

Angus Council
Strategic Housing Investment Plan 2021/22 – 2025/26

1. Introduction

- 1.1 The Scottish Government recognises the challenges presented by the ongoing global pandemic, COVID-19 and have asked local authorities to prepare a 'light' Strategic Housing Investment Plan (SHIP) for this year covering the period 2021/22 – 2025/26. The light SHIP is a condensed version of the annual planning document, summarising any changes to existing priorities and consultation undertaken with partners. An updated SHIP table showing investment priorities for the period can be found at Appendix 2.
- 1.2 The core purpose of the SHIP remains the same. It sets out the investment priorities for affordable housing over a five year period which are consistent with and achieve the outcomes set out in the Angus Local Housing Strategy (LHS) 2017-22. It has been developed in partnership with Registered Social Landlords (RSLs), the Angus Health and Social Care Partnership, planning and property services.
- 1.3 The SHIP is designed to be a working tool which:
- Improves longer-term strategic planning
 - Provides a practical plan detailing how investment in affordable housing will be directed
 - Provides an opportunity for local authorities to set out key investment priorities for affordable housing and demonstrate how these will be delivered and the resources which will help deliver these priorities
 - Forms the basis for more detailed programme planning
 - Provides a focus for partnership working
 - Informs, and is informed by, the preparation of Registered Social Landlord (RSL) development funding plans
 - Informs the allocation of resources from a national to a local authority level
- 1.4 The SHIP includes affordable housing supply through new build, replacement, renovation and re-modelling. This information will be used by the Scottish Government to draft Strategic Local Programme Agreements (SLP). Once agreed, SLPs will form the basis of individual RSL and Local Authority programme Agreements.
- 1.5 The Council is committed to overseeing a long-term programme of new affordable housing development in Angus even though the delivery landscape is likely to remain challenging and the funding picture uncertain. Due to the pandemic, projects have been pushed back by around 6 months however since construction was given the go ahead to restart, the Council and partners have made good progress in bringing projects back on stream and it is anticipated that the full funding allocation of £9.681m will be achieved in 2020/21

2. The Priorities

- 2.1 Our vision and overarching priorities remain the same. 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'*. This vision has become even more relevant during the pandemic with lockdown forcing many people to stay in their homes for prolonged periods of time for public health reasons. Many have had to work, educate children, care for relatives and socially isolate for most if not all the time in their homes. Continuing to focus on this vision will remain central to delivering a set of outcomes which reflect local priorities, national policy objectives and deliver the strategic priorities of the LHS 2017-22 and beyond. The three LHS 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 needs
 3. Improve stock condition across all tenures, ensuring we tackle fuel poverty and energy efficiency and contribute towards climate change targets

- 2.2 In developing the SHIP 2021/22 – 2025/26 RSLs were asked to submit project proposals. These were assessed alongside Council projects by a housing and planning group. The group assessed the projects against the SHIP prioritisation framework (Appendix 1) and agreed which projects to take forward. While the Angus Affordable Housing Delivery Group has not met in recent months, there has been ongoing discussion with partners about the shape of the programme.
- 2.3 Due to the positive progress in restarting onsite construction activity and bringing forward planned projects quickly, there has not been any fundamental change to delivery priorities since the last SHIP. The Council will consider ‘off the shelf’ purchases to supplement its own new build programme and it approved a Development Framework Policy in April 2020 which provides the basis for doing this in a more proactive manner in order to meet housing need. The Council will continue to use its Open Market Acquisition Strategy to purchase second hand units however it is not expected to increase activity in this area compared to previous years. Some funding has also been prioritised for RSL partners to purchase second hand units where there is a compelling reason to do so, such as to bring a block back into majority ownership and it is expected this will continue.

3. Affordable Housing Supply Programme (AHSP)

- 3.1 At the time of writing no announcement had been made on the extent of funding to be made available to local authorities in 2021/22 and beyond. That means this light SHIP has been prepared with much less certainty over future funding than has been the case in recent years. The provision of multi year funding agreements has been a major step forward in enabling local authorities and RSLs to forward plan large investment in affordable housing, particularly as many projects often take a number of years to between inception and completion.
- 3.2 The Council has forward planned for investment of around £7m per annum in the first two years of the SHIP. This figure is lower than the current year Resource Planning Assumption (RPA) however it is known that some projects in the SHIP have some flexibility which could allow spend to be brought forward if more funding is announced for Angus than is currently allocated within the Plan. In addition, the Council will consider ‘off the shelf’ purchases where appropriate.
- 3.3 The SHIP projects that in the region of 550 units could be delivered in the period to 2025/26. Subsidy of £31m would be required to deliver the programme from 2021/22. The minimum funding requirements are as follows:

SHIP Year	Total completions	Funding requirement
1 - 3	329	£20.88m
4 - 5	221	£10.49m
Total	550	£31.37m

- 3.4 The Council, together with its RSLs partners, has sought to be as realistic as possible in detailing the likely forward programme. In previous years the SHIP has had a higher proportion of units being delivered in the early years of the programme however this SHIP sees a more consistent spread across the five years. This is primarily as a result of the uncertainty caused within the construction industry by the pandemic and the unknown funding position. However, the programme projects that at least as many units could be delivered in Angus in the next five years as in the last five years. By spreading projects more equally across the plan, it is hoped this will give developers some certainty for longer term planning as well allowing flexibility to adjust projected spend once a funding announcement has been made.
- 3.5 The Council, in consultation with the Scottish Government, will continue to manage the AHSP (including the SLPs) in conjunction with its Housing Capital Expenditure Plan and Affordable Housing Account investment to support and maximise delivery of affordable housing in priority sites during the life of the SHIP.

