

'Creating places people are  
proud to call home'

Communities -  
17 January 2017  
- Report No  
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Consultative  
Draft Local  
Housing Strategy

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2017 - 2022 -

Appendix 1

## Executive Summary

This Angus Local Housing Strategy (LHS) outlines the nature of the housing system in Angus, including key trends, local pressures and challenges. It sets out a proposed vision for housing in Angus across all tenures with three priority outcomes and corresponding actions which enable the Council and partners to meet the vision over the period to 2022. The three outcomes 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:

1. Increase the supply of good quality, affordable housing across all tenures
2. People can access a range of housing options and related services to meet their need
3. Improve stock condition across all tenures, ensuring we tackle fuel poverty and energy efficiency and contribute toward climate change targets

### National and Local Strategic Policy Context

The LHS is informed by a 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.

### Developing the Local Housing Strategy

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.

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.

### The Local Context

The LHS is informed by a robust evidence base which underpins the assessment of the key issues and challenges. The evidence base is set out in detail providing a backdrop to the priorities and 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 190 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 Investment Programme, will aim to develop 120 new affordable homes per annum, doubling development.

The population of older people is set to grow by 25% by 2037 and around 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 particular needs, with at least half (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 continue to 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.

### **Outcome 1 – Increase the supply of good quality, affordable housing across all tenures**

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

## **Access to Housing**

There has been a reduction in the number of homelessness applications from around 1,200 in 2011/12 to around 800 in 2015/16. Although this demonstrates the success of the preventative approach, there remain challenges in meeting the needs of homeless households. The Council will continue to implement the housing options approach and will work to reduce the length of stay in temporary accommodation.

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.

### **Outcome 2 – People can access a range of housing options and related services to meet their needs**

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

## **Sustainable Housing**

Levels of fuel poverty continue to be an area of concern in Angus with around 42% of households estimated to be living in fuel poverty compared to 35% 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 have made improvements to stock conditions over recent years 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 that levels of disrepair are similar to the national picture, however extensive disrepair was 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 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.

### **Outcome 3 – Improve stock condition across all tenures, ensuring we tackle fuel poverty and energy efficiency and contribute toward climate change targets**

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

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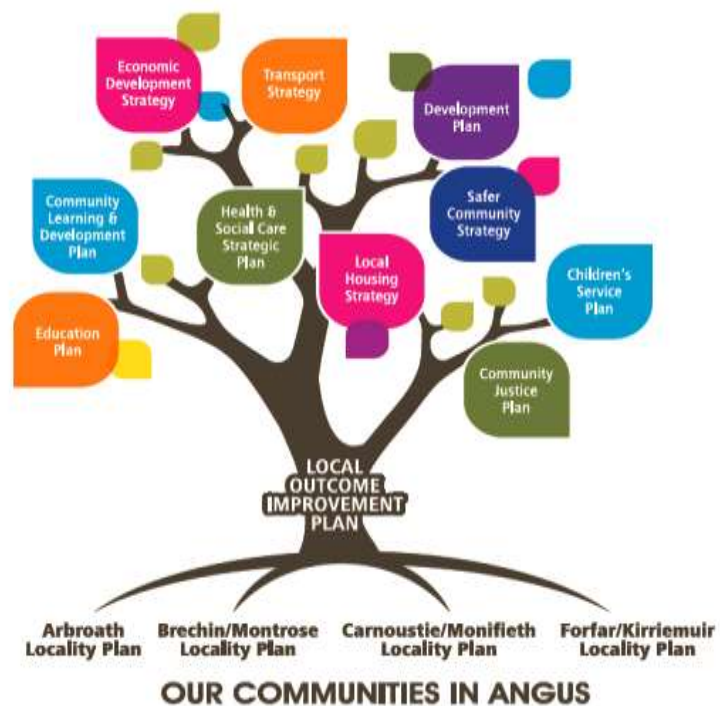
# SECTION 1: THE LOCAL HOUSING STRATEGY

## 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 outcomes of the Local Outcome 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

- Over the period 2012-2016, the Council and RSL partners have invested in the delivery of 252 new units of affordable housing, supported by the Scottish Government. Over the same period 962 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 30% from 2011 to 2016
- We have continued to support people to live independently and remain in their homes longer by undertaking 625 disabled adaptations in Council properties and 674 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, whilst improving all existing stock to achieve the SHQS standard, increasing energy efficiency via a range of measures
- We secured HEEPS funding to provide over 1500 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:

#### **Increase the supply of good quality, affordable housing across all tenures**

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 a range of housing options and related services to meet their needs**

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:****Improve stock condition across all tenures, ensuring we tackle fuel poverty and energy efficiency and contribute toward climate change targets**

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

The Consultative Draft LHS provides 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 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 Consultative Draft 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

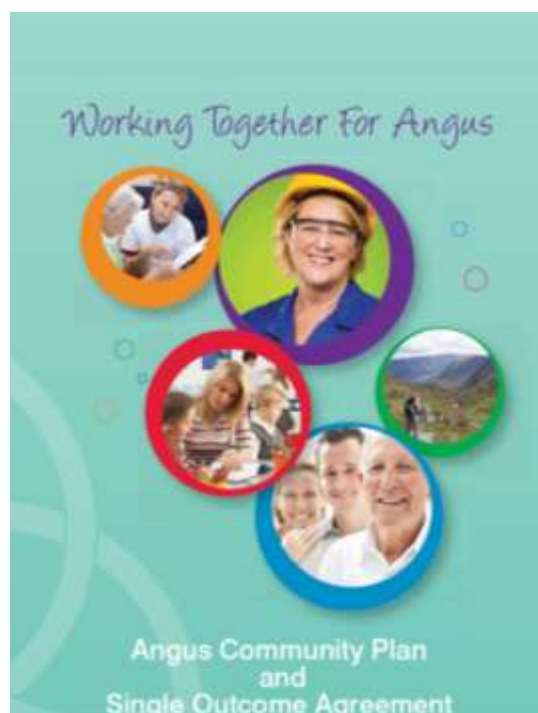
Straddling these five priorities are three major cross cutting policy priorities:

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

Specific mention of housing is contained in the priorities of 'sustainable' and 'caring and healthy' communities, however there is clear contribution to each of the priorities from the LHS.

The Angus Community Planning Partnership's work is now shaped by the Community Empowerment (Scotland) Act 2015, to focus on where partners' collaborative efforts can add most value for local communities, with particular emphasis on reducing inequalities. A key principle of the Act is community participation, community planning locality arrangements have contributed to the development of the LHS and will support its implementation. The ACPP is currently developing a Local Outcome 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 of the options available is the Tenant Led Service Review, whereby our tenants review housing services based on tenant priorities. Tenant Scrutiny is a way of giving tenants greater influence and ability 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 Group is 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.

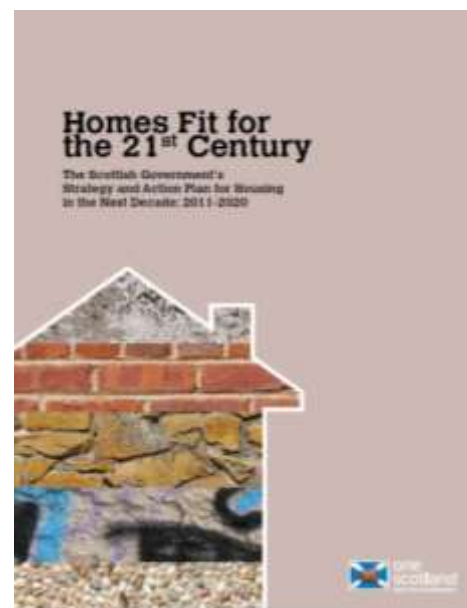
## **Housing Supply and Placemaking**

### **National Vision for Housing**

'Homes Fit for the 21<sup>st</sup> 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 of the panel, 'Empowering Planning to Deliver Great Places' was published on May 2016 and made 48 recommendations which it said would strengthen the planning system to 'enable sustainable development'. The Government is committed to bringing forward a Planning Bill early in the Parliamentary session.

### **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 SDP is currently under review with the Proposed TAYplan SDP 2016 – 2036, published in May 2015, currently at examination stage. It is anticipated the TAYplan SDP 2016-2036 will be approved by Scottish Ministers in early 2017 and will provide the framework for a future review of the Angus Local Development Plan.

The Plan provides the policies for where development should be and how our places can be improved with more careful thought given to the location, design and layout of the developments from the outset. The SDP determines 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.

## Local Development Planning

Local authorities are required to prepare their own Local Development Plan (LDP). The LDP must be consistent with 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 2017-22 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

In March 2016, the Scottish Government provided the Council with a minimum Resource Planning Assumption (RPA) for the four year period 2016/17 to 2019/20. The Scottish Government is committed to providing a new five year RPA following the 2016 Spending Review. The minimum RPA for the life of the SHIP is £14.030m. Based on current levels of funding, in the region of 402 units could be delivered in the period to 2021/22. 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 a 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, the care services will be jointly 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 on all components of the care system therefore each integration authority must develop 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.

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 Integration 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 and 2003 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 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 demonstrates 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 2009 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 additional requirement on the content of 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 for 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 houses 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 standard. 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 legislation and policy towards helping owners repair, improve and adapt their properties. The various local authority powers and duties in the Act provide the basis of a drive for a cultural change in the attitudes of people across Scotland towards responsible home ownership.

