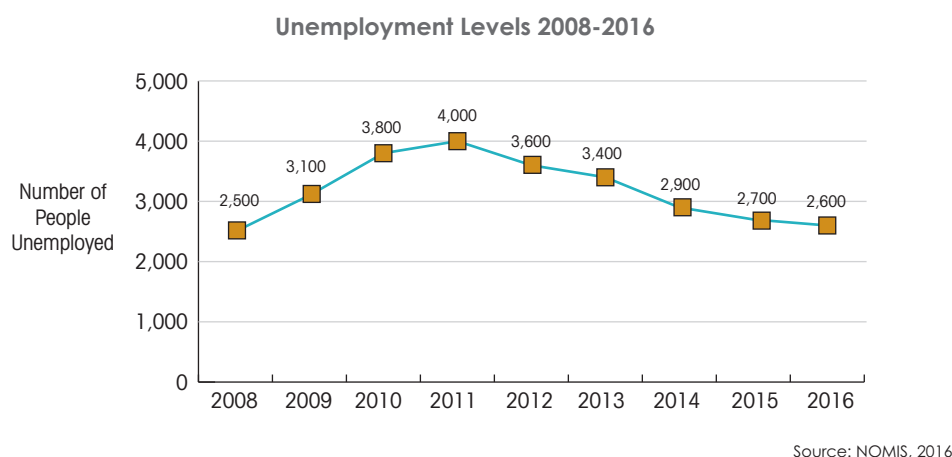
Source: Scottish House Condition Survey, 2013-15

### Economic Activity

By 2016 81% of the working age population of Angus was economically active (around 60,000 people), compared to 77% nationally. Of these 46,000 are employed, around 9,000 are self-employed and the remaining 2,700 are unemployed.

At 4.5%, unemployment among working-age residents has declined since a high of 7% in 2011 but remains above pre-recession levels (4.3%) of 2008. The Scottish average is 5.8%. Of the remaining 19% of working age residents who are economically inactive, 28% are retired and around 20% are long term sick or looking after family.

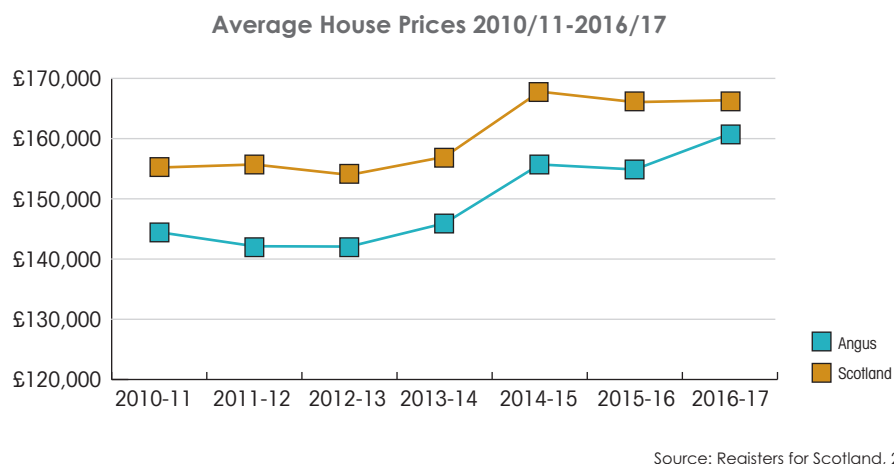




## Owner Occupied Sector

### House Prices

The average house price in Angus is £160,790 which is around 3% less than the Scottish average. Over the past decade, average house prices have increased 20% in Angus, which is comparable to the rest of Scotland as both markets follow a similar trajectory, however in 2016/17 prices in Angus increased by around 4% whilst national increases have been negligible.

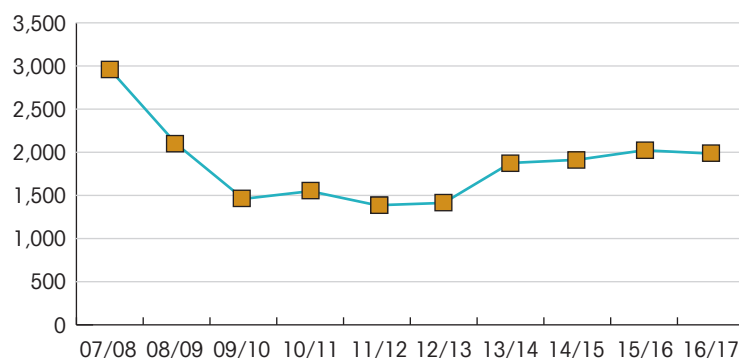


### House Sales

The level of property sales can provide an indication of how a housing market is performing. Low sales can indicate low market confidence as a result of affordability, mortgage availability and a lack of buyer demand.

In 2016/17 there were 1985 residential property sales in Angus, a 2% decrease on the previous year. Over the same period there was a 1% increase across Scotland. Prior to 2016/17, the number of sales per annum had been increasing progressively since 2011/12 however total annual sales are still short of pre-2008 levels. The reduction in 2016/17 could also be a consequence of the downturn in the oil sector. Following years of gradual increase, the Aberdeen area has seen a 30% reduction in annual sales from 2013/14 to 2016/17 and the market uncertainty could be beginning to permeate into Angus.

Residential Property Sales per Annum



Source: Registers for Scotland, 2017

### Affordability

With an average income of £26,500, the owner occupied sector is unaffordable to many households. A household with an average income would be able to afford a property valued at around £105,500<sup>2</sup>. Only 25% of homes sold have been valued at £92,000 or less (known as the lower quartile). In order to purchase a mid-price home a household would require an income of around £38,700. Buyers would be required to raise a deposit of £18,400 to buy a lower quartile home and £31,000 to buy a mid-price home.

### Private Rented Sector

#### Sector Size

The private rented sector (PRS) has increased significantly in Angus over the past seven years, increasing by 50% from just under 5,000 properties registered in 2010, to around 7,200 properties registered in 2016. The largest sector increase occurred in the North HMA where there has been an 89% change in registered dwellings, whilst there was a significantly less 15% increase in the South HMA.

Housing Market Area	Landlord Registration 2010	Landlord Registration 2016	% Change in Registered Dwellings 2010 to 2016
North	1165	2210	89%
East	1082	1644	51%
South	899	1036	15%
West	1686	2295	36%
Total	4832	7185	48%

Source: Angus Council, Private Landlord Registration, 2016

This increase is likely attributed to a number of factors such as economic conditions meaning owners are unable or unwilling to sell their properties and an increased demand for private rented properties due to households finding it difficult to enter the owner occupied sector.

### Affordability

Affordability in the PRS is an area of concern however rental data is limited. An exercise to collect and compare data on advertised properties in 2015 and

<sup>2</sup> Using a multiple of 4 x household income to house price which is broadly equivalent to a 3.2 x income mortgage with a 20% deposit (CHMA, 2014). A 20% is considered the norm to enable first time buyers to access mortgage finance.

2016 indicated that monthly median rents in Angus are on the increase, with the exception of 1 bed properties.

Using an assumption that rent at 25% to 30% of income represents the limit of what can be considered affordable for most, rental data has been analysed to provide an indication of the income required to support median rents in the PRS. This indicates that an income of at least £15,080 is required for a 1-bed home. A single person, working fulltime and earning minimum wage could expect an annual income of around £13,100.

#### Income Required for Median PRS Property by Bedroom Size

No. of bedrooms	LHA	2015			2016		
		Median Rent	25% Rent	30% Income	Median Rent	25% Rent	30% Income
1 bed	£343*	£381	£18,288	£15,240	£377	£18,096	£15,080
2 bed	£450	£498	£23,904	£19,920	£507	£24,336	£20,280
3 bed	£555.49	£625	£30,000	£25,000	£660	£31,680	£26,400
4 bed	£819.30	£1001	£48,048	£40,040	£1050	£50,400	£42,000

Local Housing Allowance rates have remained the same in Angus during 2015/16 and 2016/17.

\*Single adults under 35 are only entitled to the equivalent Shared Room Rate, currently £249.99.

### Social Housing Sector

The social housing sector accounts for around 11,500 homes or 21% of the total housing stock. Angus Council owns and manages around 7,700 of these with the remaining owned by Registered Social Landlords (RSL). There are a number of RSLs currently operating within Angus including Angus Housing Association, Hillcrest Housing Association, Caledonia Housing Association, Blackwood Homes, Bield Housing Association, Trust Housing Association and Cairn Housing Association.

#### Waiting List Demand

There are currently 2,744 applicants on the Common Housing Register (CHR). Evidence from the CHR shows significant demand for smaller properties with 64% of waiting list applicants requiring a one-bedroom home. Of the Council's stock of 7,700 properties around 6,400 are either 1 or 2 bedroom size. This equates to 83% of all council stock.

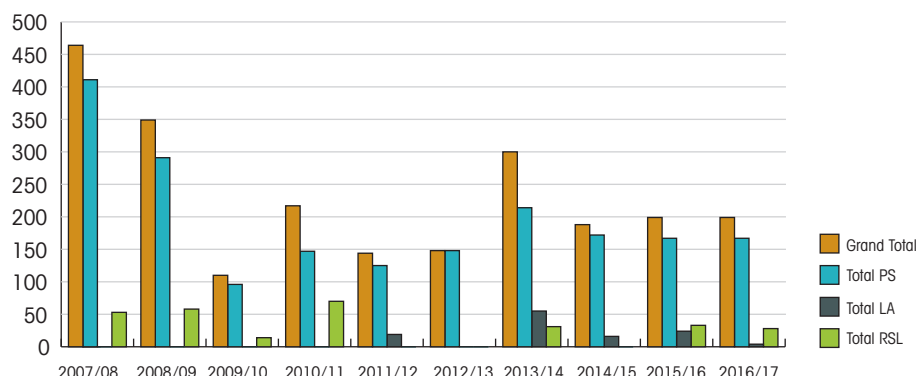
#### Stock Turnover

The Council's stock turnover is relatively stable at around 900 new allocations per annum. In 2013 turnover was just over 1,000 as a result of the Council's extensive new build programme which created a chain of allocations. One and two bedroom properties are subject to the greatest turnover.

### New Supply

In common with the national picture, new build rates in Angus fell significantly after 2007/08 due to the economic downturn. Since then build rates have continued to fluctuate, with some signs of recovery helped in part by the Council and Angus Housing Association's development programme. In 2013/14 supply totalled 300 which is broadly in line with the HST of 310, however completions dropped off again and have averaged around 210 per annum since 2014/15.

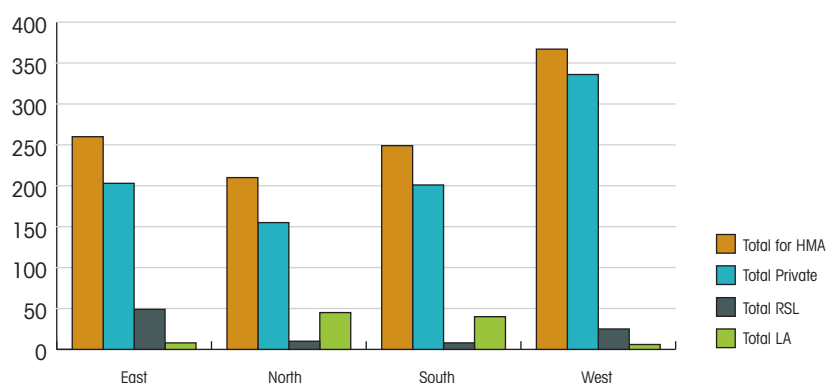
**New Supply all Sectors 2007/08-2016/17**



Source: Angus Council, 2017

Since 2012/13, North Angus has seen the lowest levels of total new supply. In North Angus and South Angus the levels of social housing delivered has reached 25% and 20% of the total supply respectively. Social housing completions in East and West Angus have contributed a lower proportion of the overall development at 14% and 8%.

**New Supply by Housing Market Area 2012/13-2016/17**



Source: Angus Council, 2017

## Particular Needs

### Waiting List Demand

There are currently around 2,714 applicants on the Common Housing Register. Around 19% (529 applicants) have medical, disability or support needs, and of these around 339 (65%) applicants are aged under 65.

Of the 21% (573 applicants) aged over 65, 66% (383 applicants) have no medical, disability or support needs. Collectively, people with particular needs account for 26% (722 applicants) of CHR applicants.

### Older People

Older people (pensionable age) account for 21% of the population, around 25,000 people. This is projected to increase by a further 25% taking the overall figure to around 31,000 by 2037, representing 26% of the population. Most significantly, the population of over 75 year olds is projected to increase by 88%.



This demographic change requires a radical change to the way services are planned and delivered in order to meet the changing needs of the population and respond to increasing demand for suitable housing as well as health and social care services in times of financial constraint.

### People with Physical Disabilities

The 2011 Census shows that in Angus around 19% of the population have a long-term activity-limiting health problem or disability, comparable to the national average. Around 6.5% of the Angus population has a physical disability, in line with national rates. However, overall in Scotland the proportion of people with a long-term activity-limiting health problem or disability has decreased slightly while in Angus there has been a negligible increase.

Results from the Scottish House Condition Survey 2012-14 suggests that 7% of dwellings (around 4,000 households) restrict the daily activities of one or more occupants with a long-term sickness or disability (LTSD) and 3% of households (around 1,500 households) report that an adaptation is required. The Census 2011 suggests that nationally 1.9% of the population are wheelchair users.

### Dwellings Restricting Individuals and/or Requiring Adaptations by Tenure and Household Type

Owner Occupied		Social Housing		Private Rent		Families		Pensioner		Adult Only	
%	No	%	No	%	No	%	No	%	No	%	No
<b>LTSD individual restricted because of property by Dwelling Characteristics</b>											
6	2,000	10	1,200	11	800	3	400	9	1,600	9	2,000
<b>Dwellings Requiring Adaptations</b>											
2	700	5	600	2	100	–	–	4	700	4	900

Source: Scottish House Condition Survey, 2012-14

### People with a Learning Disability

In Angus, 5.8 adults with a learning disability are known to the authority per 1,000 of the population, this compares to a national average of 6.0. This equates to around 670 adults (Learning Disability Statistics Scotland, 2014).

Nationally it is estimated that around 66% of adults with learning disabilities live in mainstream housing (with or without support), 18% live in supported housing and 8% live in registered care homes. In Angus, 60% live in mainstream accommodation, 13% in supported housing and 18% in care homes. (Scottish Consortium for Learning Disability (SCLD) statistical release 2013).

Considerable work has been undertaken to estimate the likely future housing need for adults with learning disabilities. It is estimated there are around 18 individuals with a current housing need or a need which is likely to arise within the next 3 years. Around 38% of these individuals will stay in mainstream housing with support provided. While consideration is required of how suitable accommodation is identified at the appropriate time, this housing need should be met through existing accommodation. Around 50% are likely to require some form of supported accommodation and the remaining 11% are likely to require nursing or residential care.

### People with a Mental Health Condition

The 2011 Census found that 3.7% of the population in Angus has a long term health problem of disability related to mental health, which is lower than the

Scottish average of 4.4%. Whilst this figure equates to over 4,000 Angus residents, there is considered to be sufficient supply of specialist housing units and the priority is instead a more care orientated approach with delivery of specialist support to enable those with mental health conditions to reside in mainstream housing.

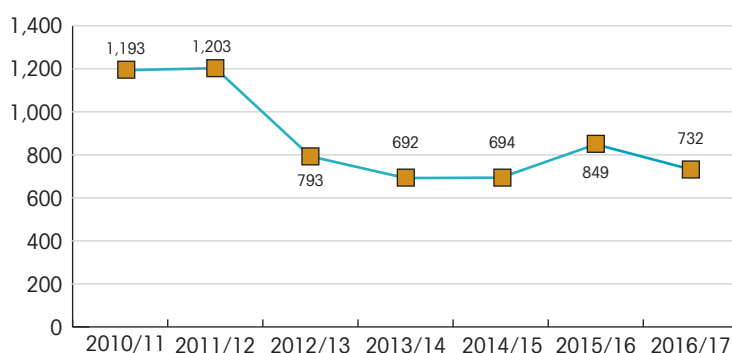
## Homelessness

Any threat of homelessness should be prevented where possible. Early intervention is important and achieved in Angus through the provision of housing options advice and initiatives such as multi agency protocols; mediation services; and enhanced security measures for domestic abuse victims. However not all homeless applications can be prevented and where it is not possible to prevent homelessness local authorities have a duty to complete an assessment under homeless legislation.

