

Inglis Court, Edzell

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| <p>Background</p> | <p>In its current form Inglis Court consists of 24 one-bed properties and a three-bed property which was formally the Warden’s house. The sheltered housing complex was built in 1977 and underwent modernisation in 2012, including installation of a lift and level access showers in all properties. It was re-designated as retirement housing in 2016 as part of the wider review of housing for older people, following the introduction of the national policy initiative of Self-Directed Support to help older people live at home for longer. This changed the criteria for allocating properties to remove restrictions around applicant support needs, thus making the properties available to a wider range of older people. Despite these improvements and changes to provide a more flexible housing model, demand for housing at Inglis Court fell considerably between 2013 and 2018. In contrast to the low demand being experienced for either Social Sheltered Housing or Social Retirement Housing, demand for mainstream Social Housing in Edzell remains strong. The building on the site was therefore vacated by early 2020 to allow for proposed demolition and subsequent development of 21 new Council homes for mainstream social rent, supported by significant grant investment by the Scottish Government and forming part of the Housing Revenue Account (HRA) Capital Programme and the Strategic Housing Investment Plan (SHIP).</p> <p>In addition to two unsolicited offer offers being received for Inglis Court, a petition on behalf of the Inveresk Community Council was considered by Scrutiny & Audit Committee on 24 August 2021. Following a joint motion presented by elected members, (report no. 287/21 refers), Council requested that the Interim Director of Vibrant Communities and Sustainable Growth brings a report to a future Council meeting which provides an appraisal of six specified options to enable Council to determine the future of Inglis Court.</p> <p>The following Option Appraisal seeks to follow the principles set out in the Accounts Commission guidance “Options Appraisal: are you getting it right?”. The appraisal is considered to be proportionate to the scale of the project, the public interest in the project and the financial consequences to the HRA and Scottish Government. For the avoidance of doubt the options appraisal is intended to guide, inform and support members in reaching a decision on this matter.</p> |
| <p>Strategic Vision & Objectives</p> | <p>The objective for this appraisal is to assist members to determine the future of Inglis Court, Edzell. The various options outlined to deliver this objective are set against the Council’s priorities as set out in the Council Plan 2021-2024, approved at the Special Angus Council meeting on 4 March 2021 as:</p> <ol style="list-style-type: none"> 1. Economy: Angus to be a go-to place for business 2. People: To maximise inclusion and reduce inequalities 3. Place: Our communities to be strong, resilient and led by citizens 4. Our Council: Angus Council to be efficient and effective <p>It is considered that the options being assessed can contribute to all four priorities as outlined below and are scored accordingly as part of the assessment:</p> <p>1. Economy: We want Angus to be a go-to place for business by:</p> <ul style="list-style-type: none"> • Supporting business and economic growth by improving the physical and digital infrastructure. <p>The potential for the impact of the project options on the economy is scored as part of the qualitative assessment.</p> <p>2. People: We want to maximise inclusion and reduce inequalities by:</p> <ul style="list-style-type: none"> • Reducing social isolation and loneliness. • Offering our citizens a range of opportunities to help them achieve their potential and to reduce poverty. <p>The potential for the impact of the project options on people is scored as part of the qualitative assessment.</p> <p>3. Place: We want our communities to be strong, resilient and led by citizens by:</p> <ul style="list-style-type: none"> • Continuing to reduce the council’s carbon footprint with the aim of reducing our net carbon emissions to zero by 2045. • Increasing the supply of affordable housing and improve the council’s current housing stock so it is fit for the future. <p>The Angus Local Housing Strategy (LHS) has a central role to play in delivering this priority and commitments. The Angus 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’.</p> <p>The vision will be achieved through a set of outcomes that reflect local priorities and national policy objectives and provide clear strategic direction for the LHS 2017-22. The three outcomes are:</p> <ul style="list-style-type: none"> • The supply and availability of good quality, affordable housing is improved • People can access appropriate housing options and related services to meet their needs and enable them to live independently • The quality and energy efficiency of all housing stock is improved and we contribute towards targets to reduce CO2 emissions in Angus <p>The potential for the impact of the project options on Place is scored as part of the qualitative assessment.</p> <p>Members have specifically requested that the options appraisal considers the carbon impact of each of the options. To ensure this is given significant weighting in the options appraisal, carbon impact is considered separately as part of the qualitative assessment.</p> <p>4. Our Council: We want Angus Council to be efficient and effective by:</p> <ul style="list-style-type: none"> • Identifying any further opportunities for efficiencies in revenue budget • Identifying efficiencies in capital spend through end to end review of programme and projects |