### **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 (ESSH) 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 ESSH will contribute toward reducing carbon emissions set out in the Climate Change (Scotland) Act 2009.

### **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 with 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: CONSULTATION

### 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 a key in developing this Consultative Draft 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 key stages; evidence testing, priority setting and final agreement.

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

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

### Consultation Stages

#### Evidence Testing

Consultation began with an evidence gathering 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 events were held to capture the views of partners, scrutinise the evidence base and establish an understanding of priorities prior to community engagement.

#### 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 and received 285 responses. Throughout national housing week pop-up events were held in each locality, partnering with community groups to ensure widespread views.

#### Agreeing Strategic Outcomes and Action Plan

The final stage of consultation refined the strategic outcomes, priorities and action plan for the Consultative

#### 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.

Draft LHS. The priorities and action plan were shaped by the previous consultation stages and underwent several consultative reviews prior to being agreed by the Angus Housing Partnership for inclusion in the Consultative Draft LHS.

## 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  |
|--|---|
| <b>A lack of affordable housing options and long waiting times for social housing are the main barriers for people accessing suitable housing</b>          | The LHS priorities increasing the supply of affordable housing across all tenures   |
| <b>Bring empty homes back into use</b>   | Through the LHS empty home owners will be supported to bring properties back into use   |
| <b>There needs to be more information and advice available regarding housing options</b>   | The LHS will prioritise actions which help people access suitable housing and consider their housing options                        |
| <b>Need to improve options for individuals requiring specialist housing</b>  | The LHS sets a target for the provision of specialist housing and seeks to improve strategic planning arrangements between partners |
| <b>Raise awareness and provide information and advice about fuel poverty, energy efficiency and housing quality issues to both residents and landlords</b> | The LHS includes actions to increase awareness of energy efficiency and property condition issues                                   |

### 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.

[This section will be updated with details of how to provide views on the Consultative Draft LHS prior to publication]

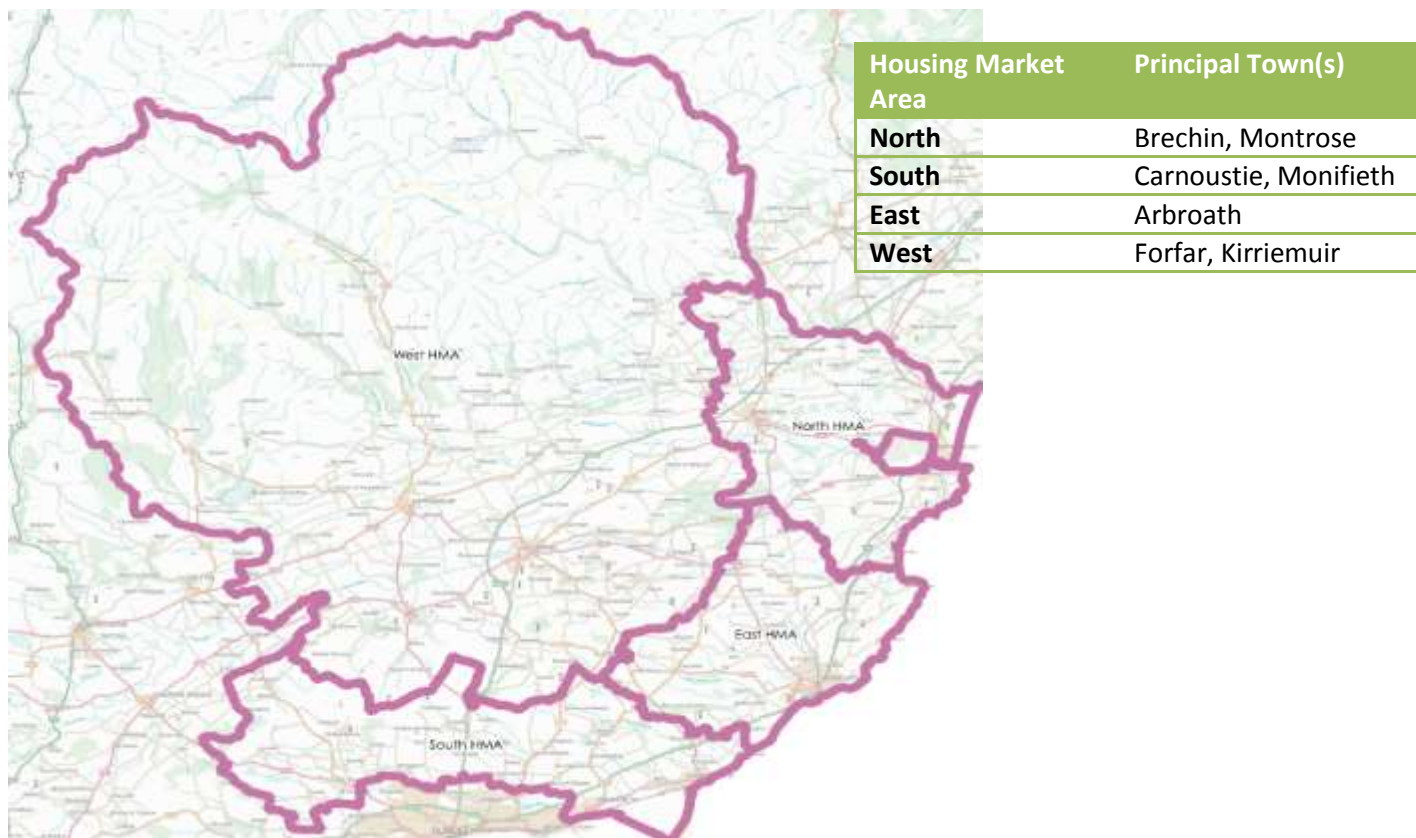
## SECTION 4: THE DEMOGRAPHIC, SOCIAL AND ECONOMIC PROFILE

### 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 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 comparable 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.

## 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. The ageing population 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. These settlements generally comprise of the seven principal towns. A further 12% (14,000) reside in settlements with a population of 3000-9999, and a further 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% (2000) reside in settlements classed as 'remote rural', where the population is under 3000 and over a 30 minute drive to settlements over 10,000 population.

## Households

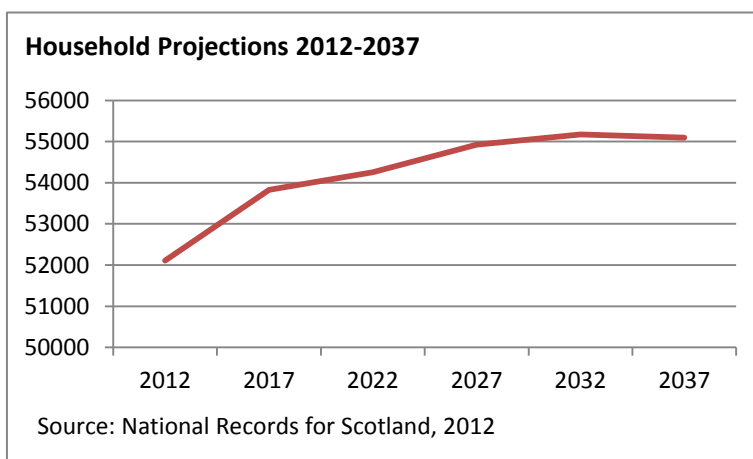
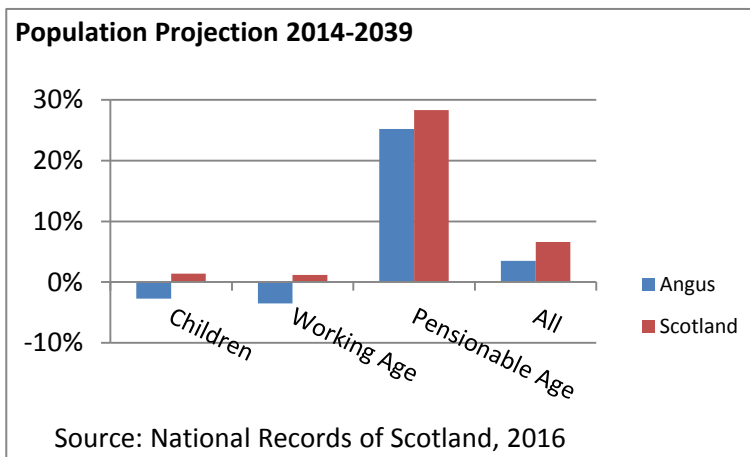
There are an estimated 52,500 households in Angus. From 2012 to 2037, there is expected to be a 6% increase in the number of households, rising to just over 55,000. The number of households in Scotland is expected to increase 17% over the same period.

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 mean 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.

## Housing Tenure

The composition of housing tenure in Angus is relatively 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, well above the national increase of 30%.