### Homelessness Assessments

Following the introduction of Housing Options and the focus on prevention in Angus, the number of homeless applications reduced by 39% from 2011/12 to 2016/17. This is mirrored across Scotland where there has been a year on year reduction in homeless applications. In 2015/16 there was a slight increase in homelessness assessments in Angus but numbers are beginning to decline. Throughout this period there was also a reduction in the number of housing options approaches in Angus.

Homelessness Assessments 2010/11-2016/17



Source: Scottish Government, 2017

### Reasons for Homelessness

Over half of applicants cited relationship breakdown/household dispute as their reason for application, whilst almost 1 in 5 of applicants cited financial related issues such as failing to keep up with rent or mortgage payments.

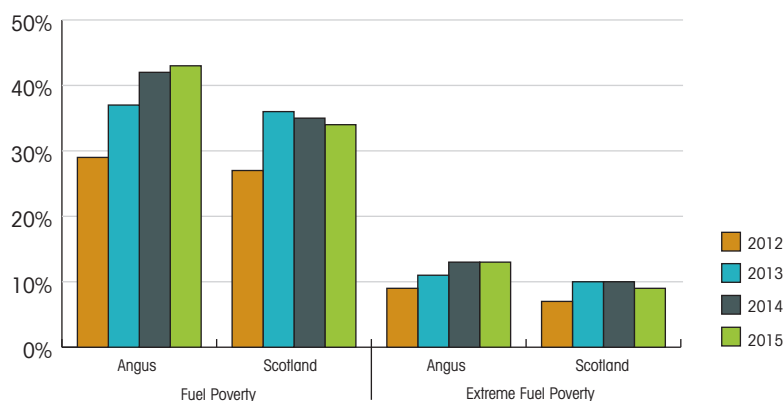
Reason for Application	% All Applicants	% Applicants <35
Dispute within the household (incl. relationship breakdown) or being asked to leave	52	56
Relationship breakdown only	18	17
Rent arrears or mortgage default	11	8
Leaving prison/hospital/care home or other institution	3	3

Source: Angus Council, 2016

## Fuel Poverty

Fuel poverty is the term used to describe a household that cannot adequately afford to heat their home, a household spending more than 10% of their income on fuel is considered to be in fuel poverty while a household spending more than 20% of their income is considered to be in extreme fuel poverty.

Fuel Poverty 2012-2015



Source: Scottish House Condition Survey 2012-14 & 2013-15

## Levels of Fuel Poverty

Fuel poverty affects 43% of Angus households, a rise of 14% over four years. Extreme fuel poverty rates have also been on the rise in Angus, around 2% each year since 2012, however rates are beginning to plateau. Nationally, 34% of households experience fuel poverty but rates have been falling since 2013. Extreme fuel poverty rates show a marginal reduction since 2014.

Around 22,000 households comprising 10,000 pensioner, 9,000 lone adult, and 3,000 family households are in fuel poverty. Tenure-wise, this represents 12,900 owner-occupied, 6,000 social sector and 3,100 private rented sector households.

## Private Sector Stock Condition

The recent Private Sector Stock Condition Survey (2016) identified some of the energy efficiency related issues in Angus:

- 2% of dwellings Below Tolerable Standard
- 10% have Extensive Disrepair
- 6% have Urgent Disrepair
- 63% have some form of Disrepair
- 4% fail SHQS Amenities criteria
- 27% fail SHQS Energy Efficiency criteria
- 17% fail SHQS Healthy, Safe & Secure criteria
- 40% fail overall SHQS criteria
- 6% experience Condensation issues
- 1% experience Dampness issues

These figures indicate the large volume of private sector homes which require some sort of repair or improvement. It is clear that the sheer scale of necessary investment is unfeasible for both the Council and many homeowners, therefore more must be done to tap into innovative schemes, information sources and external funding streams to assist the sector.

## THE NORTH – Brechin, Montrose and surrounding villages

- Since 2012, **200** new homes have been delivered in the North HMA (**155** private sector and **45** affordable homes)
- A number of new developments are underway to increase the supply of affordable housing, with scope for **91** new homes
- There are approximately **9,900** private sector homes, of which around **20%** (**2,000**) are private rented and the remaining (**7,900**) owner-occupied
- Between 2010 and 2015 the private rented sector increased by **87%** compared to **44%** Angus-wide
- There are approximately **2,900** social sector homes, of which around **2,300** are Council owned (with around **47%** 1 bedroom)
- Around **0.7%** of North HMA private sector stock is Below Tolerable Standard (BTS), compared to the regional average of **2.3%**
- There are an estimated **535** empty homes in North HMA, representing **5.3%** of private sector stock and slightly above the regional average of **4.4%**
- Fuel Poverty rates in the North HMA (**31%**) are just below that of the regional average (**35%**)
- Just under **70%** of private sector properties in the North HMA require some sort of repair, whilst around **22%** are regarded as Sub-Standard (meaning they require Extensive or Urgent Repair)
- The average private sector household income in:
  - North HMA **£24,546**
  - Montrose **£25,400**
  - Brechin **£23,692**
- Using a multiple 4 x household income, the average household in Brechin could purchase a home valued up to **£95,000**, in Montrose the value would be **£102,000**
- The average monthly private rented sector rents for 1 beds:
  - North HMA **£342**
  - Montrose **£351**
  - Brechin **£334**
- Using a multiple 4 x household income, 1 bed private sector renting in Montrose would require an annual income of **£16,848**, and **£16,032** in Brechin
- There is high demand for 1 bedroom properties in the North HMA, with around **58%** of those on the waiting list seeking this size



## THE EAST – Arbroath and surrounding villages

- Since 2012, **263** new homes have been delivered in the East HMA (**203** private sector and **60** affordable homes)
- A number of new developments are underway to increase the supply of affordable housing, with scope for **179** new homes
- There are approximately **9,800** private sector homes, of which **16% (1,600)** are private rented and the remaining (**8,200**) owner-occupied
- Between 2010 and 2015 the private rented sector increased by **48%** comparable to **44%** Angus wide
- There are approximately **3,600** social sector homes, of which around **2,250** are Council owned (with around **38%** 1 bedroom size)
- Around **1.6%** of East HMA private sector stock is Below Tolerable Standard (BTS), compared to the regional average of **2.3%**
- There are an estimated **420** empty homes in East HMA, around **4.2%** of private sector stock and in line with the regional average of **4.4%**
- Fuel Poverty rates in the East HMA (**43%**) are slightly above that of the regional average (**35%**)
- Around **52%** of private sector properties in the East HMA require some sort of repair, whilst just over **15%** are regarded as Sub-Standard (meaning they require Extensive or Urgent Repair)
- The average private sector household income in:
  - East HMA **£28,446**
  - Arbroath **£26,892**
  - Other Areas **£30,000**
- Using a multiple 4 x household income, the average household in Arbroath could purchase a home valued up to **£108,000**, across the rest of the East HMA the value would be **£120,000**
- The average monthly private rented sector rents for 1 bed properties in Arbroath is **£340** per month
- Using a multiple 4 x household income, 1 bed private sector renting in Arbroath would require an annual income of **£16,320**
- There is high demand for 1 bedroom properties in the East HMA, with around **67%** of those on the waiting list seeking this size

## THE SOUTH – Carnoustie, Monifieth and surrounding villages

- Since 2012, **249** new homes have been delivered in the West HMA (**201** private sector and **48** affordable homes)
- A number of new developments are underway to increase the supply of affordable housing, with scope for **149** new homes
- There are approximately **11,700** private sector homes, of which **9% (1,100)** are private rented and the remaining (**10,600**) owner-occupied
- Between 2010 and 2015 the private rented sector increased by **24%** compared to **44%** Angus-wide
- There are approximately **1,200** social sector homes, with around **920** Council owned (with around **39%** 1 bedroom)
- Around **6%** of South HMA private sector stock is Below Tolerable Standard (BTS), compared to the regional average of **2.3%**
- There are an estimated **300** empty homes in South HMA, around **2.6%** of private sector stock and well below the regional average of **4.4%**
- Fuel Poverty rates in the South HMA (**35%**) are on a par with the Angus average
- Around **78%** of private sector properties in the South HMA require some sort of repair, whilst around **11%** are regarded as Sub-Standard (meaning they require Extensive or Urgent Repair)
- The average private sector household income in:
  - South HMA **£30,351**
  - Monifieth **£27,909**
  - Carnoustie **£24,706**
  - Other Areas **£33,000**
- Using a multiple 4 x household income, the average household in Monifieth could purchase a home valued up to **£112,000**, in Carnoustie the value would be **£99,000**
- The average monthly private rented sector rents for 1 beds:
  - South HMA **£437.50**
  - Monifieth **£425**
  - Carnoustie **£450**
- Using a multiple 4 x household income, 1 bed private sector renting in Monifieth would require an annual income of **£20,400**, and **£21,600** in Carnoustie
- There is high demand for 1 bedroom properties in the South HMA, with around **62%** of those on the waiting list seeking this size

## THE WEST – Forfar, Kirriemuir and surrounding villages

- Since 2012, **370** new homes have been delivered in the West HMA (**336** private sector and **34** social sector)
- A number of new developments (**66** homes) are underway to increase the supply of affordable housing
- There are approximately **11,400** private sector homes, of which **18% (2,150)** are private rented and the remaining (**9,300**) owner-occupied
- Between 2010 and 2015 the private rented sector increased by **22%** compared to **44%** Angus-wide
- There are approximately **3,200** social sector homes, of which around **2,300** are Council owned with around **32%** 1 bedroom and **47%** 2 bedroom
- Around **0.5%** of West HMA private sector stock is Below Tolerable Standard (BTS), compared to the regional average of **2.3%**
- There are an estimated **600** empty homes in West HMA, just over **5%** of private sector stock and slightly above the regional average of **4.4%**
- Fuel Poverty rates in the West HMA (**31%**) are just below that of the regional average (**35%**)
- Just over **50%** of private sector properties in the West HMA require some sort of repair, whilst around **14%** are regarded as Sub-Standard (meaning they require Extensive or Urgent Repair)
- The average private sector household income in:
  - West HMA **£21,979**
  - Forfar **£20,833**
  - Kirriemuir **£23,125**
- Using a multiple 4 x household income, the average household in Forfar could purchase a home valued up to **£83,000**, in Carnoustie the value would be **£93,000**
- The average monthly private rented sector rents for 1 beds:
  - West HMA **£336**
  - Forfar **£351**
  - Kirriemuir **£321**
- Using a multiple 4 x household income, 1 bed private sector renting in Forfar would require an annual income of **£16,848**, and **£15,408** in Kirriemuir
- There is high demand for 1 bedroom properties in the West HMA, with around **60%** of those on the waiting list seeking this size







## SECTION 5

# Housing Supply and Placemaking

### Introduction

Our housing system is made up of a number of interrelated components which interact over time and determine how people living in our communities meet their housing needs and aspirations. Political, economic and social dimensions influence the housing system, each playing a role in people's housing decisions and choices.

The supply of good quality affordable housing is crucial to a well functioning housing system where people can meet their housing needs and aspirations. But affordability is only part of the story. In order to achieve our vision to 'create places people are proud to call home' we must ensure housing positively contributes to our communities and supports individual wellbeing.

This chapter outlines the issues and challenges related to the supply of good quality, affordable housing. It sets out how the Council and partners will respond to these and meet the strategic outcome: The supply and availability of good quality, affordable housing is improved

#### KEY ISSUES for the Local Housing Strategy

- TAYplan Proposed Plan sets a Housing Supply Target of 310 units per annum to meet housing need and demand. In the last five years new supply has averaged around 216 units per annum.
- The Housing Need and Demand Assessment (HNDA) indicates a role for intermediate tenures (mid-market rent and low cost home ownership) but there is a lack of evidence to support investment decisions in these tenures in some areas.
- The private rented sector is playing an increasingly important role in the housing market but forthcoming legislative and tax regime changes are likely to impact the sector.
- There is an apparent mismatch between household and property sizes which may be contributing to housing need and a lack of smaller, more affordable properties. This is likely to have a particular impact on younger and newly forming households as well as older people looking to downsize.
- An ageing population and an increase in cases with complex needs means there is a need for more specialist housing across all tenures.

### Understanding Housing Need and Demand

#### Housing Need and Demand Assessment (HNDA)

Housing need and demand is the term used to describe the current and future requirement for homes considering the effect of population change on future housing demand as well as current and newly forming households unable to access suitable housing. Population and demographic projections indicate trends towards smaller households, an ageing population and net inward migration which will increase future demand for housing in Angus. Current housing need is more nuanced and is affected by factors such as income and



employment, tenure structure, specialist housing and mismatches between supply and demand.

In Angus the Housing Need and Demand Assessment is currently carried out across the TAYplan area which includes Angus, Dundee, Perth and Kinross and Northern Fife. The TAYplan HNDA 2013 was assessed as robust and credible by the Scottish Government's Centre for Housing Market Analysis (CHMA) in 2014 and provides a key evidence base to inform the LHS 2017-22.

The HNDA estimated a need for an additional 314 market and affordable homes per annum in Angus from 2012 to 2032. This figure is an average across all years and is calculated by taking into account the number of people with a current housing need and the requirement to accommodate newly arising households. The HNDA estimated the need and demand for new build homes by tenure and in each housing market area as shown in the table below.

#### Estimated Housing Need Per Annum by Tenure and Housing Market Area

Housing Market Area	Social Rent	Intermediate Rent	Private Rent	Purchase	Total
North Angus	30-32	11	13-16	18-20	75
South Angus	21-22	8-9	24-29	13-17	71
East Angus	39-40	12-13	6-7	28	86
West Angus	29-31	11-12	20-23	18-20	82
<b>Total</b>	<b>118-124</b>	<b>42-44</b>	<b>63-75</b>	<b>77-85</b>	<b>314</b>

Source: TayPlan HNDA, 2014

While the HNDA indicates a requirement for additional housing across Angus it has some limitations as a planning tool to address housing need. Some analysis has been undertaken to supplement this HNDA and provide a more in depth understanding of the issues affecting housing need, however it is recognised that further work is required in this area which will be addressed through the development of area profiles (LHS Outcome 1, Action A).

#### Housing Supply Target (HST)

The LHS is required to set out the local authority's view of the type and level of housing required over the period of the plan in its HST. The HST set out in the LHS should be broadly consistent with the HST set out in the development plan.

The TAYplan Proposed Plan (2015) sets a HST of 310 new homes per annum across Angus for the period 2016 to 2028: a total of 3,720 new homes. The Proposed Plan also sets a housing supply target for each HMA, these are:

- North Angus 75 units per annum
- South Angus 70 units per annum
- East Angus 85 units per annum
- West Angus 80 units per annum

The LHS HST must also be split by affordable and market housing. To meet the need for affordable housing identified through the HNDA, over half of all new supply would be required to be delivered as affordable housing. The Council's Affordable Housing Policy seeks a 25% contribution from new developments which is equivalent to 79 units per annum and represents around half of the need identified in the HNDA.

Consideration has been given to the extent new affordable housing can be delivered out-with the Affordable Housing Policy<sup>3</sup>. This includes sites which are either owned by the Council or RSL partners and sites in private ownership but likely to be delivered solely for affordable housing. Around 60% of planned affordable housing in the current Strategic Housing Investment Plan will be delivered out-with the Affordable Housing Policy. This means that Council and RSL led development will make a significant contribution to the delivery of affordable housing, albeit the level of this development is clearly constrained by the availability of opportunities.