| | <p>Efficiencies in revenue budget and capital spend is addressed by consideration of the revenue and capital impact of each of the options and each will be scored separately as part of the quantitative assessment.</p> <p>The risks that will either need to be managed or accepted for each option have also been identified and scored as part of the qualitative assessment.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Assessing the Options | <p>The appraisal will assess each of the options against the following agreed objectives:</p> <ul style="list-style-type: none"> • Impact on Economy: Angus is a go to place for business. • Impact on People: Maximise inclusion and reduce inequalities. • Impact on Place: The supply and availability of good quality, affordable housing is improved. People can access appropriate housing options and related services to meet their needs and enable them to live independently. • Carbon Impact: The quality and energy efficiency of all housing stock is improved and we contribute towards targets to reduce CO2 emissions in Angus. • Impact on our council: Angus Council is efficient and effective – Capital and Revenue Impact • Risk <p>Each objective is scored between -3 (significantly negative impact); 0 (neutral impact); +3 (significantly positive impact). For the objectives which are qualitative the scoring is compared across the options and graded according to the scale of the impact. For the quantitative data the impacts are graded by the scale of the revenue, capital and carbon impacts. The revenue and capital impacts have been determined at current prices as inflation would impact on both costs and income and can therefore be considered broadly neutral in the assessment.</p> <table border="1"> <thead> <tr> <th>Significant negative impact</th> <th>Moderate negative impact</th> <th>Low negative impact</th> <th>Neutral impact</th> <th>Low positive impact</th> <th>Moderate positive impact</th> <th>Significant positive impact</th> </tr> </thead> <tbody> <tr> <td>-3</td> <td>-2</td> <td>-1</td> <td>0</td> <td>+1</td> <td>+2</td> <td>+3</td> </tr> </tbody> </table> <p>The scores against the objectives are weighted on the following basis.</p> <table border="1"> <thead> <tr> <th>Objective</th> <th>Weighting</th> </tr> </thead> <tbody> <tr> <td>Impact on Economy: Angus is a go to place for business</td> <td>10</td> </tr> <tr> <td>Impact on People: Maximise inclusion and reduce inequalities.</td> <td>20</td> </tr> <tr> <td>Impact on Place: The supply and availability of good quality, affordable housing is improved. People can access appropriate housing options and related services to meet their needs and enable them to live independently.</td> <td>20</td> </tr> <tr> <td>Carbon Impact: The quality and energy efficiency of all housing stock is improved and we contribute towards targets to reduce CO2 emissions in Angus.</td> <td>20</td> </tr> <tr> <td>Capital Implications</td> <td>15</td> </tr> <tr> <td>Revenue Implications</td> <td>15</td> </tr> <tr> <td>Risk</td> <td>10</td> </tr> <tr> <td>TOTAL</td> <td>100 110</td> </tr> </tbody> </table> <p>It is important to stress that the above approach to assessment of the different options is intended to provide a framework to support members in making a decision.</p> | Significant negative impact | Moderate negative impact | Low negative impact | Neutral impact | Low positive impact | Moderate positive impact | Significant positive impact | -3 | -2 | -1 | 0 | +1 | +2 | +3 | Objective | Weighting | Impact on Economy: Angus is a go to place for business | 10 | Impact on People: Maximise inclusion and reduce inequalities. | 20 | Impact on Place: The supply and availability of good quality, affordable housing is improved. People can access appropriate housing options and related services to meet their needs and enable them to live independently. | 20 | Carbon Impact: The quality and energy efficiency of all housing stock is improved and we contribute towards targets to reduce CO2 emissions in Angus. | 20 | Capital Implications | 15 | Revenue Implications | 15 | Risk | 10 | TOTAL | 100 110 |
| Significant negative impact | Moderate negative impact | Low negative impact | Neutral impact | Low positive impact | Moderate positive impact | Significant positive impact | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| -3 | -2 | -1 | 0 | +1 | +2 | +3 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Objective | Weighting | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Impact on Economy: Angus is a go to place for business | 10 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Impact on People: Maximise inclusion and reduce inequalities. | 20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Impact on Place: The supply and availability of good quality, affordable housing is improved. People can access appropriate housing options and related services to meet their needs and enable them to live independently. | 20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Carbon Impact: The quality and energy efficiency of all housing stock is improved and we contribute towards targets to reduce CO2 emissions in Angus. | 20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Capital Implications | 15 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Revenue Implications | 15 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Risk | 10 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTAL | 100 110 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| Option | Summary |
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| 1. | Demolish Inglis Court and redevelop as per the existing Strategic Housing Investment Plan and approved planning permission. |
| 2. | Declare Inglis Court surplus to requirements as an HRA asset and sell the site on the open market either as one lot or as 25 individual properties. |
| 3. | Re-let Inglis Court as sheltered housing either with or without a warden. |
| 4. | Lease Inglis Court to a third party for them to provide sheltered social housing to Angus citizens. |
| 5. | Lease Inglis Court to a holiday let company. |
| 6. | Refurbish the existing Inglis Court building to provide family social housing which meets required standards for such accommodation. |