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

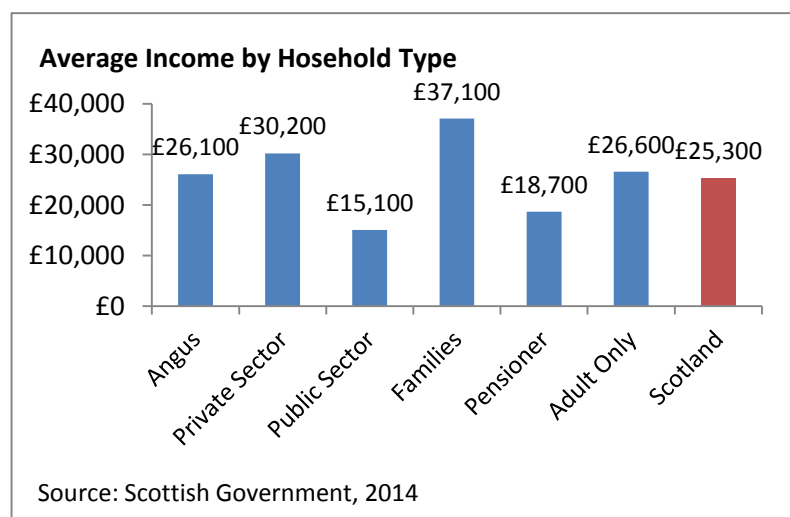
| Area      | Total Residential Properties | Owner Occupied (%) | Private Rented Sector (%) | Social Sector (%) | Vacant Private Sector (%) |
|-----------|------------------------------|--------------------|---------------------------|-------------------|---------------------------|
| Angus     | 55,000                       | 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

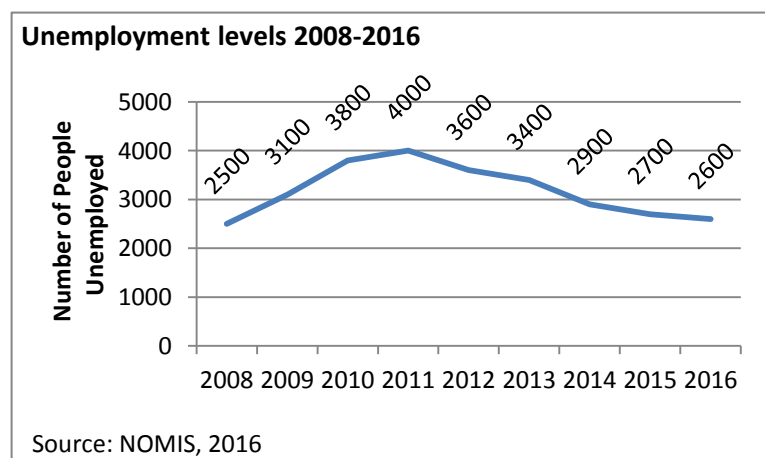
The average household income in Angus is £26,100, slightly above the national average. There are significant income gaps between private and public sector residents, with those in private housing having on average double the income of public sector households. Family households have the highest average income (likely attributed to a higher likelihood of having two sources of income), whilst pensioner households have the lowest income.



### 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

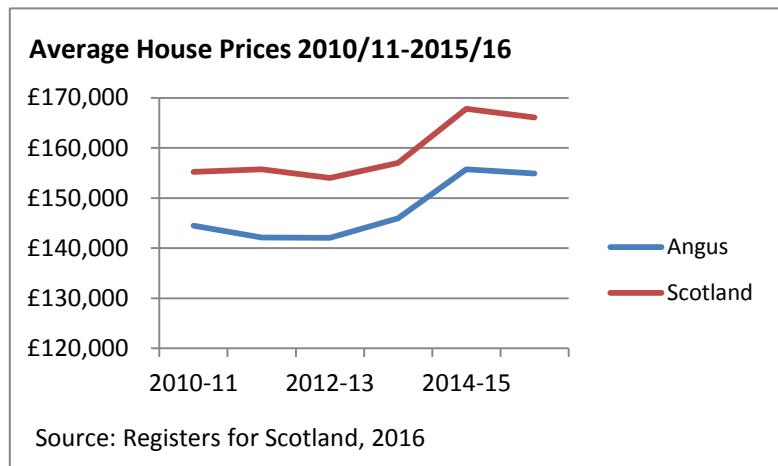


who are economically inactive 28% are retired and around 20% are long term sick or looking after family.

## Owner Occupied Sector

### House Prices

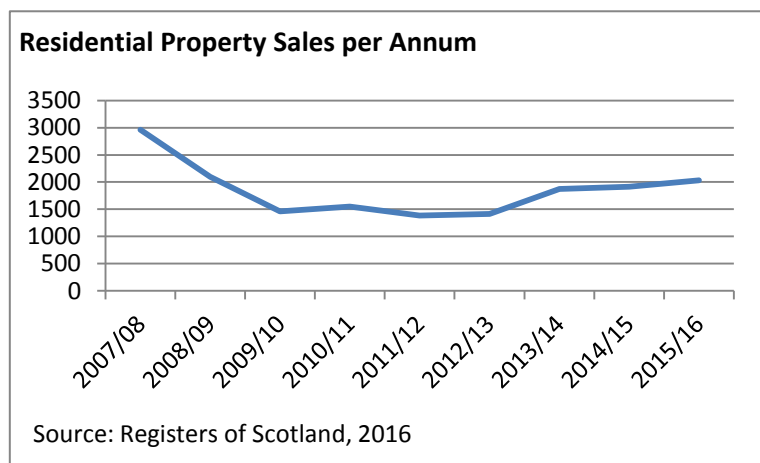
The average house price in Angus is £154,915 which is around 8% less than the Scottish average. Over the past decade, average house prices have increased 20% in Angus, which is comparable to the rest of Scotland. House price change has also followed a similar trajectory to the national picture with prices increasing between 2012/13 and 2014/15 before flattening again in 2015/16.



### House Sales

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

In 2015/16 there were 2,031 residential property sales in Angus, a 6% increase on the previous year. The number of sales per annum has been increasing progressively since 2011/12 however total annual sales are still short of pre-2008 levels.



### Affordability

With an average income of £26,100, 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 £104,000<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.

<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.



## Private Rented Sector

### Sector Size

The private rented sector (PRS) has increased significantly in Angus over the past 5 years, increasing by 50% from just under 5,000 properties registered in 2010, to around 7,200 properties registered in 2016. This increase is likely to be 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 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

| Number of Bedrooms | LHA     | 2015        |            |            | 2016        |            |            |
|--------------------|---------|-------------|------------|------------|-------------|------------|------------|
|                    |         | Median Rent | 25% Income | 30% Income | Median Rent | 25% Income | 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 homes with the remaining owned by a Registered Social Landlord (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

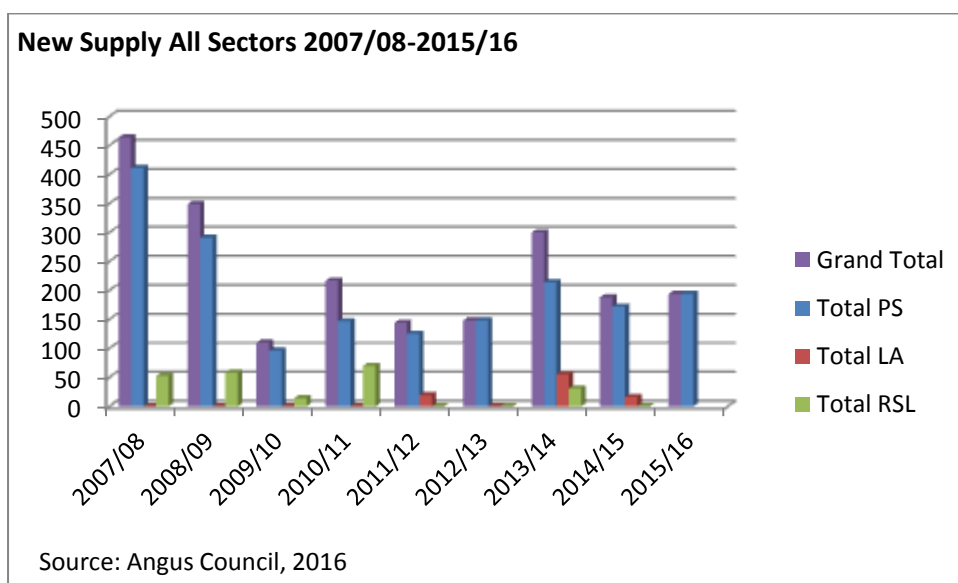
There are currently 2,744 applicants on the Common Housing Register (CHR). Evidence from the CHR shows significant demand for smaller properties with 64% of waiting list applicants requiring a one-bedroom home. Of the Council's stock of 7,700 properties around 6,400 are either 1 or 2 bedroom size. This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

## Stock Turnover

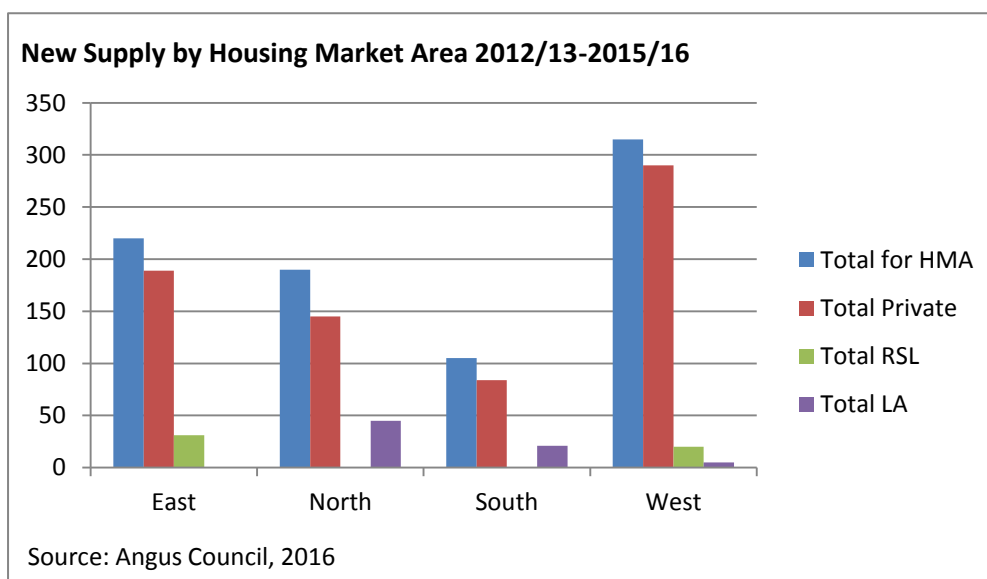
The Council's stock turnover is relatively stable at around 900 new allocations per annum. In 2013 turnover was just over 1000 as a result of the Council's extensive new build programme which created a chain of allocations. One and two bedroom properties are subject to the greatest turnover.