A pragmatic approach has therefore been taken to setting the HST target for Angus which acknowledges that while there is significant need for affordable housing and the target should be ambitious, it must also be realistic. It should be noted that affordable housing can be delivered in a number of forms and this is discussed in more detail below.

#### Housing Supply Target 2016 to 2028

	Target 2016 to 2028	Average per annum	North HMA per annum	South HMA per annum	East HMA per annum	West HMA per annum
<b>Market</b>	2232	186	45	42	51	48
<b>Affordable</b>	1488	124	30	28	34	32
<b>Total</b>	3720	310	75	70	85	80

The HST has been broken down to provide an average requirement per annum over the period. This is not intended as an annual target but gives an indication of the delivery which could be expected and provides a benchmark for monitoring performance against the target.

#### Types of Affordable Housing

To guide the delivery of affordable housing, consideration has also been given to the requirements for social and other affordable tenures (such as mid-market rent and low cost homeownership initiatives). The HNDA indicates that around a quarter of households in housing need could meet that need through some form of intermediate tenure. This figure is consistent across the four HMAs. The split of social rented housing and alternative affordable housing tenures should therefore be approximately 75:25.

#### Housing Supply Target: Social and Intermediate Tenures

	North HMA per annum	South HMA per annum	East HMA per annum	West HMA per annum
<b>Social Rent</b>	22	21	25	24
<b>Intermediate Tenures</b>	8	7	9	8
<b>Total</b>	30	28	34	32

While the HNDA gives a clear indication that intermediate tenures could have a role in meeting housing needs across Angus, it is acknowledged that there will be different requirements and issues to consider in each area. To date only a handful of intermediate tenure developments have been completed and little supplementary evidence exists on which to assess the suitability of particular sites for intermediate tenures, this will be addressed by further research into the role for intermediate tenures across the whole of Angus, LHS Outcome 1, Action B.

<sup>3</sup>Affordable Housing Policy – Angus Local Development Plan, Policy TC3 Affordable Housing - <http://archive.angus.gov.uk/ldp2015/ProposedALDP-Plan.pdf>

### **Specialist Provision**

Assessing the housing needs of children and families with particular needs is extremely challenging at a strategic level due to the inherent difficulties in collecting data and understanding how individual and anecdotal evidence translates to unmet need. In addition, the number of cases requiring complex and multi-agency solutions is increasing. This makes it difficult to plan for unmet need across localities and with realistic delivery timescales.

The HNDA estimated that at March 2013, 2,508 households in Angus were in housing need. It was estimated that, of these, around 16% had a requirement for adaptations or some form of specialist provision to meet their housing need. While adaptations will enable some households identified through the HNDA to meet their housing need 'in situ' it is acknowledged that delivery of specialist housing is unlikely to have met all of the need in recent years.

At present around 19% of applicants on the Common Housing Register waiting list (529 households) have a disability, medical or support need. There is also an identified need for around 50 supported tenancies for individuals whose need will arise in the next five years. In addition around 21% of applicants (573 households) are also over 65 and 383 of these have no disability, medical or support need and around half are on the 'choice' list, indicating a high proportion of older people seeking housing which better suits their current or future needs. Existing stock turnover will be capable of meeting a proportion of the need of current applicants however it is known that there is an increasing need for larger adapted properties to meet complex medical needs as well as a good supply of accommodation suitable for the aging population.

Delivering good quality accommodation which is adapted or adaptable, and allows people's care and support needs to be met, is of utmost importance. All new social housing is developed to the Housing for Varying Needs Standard, which aims to ensure new homes suit people's different and changing needs over their lifetimes. Wherever possible other forms of affordable housing will be delivered to this standard.

In addition to delivering all new affordable housing to a high standard, capable of meeting a range of needs the Council and its partners agree that to respond to anticipated increases in need arising from an ageing population and a more complex caseload, a target for the delivery of specialist housing is required.

The target has been set at 20% of new affordable housing supply to be delivered to meet particular needs. The target has been set to reflect the proportion of waiting list applicants with a medical or support need but homes delivered as part of this target will include amenity, supported and other models of housing as appropriate. At least half (i.e. 10% of new supply) will be to full wheelchair standard (derived from an estimate of wheelchair users within the Angus population and the number of households requiring rehousing with a high medical need). The target is an overall target and individual sites may deliver more or less than 20%. This will increase the supply of housing to meet the needs of older and disabled people LHS Outcome 1, Action E.

Through the close working relationship between housing and health and social care services, those that have responsibility for deciding the priorities given to individual care groups within localities will be involved in agreeing the types of accommodation required. The Council is also keen to see the private sector increase the supply of housing suitable for older people and people with disabilities and through the development of area based housing need and demand profiles will seek to demonstrate the potential demand from these groups.

## Increasing Supply

### New Build Supply

In common with the national picture, new build rates in Angus fell significantly after 2007/08 due to the economic downturn. Since then build rates have continued to fluctuate, with some signs of recovery helped in part by the Council and Angus Housing Association's development programmes. In 2013/14 new supply totalled 300 which is broadly in line with the HST of 310, however completions dropped off again and have averaged around 210 per annum since 2014/15<sup>4</sup>.

### Land Supply

The Angus LDP allocates land to meet the housing land requirements set out in the TAYplan SDP for the period to 2026. Where appropriate, sites are released over two phases of the plan: 2016-21 and 2021-26. The scale and distribution of housing land release across the four Angus HMAs is set out in the Table below.

### Housing Land Supply – 2016-2026 (on sites of 5 or more houses)<sup>5</sup>

Housing Market Area	a TAYplan SDP Requirement 2012-26	b Actual & Programmed Completions 2012-16	c Remaining Requirement 2016-26 (a-b)	d Programmed Completions 2016-26	e LDP Allocations 2016-26	f Total Plan Provision 2016-2026 (d+e)
North Angus	1,120	208	912	60	9,302	990
East Angus	1,120	286	834	491	430	921
South Angus	1,120	113	1,007	277	780	1,057
West Angus	1,260	274	986	417	760	1,177
ANGUS TOTAL	4,620	881	3,739	1,245	2,900	4,145

Source: Angus Council, 2016

### Strategic Housing Investment Plan

The Strategic Housing Investment Plan (SHIP) sets out the strategic investment priorities for affordable housing over a five year period to achieve the strategic vision to 'create places that people can be proud to call home'. Scottish Government Housing Supply Guidance Note (2014) states the SHIP should:

- Set out investment priorities for affordable housing
- Demonstrate how these will be delivered
- Identify the resources required to deliver these priorities
- Enable the involvement of key partners

In June 2017, the Scottish Government provided the Council with a minimum Resource Planning Assumption (RPA) for the five year period 2018/19 to 2022/23. This is the minimum amount that will be made available through the Affordable Housing Supply programme to grant fund new affordable housing development delivered by the Council and RSLs. The minimum RPA for the initial three years of the SHIP is £25.074m. This is broken down as: £7.511m for 2018/19; £8.497mm for 2019/20; and £9.066mm for 2020/21.

The Council and its partners are committed to delivering an ambitious programme of new affordable housing in Angus. The SHIP projects that based on current levels of funding, around 621 units could be delivered in the period

<sup>4</sup> New supply figures are extracted from the draft Housing Land Audit 2016 and exclude completions on sites of less than 5

<sup>5</sup> [www.angus.gov.uk/info/20307/local\\_development\\_plan/397/proposed\\_angus\\_local\\_development\\_plan](http://www.angus.gov.uk/info/20307/local_development_plan/397/proposed_angus_local_development_plan)

to 2022/23. Subsidy of £36.050m will be required to deliver the programme. These figures represent a significant increase in the scale and pace of delivery of affordable housing in Angus over the next three years. The SHIP has been prudently overcommitted to enable the Council to manage any programme slippage effectively.

## Partnership Working

Working in partnership with public and private sector partners is critical in achieving the outcomes of the LHS.

### Private Rented Sector

The private rented sector (PRS) has increased significantly over the last few years, 50% since 2010. The increase is highest in the North HMA where the PRS now accounts for an estimated 17% of housing, an 89% increase since 2010. The West and East HMAs have seen increases of 51% and 36% respectively, whilst the South HMA has increased 15%.

Increases are influenced by a range of factors affecting the social and owner occupied sectors such as lack of supply, house price increases in excess of income rises and difficulties accessing mortgage finance. In turn, this makes it more difficult for owners to sell properties, leading them to consider becoming landlords. In the North HMA increases are most likely to be attributed to downturns in the oil industry which have affected the housing market, again making it more difficult for owners to sell properties. As a result the private rented sector has become an increasingly important part of the housing system, providing homes for a wide range of households including newly forming households, families with children and older people.

The legislative and regulatory requirements around the PRS have also changed significantly over recent years in response to the Scottish Government's vision for 'a private rented sector that provides good quality homes and high management standards, inspires consumer confidence, and encourages growth through attracting increased investment'. The changes implemented to date primarily deal with regulation and standards within the sector. However, the Private Housing (Tenancies) (Scotland) Act 2015 will completely reform the existing tenancy regime, promoting greater security of tenure for tenants and providing landlords with more robust grounds for repossession.

An announcement in the 2015 Budget also restricts tax relief for private landlords. In common with other types of business the cost of a landlord's finance (e.g. the interest payments made on mortgages) is currently a deductible expense, meaning that the private landlord only pays tax on their actual profits. From the 2017-18 tax year onwards, this will be gradually changed, which is likely to increase the amount of income tax due. There is a view amongst some in the sector that for many landlords this change could make their business unprofitable.

These changes will be implemented during the life of the LHS and are likely to have a significant impact on the sector. In order to successfully implement actions related to the private rented sector it will be important to improve understanding of the sector, monitor the impact of the forthcoming changes and engage with landlords to support them to remain in the sector where appropriate.

Despite accounting for around 13% of housing, evidence on the operation of the PRS is limited. Evidence suggests the majority of landlords are committed to providing good quality properties and tenancy management as well as complying with legislation and regulation. The Council provides a statutory Landlord Registration Service which seeks to ensure compliance with legislation



and regulation and promote good practice. A partnership agreement with Landlord Accreditation Scotland was established in 2016, providing landlords with access to support and training. Feedback from landlords suggests that they would welcome more information and advice, particularly to enable them to respond to the changing landscape in which they operate.

The majority of landlords in Angus (38%) are single property owners which brings about its own challenges in supporting growth and investment in the sector. Small property portfolios are more likely to be linked to owners buying for capital investment or renting a property they are unable to sell. These 'non-professional' landlords may find it more difficult to keep up to date with legislative change or be unable to significantly invest in their properties. The changes in legislation and tax relief is also likely to affect these landlords to a greater extent. Through the LHS action will be taken to engage with landlords and develop initiatives which encourage growth (LHS Outcome 1, Action D).

The 2013 HNDA estimates a requirement for between 63-75 new PRS and 42-44 intermediate tenure homes each year between 2012 and 2032. This is a particularly challenging element of housing need to address as recent increases in the PRS are likely to be attributed to properties moving from the owner-occupied sector to the PRS rather than representing a net increase in properties. While small portfolio landlords will always play an important role in the sector, a sustainable market requires greater investment from landlords looking for rental yield rather than capital gains. These landlords are likely to be in a better position to withstand volatility in the market and be in a position to consider purpose-built private rented and mid-market rented stock. Supporting an overall increase in housing supply and opportunities to encourage investment will be addressed through LHS Outcome 1, Action D.

Households also face difficulties accessing the private rented sector and this is discussed in more detail in the following chapter on access to housing.

### **Houses in Multiple Occupation**

There are currently 20 HMO licences in Angus, providing accommodation for around 170 residents. Half of the licences (10) are for flats or houses let as a whole. This type of accommodation is most commonly associated with student accommodation or young professionals. The remaining licences comprise of staff accommodation (6), offering lodging to local agricultural business and NHS staff; and B&B Guesthouses (3); and Sheltered Accommodation (1). The highest concentration of HMO are located in Arbroath (9) with the remainder dispersed throughout the other principal towns.

### **Empty Homes**

Empty homes represent a wasted resource and can cause a blight on communities. Homes become empty for a number of reasons, often for short periods of time while awaiting sale or renovation. However there are also homes which are vacant, have not been marketed for sale, are fit for occupation and the owner is not actively trying to bring the home back into use. These are known as long-term vacancies, and these properties are considered to be long-term empty after six months of non-occupation.

In Angus around 3.1% of the total private sector housing stock is classified as long-term empty, 1,340 homes. Put into the context of the number of new homes required to meet need and demand, this is equivalent to the Housing Supply Target over four years. The issue of empty homes has been identified as a priority in a number of locality areas through the Charrettes, particularly Arbroath and Montrose. The Angus Private Sector Stock Condition Survey (2016) also highlighted the extent of disrepair amongst long-term empty properties with around 75% of vacant dwellings exhibiting evidence of external disrepair

and around 20% of these required extensive repairs. Disrepair is not uncommon in long-term empty properties, particularly where a dwelling has been vacant for a number of years. Where appropriate the Council will consider the use of a Compulsory Purchase Order (CPO), however this is seen as a last resort once all other avenues have been exhausted.

In 2014 the Council implemented legislation allowing the discount on long term empty properties to be modified and an additional council tax charge is now in force in respect of properties which have been empty for 12 months or more. This policy, along with the previous reduction in discounts for empty and second homes, has enabled the Council to raise additional Council Tax revenue which is directed towards the supply of new affordable housing including initiatives aimed at bringing empty homes back into use. Since April 2012 around £1.5m of funding raised through these mechanisms has been used to support initiatives aimed at increasing the supply and affordable housing.

Data suggests that there are variations between areas, with a larger proportion of empty properties in the North HMA compared to other areas. Given the particular challenges facing the housing market in this area, a different response may be required to support owners to bring properties back into use. A large proportion of empty properties are also farm cottages which could provide a significant contribution to rural housing options. Again it is likely that a specific approach will be required in order to support owners of these properties to bring them back into use and further work will be done to develop this area of work.

In recent years the Council has increased its focus on empty homes by establishing an award-winning Empty Homes Loan Scheme and piloting a dedicated Empty Homes Officer to work with empty home owners in a partnership agreement with Dundee City Council, Shelter Scotland and the Scottish Government. The projects have been successful in bringing a number of long-term empty properties back into use. Through the LHS action will be taken to bring more empty properties back into use per annum and ensure there is an overall reduction in the number of empty homes (LHS Outcome 1, Action G).

## Supporting Communities

### Sustainable Places

The LHS vision of 'creating places people are proud to call home' can only be achieved by recognising the important role housing plays in supporting and improving communities. In recent years the Council has led ambitious projects aimed at addressing housing which is no longer fit for purpose and developing new homes which meet tenants aspirations and enhance communities. This includes the Arbroath Abbey Quarter development which has seen the demolition of five blocks of unpopular flats located next to the historic Arbroath Abbey which will be replaced with new low-rise homes using design sympathetic to the historic surroundings and will significantly improve the surrounding area. The continuation of projects such as these is an important element of the Council's continued commitment to the vision for housing and communities in Angus.

The SHIP 2018/19 to 2022/23 continues to prioritise investment towards projects which have a broader outreach than just the delivery of homes. When allocating funding factors are taken into account such as how developments improve the amenity of an area (such as brownfield or town centre sites), the community benefits to be realised and the extent to which they meet the Council's strategic priorities.

The Council's Asset Management Strategy will be reviewed over the life of the LHS and will include a strong focus on the strategic assessment of the Council's stock, directing investment towards stock that is no longer fit for purpose or contributes to negative perceptions of place. This will ensure the affordable

housing in Angus has a positive influence on the amenity and sustainability of the towns and villages of Angus.