| Option 1 Demolish Inglis Court and redevelop as per the existing Strategic Housing Investment Plan and approved planning permission. | | |
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| Objective | Summary | Score |
| Economy: Angus is a go-to place for business | <p>Supporting business and economic growth by improving the physical and digital infrastructure</p> <p>Physical Infrastructure: Local services will be sustained/ improved by a more age diverse local population.</p> <p>The Angus Local Development Plan (2016) identified Edzell alongside Friockheim, Letham and Newtyle as important service centres serving the wider rural area. These settlements have a significant number and range of community services and facilities. The Local Development Plan allocated small-scale development sites for housing to support and maintain population levels, provision of services and facilities and to reduce the need to travel. In pursuing a strategy of supporting and promoting development opportunity in accessible and sustainable locations in settlements with a range of services and facilities, the Local Development Plan did not allocate sites for residential development outwith the main towns and four rural service centres.</p> <p>Digital Infrastructure: All new houses will be equipped for Superfast Broadband. This allows tenants to access services and information and also increases opportunities for home working and/or entrepreneurial enterprise.</p> | +3 |

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| | <p>Additional Economic Benefits: The Capital and Maintenance works will create construction job opportunities and support training/ apprenticeships. The Capital and Maintenance budget will inject money into the local economy by encouraging local employment opportunities and spend in the area.</p> <p>All proposed houses have a space for home working (Housing for Varying Needs (HfVN) requirement).</p> <p>The proposed housing could support the key growth sectors (tourism, food & drink, offshore wind) by providing accommodation for tenants working in these industries.</p> <p>It is considered that redeveloping Inglis Court as per the existing SHIP will have a significant positive impact on Economy.</p> | |
| <p>People: Maximise inclusion and reduce inequalities</p> | <p><u>Reducing social isolation and loneliness.</u> Welcoming: The proposed Housing is designed to be welcoming for the users. The current property with one main entrance can be viewed as impersonal, replacing this with own front doors which are less set back into the site creates a more inviting feeling.</p> <p>Spaces between buildings: A range of public, semi private and private spaces are proposed. These garden spaces are designed to maintain privacy, encourage social interaction and improve wellbeing. Smaller gardens are provided for the 1 bedroom garden flats and cottages because these are aimed at tenants who need level access and who may consider large garden spaces a burden. The larger family sized properties generally have larger gardens which provide additional opportunity for gardening/food growing, and outdoor play.</p> <p>All properties have access to the shared communal garden which will be maintained by the Council.</p> <p>Barrier Free Design: The incorporation of Barrier Free Design principles will minimise inequalities due to disability. All ground floor properties have internal layouts which meet the Housing for Varying Needs Wheelchair standard. Housing for Varying Needs states "The design need is for a home that provides a completely step-free environment, space for a wheelchair to circulate and access all rooms, a kitchen and bathroom that suits the occupants' particular needs and fittings and services that are within reach and easy to use."</p> <p>Increasing Diversity and Working to Include Everyone Equally: The proposal will allow new tenants to participate in a thriving, established community. The proposed development provides family accommodation which increases equality and community cohesion. Mixed communities are an asset, providing stability and resilience. The proposed development provides modern, efficient properties which will assist in combatting fuel poverty and financial exclusion. The proposed development does not prevent people below 55 years old from living here but maintains some opportunity for the previous clientele of the sheltered complex with the provision of 1 bed flats and individually tailored community based support, where required.</p> <p>Proposed Mix. 21 10 No 1 bed Flats 2 No 1 bed Cottages 2 No 2 bed Flats 2 No 2 bed cottages 3 No 2 bed 2 storey houses 2 No 3 bed 2 storey houses</p> <p><u>Offering our citizens, a range of opportunities to help them achieve their potential and to reduce poverty</u> Housing Need: The proposal addresses a demonstrable Housing Need. Currently, there are two hundred and sixty four (264) applications registered where Edzell is identified as a location preference.</p> <p>The data illustrated in Option 3 shows that there has been a sustained decline in demand across the Housing sector for the provision of Sheltered Housing services. Conversely there is a strong demand for mainstream accommodation.</p> <p>Security of Tenure: Security of Tenure is provided by a supportive/ responsible Landlord. Housing Options advice provided to applicants covers the range of tenures which may be available, quite often applicants are more assured and have increased security with a Registered Social Landlord (RSL) tenancy. New build housing often increases a sense of pride in the property and area.</p> <p>Increase Diversity (Social/ Economic): The tenants' circumstances will be more diverse and not just focus on one age group. The proposed development does not exclude other age groups from being able to be accommodated. This increases the social and economic diversity and creates a more resilient community.</p> <p>Inclusion: Angus Council's Allocations Policy promotes inclusion. The Equality Act 2010 places a duty on Angus Council as a housing provider to advance equality of opportunity between persons who share a relevant protected characteristic and those who do not. By increasing the variety of housing type available, we are including those who previously would have been excluded. Equalities remains a statutory obligation for the local authority. Some comments received in objection to the planning submission focused on marginalising people and suggested an unwillingness to accept the importance of equality in housing. These comments include unwillingness to accommodate 'adults with social or mental health problems' (20/00828/FULL – Planning consultation responses - Item 6 Appendix 3).</p> | <p>+3</p> |