Appendix A: Strategic Housing Investment Plan 2021/22 – 2025/26 Prioritisation Framework

Introduction

The Prioritisation Framework provides a tool to prioritise investment which balances the Council's strategic objectives, deliverability and community benefits. It is used to assess projects for inclusion in the SHIP, including to help decide when to bring projects into the SHIP.

The framework does not provide the only assessment of priority and the Council will continue to balance its investment decisions through a mixture of Council, RSL and developer delivery and by considering a range of affordable housing tenures to meet housing needs across the four HMAs.

As projects develop there may be a need to adjust to the scoring output as, for example, planning permission is granted or wider community benefits are realised. This may cause the priority of a project to be revised during the life of the SHIP.

Scoring Criteria

(1) Extent to which project addresses unmet housing need:

High	5
Medium	3
Low	1

(2) Site attributes

Brownfield	1
Listed/historic	1
Town centre	1
Rural	1

(3) Planning consent:

Full consent, all conditions met	3
Outline consent/full consent expires within 1yr or conditions not met	2
Site allocated for housing in LDP	1

(4) Delivers wider community amenities or benefits (including particular needs target)

Yes	3
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(5) Opportunities for other internal/external funding

Yes	3
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(6) Meets agreed strategic priority

Yes	5
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Low priority	Medium priority	High priority
1 – 6	7 – 12	13 +

Appendix B – Strategic Housing Investment Plan 2021/22-2025/26 Investment Priorities

Site	Org	Unit	SR	S E	MM R	P/N	HMA	Com'd Grant	21/22	22/23	23/24	24/25	25/26	Total Subsidy
OMA	AC	30	30			6	All	£398,000	£300,000	£300,000	£300,000	£300,000	£300,000	£1,898,000
The Gables, Forfar	CHA	21	21			6	West		£941,012	£941,012				£1,882,024
Sunnyside Ph1a, Montrose	HHA	35	35			4	North	£2,681,640						£2,124,471
Sunnyside Ph1b, Montrose	HHA	59				12	North	£2,000,000	£2,684,032					£3,442,000
Dundee Rd, Ph2, Forfar	AHA	7	7			1	West			£490,000				£490,000
Inglis Court, Edzell	AC	20				10	North		£750,000	£430,000				£1,180,000
Chapel Works, Montrose	HHA	26	20			5	North	£800,000	£1,209,546					£2,317,000
Coupar Angus Rd, Newtyle	CHA	5		5			South		£350,000					£200,000
Maltings Ph2, Carnoustie	AHA	10	10			2	South			£700,000				£700,000
Witchden Rd, Brechin	HHA	30	30			6	North				£2,160,000			£2,160,000
Invertay Hse, Monifieth	AC	35	20	15		7	South			£1,780,000				£1,780,000
Timmergree ns Ph3&4, Arbroath	AC	72				15	East				£2,158,000	£1,416,000	£674,000	£4,248,000
Guthrie St, Friockheim	AHA	13	13			3	East		£130,000	£780,000				£910,000
Fergus Sq, Arbroath	AHA	5	5			1	East		£50,000	£300,000				£350,000
Logie Park, Kirriemuir	AHA	10	8	2		4	West	£80,000	£560,000					£640,000
Jubilee Park,	AC	44	44			9	West		£885,000			£531,000	£1,180,000	£2,596,000

Letham														
Wardmill Rd, Arbroath	AHA/HHA	47	47			9	East				£600,000	£2,200,000	£583,312	£3,383,312
Westfield Ph2, Carnoustie	AHA	15	15			3	South				£150,000	£900,000		£1,050,000
Springfield Ter, Arbroath	HHA	20	20			4	East	£300,000		£1,193,568				£1,493,568
Rosefield Pl, Arbroath	HHA	16	16			3	East					£259,832	£1,000,000	£1,259,832
Bonella St, Carnoustie	HHA	15	15			3	South						£1,148,688	£1,148,688
Kinloch, Carnoustie	AC	15	15			3	South				£885,000			£885,000
Totals		550	371	22		116		£6,259,640 ¹	£7,709,590	£6,914,580	£6,253,000	£5,606,832	£4,886,000	£36,287,895
RPA														
RPA plus slippage														

¹ The actual spend in 2020/21 will be greater as this figure only includes projects which have a forward commitment into the 2021/22 – 2025/26 SHIP.