The Angus Local Development Plan Strategy supports this vision, setting out a three pronged approach to develop and maintain sustainable places through the delivery of good quality, sustainable housing. This includes:

- **A presumption in favour of sustainable development;** where the Council will work proactively to encourage and support proposals that will improve the economic, social and environmental conditions in an area.
- **Directing the right development to the right place;** providing a balanced approach for the scale and distribution of development, ensuring we support the growth and regeneration needs of an area but at the same time creating high quality places and protecting the quality of landscapes, the natural, built and historic environment and biodiversity.
- **Creating high quality places;** where development principles are core to prevent the uncontrolled spread of development, ensuring communities are accessible with minimal impact on the amenity of existing communities, and proposals are delivered to a high design standard that contributes positively to the character in which they are located.

Housing has a fundamental role to play, ensuring that our communities are diverse and promote interaction, and the ALDP Strategy establishes the framework development proposals we will adhere to ensure we maintain and create sustainable communities.

### Locality Planning

The Angus Community Planning Partnership is committed to developing its approach to locality planning and locality working. It has worked with local communities to produce a Locality Plan for each of its four locality areas. These plans identify a number of areas for action in relation to economy, people and place. They also set out Partnership commitments in relation to addressing inequality and developing more holistic and integrated approaches to planning and delivery. The four Locality Plans are rooted in evidence and take account of what local communities say, as well as background data profiles. Housing plays an integral role in helping to deliver local priorities, and the LHS will provide a platform to outline the local response that contributes to the wider Local Outcomes Improvement Plan (LOIP). This will be addressed by LHS Outcome 1, Action F.

### Town Centres

The Council has undertaken Charrettes in each of the seven principal towns (Arbroath, Brechin, Carnoustie, Forfar, Kirriemuir, Monifieth and Montrose) to gather views from the local communities to help create a local strategy and action plan. These included a number of actions which have a housing element such as improving town centre living and reducing the numbers of empty homes.

Work is on going to identify projects within the town centres that will support community priorities.

### Rural Housing

The Angus LDP Countryside Housing Guidance 2016 outlines the aim to maintain diversity by supporting new development in appropriate locations and encourage people to live and work in rural communities. Rural areas are defined as the area out-with the development boundaries of the seven principal towns and comprise of four Rural Service Centres (RSCs) (Edzell, Friockheim, Letham and Newtyle) for which the LDP has allocated modest scale development sites to help support and maintain population levels, services and facilities, and reduce the need to travel. A total of 230 units have been

earmarked for development on sites within the RSCs, to 2026. Increasing the supply of housing in rural areas will be addressed by LHS Outcome 1, Action H.

#### **KEY ACHIEVEMENTS Delivered Through LHS 2012-17**

- 187 new affordable homes completed
- 895 units new private sector homes completed
- 12 units of shared equity and low cost home ownership provided by the Council
- Survive & Thrive Initiative helped provide 77 affordable housing units for mid-market rent, shared equity and low cost home ownership
- 16 empty properties brought back into use using our loan funds, whilst developing an enhanced empty homes service
- Continued to support and regulate private sector landlords through the Landlord Registration Service, helping oversee a 50% tenure increase since 2010

### **What the LHS 2017-22 Will Achieve**

#### **OUTCOME 1 – The supply and availability of good quality, affordable housing is improved**

We will do this by: increasing housing supply across all tenures, making best use of existing stock and improving the quality for individuals and local communities

To increase the supply of good quality, affordable housing across all tenures the Council and its partners will:

- Develop a profile of housing need and demand for all tenures across the whole of Angus
- Research the role for intermediate tenures (mid-market rent and low cost home ownership) across the whole of Angus
- Deliver 120 affordable homes per annum through the Affordable Housing Supply Programme and other non grant funded initiatives
- Develop initiatives which encourage growth and improve quality in the private rented sector over the life of LHS
- Increase the supply of housing to meet the needs of older and disabled people
- Work in partnership to improve the quality of our neighbourhoods and help deliver the Local Outcome Improvement Plan and contribute to the delivery of Locality Plans
- Bring 20 empty homes back into use per annum and ensure there is an overall reduction of the number of empty homes
- Increase the supply of housing in rural areas

## SECTION 6

# Access to Housing

### Introduction

Housing has a crucial role to play in improving health and wellbeing outcomes for individuals and families across Angus. The provision of good quality, affordable accommodation is crucial to enabling people to live independently and safely at home. Housing has both a preventative and an enabling role to play in improving outcomes.

Ensuring people can access housing and related services which meet their needs is a critical requirement for the LHS. In some cases, this requires the provision of specialist services such as advice, support or adaptations to enable people to access or sustain housing. With challenges such as an ageing population and the increasingly complex care needs of some households within the context of public sector budget restraint, delivering services smartly and efficiently has never been more important.

The chapter outlines the issues and challenges related to access to housing. It sets out how the Council and its partners will respond to these and meet the strategic outcome: People can access appropriate housing options and related services to meet their needs and enable them to live independently

#### KEY ISSUES for the Local Housing Strategy

- There has been an overall reduction in the number of homelessness applications since 2011 as a result of the housing options approach and a focus on prevention. There was a slight increase in applications in 2015/16 however applications have reduced again in 2016/17.
- Performance in relation to the percentage of households requiring temporary accommodation to whom an offer was made deteriorated in 2016/17.
- The profile of homeless applicants has remained consistent with under 35's making up the largest proportion and relationship breakdown the biggest cause of homelessness.
- Welfare reform will continue to affect people's ability to access housing and forthcoming changes to entitlement for under 35's will significantly impact this group's ability to access housing.
- While the role of the private rented sector in providing a housing option in Angus has increased the barriers experienced by households facing difficulties accessing the sector are still not well understood.
- The Integration of Health and Social Care represents a wholesale change to the way services will be planned and delivered in the future. This will require the LHS to be responsive to the emerging priorities of locality planning groups and remain connected to the strategic planning process.
- An ageing population is a significant challenge and there is a need to plan for the housing needs of this group. At the same time, the needs and aspirations of our older population are changing with less requirement for traditional, accommodation based services.



## Homelessness and Housing Options

### Housing Options

The Housing Options Team was established in 2011 following a national shift to focus on prevention of homelessness and the recognition that homelessness should not be an administrative process but should focus on the individual and their options and choices in a wider sense. This involved a change in culture in how homeless applications were handled. As a result of the success of the Young Person's Housing Options (YPHOS) 2 year pilot, the YPHOS procedures were merged with the wider Housing Options service in 2014. In 2015 the Housing Options service was decentralised and is now embedded in the Council's three locality housing teams.

Analysis shows that since 2014/15 there has been a year on year reduction in the number of approaches to housing options services in Angus (a 6% reduction between 2014/15 and 2016/17 ). Although data on approaches is relatively limited there does appear to be a trend in relation to the reduction of approaches and the decrease in homeless applications, demonstrating the effectiveness of housing options in addressing homelessness. However, the spike in homelessness applications in 2015/16 does not correlate with an increase in housing options approaches the same year, suggesting that further analysis is required to fully understand the relationship between the two.

### Homelessness in Angus

There has been a significant reduction in the number of homeless assessments since 2011/12. Consistent with the picture across Scotland, this was driven by the introduction of housing options services and a focus on prevention. Between 2011/12 and 2014/15, the number of Angus applications dropped by 42% from 1,203 to 694. However, 2015/16 saw a 22% increase in applications, compared to the previous year. This fluctuation is against the national trend which has continued to see reductions in the number of homeless assessments, decreasing 4% in the same period. In 2016/17 there was a 14% reduction.

Consistent with Scotland-wide data, homeless households in Angus continue to have a young age profile. Between 2010 and 2015, 60% of applicants and 68% of individuals in temporary accommodation were under the age of 35. There has also been a noticeable increase in the number of applications from single people. Overall, homeless applications between 2010 and 2015 reduced by 37% in Angus, yet applications made by single person households increased by 13% over the same period. Relationship breakdown continues to be one of the main causes of homeless applications in Angus, and was the main reason for 52% of homelessness between 2010 and 2015 (56% of under 35's had cited relationship breakdown as the main reason).

Preventing homelessness and improving outcomes for service users is paramount, ensuring there is a consistent approach to information and advice provision across the service, outcomes are sustainable and the key causes of homelessness in Angus are addressed. This will be addressed by LHS Outcome 2, Action B.

### Prevention and Support Services

Angus's approach to housing options and homelessness focuses on the prevention of homelessness before it occurs. Local initiatives and participation in Tayside, Fife and Central Housing Options Hub activities fit with the Scottish Government's Prevention of Homelessness and Housing Options Guidance, demonstrating a supportive organisational structure; robust policies and procedures; effective partnership working; and person-centred and holistic services. The development of a housing options training toolkit by the Hubs, to sit alongside the Housing Options Guidance, will also contribute to a well-trained workforce.

Peer audits introduced by the Hub ensure advice provision meets the standards set by the Scottish National Standards for Information and Advice Providers. A joined-up approach to planning for known milestones is important and particularly relevant and effective in preventing homelessness for looked after children and those leaving prison. Individuals should continue to be identified early and through partnership working, appropriate housing provision and support put in place. An evaluation of early intervention and prevention activities to improve tenancy sustainment will be addressed by LHS Outcome 2, Action B.

Scottish Government Guidance on the prevention of homelessness places an emphasis on working closely with partners and other agencies to prevent homelessness. Prevention is not only the responsibility of housing and homelessness services but needs to be embedded across all services in Angus.

Applications assessed as intentionally homeless or potentially homeless are 4% higher in Angus than the Scottish average. Although it is recognised that Angus has an in-depth assessment and processes are sound and in accordance with legislation and statutory guidance, earlier intervention and partnership working with housing support and other agencies may help households to sustain their accommodation and prevent homelessness occurring in the first place. Raising awareness of tenancy responsibilities and consequences of doing or failing to do something which leads to the loss of accommodation and homelessness may also have an impact.

Local authorities have a duty to assess under the housing support regulations if they have a reason to believe the applicant may be in need of a housing support service. Whilst progress is being made in Angus, the implementation of these regulations is yet to reach its full potential in terms of recording where support has been provided and outcomes for those in receipt of support. In 2016/17, 97% of cases found to be unintentionally homeless or threatened with homelessness were recorded as being assessed under the housing support regulation, in comparison to the national average of 76% (April to September 2016). However, 8% of these cases were recorded as having support provided, significantly lower than the Scottish average (39%). A well functioning process to identify and monitor referrals is necessary to ensure all homeless cases have a housing options assessment carried out, along with of outcomes from support provision. This will be addressed by LHS Outcome 2, Action C.

### **Welfare Reform**

In January 2012, the Government extended the shared room rate to Local Housing Allowance (LHA) claimants under the age of 35 in the private-rented sector. This restricts claimants to the rate for a single room in a shared house, rather than the rate for a self-contained one bedroom property. In Angus, the shared room rate is almost one third less than the one bedroom property rate.

Since April 2013, the under occupancy charge (also known as the "bedroom tax") has applied to households in social housing. This means the tenant is liable for 14% of the rent if the property is deemed to be under occupied by one bedroom, and 25% in the case of under occupation by two or more bedrooms. The benefit cap, introduced in 2013, limits the total amount of benefit most people aged 16-64 can receive. The caps are £384.62 per week for couples or families with children, and £257.69 per week for single people. Those affected by the under-occupancy charge and benefit cap and in receipt of housing benefit are currently eligible for a Discretionary Housing Payment (DHP) to make up the shortfall.

The introduction of Universal Credit (UC) (introduced to single working aged people in Angus on 25 April 2016) means all accommodation will be treated under LHA rules, regardless of who owns and manages it (unless it is 'support

exempt accommodation'), including any new social sector tenancy agreements signed on or after 1 April 2016 (or 1 April 2017 for supported accommodation) which will have the relevant LHA rate applied from April 2019. This is likely to impact households accessing new build Council housing and some RSL housing. For temporary accommodation which is not 'support exempt accommodation' there will be a rental element and a management element. The rental element will be based on the full LHA for the household size. The shared accommodation rate will also be applied, so for people under 35 placed in temporary accommodation, their UC will cover only the cost of a room in a shared property, not the cost of a self-contained one bedroom property. There remains some uncertainty about how these changes will affect those in supported and women's aid refuge accommodation, however they will continue to be exempt from the LHA cap until 2019 and it is anticipated that a new funding model will be introduced to protect the sector from the cap with a top-up of additional ring-fenced funding.

In late 2016 the UK Government launched a consultation on funding reform for the supported accommodation sector. A formal response publication is expected soon and will give further insight into the concerns stakeholders have about the prospect of the LHA cap as well as possible alternatives. At the same time, the work of the Government's various Task and Finish groups is coming to an end and recommendations are being drawn up on issues such as Short Term Accommodation to help inform the forthcoming Green Paper.

The changes to housing benefit have caused considerable problems for young people, with many unable to secure or sustain affordable accommodation. The application of LHA rates to social housing will particularly affect single people under 35, those already most likely to be experiencing difficulty accessing housing. There will be a further effect on under 25 year old single Job Seeker Allowance claimants from April 2018 as they will be paid a lower rate of benefit. Furthermore, this change is also due to occur at the same time that the UC migration programme begins in Angus, so those affected will be starting to get their housing costs paid direct. There is the risk that rent arrears will increase for those affected, leading to further financial hardship, potential evictions and increased homelessness, particularly for young people. There will also be an impact on certain groups of young people (aged 18-21) who will no longer be entitled to the housing costs element of UC. Young people exempt from this ruling include those already receiving UC housing costs prior to April 2017, certain vulnerable people and those unable to live with their parents. This list is not exhaustive but it is a clear indication that certain younger people could face further hardship. More work is required to fully understand the impact of the further welfare reform changes on the availability of housing options and the need for services to support those affected. This will be addressed by LHS Outcome 2, Action A.

### **Temporary Accommodation**

The total number of households in temporary accommodation has reduced in Angus since 2009. In line with the national campaign to avoid the use of B&B accommodation, only 9% (31 households) were provided with B&B accommodation in 2016/17, and no homeless households containing a child or pregnant women have been placed in B&B accommodation since 2004.

The number of households in temporary accommodation has remained relatively constant since 2011/12 however pressure remains on temporary accommodation across Angus. The proportion of temporary accommodation by bedroom size does not match applicant profile. Only 6% of households in temporary accommodation required two bedrooms or more in 2015, however 47% of temporary accommodation stock has two or more bedrooms.

The length of stay in temporary accommodation in Angus increased by 40 days in 2016/17 compared with the previous year; causing low turnover and resulting in difficulties in meeting the duty to make an offer of temporary accommodation to those who need it. This has been highlighted by the Scottish Housing Regulator as an area of concern. At the time of writing, an internal audit had been completed and an action plan is in development which will ensure the Council can meet its statutory duties.

To encourage stability and social inclusion, the Council maximises the use of dispersed homeless accommodation and has no plans to develop hostel accommodation at this time. Shared accommodation options are being considered as a method to maximise temporary accommodation resources and the use of temporary accommodation will continue to be monitored to ensure it meets the needs of homeless households in Angus and reduce the average length of stay in temporary accommodation, outlined by LHS Outcome 2, Action D.

### Rehousing

In 2016/17 around 71% of homeless households secured settled accommodation in Angus, slightly higher than the national average (68%). The majority of these were housed by the Council (57%) with RSLs providing housing for around 8%. Nationally local authorities provide housing for around 39% of homeless households and RSLs around 23%. The number of homeless households that secure accommodation in the private rented sector in Angus is comparable to the rest of Scotland, around 5%.

While the Council provides accommodation for the majority of homeless households, lets to this group are relatively low as a proportion of overall allocations. In 2016/17, 35% of allocations made by Angus Council went to homeless households compared to an average of 40% across all local authorities<sup>6</sup>. This places Angus Council in the lower quartile of authorities in terms of proportion of lets going to homeless households.

## Access to the Private Rented Sector

### Information, Advice and Assistance

Households can access information and advice about the private rented sector through the Housing Options Service. However evidence is limited on the extent to which this addresses the barriers being experienced. Access to the sector is likely to remain an issue for many, particularly for those who cannot afford a deposit and rent in advance or provide references. A deposit scheme for low income, non housing benefit recipients may address the issue of affordability and requires further research to gauge the likely demand.