## 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 around 190 in 2014/15 and 2015/16.



Since 2012/13, South Angus has seen the lowest levels of 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%.



## Particular Needs

### Older People

Older people (pensionable age) account for around 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. Most significantly, the population of 75 years 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 housing, health and social services in times of financial constraint.

### People with Physical Disabilities

The 2011 Census shows that overall Angus has a lower proportion of people with a long-term activity-limiting health problem or disability, amounting to 19% of the population and comparable to the national average. A similar proportion of the population has a physical disability at 6.5%. However, overall in Scotland the proportion of people with a long-term activity-limiting health problem or disability has decreased slightly while in Angus the proportion has risen by about the same proportion (around 0.5%).

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 Rented |     | 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   |

### 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 as to 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

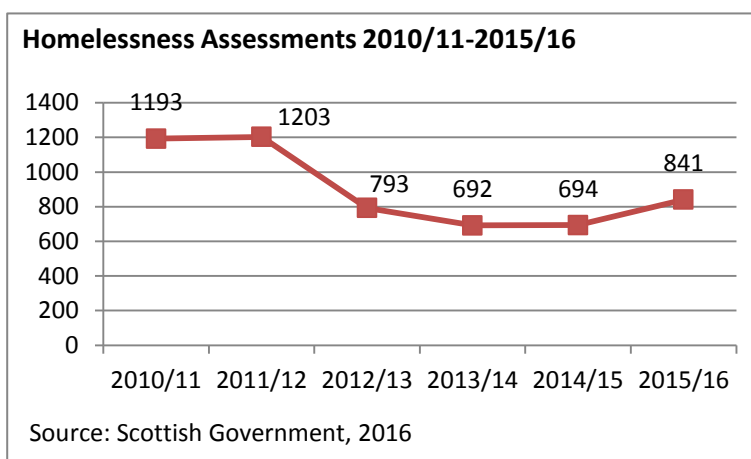
The 2011 Census found that 3.7% of the population in Angus has a long term health problem of disability related to mental health, which is lower than the Scottish average of 4.4%. Whilst this figure equates to over 4,000 Angus residents, there is considered to be sufficient supply of specialist housing 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 conventional 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 30% from 2011/12 to 2015/16. However there has been an overall increase of homeless applications in Angus over the last year, which differs from Scotland as a whole, where there has been a decrease in homeless applications year on year. At the same time there was a reduction in the number of housing options approaches recorded in Angus.



### 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 |
|--|------------------|-------------------|
| <b>Dispute within the household (inc relationship breakdown) or being asked to leave</b> | 52%              | 56%               |
| <b>Relationship breakdown only</b>   | 18%              | 17%               |
| <b>Rent arrears or mortgage default</b>  | 11%              | 8%                |
| <b>Leaving prison / hospital / care home or other institution</b>                        | 3%               | 3%                |

Source: Angus Council, 2016

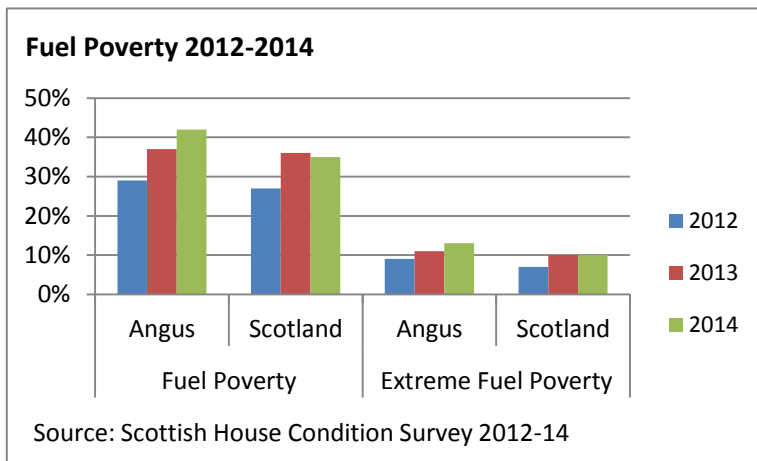
## Fuel Poverty

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.

### Levels of Fuel Poverty

Fuel poverty affects 42% of Angus households, a rise of 13% over 3 years. Nationally, 35% of households experience fuel poverty but rates are beginning to fall. Extreme fuel poverty rates also continue to rise in Angus, around 2% each year, whereas nationally rates are beginning to plateau.

Around 22,000 households comprising 10,000 pensioner, 9000 lone adult, and 3000 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) revealed 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 we must do more to tap into innovative schemes, information sources and forms of funding to assist the sector.



## Housing Market Area Profiles

### The North – Brechin, Montrose and surrounding villages

- Since 2012, **218** new homes have been delivered in the North HMA (**173** 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 **9900** private sector homes, of which around **20% (2000)** are private rented and the remaining (**7900**) owner-occupied
- Between 2010 and 2015 the private rented sector increased by **87%** compared to **44%** Angus-wide
- There are approximately **2900** social sector homes, of which around **2300** 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 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, **249** new homes have been delivered in the East HMA (**207** private sector and **42** 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 **9800** private sector homes, of which 16% (**1600**) are private rented and the remaining (**8200**) owner-occupied
- Between 2010 and 2015 the private rented sector increased by **48%** comparable to **44%** Angus wide
- There are approximately **3600** social sector homes, of which around **2250** 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 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, 1bed 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, **154** new homes have been delivered in the West HMA (**125** private sector and **29** 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%** (**1100**) 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 **1200** 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 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 **£487**
  - Monifieth - **£425**
  - Carnoustie - **£550**
- Using a multiple 4 x household income, 1 bed private sector renting in Monifieth would require an annual income of **£20,400**, and **£26,400** 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, **378** new homes have been delivered in the West HMA (**350** private sector and **28** 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% (2150)** are private rented and the remaining (**9300**) owner-occupied
- Between 2010 and 2015 the private rented sector increased by **22%** compared to **44%** Angus-wide
- There are approximately **3200** social sector homes, of which around **2300** 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 income are:
  - 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 to: Increase the supply of good quality, affordable housing across all tenures.

#### Key issues for the Local Housing Strategy

- **The 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 200 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 also 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 small, 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 aging 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. Housing demand relates to the effect of population and demographic change and is considered only in the context of future demand. Housing demand may be thought of in terms of the land supply required to meet the housing requirements of a growing population. However, housing need relates to both current and newly forming households that are unable to access suitable housing through the market. Households in housing need can be generally classified as lacking their own secure accommodation, being unsuitability housed, living in poor property conditions or having social needs.

Assessing housing need and demand is not an exact science. Population and demographic projections such as a trend towards smaller households, an ageing population and net inward migration point to a need to increase housing supply in Angus. 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.

The assessment of housing requirements in a geographic area is called a Housing Need and Demand Assessment (HNDA). In Angus the HNDA is 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.

#### 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.

The SHCS indicates that around 48% of the housing stock in Angus has one or two bedrooms, this varies significantly between sectors with only 39% in the owner occupied sector compared to 82% in the social sector. By contrast, household estimates indicate that small households<sup>3</sup> currently make up around 73% of all households in Angus with this figure projected to rise to around 79% by 2037. This suggests there is a mismatch between the current housing stock and the characteristics of the population which may be affecting housing need as a result of competing demand for 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.

#### 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.

<sup>3</sup> Households with one adult, one adult plus one or more children or two adults.

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 of new affordable housing supply which can be delivered out-with the Affordable Housing Policy<sup>4</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

<sup>4</sup> Affordable Housing Policy – Angus Local Development Plan, Policy TC3 Affordable Housing - <http://archive.angus.gov.uk/ldp2015/ProposedALDP-Plan.pdf>

intermediate tenure. This figure is consistent across the four HMAs. The split of social rented housing and alternative affordable housing tenures should be approximately 75:25.

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

|                                 | North HMA<br>Per Annum | South HMA<br>Per Annum | East HMA<br>Per Annum | West HMA<br>Per Annum |
|---------------------------------|------------------------|------------------------|-----------------------|-----------------------|
| <b>Social Rent</b>              | 56                     | 52                     | 64                    | 60                    |
| <b>Intermediate<br/>Tenures</b> | 19                     | 18                     | 21                    | 20                    |
| <b>Total</b>                    | 75                     | 70                     | 85                    | 80                    |

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.