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| | <p>The comments from local people objecting have been heard. It is important to note that the voices of those with other views of social housing, including individuals and families potentially seeking accommodation in line with the proposal, may not have been heard.</p> <p>Addressing Financial Inequality: Rents are affordable. Heating costs are low. Maintenance/ Repair costs are borne by the Landlord</p> <p>It is considered that redeveloping Inglis Court as per the existing SHIP will have a significant positive impact on People.</p> | |
| <p>Place: The supply and availability of good quality, affordable housing is improved. People can access appropriate housing options and related services to meet their needs and enable them to live independently.</p> |  <p><u>The image above is a visual of the proposed new build, option 1</u></p> <p><u>The supply and availability of good quality, affordable housing is improved.</u> Supply: The proposed housing mix addresses the demonstrated demand for the area. The proposed quality of housing is far superior to existing local stock and meets more demanding performance criteria.</p> <p>Good Quality: The proposal seeks to create ‘Places people are proud to call home’.</p> <p>Individual Dwellings: The individual dwellings will be well built with good Space Standards which exceed minimum Building Standards due to HfVN requirements. Internal layouts are efficient with rooms optimised to maximise useable space and minimise circulation space. The rooms are proportioned to allow variation and flexibility in use. All bedrooms are double bedrooms. Materials generally to be ‘A’ rated by the ‘Green Guide to Specification’. All ground floor properties will be fully accessible in accordance with HfVN ‘Disabled’ requirements. All upper floor properties meet HfVN ‘General’ requirements.</p> <p>Site Layout: The proposal is in line with ‘Designing Streets’ planning Policy which moves away from a system focused upon the dominance of motor vehicles towards places for people. The proposal also aligns with the Planning Framework Document (Scot Gov) promoting the concept of ‘20 minute neighbourhoods’. Dwellings are arranged to ensure the boundaries of each property are clearly identifiable. This ensures adequate defensible space and reinforces the perceived ‘ownership’ of each individual property which in turn increases security and sense of pride. The development is of modest scale to ensure the continuation of residential character in the neighbourhood. As noted previously, a range of public, semi-private and private spaces are proposed. These spaces are carefully designed to encourage social interaction whilst maintaining privacy. Private gardens are designed to provide adequate opportunity for gardening without creating a burden to the tenants.</p> <p>The development focuses around a semi-private garden area which will be maintained by the Landlord. This arrangement allows the smaller dwellings to enjoy attractive and interesting views whilst reducing the burden of having to tend a garden. The dwellings (apart from first floor flats) all have their own front and rear gardens. The houses are all accessed either via the street frontage or via the new lane (to the South) or established woodland garden (to the West). The proposal meets the Angus Council requirement to provide Publicly Accessible Open Space.</p> <p>Affordable: Rents are affordable. Heating Costs are low. Maintenance/ Repair costs are borne by the Landlord</p> <p><u>People can access appropriate housing options and related services to meet their needs and enable them to live independently</u> Appropriate Housing: Housing mix: The proposed housing mix broadly reflects the housing demand in the area.</p> <p>Related Services: Local services, shops, buses, school, community facilities are all easily accessible via level access. Building maintenance and repair and grounds maintenance will be provided by the Landlord.</p> | <p>+3</p> |