Another barrier for low income households is landlords unwilling to accept tenants in receipt of state benefits, sometimes because of restrictions imposed by mortgage or insurance providers. Tenancy support mechanisms such as assistance to maximise income, grants for furniture and tenancy management support may offer a solution, but a greater understanding of the barriers is required in order to fully understand how we overcome them. We will seek to establish more dedicated engagement with landlords to help understand and tackle these access issues, helping to support private sector tenants to access and remain in the sector. This will be addressed by LHS Outcome 2, Action E.

## Independent Living

### Integration of Health and Social Care

For a number of years the Scottish Government and other public sector and third sector organisations have been working towards 'shifting the balance of

<sup>6</sup> SHN provides benchmarking data on homeless lets for 25 out of 31 local authorities.

care'. The aim is to improve service delivery and health outcomes by shifting the emphasis towards preventative community based services, moving the provision of services away from acute facilities and giving patients and their families more responsibility for their health and social care needs.

The Integration of Health and Social Care brings opportunities to strengthen the connections between housing, health and social care services. Greater partnership working will improve the alignment of strategic planning and demonstrate how housing contributes to local and national outcomes aimed at shifting the balance of care.

To support improved strategic planning and partnership working the Housing, Health and Social Care Strategic Planning Group was established in 2015. The Group considers how the needs of particular needs group will be met in each locality, undertakes work to develop shared evidence bases and identifies priorities for specialist provision. The Group includes representatives from partner RSLs, older people's services, learning disability services, mental health services, occupational therapy and children's services.

### **Adaptations**

The provision of adaptations is a crucial aspect of meeting the housing needs of people with medical and support needs, helping people to live independently at home and reducing the requirement for social care services and informal caring. Physical adaptations can include the installation of ramps, level access showers or stair lifts. Funding arrangements for adaptations vary depending on the tenure but are only provided following an Occupational Therapy assessment identifying an immediate or priority need.

Over the period 2012/13 to 2016/17, 1,352 Council tenants were provided with an adaptation to their home. These adaptations were funded through the Council's Housing Revenue Account. Over the same period, 667 people living in the owner occupied and private rented sectors received means-tested grant funding totalling £1,826,116 for adaptations through the Scheme of Assistance. The total number of adaptations provided in RSL homes is not known.

In April 2017 the Council introduced the Housing Adaptations Joint Working Policy following a review of the adaptations service. The Policy places a strong emphasis on the importance of partnership working between Housing and Occupational Therapy as well as giving staff greater authority to proceed with adaptations which will meet a household's long term needs. The Policy promotes a tenure neutral approach to assessment and service delivery with a Panel established to take decisions on complex cases.

The introduction of the new Policy has already seen an impact in ensuring more joined up and transparent decision making which puts clients' needs at the heart of the process. However, the working group identified further areas of work required in relation to the monitoring and evaluation of service delivery across tenures and this is currently being taken forward. In addition, there is a need to improve the quality of data on adapted and adaptable social housing stock in order to provide better information to tenants and applicants and support future investment decisions. This will be addressed by LHS Outcome 2, Action F.

While steps have been taken to ensure a tenure neutral decision making process, there remains an anomaly in relation to adaptations in RSL tenancies which are centrally funded. Over recent years the level of funding available to RSLs to carry out adaptations has reduced and it has become increasingly common for funding to run out before the end of the financial year causing, sometimes significant, delays in tenants receiving adaptations. It is the view of



the Scottish Government that RSLs should contribute towards the cost of adaptations however this is challenging for some. The funding position is an area of concern for all partners and the Council and Health and Social Care Partnership would like to see the needs of households living in accommodation that can be adapted to meet their medium to long term needs met as quickly as possible.

### Other Services

A number of services are available to enable older people to remain at home such as Community Alarm, Care About Angus and Care and Repair. In the main, these services are delivered to people in their current homes and do not reflect a housing need, however they provide important preventive and support services which allow people to live independently in their own homes.

Currently 3,008 (June 2017) people are supported through technological means, via community alarm, falls monitors and other devices. The Angus Health and Social Care Partnership Strategic Plan 2016-19, aims to see a 10% year on year increase in technology enabled care (TEC), and a much greater increase (target to be determined) in tele-health provision will be included in performance targets currently being agreed by the strategic group overseeing improvements in this area. Angus is also hosting a Tayside wide initiative to introduce a home mobile health monitoring product called Florence, digital technologies which support case management and self-care where patients collect information about their health for self-use or transfer to healthcare professionals.

The housing sector also has the potential to play a significant role in assisting health and social care services to manage and reduce delayed discharge. While figures on delayed discharge due to inappropriate housing in Angus are not available, it is understood that the availability of housing is often a factor in allowing people to return home. One of the barriers the housing sector faces in being able to better respond to delayed discharge is the timing of housing applications being made or being notified where an alternative housing solution is required. Through the Housing, Health and Social Care Strategic Planning Group partners will review discharge protocols and explore opportunities to reduce delayed discharge. This is addressed by LHS Outcome 2, Action G.

## Specialist Provision

### Supported Housing

A number of supported housing schemes are provided by landlords across Angus for older people, adults with learning disabilities and adults with severe and enduring mental health problems. Learning disability and mental health services have undertaken work to estimate the likely future housing need for supported housing from adults currently known to services. This has been done on a range of time periods from a need occurring within the next 12 months to a need occurring in nine years or more<sup>7</sup>.

It is anticipated there is a need for around 53 supported housing tenancies for adults with learning disabilities and severe and enduring mental health problems to 2021. This includes need for intensive supported or secure accommodation. It is difficult to estimate how this translates to need for new tenancies as information on turnover at existing schemes is not available and the figure should not be interpreted as a target to develop 53 new build units. However, it will be used to inform investment decisions in the SHIP. At least a proportion of the need will be met from turnover of existing stock or redevelopment of mainstream housing. Work is currently on-going to develop a number of supported and independent living units in West Angus.

<sup>7</sup> A need which is expected to occur within the next 12 months is considered a current need.

**Anticipated Need for Supported Housing (Including Intensive/Secure) to 2021**

Housing Market Area	Current Need	1-2 years	2-3 years	3-6 years	Total
North Angus	3	5	4	6	18
South Angus	1	1	3	4	9
East Angus	5	2	2	6	15
West Angus	4	4	3	0	11
<b>Total</b>	<b>13</b>	<b>12</b>	<b>12</b>	<b>16</b>	<b>53</b>

Source: Angus Council, 2015

Work has recently been undertaken to review the Council's Supported Housing Protocol. The revisions aim to achieve a more flexible approach to the assessment and allocation of supported housing, removing barriers to accessing supported housing while still working in partnership with Community Care Services to ensure sustainable outcomes for applicants. Further work is required to understand turnover of existing supported housing and explore to what extent existing tenants could be supported to move to more appropriate accommodation where their needs have changed.

Future supported housing will be developed taking into account the principle that specialist housing should be flexible to meet a range of needs rather than to meet the needs of a specific client group. This ensures housing is capable of meeting the long-term needs of Angus residents. This will be addressed by LHS Outcome 2, Action H.

**Sheltered and Retirement Housing**

The Council currently manages 24 sheltered and retirement housing schemes which provide around 586 individual properties. The Council has seen significant reductions in demand for sheltered housing with some schemes becoming increasingly difficult to let, resulting in void properties and corresponding void rent loss. In response to this and the introduction of Self-Directed Support (SDS), a review of sheltered housing was undertaken in 2015. This led to a move to a sheltered and retirement model of housing which better reflects the needs and aspirations of older people. Older people considering their future housing options but without current support needs now have the opportunity to access retirement housing. In both sheltered and retirement housing support needs are met via SDS which better tailors services to individual needs.

The Council is currently undertaking a range of improvements to communal areas within its sheltered and retirement stock, including assessing how it can improve the digital connectivity of sheltered housing tenants to ensure that these tenants have the skills and capacity to utilise digital technologies for a wide range of health and social activities as well as accessing those services that have moved online.

The recently published 'Realising Scotland's full potential in a digital world: A digital strategy for Scotland' (2017) sets out a series of action points "to ensure that Scotland continues to prosper in an increasingly connected and competitive world" (2017). Through an Angus wide consultation with sheltered housing tenants it has been shown that sheltered housing tenants face a much higher level of digital exclusion than the general populace. This is due to a number of factors such as finance, personal choice, lack of confidence using technology, so Angus Council will, in partnership with tenants, find and implement the best possible solution to this issue.

Alongside improving access online the Council will look to work with voluntary organisations to ensure that digital tuition is available in the community to ensure that digital skills are being learned alongside greater connectivity so that people feel comfortable using technology.

In addition to the sheltered housing provided by the Council, a number of RSL partners provide sheltered and retirement housing. Around 430 sheltered and retirement units are provided across 13 complexes by Angus Housing Association, Bield Housing Association, Cairn Housing Association, Caledonia Housing Association and Trust Housing Association.

The demand for housing for older people will continue to be monitored and the need for housing for older people considered as part of the Council's investment strategy. However, a key driver in the reduced demand for sheltered housing in the private sector is increases in home ownership. Many households are reluctant to step out of the owner-occupied market in order to move to rented accommodation and private retirement housing is beginning to play an increasingly important role in Scotland, with at least one development in Angus. A recent report by the NHBC Foundation found high levels of satisfaction with private retirement homes and the apparent success of this model goes some way to support the assumptions that older people will actively seek opportunities to meet their future housing needs if the right accommodation is available. To address this issue alternative housing models, such as shared equity products, will be explored. Consideration will also be given to the need for appropriate housing options services to enable older people to plan for their future housing needs. This will be addressed by LHS Outcome 2, Action H.

### **Residential and Care Homes**

Numbers of care home placements for older people have been reducing over the past 5 years. The age at which people move into a care home has been increasing and the length of stay reducing. Vacancy rates between 2010 and 2015 have been falling across Angus for care homes, and for nursing and residential homes supported by Angus Council. There are currently 31 care homes operating in Angus, providing 991 bed spaces to support older people, people with dementia and adults with learning disabilities. Around 740 places are also commissioned out-with Angus, including specialist learning disability places.

## **Other Groups**

### **Care Leavers**

The Housing Options protocol for young people leaving care was agreed between the People and Communities Directorates in 2013. A joint panel was established and meets quarterly to identify solutions and monitor housing and support outcomes for Care Leavers. The panel is multi disciplinary and includes members from Housing (including partner RSLs), Community Safety, Through Care After Care and other agencies. The numbers of homeless applications made by applicants who were looked after as a child by the local authority in the last 5 years has reduced by 48% in 2016/17 compared to 2011/12. The protocol allows for the needs of young people who present the greatest risks, or who are most vulnerable, to be considered as far in advance as possible. To be most effective, however, this approach relies on the availability of a range of support and housing provision to meet the range of individual requirements and needs. While there is no single or simple solution to these issues, providing a wider range of supported accommodation options and offering young people a more protected environment in which to develop their skills will significantly help care leavers make a positive transition to independent living in mainstream housing.

The Scottish Government, via the Affordable Housing Supply programme provided funding to help bring two unoccupied blocks of Council owned flats in

Millgate Loan, Arbroath, back into use. One of the blocks of 6 flats was re-developed to provide the supported accommodation facility and the second block of flats was redeveloped to offer single general needs tenancies. The supported accommodation, providing 4 self-contained flats, a training flat and office accommodation for the Through care and Aftercare team, has been operational since July 2015. Work is ongoing to develop this initiative further, into a core and cluster model, expanding on the number of supported units available in the Millgate Loan vicinity for young people, as demand requires.

Work is ongoing between Housing and the Through care and Aftercare teams to produce detailed performance monitoring reports to monitor housing outcomes and tenancy sustainment more effectively for care leavers. These detailed reports are currently being built in house and are being created to monitor: the assessment and rehousing journey and timescales to ensure we are meeting re-housing needs at the right times for young people; temporary emergency accommodation requests from young people leaving care to ensure this is prevented where possible; and tenancy outcomes, ensuring we are learning from any failed tenancies and including monitoring of any tenancy issues, so these can be addressed jointly at an early stage.

### **Offenders**

There is a well-evidenced and complex relationship between homelessness and offending. Spending time in prison increases the risk of homelessness and a lack of stable accommodation increases the likelihood of (re)offending. The Improving Offender Housing Outcomes (IOHO) pilot project ran from 2014 to 2016 and focussed on early intervention and partnership working to prevent homelessness and address short-term prisoners' housing needs via a needs assessment completed upon entry to prison.

In the final year of operation, 200 HMP Perth offenders were provided with information and advice. Although the pilot has now concluded, the outcomes were evaluated and lessons learned have contributed to the approach to providing housing advice early and the development of the draft Scottish Quality Standards – Housing Advice, Information and Support for people on remand or serving a short-term sentence. We will review existing policies and procedures in light of the standards, when published.

Work is ongoing to contribute to the Angus Community Justice Outcomes Improvement Plan 2017-2020, reviewing protocols established between the Scottish Prison Service and Housing in light of the experiences of those who have offended and their families; and reviewing the housing allocation policy to prevent homelessness and reduce offenders dependency on temporary accommodation.

### **Domestic Abuse**

In 2016/17, Angus Council had 116 homeless applications resulting from domestic abuse, 16% of all homeless applications. Women who are victims of domestic abuse experience unique housing issues. Women and their children are often forced to move out of their homes away from their abuser to seek other housing where they are safe. In addition to the lack of affordable housing, women may potentially have to deal with a number of other difficulties including financial difficulties, child care issues and a difficult tenancy history (anti-social behaviour or repairs issues often linked to the abusive relationship).

Two of the most common barriers to leaving an abusive relationship are lack of resources and lack of available information. The housing options service piloted joint housing advice sessions with Angus Women's Aid in 2016 aiming to reach women who might be at risk of domestic abuse. The housing services will continue to work closely with the Angus Violence Against Women Partnership

and continue to have a strong presence in the MARAC process to help keep victims of domestic abuse safe in their homes by enhancing security of their properties; providing housing advice to women, men and families at risk; and assisting those who cannot continue to live in their properties to access safe and secure housing.

### **Gypsy/Travellers**

Angus Council operates a permanent Gypsy/Travellers site at Tayock, Montrose. The site is currently fully occupied and overall satisfaction levels are high. Following consultation with residents, upgrades to the amenity blocks are currently underway which will improve the facilities for site residents and energy efficiency of the blocks. Dundee City Council also operates a site at Petterden, by Tealing, which lies within the Angus local authority boundary. The site currently operates at around 65% capacity, although this is subject to seasonal fluctuation.

In 2016 Angus, Dundee, Perth & Kinross and Fife Councils commissioned Craigforth Research to undertake a joint Gypsy Traveller and Travelling Showpeople Needs Assessment. Finalised in January 2017, the research indicates that across the TAYplan area there is sufficient accommodation for Gypsy/ Travellers, although levels of satisfaction with Council provision varies.

Taking into account accommodation provision known at the time the study was undertaken, the findings indicate a small shortfall in permanent provision may emerge in Angus over the next five years, attributed to demand in the northeast and to a lesser extent in the west of the area. Where new sites are established or existing sites in the area improved or extended, this could help to address the local shortfall in provision which is anticipated to develop. The projected shortfall is not considered significant enough to justify provision of additional sites at this time. The Council will continue to monitor demand across Angus and consider opportunities to improve and extend existing provision, as addressed by LHS Outcome 2, Action I.

The Council recognises that private sites could contribute to meeting the projected shortfall in demand for permanent accommodation. All applications will be considered in the context of Angus LDP Policy TC6 and take into account the finalised Needs Assessment and available capacity on existing and proposed sites.