#### 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.

The HNDA also assesses future housing need for the period 2012-32. A number of economic scenarios are used to estimate future housing need and the total need for new affordable housing is estimated to be between 2,988 and 3,928 units. Using data on current housing need as a proxy it is estimated there is a need for between 478 and 628 affordable homes which meet particular needs over the period to 2032. This equates to 23 to 29 units per annum.

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. 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 new mainstream social housing being delivered to a high standard, 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. To address both current and future need, at least 20% of new affordable housing supply will be delivered to meet particular needs, with at least half (i.e. 10% of new supply) to full wheelchair standard. This target is an overall target and individual sites may deliver more or less than 20%.

Specialist housing delivered to contribute towards this target may include amenity, supported housing and other models as appropriate. 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.

## 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 to 190 in 2014/15, and 194 in 2015/16<sup>5</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>6</sup>

| Housing Market Area | a<br>TAYplan SDP Requirement<br>2012-26 | b<br>Actual & Programmed Completions<br>2012-16 | c<br>Remaining Requirement<br>2016-26 (a-b) | d<br>Programmed Completions<br>2016-26 | e<br>LDP Allocations<br>2016-26 | f<br>Total Plan Provision<br>2016-2026<br>(d+e) |
|---------------------|---|---|---|--|---------------------------------|---|
| North Angus         | 1120                                    | 208   | 912   | 60                                     | 930 <sub>2</sub>                | 990   |
| East Angus          | 1120                                    | 286   | 834   | 491                                    | 430                             | 921   |
| South Angus         | 1120                                    | 113   | 1007  | 277                                    | 780                             | 1057  |
| West Angus          | 1260                                    | 274   | 986   | 417                                    | 760                             | 1177  |
| <b>ANGUS TOTAL</b>  | <b>4620</b>                             | <b>881</b>                                      | <b>3739</b>                                 | <b>1245</b>                            | <b>2900</b>                     | <b>4145</b>                                     |

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 March 2016, the Scottish Government provided the Council with a minimum Resource Planning Assumption (RPA) for the four year period 2016/17 to 2019/20. This is the minimum amount that will be made available through the Affordable Housing Supply programme to grant fund new affordable housing

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

<sup>6</sup> [http://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)

development delivered by the Council and RSLs. The minimum RPA for the life of the SHIP 2017-22 is £14.030m. This is broken down as: £4.315m for 2017/18; £3.236m for 2018/19; and £2.158m for 2019/20, 2020/21 and 2021/22.

The Council and its partners are committed to delivering an ambitious programme of new affordable housing in Angus. The SHIP 2017 – 22 projects that, based on current levels of funding, around 402 units could be delivered in the period to 2021/22. Subsidy of £19.591m will be required to deliver the programme. In anticipation of further funding announcements the Council and its partners have a number of additional projects which are capable of being brought into the programme.

## **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 87% increase since 2010. The West and South HMAs have seen increases of 22% and 24% respectively.

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 more 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 valid 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.

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.

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.

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

### **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, particular Arbroath and Montrose.

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.

In 2014 the Council also 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 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.



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.

### **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.

## **Supporting Communities**

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 no longer fit for purpose and developing new homes which 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.

### **Locality Planning**

The Angus Community Planning Partnership is committed to developing its approach to locality planning and locality working. This includes the identification of partnership priorities for each locality supported by plans for each. Locality Plans form the basis for community teams to work with local people to make local plans to help regenerate town centres and local communities. There are four locality plans, providing overarching area profiles designed to highlight the positive aspects and issues in each area. 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 Angus Community Plan and Local Outcome Improvement Plan (LOIP).

### **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.

#### **Key Achievements Delivered Through LHS 2012-17**

- 252 new affordable homes completed
- 926 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 – Increase the supply of good quality, affordable housing across all tenures**

**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:

Produce a profile of housing need and demand for Angus to improve understanding of need across all tenures

Deliver 120 new affordable homes per annum through the Affordable Housing Supply Programme and other non grant funded initiatives

Improve understanding of the role for intermediate tenures (such as mid-market rent and low cost home ownership) and other housing models that may emerge

Increase supply of affordable housing delivered out-with the Affordable Housing Supply Programme

Develop initiatives which encourage growth and improve quality in the private rented sector

Maximise supply of housing which meets the needs of older and disabled people across all tenures

Deliver at least 10% of new affordable housing to wheelchair standard

Tackle issues of low demand stock to improve the quality of our neighbourhoods

Contribute to the delivery of Locality Action Plans

Support bringing empty homes back into use and stop homes becoming empty

Explore appropriate opportunities to increase 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 role and an enabling role to play in improving outcomes.

Ensuring that people can access housing and related services which meet their needs is a critical requirement for the LHS. In some cases, this will require the provision of information, advice, support or adaptations to enable families 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 a range of housing options and related services to meet their needs.

#### 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. However, 2015/16 saw the first increase in applications for three years.**
- **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 aging 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, formerly the Assessment 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 team's in 2014. In 2015 the Housing Options service was decentralised and is now embedded in the Council's three locality housing teams.

Analysis shows there has been a steady reduction in the number of approaches to housing options services in Angus (a 25% reduction between 2014/15 and 2015/16<sup>7</sup>). Although data on housing options approaches is relatively limited there does appear to be a trend in relation to the reduction of housing options approaches and the increase in homeless applications, demonstrating the effectiveness of housing options in preventing homelessness.

### **Homelessness in Angus**

There has been a significant reduction in the number of homeless assessments since 2011. 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 applications dropped by 58% from 1,203 to 694. However, 2015/16 saw an increase in applications, 21% compared to 2011. This is against the national trend which has continued to see reductions in the number of homeless assessments, -4% in the same period.

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 between 2010 and 2015 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 homeless applications between 2010 and 2015 (56% of under 35's had cited relationship breakdown as the main reason).

### **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.

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.

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<sup>7</sup> PREVENT data because data capture only started in 2014 which makes trend analysis difficult. It is also recognised there are variances in the recording of PREVENT approaches across Scotland and within 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 2014/15, 83% 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 57%. However, 11% of these cases were recorded as having support provided, significantly lower than the Scottish average (49%).

### **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 1/3 of the one bedroom property rate.

Since April 2013, both the under occupancy charge (also known as the “Bedroom Tax”) and benefit cap have applied to households in temporary accommodation. This means that 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 is £350 per week for single people and £500 for couples (with or without children). Those affected by the under-occupancy charge and in receipt of housing benefit are currently eligible for a Discretionary Housing Payment (DHP) to make up the shortfall.

However, 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’). 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 from then a new funding model will protect the sector from the cap with a top-up of additional ring-fenced funding.

Announced as part of the UK Government’s 2015 Spending Review, any new social sector tenancy agreements signed on or after 1 April 2016 (or 1 April 2017 for supported accommodation) will have the relevant LHA rate applied from April 2019. This is likely to impact households accessing new build Council housing and some housing association housing.

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. 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.

### **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 2% of households were provided with B&B accommodation in 2014/15, and no homeless households with one household containing a child or pregnant women 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. In particular 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 time spent in temporary accommodation is also increasing, indicating difficulties in moving households on into permanent accommodation solutions.

### **Rehousing**

In 2015/16 around 73% of homeless households secured settled accommodation in Angus. The majority of these were housed by the Council (57%) with RSLs providing housing for around 12%. Nationally local authorities provide housing for around 40% of homeless households and RSLs around 22%. Fewer homeless households secure accommodation in the private rented sector in Angus than nationally, 4% compared to 6%.

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 2015/16, 31% of allocations made by Angus Council went to homeless households compared to an average of 42% across all local authorities<sup>8</sup>. This places Angus Council in the lower quartile of authorities in terms of proportion of homeless households rehoused.

## **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

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<sup>8</sup> SHN provides benchmarking data on homeless lets for 25 out of 31 local authorities.

mechanisms such as assistance to maximise income, grants for furniture and tenancy management support may offer a solution, but a greater understanding of the reasons barriers is required in order to fully understand how we overcome them.

## **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 care'. This policy aim seeks 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. 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.

The Angus Health and Social Care Partnership was launched on 1 April 2016. The Partnership will direct and plan all adult health and social care services. 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.

The Housing Contribution Statement (HCS) provides an overarching strategic statement of how the housing sector will support the work of the Integration Joint Board (IJB) to achieve the outcomes for health and social care. It was approved by the Housing, Health and Social Care Strategic Planning Group in January 2016.

The HCS can be seen as the 'bridge' between the Local Housing Strategy (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.

### **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.

Between 2011 and 2014, 625 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, 435 people living in the owner occupied and private rented sectors received means-tested grant funding for adaptations through the Scheme of Assistance. In 2013/14 a total of £390,582 funded 143 adaptations. The total number of adaptations provided in RSL homes is not known.

In 2015 the Council began a review of adaptation services which aimed to ensure a more consistent approach to service provision regardless of housing tenure. The draft Housing Adaptations Joint Working 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. Approval for the Policy is required from the Joint Integration Board and the Council, following which it is anticipated it will be implemented during 2017.