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| | <p>Promoting Independence: HFVN compliance and dementia friendly design ensure the dwellings will support independent living.</p> <p>It is considered that re-developing as per the existing SHIP will have a significant positive impact on Place.</p> | |
| <p>Carbon Impact: The quality and energy efficiency of all housing stock is improved and we contribute towards targets to reduce CO2 emissions in Angus.</p> | <p>The quality and energy efficiency of all housing stock is improved, and we contribute towards targets to reduce CO2 emissions in Angus</p> <p>Carbon Assessment: Scope of Study: RICS Professional Statement 'Whole life carbon assessment for the built environment' stipulates the process required to carry out a whole life carbon assessment. The process is rigorous but time consuming, requiring a specialist consultant to complete. Accordingly, an alternative high-level evaluation has been carried out given the time/resource constraints of this exercise. The following commentary is presented in lieu of a Whole Life Carbon Assessment and provides a basic overview of Operational and Embodied Emissions.</p> <p>Operational Emissions: Annual CO2 emissions from the Existing Sheltered Housing is 66,873 KgCO2/pa. Annual CO2 emissions from the EESSH 2 energy upgraded properties is 30,226 KgCO2/pa. Annual CO2 emissions for the New Build Housing is estimated to be 16,292 KgCO2/pa The proposed Housing is highly energy efficient and achieves an 'A' SAP rating (the highest rating available).</p> <p>Embodied Emissions: Demolition: The proposed demolition contract includes a Site Waste Management Plan which will require the contractor to divert approximately 98% of demolished materials from landfill. Most of this material will be retained for use on site. The remaining material will be either shred for reuse elsewhere, separated for reuse elsewhere, chipped, sold or reused for spares. Non recyclable plastics will be incinerated.</p> <p>Construction, Maintenance, Disposal: Guidance suggests that the embodied emissions for New Build Housing (Whole Life Cost) is approximately 40% less than the existing building This is attributed mainly to the increased use of timber frame (which has low embodied energy) in lieu of brick/block and the general specification of materials with improved recycled content. A Site Waste Management Plan will ensure construction waste is minimised. Specified materials will generally be 'A' rated in accordance with the 'Green Guide to Specification' to ensure their sustainability credentials. The New Build housing follows the recommendation of 'Housing to 2040' (Scot Gov Publication) a recommendation of the Building Standards to ensure the buildings are 'Detailed for Deconstruction' so the materials used can be substantially repurposed at the end of their service life.</p> <p>This Option proposes building on what will be a brownfield site. Development of brownfield sites is actively encouraged by the current Local Development Plan and emerging national policy. Brownfield development is more environmentally friendly than greenfield as it prevents loss to our countryside, wildlife and biodiversity and helps preserve the contribution greenfield sites make to reducing emissions through natural carbon sequestration.</p> <p>It is anticipated that the total embodied emissions for the new build option (including demolition of the existing) will be worse than options 3,4,5 and 6.</p> <p>It is considered that redeveloping Inglis Court as per the existing SHIP will have a low <u>positive</u> carbon impact.</p> | <p>+1</p> |
| <p>Capital Implications</p> | <p>Site Costs (Demolition, services enabling works roads, pavements, drainage, parking, landscaping and other external works) :£766,050 Site Cost square metre rate: £162m2</p> <p>Build Costs 1 Bed Cottage- 2No @ £94,262 = £188,525 1 bed Garden Flat (Own Door)-2 No @ £102,388 = £204,777 1 bed FF Flat (Own Door) 2No @ £120,266= £240,352 1 bed Garden Flat Ext stair 3No @ £94,262 = £282,787 1 bed FF Flat Ext Stair 3No @ £94,262 = £282,787 2 Bed Cottage 1 No @ £120,266 2 bed Garden Flat Ext stair 1No@ £120,266 2 bed FF Flat Ext Stair 1No@ £120,266 2 bed extendable 1 No@ £126,767 2 Bed 2 storey- 3No @£122,704 =£368,111 3 bed 2 storey 2No@ £151,145 = £302,290 Build Cost Total £2,357,372 Build Cost m2 rate is £1,625</p> <p>Capital Costs: Covers upfront demolition and construction costs</p> <ul style="list-style-type: none"> Demolition and construction costs are assumed to be incurred over year 1. Demolition and construction costs in year 1 = £3,123,422 Scottish Government affordable housing grant would be received = £1,239,000 <p>Net capital cost in year 1 = £1,884,422</p> <p>Planned maintenance would also be incurred as capital costs and covers:</p> <ul style="list-style-type: none"> Heating Equipment Replacement Internal Pipework Replacement Window/ Door Replacement Kitchen Bathroom Replacement Electrical Rewire Gutter Replacement | <p>-2</p> |

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| | <ul style="list-style-type: none"> • Landscape Maintenance • Roof Covering Replacement • Ventilation System Replacement • Annual Servicing <p>Planned maintenance is though assumed to be funded from revenue resources as Capital From Current Revenue (CFCR) and the annual financial impact is therefore captured as part of the Revenue Implications below.</p> | |
| Revenue Implications | <p>Unplanned maintenance: Repairs required not covered by the planned maintenance schedule.</p> <p>Service Costs: There are no service charge costs under this option.</p> <p>Incomings include: Rental Income Government Grant (netted off year 1 capital costs)</p> <p>The accepted life of housing assets for accounting purposes is 60 years and the financial assessment has therefore been undertaken over that period.</p> <p>Allowing for the upfront capital costs as well as all annual planned and unplanned maintenance costs, offset by the annual rental income to be received from year 2 onwards results in net income over 60 years = £938,411.</p> | +3 |
| Risk | <p>Increase in Construction Cost Index Lack of availability of Materials/ Labour</p> <p>The risks identified are considered to have a low negative impact.</p> | -1 |