Levels of encampment activity have steadily increased across Tayside over the last three years. In Angus there was a reduction in activity between 2014 and 2015, which then rose significantly between 2015 and 2016. Conversely, Dundee saw significant increases between 2014 and 2015 and a reduction between 2015 and 2016 while both Perth & Kinross and Fife have seen more consistent levels of encampment during this period. This would suggest that the links between encampment activity in Dundee and Angus are stronger than with the other local authority areas and approaches to site provision and enforcement activity taken by each local authority are likely to impact on each other. The Council will continue to monitor unauthorised encampment activity across Angus and consider the requirement for provision of seasonal or temporary transit sites, with future actions and solutions investigated with partners including the private sector. The Council is open to consideration of a national strategy on the provision of transit sites and cross boundary consideration of how to address the needs of the Gypsy/Traveller community. This will be addressed by LHS Outcome 2, Action J.

At present there is no identified need for accommodation for Travelling Showpeople in Angus. The Council will continue to monitor the position.



### **Migrant Workers**

There is a healthy contingent of migrant workers in Angus, attracted by employment opportunities particularly in the agricultural and food processing industries, and also the opportunity to operate their own small businesses. Recent research by Social Support and Migration in Scotland (SSAMIS) highlighted that social housing is widely available in Angus and can help attract migrants to the area. Although there are language and cultural barriers, migrant workers have the same affordable housing needs as the indigenous population and many seek the more affordable option of social housing instead of a private sector solution. However, there have been isolated cases where migrants have been clustered in particular estates which some believe limits their ability to improve language skills and integrate with the local community, whilst others believe offers more security.

### **Humanitarian Aid**

Angus Council fully supports and participates in the Government's Syrian Refugee Resettlement Programme and to date has housed 33 people within the local authority area. The work undertaken by Council departments and other partners to secure suitable housing and access to services represents an excellent example of joint working in challenging circumstances.

The Council will continue to contribute to the Resettlement Programme as appropriate and housing services will make accommodation available as required.

#### **KEY ACHIEVEMENTS Delivered Through LHS 2012-17**

- Helped reduce the number of homeless applications by 30% from 2011 to 2016
- Provision of 1,352 disabled adaptations in Council properties and 674 in private sector homes
- Established a Young Persons Housing Options Team, now mainstreamed into our Housing Options Service
- Provision of 6 specialist supported housing units for young care leavers, including a dedicated training facility

## What the LHS 2017-22 Will Achieve

### **OUTCOME 2 – People can access appropriate housing options and related services to meet their needs and enable them to live independently**

We will do this by: preventing and addressing homelessness, improving access to the private rented sector and providing services which enable people to live in their own home as long as possible

In order to ensure people can access a range of housing options and related services to meet their needs the Council and its partners will:

- Review the ongoing impact of Welfare Reform on housing options and sustainability
- Improve outcomes for individuals by ensuring there is a consistent approach in the delivery of the Housing Options Service in line with current policies and procedures
- Monitor referrals and review outcomes to ensure compliance with Housing Support Services (Homelessness) (Scotland) Regulations 2012
- Reduce the average length of stay in temporary accommodation
- Develop and implement initiatives which support private sector tenants to access and remain in the sector
- Improve quality of data on adapted and adaptable social housing stock
- Work with partners in Health and Social Care to reduce delayed discharge related to housing issues
- Ensure older and disabled residents in all tenures can access services, including housing options which support them to plan for their future housing needs and move to more suitable accommodation as appropriate
- Work with neighbouring authorities and other partners, including private sector, to identify opportunities to improve and/or extend the provision of appropriate permanent sites for Gypsy/Travellers
- Explore opportunities for the provision of transit sites, engaging with partners including Scottish Government to examine appropriate actions and solutions





## SECTION 7

# Sustainable Housing

### Introduction

Sustainable housing allows people to heat their homes for less and reduce domestic emissions. To achieve this it is vital to ensure that our residents live in warm, dry, energy efficient, low carbon homes that they can afford to heat.

Many issues will influence the condition of people's homes such as social, economic and environmental factors. Where these exist our challenge is to determine how these interwoven features impact people's lives, acknowledging and highlighting the main issues, as well as any underlying root problems that may exist at a local level that prevent our residents from living in sustainable communities.

This chapter aims to outline the issues and challenges related to sustainable housing and how the Council and partners will respond to these to meet the strategic outcome: The quality and energy efficiency of all housing stock is improved and we contribute towards targets to reduce CO<sup>2</sup> emissions in Angus.

#### KEY ISSUES for the Local Housing Strategy

- Levels of fuel poverty have increased since 2012 despite marginal reductions nationally.
- A greater understanding of the issues contributing to fuel poverty is required including priority target groups, unknown underlying fuel poverty issues, consumer habits and fuel poverty awareness.
- Fuel poverty is particularly prevalent in the private sector.
- All social stock must be EESSH compliant by 2020.
- Recent consultation on minimum energy efficiency and condition standards in the private rented sector. It is anticipated that new standards will be implemented but it is unclear how standards in the sector will be enforced and there are concerns regarding the proposed role for local authorities at a time of limited resources.
- There is a need to reduce domestic carbon emissions to contribute to meeting Climate Change (Scotland) Act 2009 targets for 2020 and 2050.
- The Council and RSLs have an opportunity to lead by example by ensuring that existing and new build stock is sustainable and generating low emissions.
- Consideration should be given to how Angus Council and partners can respond to any revised national targets as a result of the Scottish Governments commitment to the Paris Agreement.
- Tackling Below Tolerable Standard housing and other disrepair in the private sector is challenging. Gain a greater understanding of the extent in order to identify the required action/investment.



## Understanding Fuel Poverty

Fuel poverty<sup>8</sup> is defined as someone who spends more than 10% of their household income on household fuel use. Extreme fuel poverty is defined as those who spend over 20% of their income on fuel.

There are three main factors that have been identified as the main causes of fuel poverty:

- Fuel prices
- Household income
- Energy efficiency of the housing stock

Fuel poverty now affects 43% (around 22,000 households) of Angus households, a rise of 14% over 4 years. Over the same period, extreme fuel poverty rates have risen to affect 13% (around 7,000 households) of households. Nationally, 34% of households experience fuel poverty but rates are beginning to fall, whilst extreme fuel poverty affects 9% of households but rates are showing a marginal annual reduction.

## Household Types and Tenure

Evidence indicates that pensioner and single adult households are most susceptible to fuel poverty and extreme fuel poverty. In Angus there are 12,000 family, 18,000 pensioner and around 22,000 single adult households. The evidence indicates that there are almost 11,000 pensioner households living in fuel poverty and just under 4,000 living in extreme fuel poverty. It is likely that the situation could worsen in future years, with an estimated 24% increase in those of pensionable ages by 2037. There are also around 9,200 single adult households in fuel poverty, and approximately 2,800 living in extreme fuel poverty. There are around 2,800 families living in fuel poverty, resulting in a severe impact on children.

## Fuel Poverty and Extreme Fuel Poverty by Household Type and Tenure

Household Type	Fuel Poverty	Extreme Fuel Poverty
Pensioners	60%	22%
Families	24%	4%
Single Adult	42%	13%
Owner Occupier	39%	14%
Private Tenant	42%	11%
Social Tenant	49%	8%

Source: Scottish House Condition Survey, 2012-14 & 2013-15

Of the 22,000 households living in fuel poverty, the vast majority (58%) are owner-occupiers however the tenure has the lowest proportion of households living in fuel poverty (around 39% of all owner-occupiers) compared to the social and private rented sectors.

Although social sector dwellings have been subject to energy efficiency related improvement works to bring them up to SHQS standard, fuel poverty continues to remain relatively high with half of households living in fuel poverty. This further highlights that fuel poverty can be the product of a number of components and that the provision of energy efficiency measures are not the sole solution.

<sup>8</sup> Source: Scottish Government - [www.gov.scot/Publications/2002/08/15258/9955](http://www.gov.scot/Publications/2002/08/15258/9955)

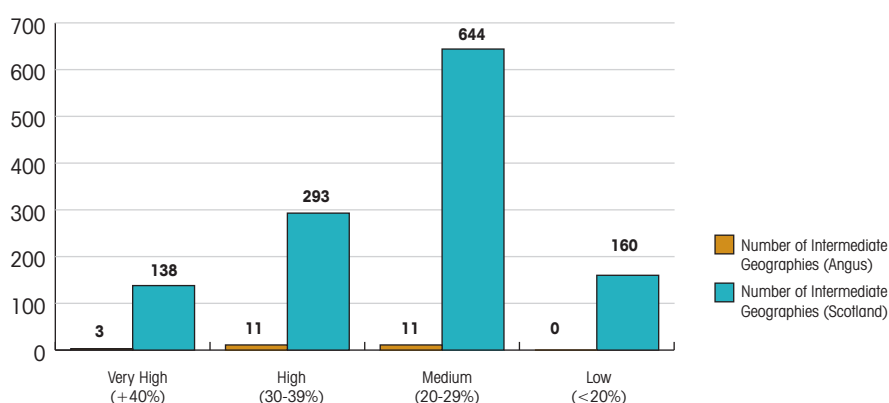


## Geographies

At least 20% of households in each intermediate geography<sup>9</sup> are experiencing fuel poverty. There are 22 zones where fuel poverty affects 20-39% of households, and three zones where fuel poverty is over 40% and within the highest classification. In comparison to national levels, 56% of Angus zones experience high or very high fuel poverty, whilst Scotland has 35% in the same bracket.

The three zones classed as 'very high' are all rural areas. The zone areas classed as 'high' are a mix of rural and some urban areas within the principal towns of Arbroath, Forfar, Montrose and Brechin. Historically, these towns have experienced higher levels of income deprivation than the other principal towns of Carnoustie, Monifieth and Kirriemuir.

**Intermediate Geographies Experiencing Fuel Poverty**



Source: Scottish Government, 2014

Targetting resources to priority areas is key to tackling fuel poverty and energy efficiency issues. This will be addressed by LHS Outcome 3, Action A.

## Contributing Factors

### Fuel Prices

Price increases in domestic energy have been well above inflation in recent years, with gas and electricity increasing 24% between 2010 and 2015. The situation is worsened when these increases are not on parity with income increases. Household income continues to play a pivotal role in fuel poverty, with those on low incomes in a more precarious position due to having less income to contribute to fuel costs and less disposable income that can be used to off-set unexpected fuel bills, for example in long cold spells. However, there are ways that residents can access cheaper energy options without affecting the usage required to heat their homes to a reasonable level, such as switching energy provider for cheaper tariffs. This method is well documented but evidence from the Angus Council Private Sector Stock Condition Survey 2016 highlights that 56% (22,000) of private sector households had never changed their energy provider and only 10% (4,300) stated they had changed their electricity or gas supplier in the past year. Price comparison websites predict that changing supplier can save the average household £200 per year, which would mean that 22,000 households could collectively save £4.4m if they switched provider. People may not be fully aware of the benefits of switching provider. This will be addressed by LHS Outcome 3, Action B, where we will increase the uptake of high quality information and advice, raise awareness of energy switching programmes and explore the feasibility of using Our Power for Council void properties.

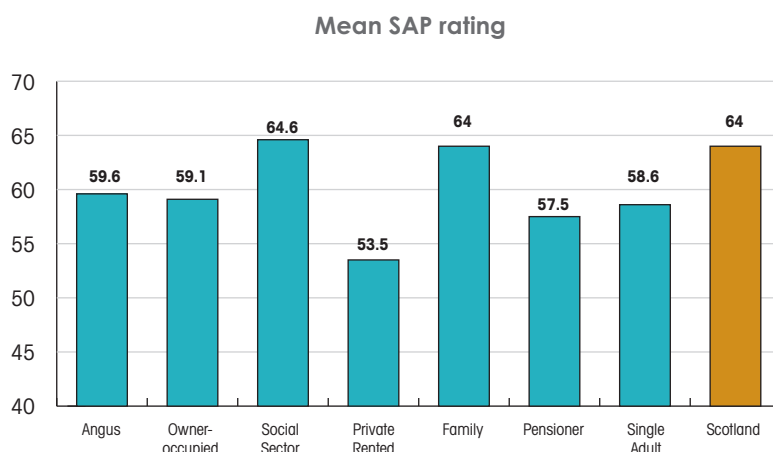
<sup>9</sup> Intermediate geographies are geographic areas used to present statistical information to help build a common understanding of local issues. There are 25 intermediate geographies in Angus.

### Income deprivation

Income deprivation is more prevalent in some housing tenures and among certain types of household and these households are more likely to suffer from fuel poverty. Social sector households and particularly pensioner households have considerably less income than private sector households and households containing families or adult only. The same applies to those on low incomes or not in employment who have less disposable income to mitigate for changes in financial circumstances. Whilst this signifies that a targeted approach is necessary, it does not mean that fuel poverty is solely attributed to those on low incomes living in social housing. Those on modest incomes can also be affected by fuel poverty, particularly with rising fuel prices and those living in energy inefficient homes. Homes with poor energy efficiency use more energy to heat than the more efficient properties and therefore have direct bearing on the portion of household income used toward fuel costs which is in turn affected by actual fuel prices. As living costs rise whilst incomes stagnate, people enjoy less disposable income and are less likely to afford energy efficiency improvements to their homes. We will seek to identify households most at risk of fuel poverty, ensuring effective support for households across all tenures to maximise incomes. This will be addressed by LHS Outcome 3, Action B.

### Energy Efficiency

There is a recurring theme with energy efficiency related performance that the social sector consistently out-performs the private sector. There has been regular and substantial investment in social sector housing standards as landlords move to conform to the Scottish Housing Quality Standard (SHQS).



Source: Scottish House Condition Survey, 2011-13 & 2013-15

Angus lags behind national SAP rating performance and the evidence suggests that this is mainly due to problems in the private sector, with private rented sector performance well below all other sectors. Properties inhabited by pensioner households also perform below the regional average. As these households have less income than other household types, they may not have the financial means to improve the energy efficiency of their home.

The geographical make-up of Angus contains rural settlements where around 2,000 residents live in 'remote rural' locations. These areas are often isolated and access to mains gas is unfeasible with households instead reliant on alternative forms of heating such as electric, oil and solid fuels. The Scottish House Condition Survey (2013-15) highlights that as many as 19% of Angus dwellings are off-grid, slightly above the national average (16%).

Poor energy efficiency can also stem from the condition of a property, with homes in disrepair using more energy to heat and being more difficult to keep warm. The social sector performs well, bound by minimum SHQS standards. However, private sector homes, particularly the rented sector, continue to be a cause for concern with lack of regulation allowing some landlords to let housing at a standard lower than the minimum standards set in the social sector. Financial restraints may also play a role, with some homeowners and landlords unable or unwilling to meet the costs for improvements.

Analysis at local level shows that fuel poverty is not exclusive to areas of income deprivation, meaning that there are other contributing factors. Research by the Department of Energy & Climate Change (DECC)<sup>10</sup> suggests consumer perception and knowledge of energy efficiency as a mitigating factor. Lack of knowledge, ingrained attitudes or underlying physiological or mental health issues may mean that certain households remain in fuel poverty regardless of income, fuel prices and how energy efficient their home may be.

## Improving Stock Condition and Energy Efficiency

### Private Sector House Condition

There are approximately 43,500 private sector dwellings in Angus, consisting of around 34,100 owner-occupied, 7,150 private rented sector (PRS) and 2,200 vacant dwellings. Around 38% are over 70 years old, which suggests that they may require substantial investment to sustain elements to a satisfactory level. Around 31% of owner-occupied dwellings are over 70 years old, whilst around 67% of private rented sector homes fall into the same bracket, which suggests that landlords face a more immediate problem with older stock that is likely to require more repairs and maintenance.

The Angus Private Sector Stock Condition Survey 2016, highlighted that just over 11,000 (32%) owner-occupied households had completed major repairs or improvements to their home in the last five years, and these were predominantly energy efficiency and internal amenity orientated. Just over 5,000 households replaced their central heating system, around 2,400 replaced windows and approximately 3,000 completed loft or cavity insulation. It was also noted that the main barriers to home improvement/repair were finding a value for money contractor, the hassle involved, and identifying the work needed and obtaining estimates.