There remains an anomaly in relation to funding for adaptations in RSL tenancies which remain centrally funded. The Scottish Government is due to report on a number of pilots undertaken through its Adapting for Change Programme early in 2017 which may bring some clarity to the funding situation. 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 IJB 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 2,982 people are supported through technological means, via community alarm, falls monitors and other devices. A 10 % increase in tele-care, 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.

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.

## **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>9</sup>.

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<sup>9</sup> A need which is expected to occur within the next 12 months is considered a current need.



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.

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

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

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.

#### **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. Along with the introduction of Self-Directed Support, this led to a review of sheltered housing undertaken in 2015 and the subsequent move to a sheltered and retirement model.

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.

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.

### **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.

## **Other Groups**

### **Care Leavers**

The Housing Options protocol for young people leaving care was agreed between the People and Communities Directorate in 2013. A joint panel was established and meets to identify solutions and monitor housing and support outcomes for Care Leavers for whom a placement in mainstream accommodation is not appropriate or likely to be sustainable. The panel is multi disciplinary and includes members from Housing (including partner RSLs), Community Safety, Through Care After Care and other agencies. The number of homeless applications made by applicants who were looked after by the local authority reduced by 44% from 2011/12 to 2014/15 demonstrating the success of the approach.

### **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) project was established in 2014 and focusses on early intervention and partnership working to prevent homelessness and address short-term prisoners' complex needs upon entry to prison.

The number of prisoners presenting as homeless in Angus has reduced by 28% since 2011/12 and Work is ongoing to link housing outcomes data with re-offending data.

### **Domestic Abuse**

In 2015/16, Angus Council had 105 homeless applications resulting from domestic abuse, 12.85% 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. Our 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 keep 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 provides a permanent Gypsy/Travellers site in 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 which is with the Angus local authority boundary however levels of occupation of the site are low.

In 2016 Angus, Dundee, Perth and Kinross and Fife Council's commissioned Craigforth Research to undertake a joint Gypsy Traveller and Travelling Showpeople Needs Assessment. The findings of the research are still in draft form however indicate that across the TayPlan area there is sufficient accommodation for Gypsy Travellers however levels of satisfaction with Council provision varies.

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 (the increase attributed to a specific group travelling to different locations over the period). Conversely, Dundee saw significant increases between 2014 and 2015 and a reduction between 2015 and 2016 while both Perth and 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 draft findings indicate that across Tayside there is a projected surplus of accommodation over the next five years. In Angus however there is projected to be a small shortfall, particularly attributed to demand in the North area and to a smaller extent the West. While the draft findings are still being analysed they do not appear to indicate a significant requirement for additional provision in Angus.

The Council recognises that private sites may enable some households to meet their individual need as and when it arises. The Council will consider applications for private sites which are in line with planning policy. The Council is also open to consideration of a national strategy on the provision of transit sites as well as further consideration of how to address the needs of Gypsy Travellers at a regional level.

There is no identified need for accommodation for Travelling Showpeople in Angus.

This section of the LHS will be updated when the Tayplan Needs Assessment is finalised.

## **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 SSAMIS (Social Support and Migration in Scotland, 2016) 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 developments which some believe limits their ability to improve language skills and integrate with the local community, whilst others believe this 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 625 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 a range of housing options and related services to meet their needs**

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

Consider the impact and opportunities presented by welfare reform which may affect the availability of housing options

Continue to implement the housing options approach in line with Scottish Government guidance to improve outcomes for individuals

Review the Homelessness Support Service against housing priorities

Improve tenancy sustainment by exploring opportunities for maximising prevention and early intervention

Review the temporary accommodation strategy and reduce lengths of stay in temporary accommodation

Develop initiatives which support private sector tenants to access and remain in the sector

Continue to improve strategic planning for specialist housing

Develop initiatives which encourage people to plan for their future housing needs

Improve quality of data on adapted and adaptable social housing stock

Work with partners in Health and Social Care to address issues related to delayed discharge

Ensure older and disabled residents in all tenures can access services to help them live at home longer or support them to move to more suitable accommodation as appropriate

Identify opportunities to work with neighbouring authorities to ensure the availability of appropriate sites for Gypsy/Travellers and improve existing provision

## SECTION 7: SUSTAINABLE HOUSING

### Introduction

The aim of sustainable housing is to help people 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 to: Improve stock condition across all tenures, ensuring we tackle fuel poverty and energy efficiency issues and contribute toward climate change targets.

#### Key issues for the Local Housing Strategy

- **Levels of fuel poverty have increased since 2012 despite marginal reductions nationally**
- **A greater understanding of the issue 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 and further regulation on minimum energy efficiency standards in the private sector are anticipated. However it is unclear how standards in the private sector will be enforced and the role for local authorities in doing so 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>10</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

<sup>10</sup> Source: Scottish Government - <http://www.gov.scot/Publications/2002/08/15258/9955>

- Energy efficiency of the housing stock

Fuel poverty now affects 42% (just under 22,000 households) of Angus households, a rise of 13% over 3 years. Nationally, 35% of households experience fuel poverty but rates are beginning to fall. Extreme fuel poverty rates also continue to rise in Angus to 13% (just under 7000 households), an annual rise of 2% per year, whereas nationally rates are beginning to plateau.

### Household Types and Tenure

Evidence suggests 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 just over 10,000 pensioner households living in fuel poverty and around 3,400 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 9,000 single adult households in fuel poverty, and approximately 3300 living in extreme fuel poverty. There are around 3,000 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     | 56%          | 19%                  |
| Families       | 25%          | 2%                   |
| Single Adult   | 41%          | 15%                  |
| Owner Occupier | 39%          | 15%                  |
| Private Tenant | 44%          | 11%                  |
| Social Tenant  | 50%          | 9%                   |

Source: Scottish House Condition Survey, 2011-13 & 2012-14

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.

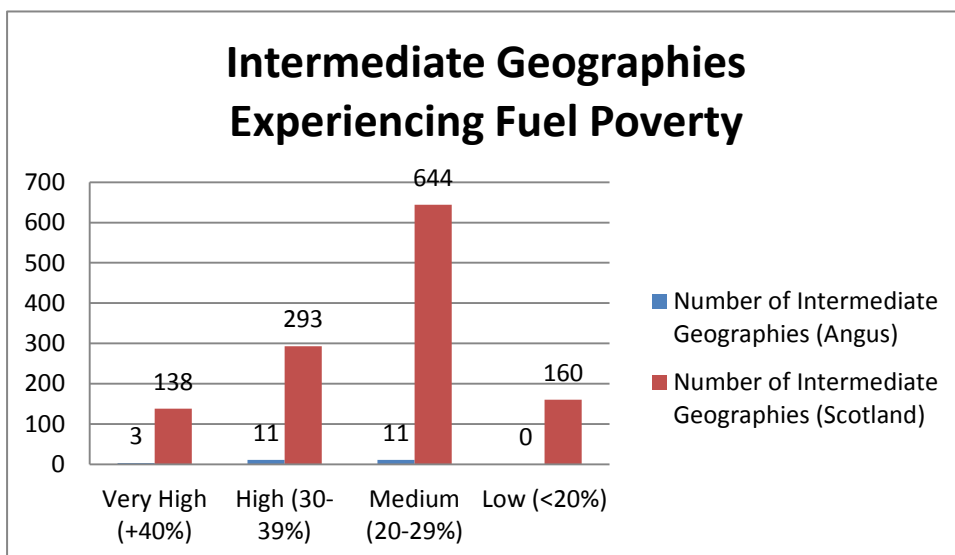
Although social sector dwellings have been subject to energy efficiency related improvement works to bring them up to SHQS standard, fuel poverty continues to remain relatively high with half of households living in fuel poverty. This further highlights that fuel poverty can be the product of a number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

### Geographies

At least 20% of households in each intermediate geography<sup>11</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.

<sup>11</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.

The three zones classed as 'very high' are all rural areas. The zones areas, small villages on the periphery of towns and classed as 'high' are a mix of rural 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.



## 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 our 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% (4300) 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.

### 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 also applies to those on low incomes or not in employment who have less disposable income to mitigate for changes in financial circumstance. 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.



## 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).

Angus lags behind national 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.