| Option 2 | | |
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| Declare Inglis Court surplus to requirements as an HRA asset and sell the site on the open market either as one lot or as 25 individual properties. | | |
| Objective | Summary | Score |
| Economy: Angus is a go-to place for business | <p>Physical Infrastructure: Having the site occupied residentially will sustain local services (shops, cafes etc.) more so than a vacant site.</p> <p>Putting an empty building back into use in the area will enhance the feeling of economic growth.</p> <p>Digital Infrastructure: It is unknown if there would be any digital infrastructure under new ownership.</p> <p>Additional economic benefits Redevelopment or refurbishment works on site may support the local construction industry.</p> <p>It is not known if this option will have any impact on economy and key growth sectors in Angus.</p> <p>If redeveloped as housing it will provide accommodation for people working or wishing to work in the local area and assist in addressing the depopulation of rural areas in Angus.</p> <p>Due to the unknown final use following sale on the open market, the impact on the economy is unknown and is assessed as having a neutral impact.</p> | 0 |
| People: Maximise inclusion and reduce inequalities | <p><u>Reducing social isolation and loneliness.</u> It is unknown what the end use of the site may be and so difficult to determine the impact on social isolation and loneliness.</p> <p><u>Offering our citizens, a range of opportunities to help them achieve their potential and to reduce poverty</u></p> <p>Housing Need: By selling on the open market Angus Council have no control over who could occupy the properties or the end product. This could serve to increase inequality due to rental price, or properties being unsuitable however we do not know the impact and therefore the impact is deemed to be neutral.</p> <p>Angus Council Planning service have provided advice that <i>“it is unlikely that, in planning terms, there is any control that limits the occupation or use of Inglis Court to Sheltered or Social/ Affordable Housing.</i></p> <p>Citizens would not have the range of tenures available in other areas of Angus.</p> <p>Security of Tenure: With an unknown end use it is not possible to determine the impact disposing of the asset will have.</p> <p>Increase Diversity (Social/ Economic): With an unknown end use it is not possible to determine the impact disposing of the asset will have.</p> <p>Inclusion: Angus Council’s Allocations Policy promotes inclusion. The Equality Act 2010 places a duty on Angus Council as housing providers to advance equality of opportunity between persons who share a relevant protected characteristic and those who do not. With an unknown end use it is not possible to comment on the impact disposing of the asset will have.</p> <p>Addressing Financial Inequality: With an unknown end use it is not possible to determine the impact disposing of the asset will have.</p> | 0 |

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| | Due to the unknown final use following sale on the open market, the impact on people is unknown and is assessed as having a neutral impact. | |
| Place: The supply and availability of good quality, affordable housing is improved. People can access appropriate housing options and related services to meet their needs and enable them to live independently. | <p><u>The supply and availability of good quality, affordable housing is improved.</u></p> <p>The end use of the site is unknown so not possible to determine the quality of housing or the tenure and the extent to which any disposal would contribute to the supply or availability of affordable housing.</p> <p>Angus Council Planning service have provided advice that <i>“..it is unlikely that, in planning terms, there is any control that limits the occupation or use of Inglis Court to Sheltered or Social/ Affordable Housing.”</i></p> <p>Both external surveyors commented on the general condition of residences in their present condition and reflect that some are in poor condition and almost all require work to bring them to a good level and so are not currently of good quality.</p> <p><u>People can access appropriate housing options and related services to meet their needs and enable them to live independently.</u></p> <p>There are currently no other suitable sites identified in Edzell or the surrounding area upon which affordable housing could be provided in these numbers. Use of a site out with Edzell could contribute further to the depopulation of rural areas in Angus.</p> <p>Due to the unknown final use following sale on the open market, the impact on place is unknown and is assessed as having a neutral impact.</p> | 0 |
| Carbon Impact: The quality and energy efficiency of all housing stock is improved and we contribute towards targets to reduce CO2 emissions in Angus. | <p>The following commentary is presented in lieu of a Whole Life Carbon Assessment and instead, attempts to provide a basic overview of Operational and Embodied Emissions.</p> <p>Operational Emissions:</p> <p>Without knowledge of the end use it is difficult to fully understand or comment on the potential carbon impact. A private owner is not required by legislation to invest in Energy Saving measures. Registered Social Landlords (RSL’s) by contrast are required to upgrade their stock to meet Energy Efficiency Standard for Social Housing (ESSH) 1 and ESSH 2 requirements.</p> <p>It is probable that if disposed of on the open market, the new owners may not invest in energy saving measures to the same extent as the Local Authority.</p> <p>Angus’ carbon footprint may worsen as a consequence.</p> <p>Embodied Emissions:</p> <p>A private owner will not be obliged by legislation to prepare a Site Waste Management Plan if they propose to demolish the complex and build anew. There is no statutory obligation on a private developer to use ‘sustainable’ materials or to ‘Design for Deconstruction’.</p> <p>It is possible that if disposed of on the open market and demolished or redeveloped, the new owners may not invest in measures to maximise re-use of materials and promote the use of sustainable materials designed for deconstruction to the same extent as the Local Authority.</p> <p>Angus’ carbon footprint again may worsen in future as a consequence.</p> <p>The embodied emissions will be lost when the building reaches the end of its life and is demolished at some point in future.</p> | 0 |
| Capital Implications | <p>Outgoings include:</p> <p>Cost for marketing, sales and legal costs for individual plots would be in the region £26,500. Cost for marketing, sales and legal costs for the site as a whole would be in the region of £3,200.</p> <p>Additionally, should disposal be pursued, the HRA would still need to identify and invest in an alternative site in the Edzell area to address the identified housing need in the area. This would cost more than option 1 as a site would require to be procured and brought up to the same standard as the current site in terms of utilities connections etc.</p> <p>Incomings include:</p> <p>Capital receipt(s) (based on Valuation) Alternative Revenue (eg marginal bank interest)</p> <p>2 independent valuations have been received regarding disposal options. Averaging the outcomes of these valuations results in:</p> <ul style="list-style-type: none"> • Value for site in current condition = £312,500 • Value for site in cleared condition with planning permission for 21 units = £205,000 <ul style="list-style-type: none"> ○ It should be noted that the HRA would incur an estimated £115,000 demolition cost to achieve a cleared site • Value for site in current condition disposed as separate units = £1,222,500 <ul style="list-style-type: none"> ○ Both valuation reports state however that they do not believe that it would be possible to dispose on this basis and that disposal on this basis is a hypothetical question rather than a realistic prospect. ○ These comments have been made on the basis that it is the view of the valuers that prospective purchasers would be wary of buying the units while forming part of a dated complex and that buyers would require to be convinced that the building fabric and services are fit for purpose long term and that the properties would have a market for re-sale in future years. ○ Additionally, the valuers have noted that in multi-ownership, owners will be far more circumspect about potential liabilities and their exposure to works that become essential to maintain the whole building and accordingly their part of the building. ○ The valuation reports specifically note that it is expected that buyer concerns over costs and liability would prove an insurmountable obstacle to the sale of parts of the property in isolation. <p>Whilst any capital receipt would be a cash benefit to the HRA, there would still be a housing need to be met in the area. Any capital receipt would likely therefore be fully offset by the acquisition cost and cost of servicing an alternative site and this is reflected in the risk scoring.</p> | +2 |