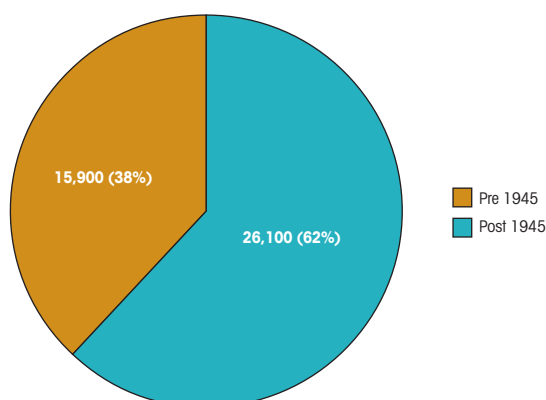
The survey also highlighted that around 20% of private rented dwellings fail the Repairing Standard and around 10% (640) failed due to not being 'wind and weather tight'. This suggests that these properties may have poor energy efficiency rating and as a result the households may spend more to maintain ambient room temperature.

There are limited resources for pro-actively identifying poor conditions within the sector and the Council relies on reporting of poor standards and non-regulatory compliance from the public. Referrals of this nature are limited but this is not to say that these problems do not exist. Raising awareness of the minimum standards to both tenants and landlords will be crucial in to helping to improve quality in the sector. This is addressed by LHS Outcome 3, Action D.

Where the Council is notified of issues appropriate action is taken, whether this be direct resolution via the Landlord Registration Service, referrals made to Environmental Health or Building Standards teams, or the First Tier Tribunal for Scotland.

<sup>10</sup> Source: UK Government, DECC, [www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/332122/understanding\\_behaviours\\_households\\_fuel\\_poverty\\_review\\_of\\_research\\_evidence.pdf](http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/332122/understanding_behaviours_households_fuel_poverty_review_of_research_evidence.pdf)

Period of Construction, Private Sector Dwellings



Source: Scottish Housing Survey, 2011-13 &amp; 2013-15

### The Tolerable Standard

The tolerable standard is the minimum standard which housing must meet to be considered habitable. Around 2% (just under 1000) of all properties in Angus fall below the tolerable standard (BTS), set by the Housing (Scotland) Act 1987. The PRS has notably higher instances of failing to meet the standard with 5% (350) of all properties BTS, the same as the national PRS average. It is also known that occupants of BTS housing are likely to be single adult or family households, which suggests that smaller properties such as flats are more likely to be BTS. The recent stock condition survey identified the key factors influencing BTS housing in Angus to be dampness, thermal efficiency and lack of adequate cooking facilities. It also found that rates of BTS housing are above average in the South HMA, for properties constructed pre-1945 and for owner-occupied dwellings. In 2015, there were seven BTS referrals made to Angus Council, however findings from the survey indicate the issue may be more prevalent. We will work to identify priority areas and help reduce the number of BTS properties, as addressed by LHS Outcome 3, Action D.

Following on from the Private Housing (Tenancies) (Scotland) Act 2016, national consultation surrounding private rented sector minimum energy efficiency and condition standards was recently undertaken. The implications are far reaching but the focus is on encouraging better management and greater investment in the sector which should improve house conditions across the tenure.

### Disrepair

The stock condition survey identified just over 25,000 (63%) properties had some form of disrepair, of which around 21,600 (83%) had minor disrepair. It was also found that 4,224 properties suffered from extensive disrepair, which is a similar figure to that reported in the national Scottish House Condition Survey (SHCS) 2011-13. The survey also highlighted that 2,620 (6.3%) of occupied dwellings required urgent repairs, suggesting there could be issues regarding awareness, investment and health and safety. Levels of extensive disrepair were found to be above average in pre-1945 housing stock, for terraced housing, converted flats, PRS dwellings and are significantly above average in the North HMA. Raising awareness and ensuring homeowners, landlords and tenants can access the appropriate assistance to help improve property condition will be addressed by LHS Outcome 3, Action D.

### Investment

Since 2012 around 2,000 households have benefited from the now lapsed Universal Home Insulation Scheme (UHS) and its replacement scheme, Home Energy Efficiency Programme for Scotland (HEEPS). Over £4.1m of funding has

helped provide a range of measures for local authority and private sector households, from replacement boilers to loft insulation and double glazing, but a majority of the funding was used for external wall insulation for solid wall properties. An additional £1.375m has been allocated for 2017/18 which will be shared with an RSL partner targetting over 200 solid wall properties. The Council and RSLs will continue to maximise funding made available through national schemes, as addressed by LHS Outcome 3, Action B.

### **Social Sector House Condition**

There are around 11,500 social sector properties in Angus. Of these 7,700 units are owned and managed by the Council, comprising 3,114 houses and 4,608 flats. Around 50% of these are over 50 years old. Around 16% (1,235 units) are over 70 years old which suggests that substantial investment will be required to maintain or replace structures that exist beyond their natural lifespan. The Council is committed to making best use of its assets and robust asset management processes will ensure the Council's housing stock meets the needs and aspirations of its tenants. There are a number of challenges linked to investment requirements, particularly when it comes to mixed tenure blocks and the need to secure participation from the owners of private sector homes.

#### **Below Tolerable Standard**

There are currently no known instances of BTS social sector housing in Angus. However, taking into account the age of stock and the rare instances where it is not possible to undertake improvement works, the situation continues to be monitored.

#### **Scottish Housing Quality Standard (SHQS)**

The Council has a 100% SHQS compliance rate with an 8% abeyance/exemption level. This equates to around 600 homes where the main reasons were the refusal of improvement works and being unable to secure an owner's participation in common works. Work is on-going to significantly reduce the number of abeyances through a monitoring programme and by offering alternative improvements to those who have previously refused energy efficiency works.

Registered Social Landlords (RSLs) in Angus continue to perform well, achieving a combined 97.2% SHQS compliance rate.

#### **Working Toward Energy Efficiency Standard for Scotland**

Aiming to improve the energy efficiency standard in social housing, EESSH supersedes the SHQS energy efficiency element from 2015 and seeks to help reduce energy consumption and fuel poverty and contribute toward the national target to reduce carbon emissions by 42% by 2020. The Council is working to obtain Energy Performance Certificates (EPC) for all properties to identify stock levels not meeting EESSH standard. At present just over 69% achieve pass rate with a further 28% of properties already identified as requiring specific improvements to achieve EESSH. Around £9.7m has already been committed from the Housing Capital Programme specifically for energy saving measures to ensure EESSH compliance by 2020, with a £4.69m spend during 2016/17. This will be addressed by LHS Outcome 3, Action C.

#### **Investment**

The Council prioritised investment in its own stock ensuring SHQS compliance by 2015, with focus on energy efficiency and heating replacement programmes. The Council has invested £16.573m since 2012, improving the condition of just under 3,300 Council homes. The investment is part of a rolling programme that will continue to improve Council stock condition, ensuring that none of our stock fails BTS and all achieves EESSH compliance by 2020.



**Council Stock Investment 2012/13 to 2016/17**

Year	2012/13	2013/14	2014/15	2015/16	2016/17
<b>Investment</b>	£1.682m	£3.034m	£4.744m	£2.509m	£4.604m
<b>Units Improved</b>	438	559	926	573	792

**Other Initiatives to Improve Property Condition****Common Repairs and Housing Renewal Areas**

Angus Council has the discretionary power to pay the 'missing share' in situations where owners have been unable to secure the co-operation of another owner for common repairs, however to date, there have not been any service requests relating to missing shares. The Scottish Government recently consulted on extending powers on missing shares to RSLs.

The Council also supports the principle of Housing Renewal Area (HRA) powers to deal with specific areas where housing is sub-standard or significantly affecting the appeal of the area. Whilst the value of such powers is recognised, the Council would seek to eliminate all other alternative courses of action prior to implementing an HRA. At this time there is no identified need for a policy on HRAs.

**Scheme of Assistance**

The Council's Scheme of Assistance highlights that the primary responsibility for maintaining private sector housing lies with property owners. There is a strong commitment to achieve a high standard of private sector housing through the provision of information and advice, practical assistance and in some cases financial support. There is a strong desire to enable people to remain in their homes and live independently, therefore increasing the number of homes suitable for people with disabilities or older people, and, as such, these groups receive priority funding.

**Understanding Climate Change**

In December 2015 the Paris Agreement was adopted under the UN Framework Convention on Climate Change. Scotland is committed to reducing emissions to help limit the global temperature rise to 1.5 °C. The current national emissions reduction targets, set out in the Climate Change (Scotland) Act, still stand as the Scottish Government awaits further evidence prior to any review. Residential emissions accounted for 14% of Scotland's GHG (Greenhouse Gas) emissions in 2013, whilst energy used in our homes accounts for 25% of Scotland's energy consumption.

**The Relationship with Energy Efficiency and Fuel Poverty**

The fall in domestic emissions tells us there is collective improvement in the energy efficiency of our homes and people are becoming more aware of fuel consumption and associated costs. Electricity emissions have seen the largest fall suggesting consumers are more aware of their electricity consumption behaviours and are continuing to implement energy efficiency measures, such as loft and wall insulation and switching to gas heating. The SHCS highlights there were only 258,000 households with loft insulation over 200mm in 2003, compared to 1.1 million in 2013. Gas emissions have marginally increased since 2011, attributed to prolonged cold weather spells in 2012 and more consumers switching from electric to gas heating systems.

### **The Effects of Climate Change**

Continual or increased fuel usage will be detrimental to the fight against climate change. Even if current emissions levels remain constant they are projected to lead to an increase in global temperatures (DECC) which will affect weather patterns. For Scotland this is projected to mean warmer summers and colder, wetter winters which will in turn impact on our livelihoods and the economy, and inevitably increased fuel consumption in winter periods.

There has been a drastic increase in adverse weather incidents in Angus since 2001 from a steady 1-8 events per year, progressing to over 17 events per year throughout 2008 and 2009<sup>11</sup>. This pattern suggests that extreme weather events will become a more regular occurrence therefore it is imperative that emissions levels are constrained. We will develop areas based profiles to help outline the effects and impact of climate change across all housing tenures, as addressed by LHS Outcome 3, Action A.

The Mapping Flood Disadvantage in Scotland (2015) research highlighted that around 4.4% (2,400) of residential properties in Angus were exposed to any type of flooding. Of these approximately 1,200 were exposed to river flooding, 900 to coastal flooding, and 200 to surface water flooding. The Angus Local Development Plan, Strategic Flood Risk Assessment 2015, set out the areas prone to flooding so to avoid new developments in the areas and assess the impact on existing dwellings. This resulted in the implementation of a flood prevention scheme at South Esk river, Brechin, and at Brothock Water, Arbroath. Areas within each of the main towns and service centres have been identified as at potential risk of fluvial, pluvial or coastal flood events, therefore alternative and preferred development sites have been identified within or on the periphery of Local Development Plan Boundaries.

### **Changing Attitudes to Reduce Energy Consumption**

Improving the energy efficiency of housing stock can help stem fuel poverty by enabling people to live in warmer, drier homes that are cheaper to heat. However, there is the risk that if heating the home becomes more affordable, then households may be more likely to use more energy and therefore increase their domestic emissions. In order to tackle climate change, these issues must be addressed in tandem while improving understanding of household habits and creating awareness of the impact of increased energy use. The Council will develop profiles of all tenures across the whole of Angus to help target resources, ensuring the most vulnerable people receive the right assistance whilst raising awareness of the issues and encouraging households to change their habits. These issues will be addressed across LHS Outcome 3, Actions A, B and D.

### **Reducing Carbon Emissions**

The Council also plays an important role in the North East of Scotland Sustainable Energy Action Plan (NESSEAP) group, which focuses on empowering public, private and community bodies to work together to reduce GHG emissions across the region. This work is complimented by the Angus Sustainable Energy and Climate Action Plan (SECAP), where three thematic working groups have been established to lead on the delivery of the Council's climate change obligations, they are: Adaptation, Carbon Management, and Sustainability. Housing falls under the remit of the Adaptation group and work is underway to identify and promote emerging areas of work.

### **Greener Construction**

The Angus Council new build programme seeks a minimum compliance with the Scottish Building Standards of Sustainability Silver Level Aspect 1 for Carbon Dioxide Emissions, and Aspect 2, Energy for Thermal Comfort and Artificial Lighting. Further features include Photovoltaic (PV) panels in all new build

<sup>11</sup> Angus Council, Local Impacts Climate Profile, 2009

properties, generating electricity with no pollution and greenhouse gas emissions once installed, and Mechanical Ventilation Heat Recovery (MVHR) systems to help provide fresh air and improve climate control, whilst saving energy by reducing heating requirements.

The Council is also carrying out a life cycle costing exercise in an attempt to reduce maintenance and carbon usage over the lifespan of any new build housing. External elements such as windows, downpipes, guttering, eaves and soffits are being researched along with ventilation options to reduce costs and maintenance and enhance energy saving for the occupant. Particular elements are also likely to be adopted into refurbishment of existing housing stock. Improving building performance is key to future proofing our housing stock but proposals must be balanced and cost effective.

Additionally, the Council seeks to explore opportunities to implement new energy infrastructure where feasible. Recognising our role in leading by example and learning from best practice, a small-scale district heating system will be operational within the Chapelpark, Forfar, housing regeneration project comprising 29 units of 4 new build houses and 25 refurbished flats. The system will be evaluated for opportunities to replicate elsewhere.

The evaluation of new technologies and opportunities to reduce carbon usage via our new build and maintenance programmes will be addressed by LHS Outcome 3, Action C.

**KEY ACHIEVEMENTS Delivered Through LHS 2012-17**

- achieved Bronze standard and up to Level 4 Code for Sustainable Homes in all council new builds
- improved all existing Council stock to achieve the SHQS standard, increasing energy efficiency via a range of measures
- secured HEEPS funding to provide around 2000 energy-saving measures for social and private sector households
- undertook a Private Sector Stock Condition Survey to gain a better understanding of house conditions and related issues

## What the LHS 2017-22 Will Achieve

### **OUTCOME 3 – The quality and energy efficiency of all housing stock is improved and we contribute towards targets to reduce CO<sup>2</sup> emissions in Angus**

We will do this by: ensuring households have access to good quality advice and information, improving the condition of private sector housing and continuing to expand the use of energy efficient technologies in Angus

In order to improve stock condition across all tenures, ensuring we tackle fuel poverty and energy efficiency issues and contribute toward climate change targets the Council and its partners will:

- Develop area based profiles of fuel poverty, energy efficiency and climate change issues affecting all tenures to assist with targeting of resources
- Increase uptake of high quality information, advice and financial assistance to address fuel poverty and improve energy efficiency across all tenures
- Meet the Energy Efficiency Standard for Social Housing by 2020
- Improve condition of private sector housing, reducing the number of Below Tolerable Standard properties and properties in serious disrepair, and the number of private rented properties not meeting the repairing standard

SECTION 8

Monitoring and Evaluation

Progress towards achieving the three strategic outcomes will be monitored by the Angus Housing Partnership on an annual basis. Where possible baseline data has been provided to measure against.