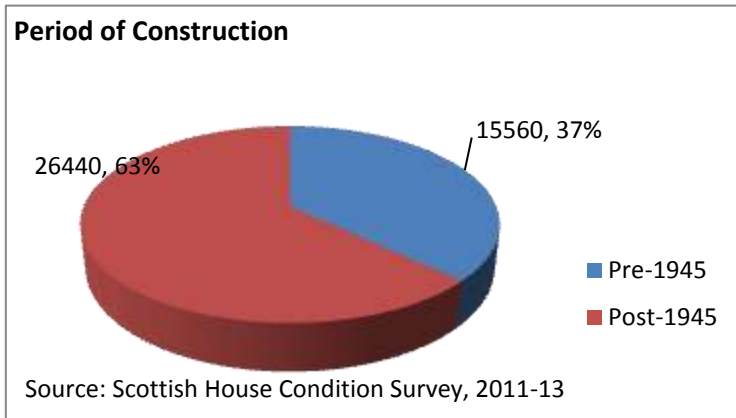
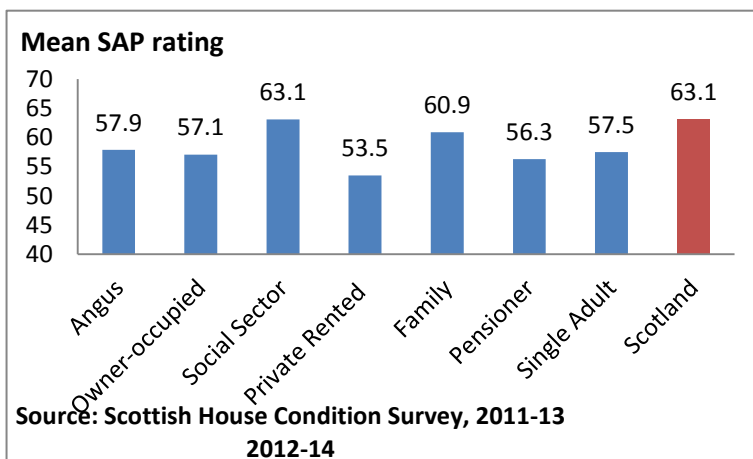
Poor energy efficiency can also stem from the condition of a property, with homes in disrepair using more energy to heat and being more difficult to keep warm. Whilst the social sector performs well, private sector homes continue to be a cause for concern with a lack of regulation allowing some landlords to let housing at minimum standards and financial restrictions limiting some homeowners and landlords from making 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>12</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 44,000 private sector dwellings in Angus, consisting of around 34,000 owner-occupied, 8000 private rented sector (PRS) and 2000 vacant dwellings. Around 37% are over 70 years old, which suggests that they may require substantial investment to sustain elements to a satisfactory level. Around 30% of owner-occupied dwellings are over 70 years old, whilst around 66% of private rented sector homes fall into the same bracket,



<sup>12</sup> Source: UK Government, DECC,

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/332122/understanding\\_behaviours\\_households\\_fuel\\_poverty\\_review\\_of\\_research\\_evidence.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/332122/understanding_behaviours_households_fuel_poverty_review_of_research_evidence.pdf)

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 5000 households replaced their central heating system, around 2400 replaced windows and approximately 3000 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.

### **The Tolerable Standard**

The tolerable standard is the minimum standard which housing must meet to be considered habitable. Around 2% (just over 1000) of all properties in Angus falls 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.

Forthcoming regulation to be introduced following the Private Housing (Tenancies) (Scotland) Act 2016 is expected to focus on encouraging better management and greater investment in the PRS 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.

### **Investment**

Since 2012 over 1,500 households have benefited from the now lapsed Universal Home Insulation Scheme (UHIS) and its replacement scheme, Home Energy Efficiency Programme for Scotland (HEEPS). Over £2.5m of funding has helped provide a range of measures for 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. The Council and RSLs will continue to maximise funding made available through national schemes.

## 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 3114 houses and 4608 flats. Around 50% of these are over 50 years old. Around 16% (1235 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.

There are a number of challenges linked to investment requirements, particularly when it comes to mixed tenure blocks and the desire 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 50% achieve pass rate, with a further 23% of properties already identified as requiring specific improvements to achieve EESSH. Around £9.7m has been committed from the Housing Capital Programme specifically for energy saving measures to ensure EESSH compliance by 2020.

### 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 £11.9m since 2012, improving the condition of just under 2500 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 2015/16

| Year       | 2012/13 | 2013/14 | 2014/15 | 2015/16 |
|------------|---------|---------|---------|---------|
| Investment | £1.682m | £3.034m | £4.744m | £2.509m |

## 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 have been a drastic increase in adverse weather incidents in Angus since 2001 with a steady 1-8 events per year, progressing to over 17 events per year throughout 2008 and 2009<sup>13</sup>. This pattern suggests that extreme weather events will become a more regular occurrence therefore it is imperative that emissions levels are constrained.

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 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 in Brechin.

### **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.

#### **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 over 1500 energy-saving measures for social and private sector households
- undertaken our Private Sector Stock Condition Survey to gain a better understanding of house conditions and related issues

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<sup>13</sup> Angus Council, Local Impacts Climate Profile, 2009

## What the LHS 2017-22 Will Achieve

**Outcome 3 – Improve stock condition across all tenures, ensuring we tackle fuel poverty and energy efficiency issues and contribute toward climate change targets**

**We will do this by: ensuring households have access to good quality advice, information and financial support which helps to improve the condition of private sector housing and continuing to expand the use of energy efficient technologies**

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:

Improve understanding of issues contributing to poor energy efficiency in current housing stock and impacts of climate change on housing

Ensure households have access to high quality information and advice on ways to address fuel poverty and improve energy efficiency in their homes

Increase the energy efficiency of all housing stock across Angus, specifically targeting households in fuel poverty and living in the private rented sector

Ensure all social housing meets the Energy Efficiency Standard for Social Housing by 2020 and work to exceed the standard

Review the Council's Asset Management Strategy

Improve condition of private sector housing and reduce number of Below Tolerable Standard properties and properties in serious disrepair

Increase awareness of private rented sector Repairing Standard amongst landlords and their tenants

## 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   | Milestones   | Owner                  | Timescale   | Baseline  | Target                         |
|--|--|------------------------|---|---|--------------------------------|
| <b>Improve understanding of housing need and demand for all tenures across Angus</b>   | <ul style="list-style-type: none"> <li>- Engage with RSLs and private developers to agree information required</li> <li>- Develop profile of housing need and demand across all tenures in each HMA</li> <li>- Undertake HNDA3 in conjunction with TayPlan</li> <li>- Implement a programme of annual updates</li> </ul> | Strategic Housing Team | Complete by December 2017 and updated annually thereafter | No profiles                                     | Profile for each HMA published |
| <b>Deliver 120 new affordable homes per annum through the Affordable Housing Supply Programme and other non grant funded initiatives</b> | <ul style="list-style-type: none"> <li>- Successful delivery of the Strategic Housing Investment Plan</li> <li>- Monitor the impact of the Affordable Housing Policy</li> </ul>  | Strategic Housing Team | On-going  | Average 60 per annum since 2011/12 through AHSP | 120 units per annum            |
| <b>Improve understanding of the role for intermediate tenures (mid-market rent and low cost home ownership)</b>                          | <ul style="list-style-type: none"> <li>- Undertake an evaluation of the role of intermediate tenures in each HMA</li> </ul>  | Strategic Housing Team | December 2017   |   | Complete evaluation            |

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| <b>Increase supply of affordable housing delivered out-with the Affordable Housing Supply Programme</b> | <ul style="list-style-type: none"> <li>- Investigate funding, tenure and partnership models</li> <li>- Assess feasibility of models</li> <li>- Implement models capable of increasing supply of affordable housing</li> </ul>   | Strategic Housing Team                                    | March 2019 | 77 through Survive & Thrive                               | Increase in affordable housing                              |
| <b>Develop initiatives which encourage growth and improve quality in the private rented sector</b>      | <ul style="list-style-type: none"> <li>- Provide information and advice for landlords on legislative change and good practice</li> <li>- Promote Landlord Accreditation Scotland</li> <li>- Investigate use of enforcement powers to raise standards in PRS</li> </ul>  | Strategic Housing Team                                    | March 2018 | 22 accredited landlords and estate agents (November 2016) | Increase number of accredited landlords                     |
| <b>Maximise supply of housing which meets the needs of older and disabled people</b>                    | <ul style="list-style-type: none"> <li>- Incorporate principles of accessible and dementia friendly design into Council new build programme</li> <li>- Explore opportunities 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</li> </ul> | Strategic Housing Team, Planning and Property             | Ongoing    | 3 specialist homes delivered in 2015/16                   | Increase in number of accessible homes built                |
| <b>Improve the quality of our neighbourhoods</b>  | <ul style="list-style-type: none"> <li>- Tackle issues of low demand stock including demolition where appropriate</li> <li>- Work with homeowners and private landlords to address common issues</li> </ul>   | Strategic Housing Team, Community Housing Teams, Property | Ongoing    |   | Develop locality profiles and action plans                  |
| <b>Contribute to the delivery of Locality Action Plans</b>  | <ul style="list-style-type: none"> <li>- Take ownership for actions within Locality Action Plans as appropriate</li> <li>- Identify opportunities and assess feasibility of projects</li> </ul>   | Strategic Housing Team, Communities Team                  | Ongoing    |   | Completion of relevant actions within Locality Action Plans |



|   |   |  |               |                      |   |
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| <b>Bring empty homes back into use and stop homes becoming empty</b>                  | <ul style="list-style-type: none"> <li>- Provide advice and assistance to empty home owners</li> <li>- Develop initiatives aimed at bringing empty town centre properties back into use</li> <li>- Continue to provide the Empty Homes Loan Fund to enable owners to bring properties back into use as affordable housing</li> <li>- Explore opportunities to proactively engage with landlords, landowners and estates to tackle issues which may lead to properties becoming empty</li> </ul> | Strategic Housing Team, Economic Development   | Ongoing       | 1340 (November 2016) | 10% year on year reduction in the number of empty properties in Angus |
| <b>Explore appropriate opportunities to increase supply of housing in rural areas</b> | <ul style="list-style-type: none"> <li>- Evaluate housing models suitable for rural areas</li> <li>- Assess feasibility of models and make recommendations</li> </ul>   | Strategic Housing Team, RSLs, Communities Team | December 2017 |                      | Complete evaluation   |