| | | |
|-----------------------------|---|-----------|
| Revenue Implications | Loss of rental income which is projected over the next 60 years to outweigh the value of the land. HRA would save the ongoing maintenance costs and thus the revenue implications would be neutral once disposal of the site goes through. There would be some negative revenue implication while pursuing any disposal option as the HRA would continue to subsidise an empty property with electricity standing charges, heating to prevent damage over winter, lighting for security, insurance, essential repairs. This is considered marginal in assessing this option and thus the revenue implications have been assessed on an overall neutral basis. | 0 |
| Risk | <p>Angus Council Planning Service Comment: <i>'..it is unlikely that, in planning terms, there is any control that limits the occupation or use of Inglis Court to Sheltered or Social/Affordable Housing.</i> <i>It appears that each unit within Inglis Court contains the normal facilities for cooking, eating, washing and sleeping. Each unit is a single self-contained unit of occupation and can be regarded as being a separate planning unit distinct from any other part of the building. On that basis each individual unit is likely to be regarded as a separate dwelling.</i> <i>Selling each of the units as an individual dwelling would not result in a change of use and would not require planning permission. There would be no planning requirement to consider parking provision or to secure any of the units as affordable housing. Similarly, there would be no planning requirement to make contribution towards infrastructure or community facilities within the area.'</i></p> <p>This presents a risk as the end use of the property is unknown and not within Angus Council control.</p> <p>Angus Council Building Control Comment: <i>"If sold as it stands as a sheltered housing block no warrant would be required. If selling as 25 individual units, it is probable that no warrant would be required if all communal areas were available to the 25 units to use as they stand."</i> Risk of limited input to ensure quality of end product.</p> <p>Angus Council Legal Comment:- "Any sale which attempts to restrict the future use of a property may result in that restriction being unenforceable, or if enforceable, open to challenge in the future"</p> <p>The Council is not currently set up to meet factoring legislation requirements. This means that if units were sold individually, there is no current arrangement in place for maintaining common parts for several owners.</p> <p>If an alternative occupant or owner cannot be found timeously then the asset remains Angus Council's responsibility to secure, insure and to maintain whilst further wear and tear, degradation and potential for vandalism continue to pose a risk and devalue not only the property but the surrounding area.</p> <p>There is a risk placing the property on the open market would fail to find a buyer and would result in an asset continuing to require ongoing maintenance and be subsidised by the HRA in addition to the loss of affordable housing. However, it is noted that an offer for the site has been received previously.</p> <p>If an offer is brought forward of less than 75% of market value then Ministerial consent is required (unless the end use would be social housing).</p> <p>The current offer to purchase the property meets the above financial part of the requirement to permit the asset to be declared surplus but we would additionally require the result of a tenant consultation to determine. _Tenant consultation is required as part of the process in assessing whether an asset can be declared surplus.</p> <p>Disposal of the asset would create difficulty in achieving the Council's strategic aims.</p> <p>There are a number of risks identified with this option, however these can be potentially offset by the current offer so are considered to have a low negative impact.</p> | -1 |