OUTCOME 1

The supply and availability of good quality, affordable housing is improved

We will do this by: increasing housing supply across all tenures, making best use of existing stock and improving the quality of housing for individuals and local communities

Action	Baseline	Milestones	Owner	Timescale	Target
<b>A</b> Develop a profile of housing need and demand for all tenures across the whole of Angus	No profiles Development webpage launched 2017	<ul style="list-style-type: none"><li>- Engage with private developers and RSLs to agree information required to develop profile of housing need and demand across all tenures in each HMA</li><li>- Improve our understanding of future need for specialist housing by working with HSC to establish projected needs data and reporting time frames, and use data to raise awareness among developers of the requirements for older and disabled people</li><li>- Obtain data and enable us to create HMA profiles and implement a programme of annual updates and data sharing</li><li>- Maintain and update the Housing Development webpage</li></ul>	Strategic Housing Team	March 2019 Annual	Profile for each HMA published
<b>B</b> Research the role for intermediate tenures (mid-market rent and low cost home ownership) across the whole of Angus		<ul style="list-style-type: none"><li>- Carry out options appraisal of research mechanisms available (use consultants or in-house)</li><li>- Complete research/analysis paper of need &amp; demand for intermediate tenures, creating profiles for each HMA</li></ul>	Strategic Housing Team	March 2018	Complete evaluation Publish HMA profiles
<b>C</b> Deliver 120 affordable homes per annum through the Affordable Housing Supply Programme and other non grant funded initiatives	Average 60 per annum since 2011/12 through AHSP	<ul style="list-style-type: none"><li>- Successful delivery of the Strategic Housing Investment Plan</li><li>- Implement and monitor the impact of the Affordable Housing Policy</li><li>- Carry out options appraisal for shared equity and self/custom build</li><li>- Maintain and update OMA scheme</li><li>- Explore funding models for the delivery of affordable housing</li></ul>	Strategic Housing Team	March 2021	120 units per annum



Action	Baseline	Milestones	Owner	Timescale	Target
<b>D</b> Develop initiatives which encourage growth and improve quality in the private rented sector over the life of LHS	22 accredited landlords and estate agents (November 2016)	<ul style="list-style-type: none"> <li>- Monitor sector size, growth and rent levels</li> <li>- Review &amp; develop information and advice for landlords on quality standards, legislative change and good practice</li> <li>- Promote Landlord Accreditation Scotland and work with them to provide support to Landlords</li> <li>- Investigate ways to sustain the private rented sector, encouraging more affordable housing and sector investment in Angus</li> </ul>	Strategic Housing Team	Annual	Increase number of accredited landlords
<b>E</b> Increase the supply of housing to meet the needs of older and disabled people	3 particular needs homes delivered in 2015/16	<ul style="list-style-type: none"> <li>- Incorporate principles of accessible and dementia friendly design into Council new build specialist housing programme</li> <li>- Assess the need and demand for specialist housing and use opportunities where appropriate to increase the supply of private housing which meets the needs of older and disabled people</li> <li>- Carry out an options appraisal of different models for delivering specialist need housing, such as Shared Equity for older/disabled people</li> </ul>	Health & Social Care Partnership Strategic Housing Team	Ongoing	20% of new build affordable homes for particular needs
<b>F</b> Work in partnership to improve the quality of our neighbourhoods and help deliver the Local Outcome Improvement Plan and contribute to the delivery of Locality Plans	Existing stock profiles 7 town centre charrettes and 1 rural charrette complete	<ul style="list-style-type: none"> <li>- Identify low demand council stock make recommendations for future</li> <li>- Identify housing led projects within Locality Plans that contribute toward regeneration, particularly town centres</li> <li>- Prioritise placemaking and community benefit outcomes within Council led regeneration projects</li> </ul>	Community Housing Teams Strategic Housing Team	2018 Ongoing	Completion of relevant actions within Locality Action Plans

Action	Baseline	Milestones	Owner	Timescale	Target
<b>G</b> Bring 20 empty homes back into use per annum and ensure there is an overall reduction of the number of empty homes	75 active cases No profiles 98 long-term farm cottages across Angus (Jan.2017) 7 brought into use using existing loan fund.	<ul style="list-style-type: none"> <li>- Continue to provide advice and assistance to empty home owners to bring them back into use, whilst proactively engaging to identify &amp; tackle issues which may lead to properties becoming empty</li> <li>- Develop new initiatives aimed at bringing empty town centre properties back into use, both residential and commercial space</li> <li>- Consider the use of compulsory purchase orders for commercial properties, also examining their use for residential properties where appropriate</li> <li>- Examine role for empty homes work with estates, landowners and rural landlords to reduce the number of rural empty homes</li> <li>- Increase the number of empty homes brought back into use using the Empty Home Loan Fund</li> <li>- Explore opportunities to expand Empty Homes Initiative and deliver more products (such as the 'loan to sell' and matchmaker scheme)</li> </ul>	Strategic Housing Team	Annual	10 brought into use using new loan fund Deliver 1 new product.
<b>H</b> Increase the supply of housing in rural areas		<ul style="list-style-type: none"> <li>- Ensure Rural Service Centres are focal point for progressing rural housing opportunities, but continue to utilise feasible opportunities in other areas using suitable models</li> <li>- Consider any actions from the HMA profiles to help deliver rural housing opportunities</li> <li>- Actively promote initiatives which support rural housing opportunities (such as the Scottish Governments Rural Housing Fund)</li> </ul>	Strategic Housing Team	Ongoing	Increase supply in rural areas

## OUTCOME 2

### People can access appropriate housing options and housing related services to meet their needs and enable them to live independently

**We will do this by:** preventing and addressing homelessness, improving access to the private rented sector and providing services which enable people to live in their own home as long as possible

Action	Baseline	Milestones	Owner	Timescale	Target
<b>A</b> Review the ongoing impact of Welfare Reform on housing options and sustainability	Understanding of issues affecting access to housing and sustainability Working groups established	<ul style="list-style-type: none"> <li>- Examine outcomes from Working Groups (Welfare Reform, Universal Credit, and Financial Inclusion), assessing the impact on housing options and sustainability, and particularly the impact of welfare reform on under 35s</li> <li>- Assess the general impact of welfare reform on services and tenants, establishing live case review scenarios to identify trends and gain in-depth understanding of the issues and outcomes</li> <li>- Examine how we can best use Experian Rental Exchange to assist social tenants to improve credit ratings; and if appropriate, create and implement action plan</li> </ul>	Housing Options HIT Income Management HIT	March 2019	Publish full analysis of the impact of Welfare Reform on housing options and sustainability, including recommendations and implementation plan, where required
<b>B</b> Improve outcomes for individuals by ensuring there is a consistent approach in the delivery of the Housing Options Service in line with current policies and procedures	Housing Options online tool Policies and procedures in place	<ul style="list-style-type: none"> <li>- Review Housing Options Tools in line with the Digital Angus agenda to ensure these are LEAN from entry to exit of service</li> <li>- Undertake Peer Audits across the 3 locality teams in order to share good practice, provide learning opportunities and ensure consistency in relation to legislative and government guidance requirements</li> <li>- Review service standards for Housing Options</li> <li>- Carry out an evaluation of prevention and early intervention activities to improve tenancy sustainment</li> </ul>	Housing Options HIT	March 2021	<p>Publish evaluation of prevention activities, including recommendations and implementation plan, where required</p> <p>Reduction in repeat prevent and repeat homeless applications;</p> <p>Increase in homeless applications resolved before decision;</p> <p>Increase in applications determined as threatened with homelessness resolved before homelessness occurred</p>

Action	Baseline	Milestones	Owner	Timescale	Target
<b>C</b> Monitor referrals and review outcomes to ensure compliance with Housing Support Services (Homelessness) (Scotland) Regulations 2012	Process identified for monitoring referrals & outcomes	<ul style="list-style-type: none"> <li>- Ensure all homeless cases have a Housing Options assessment carried out</li> <li>- Review outcomes from support provision and where appropriate make recommendations to address the findings</li> </ul>	Angus Health & Social Care Partnership Strategic Housing Team Community Housing Teams	March 2019	Publish evaluation of referrals and outcome including recommendations and implementation plan Increase in % of cases recorded as being assessed under the housing support regulation having support provided
<b>D</b> Reduce the average length of stay in temporary accommodation	Draft allocations policy Report detailing temporary accommodation issues and recommendations to address these	<ul style="list-style-type: none"> <li>- Review Allocation Policy including the move to online services in line with Digital Angus</li> <li>- Improve management of temporary accommodation and ensure stock meets needs/requirements</li> <li>- Develop and implement temporary accommodation policy and procedures</li> <li>- Develop a temporary accommodation standard for dispersed properties</li> </ul>	Housing Options HIT	March 2022 Ongoing	Decrease in average length of stay in temporary accommodation % increase of households requiring temporary accommodation to whom an offer was made
<b>E</b> Develop and implement initiatives which support private sector tenants to access and remain in the sector		<ul style="list-style-type: none"> <li>- Develop information and guidance materials for private tenants</li> <li>- Provide training and awareness raising on new tenancy regime and tenancy rights for Housing staff</li> <li>- Develop a Rent Deposit Scheme</li> <li>- Examine the need/demand for a flat sharing project to assist private owners with renting a room; (develop &amp; implement initiative where appropriate)</li> <li>- Create awareness of and make appropriate use of First-tier Tribunal referral powers, monitoring Angus cases considered by the First-tier tribunal</li> <li>- Make more use of Shelter Private Sector officers, building the relationship to assist PRS tenants</li> </ul>	Strategic Housing Team Housing Options HIT	March 2020	Decrease in percentage of homeless applications made where last accommodation was PRS tenancy Rent Deposit scheme implemented Evaluation of shared tenancies published, including recommendations Publish monitoring information for First-Tier Tribunal cases in Angus
<b>F</b> Improve quality of data on adapted and adaptable social housing stock		<ul style="list-style-type: none"> <li>- Establish consistent work practices for inputting and recording data on Northgate</li> <li>- Establish data requirements and ensure it is fit for purpose</li> <li>- Obtain and update data on property attributes for Council stock</li> <li>- Obtain data from other landlords and establish process to share data with H&amp;SC and ensure it is fit for purpose</li> </ul>	Technical Team Strategic Housing Team	March 2018 Annual thereafter	Ensure operating system is fit for purpose and data is updated timeously

Action	Baseline	Milestones	Owner	Timescale	Target
<b>G</b> Work with partners in Health and Social Care to reduce delayed discharge related to housing issues	Existing protocols in place for Murray Royal and Mulberry Unit, Stracathro Hospital	<ul style="list-style-type: none"> <li>- Review discharge protocols in partnership with Health &amp; Social Care services</li> <li>- Determine recurring issues related to delayed discharge and use findings as a baseline for priority action</li> <li>- Explore the use of alternative housing models for discharge patients</li> </ul>	Strategic Housing Team Angus Health & Social Care Partnership	September 2018	Discharge protocols reviewed and implemented Evaluation of delayed discharge issues and housing processes and models published, including recommendations and implementation plan Decrease in numbers of delayed discharges as a result of housing needs
<b>H</b> Ensure older and disabled residents in all tenures can access services, including housing options which support them to plan for their future housing needs and move to more suitable accommodation as appropriate		<ul style="list-style-type: none"> <li>- Research barriers faced by older and disabled people in seeking or moving to more suitable accommodation and evaluate options to improve the range of services available to support them</li> <li>- Increase awareness for staff, partners and customers of all available products offering possible solutions/pathways</li> <li>- Explore opportunities to provide more targeted housing options advice for older people and people with a dementia diagnosis</li> <li>- Work with H&amp;SC partners to identify residents requiring assistance and establish a data sharing process</li> </ul>	Strategic Housing Team Angus Health & Social Care Partnership	March 2020	Evaluation published, including recommendations and implementation plan Housing Options tools and pathways updated to reflect the needs of older people
<b>I</b> Work with neighbouring authorities and other partners, including private sector, to identify opportunities to improve and/or extend the provision of appropriate permanent sites for Gypsy/ Travellers		<ul style="list-style-type: none"> <li>- Evaluate outcomes from Craigforth Research</li> <li>- Assess profile of need and demand across Angus (&amp; links to neighbouring authorities)</li> <li>- Assess suitability of existing provision</li> <li>- Undertake joint approach to identify housing solutions for Gypsy/Travellers (cross-Council approach)</li> </ul>	Strategic Housing Team	Ongoing	Develop initiatives
<b>J</b> Explore opportunities for the provision of transit sites, engaging with partners including Scottish Government to examine appropriate actions and solutions		<ul style="list-style-type: none"> <li>- Monitor seasonal encampment activity across Angus</li> <li>- Establish Gypsy travellers Working Group with neighbouring authorities</li> <li>- Undertake joint approach to consider transit sites, assess appropriate actions and solutions and make recommendations</li> <li>- Monitor accommodation needs for Travelling Showpeople</li> </ul>	Community Safety Strategic Housing Team Planning Team	December 2017 Ongoing	Reduce unauthorised encampment activity



### TOPIC OUTCOME 3

#### The quality and energy efficiency of all housing stock is improved and we contribute towards targets to reduce CO<sub>2</sub> emissions in Angus

**We will do this by:** ensuring households have access to good quality advice and information, improving the condition of private sector housing and continuing to expand the use of energy efficient technologies in Angus.

Action	Baseline	Milestones	Owner	Timescale	Target
<b>A</b> Develop area based profiles of fuel poverty, energy efficiency and climate change issues affecting all tenures to assist with targeting of resources	No profiles Flood prevention measures	<ul style="list-style-type: none"> <li>- Utilise all available data sources to create area profiles inclusive of all tenures</li> <li>- Undertake Fuel Poverty mapping to highlight priority areas</li> <li>- responses and recommendations.</li> <li>- Use DECC data and other sources to highlight the effects and impact of climate change across all housing tenures</li> </ul>	Strategic Housing Team Planning, Environmental Strategy	March 2018 Annual thereafter	Complete area profiles Improve energy efficiency of housing stock across all tenures Reduce domestic carbon emissions (% reduction)
<b>B</b> Increase uptake of high quality information, advice and financial assistance to address fuel poverty and improve energy efficiency across all tenures	£1.375m – 2017/18	<ul style="list-style-type: none"> <li>- Continue to promote scarf as an information and advice hub and examine referral data to identify priority areas</li> <li>- Work with partners to ensure there are effective referral processes in place for households at risk of fuel poverty, ensuring households across all tenures can maximise income</li> <li>- Increase awareness of energy switching programmes, ensuring we make use of web-based initiatives to encourage households across all tenures to change supplier</li> <li>- Explore feasibility of transferring Council voids to Our Power Energy</li> <li>- Develop information/advice materials to address any issues identified from area based profiles</li> <li>- Participate in national funding schemes, such as HEEPS, to secure the maximum available funding to undertake energy efficient improvements in Angus, and identify and promote additional funding streams to encourage homeowners and landlords to invest in their properties</li> </ul>	Strategic Housing Team; Community Housing Teams; Maintaining & Improving Homes HIT; Technical	Dec 2018 Annual thereafter	Increase referrals Implement new initiatives Increase % of supplier switches
<b>C</b> Meet the Energy Efficiency Standard for Social Housing by 2020	69% compliance, 2017	<ul style="list-style-type: none"> <li>- Develop a monitoring &amp; reporting framework and ensuring we have robust improvement plans</li> <li>- Achieve Greener standard in all new build stock</li> <li>- Evaluate Chapel Park district heating systems and examine opportunities to replicate elsewhere for future use</li> <li>- Examine feasibility of local generation opportunities (solar, wind) and implement recommendations where appropriate</li> <li>- Establish partnership between Council and RSLs to share learning, good practice and explore opportunities for joint procurement</li> </ul>	Technical Strategic Housing Team	March 2020	All social properties meet EESSH

Action	Baseline	Milestones	Owner	Timescale	Target
<b>D</b> Improve condition of private sector housing, reducing the number of Below Tolerable Standard properties and properties in serious disrepair, and the number of private rented properties not meeting the repairing standard		<ul style="list-style-type: none"> <li>- Analyse data sources (including Private Sector Stock Condition Survey) to identify priority areas and the characteristics of poor quality stock</li> <li>- Ensure homeowners, landlords and tenants have access to information and advice on legislative requirements relating to property condition and minimum standards</li> <li>- Develop materials to inform landlords and tenants of the forthcoming changes to PRS property standards</li> <li>- Develop and implement procedures/processes to work with private sector homeowners and landlords to address common repair issues, investigating how best to promote factoring schemes and promoting 'Under One Roof' to help them understand their rights and responsibilities relating to repairs and maintenance</li> <li>- Improve our understanding of BTS and develop guidance materials to raise awareness amongst landlords and tenants.</li> <li>- Develop a BTS Strategy informed by referral data and outcome analysis. Outline recommendations and where appropriate use enforcement powers where minimum standards in PRS are not being met</li> </ul>	Strategic Housing Team Building Standards Environmental Health	March 2019	Implement Action Plan; Reduce % BTS and Serious Disrepair; Reduction of PRS properties failing Repairing Standard