**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  | Milestones   | Owner                 | Timescale  | Baseline | Target              |
|---|--|-----------------------|------------|----------|---------------------|
| <b>Consider the impact and opportunities presented by welfare reform which may affect the availability of housing options</b> | <ul style="list-style-type: none"> <li>- Assess the impacts and opportunities of welfare reform on the availability of housing options</li> <li>- Make recommendations to address the findings</li> <li>- Investigate Experian Rental Exchange to assist social tenants to improve credit ratings</li> </ul> | Income Management HIT | March 2017 |          | Complete assessment |

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| <b>Continue to implement the housing options approach in line with Scottish Government guidance to improve outcomes for individuals</b> | <ul style="list-style-type: none"> <li>- Review Housing Options approach</li> <li>- Continue to meet all principles of SG guidance</li> </ul>  | Housing Options<br>HIT | March 2018                                 | <p>Complete assessment</p> <p>Increase % of successful outcomes</p>          |
| <b>Review the Housing Support Service against housing priorities</b>  | <ul style="list-style-type: none"> <li>- Review the Housing Support Service</li> <li>- Make recommendation to address the findings</li> </ul>  | Housing Options<br>HIT | March 2018                                 | Complete assessment  |
| <b>Improve tenancy sustainment by exploring opportunities for maximising prevention and early intervention</b>                          | <ul style="list-style-type: none"> <li>- Review at risk groups</li> <li>- Carry out an evaluation of prevention and early intervention activities</li> <li>- Work with partners including Health and Social Care Partnership, voluntary and third sectors to develop services</li> </ul> | Housing Options<br>HIT | March 2018                                 | <p>% increase in tenancy sustainment</p> <p>Develop prevention protocols</p> |
| <b>Review temporary accommodation stock to ensure it meets the needs of homeless applicants</b>   | <ul style="list-style-type: none"> <li>- Review temporary accommodation strategy</li> <li>- Consider flat share initiatives</li> </ul>   | Housing Options<br>HIT | March 2018                                 | Increase in temporary accommodation provided on first request                |
| <b>Reduce the average length of stay in temporary accommodation by improving access to appropriate housing options</b>                  | <ul style="list-style-type: none"> <li>- Review allocations policy</li> <li>- Consider role of HSS</li> </ul>  | Housing Options<br>HIT | <p>March 2017</p> <p>Annual thereafter</p> | Length of time in temporary accommodation is reduced (% reduction)           |

|  |  |                                 |               |  |
|--|--|---------------------------------|---------------|--|
| <b>Develop initiatives which support private sector tenants to access and remain in the sector</b> | <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>- Assess feasibility of establishing a rent deposit guarantee scheme</li> <li>- Investigate schemes to improve access to the PRS including flatsharing, HMOs and rent guarantee schemes</li> <li>- Investigate use of third party referral powers to Private Sector Housing Panel</li> </ul> | Strategic Housing Team          | March 2020    | <p>Develop feasibility study and initiatives</p> <p>Increase engagement activity with private sector tenants</p> |
| <b>Improve understanding of future need for specialist housing</b>                                 | <ul style="list-style-type: none"> <li>- Work with Health and Social Care partners to project needs of children, adults and older people</li> </ul>  | Strategic Housing Team          | Ongoing       | Complete assessment  |
| <b>Develop initiatives which encourage people to plan for their future housing needs</b>           | <ul style="list-style-type: none"> <li>- Support partners including Health, Social Work and RSLs to adopt principles of the housing options approach</li> <li>- Provide proactive housing options advice for older people and people with a dementia diagnosis</li> </ul>  | Housing Options HIT             | Ongoing       | Develop initiatives  |
| <b>Improve quality of data on adapted and adaptable social housing stock</b>                       | <ul style="list-style-type: none"> <li>- Obtain and update data on property attributes for Council stock</li> </ul>  | Technical                       | December 2017 | Complete assessment  |
| <b>Work with partners in Health and Social Care to address issues related to delayed discharge</b> | <ul style="list-style-type: none"> <li>- Review discharge protocols in partnership with Health &amp; Social Care services</li> </ul>   | Strategic Housing Team<br>HH&SC | March 2018    | <p>Complete assessment</p> <p>Increase delayed discharge performance</p>   |

|   |  |  |  |                                      |  |
|---|--|--|--|--------------------------------------|--|
| <b>Ensure older and disabled residents in all tenures can access services which support them to move to more suitable accommodation as appropriate</b>                  | <ul style="list-style-type: none"> <li>- Research barriers faced by older and disabled in seeking or moving to more suitable accommodation</li> <li>- Evaluate options to improve range of services available to support people</li> <li>- Work with partners including Health and Social Care Partnership, voluntary and third sectors to develop services</li> </ul> | Strategic Housing Team / Housing Options HIT | March 2018                             |                                      | <ul style="list-style-type: none"> <li>- Develop profile of barriers</li> <li>- Improve access to services</li> <li>- Increase availability of services</li> </ul> |
| <b>Identify opportunities to work with neighbouring authorities to ensure the availability of appropriate sites for Gypsy/Travellers and improve existing provision</b> | <ul style="list-style-type: none"> <li>- Evaluate outcomes from Craigforth Research</li> <li>- Analysis/assessment of 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</li> </ul>          | Strategic Housing Team<br><br>Planning       | December 2017<br><br>Annual thereafter | Craigforth Research<br>Outcome (tbc) | <ul style="list-style-type: none"> <li>- Reduce unauthorised encampment activity</li> </ul>  |

**Topic Outcome 3: The quality and energy efficiency of all housing stock is improved and we contribute towards targets to reduce CO2 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  | Milestones   | Owner             | Timescale         | Baseline | Target  |
|---|--|-------------------|-------------------|----------|---|
| <b>Improve understanding of issues contributing to poor energy efficiency in current housing stock and impacts of climate change on housing</b> | - Explore use of Heat Maps to identify priority areas      | Strategic Housing | March 2018        |          | Improve energy efficiency of housing stock across all tenures |
|   | - Coordinate high quality data Heat mapping if appropriate |                   |                   |          |   |
|   | - Consider flood prevention and its impact on housing      |                   | Annual thereafter |          | Reduce domestic carbon emissions (% reduction)                |
|   | - Input to the SEAP Action Plan                            |                   |                   |          |   |

|   |   |  |                                     |  |  |
|---|---|--|-------------------------------------|--|--|
| <b>Ensure households have access to high quality information and advice on ways to address fuel poverty and improve energy efficiency in their homes</b>            | <ul style="list-style-type: none"> <li>- Promote SCARF as an information and advice hub</li> <li>- Put effective referral processes in place for households at risk of fuel poverty</li> <li>- Explore initiatives to encourage households to change energy supplier where this may reduce bills</li> <li>- Explore feasibility of transferring Council voids to Our Power Energy</li> </ul>  | Strategic Housing Community<br>Housing Teams<br>HIT      | March 2018<br><br>Annual thereafter | Increase referrals<br><br>Implement new initiatives<br><br>Increase % of supplier switches |  |
| <b>Increase the energy efficiency of all housing stock across Angus, specifically targeting households in fuel poverty and living in the private rented sector.</b> | <ul style="list-style-type: none"> <li>- Engage with private landlords and their tenants to encourage investment to improve energy efficiency and increase uptake in national schemes</li> <li>- Investigate use of enforcement powers where minimum standards in PRS are not being met</li> <li>- Participate in national funding schemes which increase the funding available to undertake energy efficiency improvements in Angus</li> </ul> | Technical<br>Strategic Housing RSLs<br>Private Landlords | Annual                              | Mean SAP rating 57.9, Angus<br><br>42% Angus, Fuel Poverty<br>44% PRS, Fuel Poverty        | Improve energy efficiency rating of housing stock across all tenures<br><br>Reduce fuel poverty % levels<br><br>Secure maximum funding available |
| <b>Ensure all social housing meets the Energy Efficiency Standard for Social Housing by 2020 and work to exceed standard</b>  | <ul style="list-style-type: none"> <li>- Put in place robust improvement plans</li> <li>- Work to Silver standard in all new build stock</li> <li>- Evaluate use of technologies such as district heating systems and local generation</li> <li>- Establish partnership between Council and RSLs to share learning, good practice and explore opportunities for joint procurement</li> </ul>  | Technical and RSLs                                       | March 2020                          | 60% pass rate, November 2016   | All social properties meet EESSH   |

|   |  |  |                      |   |   |
|---|--|--|----------------------|---|---|
| <b>Review the Council's Asset Management Strategy</b>   | - Review Asset Management Strategy   | Technical  | October 2017         |   | Updated strategy approved   |
| <b>Improve condition of private sector housing and reduce number of Below Tolerable Standard properties and properties in serious disrepair</b> | - Further analyse results of Private Sector Stock Condition Survey and identify priorities<br>- Agree an action plan   | Strategic Housing Team and Building Standards Team | March 2019<br>Annual | 5% BTS in PRS<br>2% BTS in owner-occupied, 2016 | Action plan implemented<br><br>Reduce % of BTS and Serious Disrepair properties |
| <b>Increase awareness of private rented sector Repairing Standard amongst landlords and their tenants</b>                                       | - Provide information and advice for landlords and tenants on legislative requirements<br>- Promote Landlord Accreditation Scotland<br>- Investigate use of enforcement powers to raise standards in PRS | Strategic Housing Team                             | March 2022           |   | Reduction in number of properties failing Repairing Standard                    |