| Option 3 Re-let Inglis Court as sheltered housing either with or without a warden | | |
|--|---|--------------|
| Objective | Summary | Score |
| Economy: Angus is a go-to place for business | <p><u>Supporting business and economic growth by improving the physical and digital infrastructure</u></p> <p>Physical Infrastructure: Local services (shops, cafes etc.) will be sustained by re-letting Inglis Court as sheltered housing.</p> <p>Digital Infrastructure: Existing properties do not have built in internet connectivity.</p> <p>Additional Economic Benefits: Any Capital and Maintenance works will support the construction industry. Retaining Inglis Court as sheltered housing and restricting allocations to older people, who are likely to be of non-working age, will not provide affordable accommodation for people working or wishing to work in the local area so will not support the needs of local employers. Reinstating a Warden would create 1-2 FTE posts</p> <p>It is not considered that this option will have any major impact on key growth sectors in Angus.</p> <p>Re-letting Inglis Court as sheltered housing is considered to have a low positive impact on the local economy.</p> | +1 |
| People: Maximise inclusion and reduce inequalities | <p><u>Reducing social isolation and loneliness.</u> The accommodation is part of a complex as opposed to individual houses and gardens. Communal areas can provide opportunities for socialising and activities for tenants, reducing social isolation and loneliness for those who choose to participate.</p> <p>Spaces between buildings: Garden spaces are all communal. While this may bring people together, the attainable benefits of having private garden spaces are not realised.</p> | 0 |

Barrier Free Design:
The existing properties do not meet the Housing for Varying Needs Wheelchair criteria, nor do they fully meet Older or Ambulant Disabled criteria. Housing for Varying Needs states "The design need is for a home that provides a completely step-free environment, space for a wheelchair to circulate and access all rooms, a kitchen and bathroom that suits the occupants particular needs and fittings and services that are within reach and easy to use."

Increasing Diversity and Working to Include Everyone Equally:
Allocations would be restricted to older people or people with specific identified needs and would exclude younger people and families who have a mainstream housing need. This option therefore does not promote mixed communities.

Offering our citizens, a range of opportunities to help them achieve their potential and to reduce poverty
Housing Need:
The proposal does not address the housing needs of younger people or families with children.

Security of Tenure:
Security of Tenure is provided by a supportive/ responsible Landlord.

Increase Diversity (Social/ Economic):
Allocations would be restricted to older people and excludes families and younger people from being able to be accommodated. This reduces the economic diversity and creates a less resilient and diverse community.

Inclusion:
Angus Council's Allocations Policy promotes inclusion. The Equality Act 2010 places a duty on Angus Council as housing providers to advance equality of opportunity between persons who share a relevant protected characteristic and those who do not. By increasing sheltered housing provision this may have a positive impact on older people however will exclude younger people and people with other protected characteristics including disability (the properties are not barrier free and do not meet dementia friendly design standards); and pregnancy/ maternity (this option will not provide additional affordable housing for families with children).

Addressing Financial Inequality:
Rents are affordable however the costs of providing onsite enhanced housing management/ concierge services are high. These costs are charged to the tenant as a concierge charge and are likely to be unaffordable for tenants who do not qualify for housing benefit. Any void periods have a negative impact on the HRA in that whilst there are a reduced number of tenants, the cost of the enhanced management staffing is subsidised by the rental income from the overall tenant base. Maintenance/ repair costs are met by the landlord.

Given the impact on wider inclusion and equalities, reletting Inglis Court as sheltered housing is considered to have a neutral impact on people.

Place: The supply and availability of good quality, affordable housing is improved. People can access appropriate housing options and related services to meet their needs and enable them to live independently.

The supply and availability of good quality, affordable housing is improved.
Supply:
While the number of applications received from people aged over 60 years old has increased significantly since 2016, the proportion of older people who require sheltered / retirement housing has remained relatively low. There are currently 69 applicants registered for sheltered housing in Angus. The majority of applicants currently live in the West (37%) and East of Angus (32%); there are currently 16 applicants living in North Angus (16% of all applicants) and the same for the South. Older people's housing aspirations appear to be for mainstream accommodation, not traditional 'older people's' housing with shared access and communal areas and people no longer need to move to receive care and support.

| No of waiting list applications 60+ years old | | | | | | | |
|---|---|--|--|---|---|---|--|
| Date | Total of applicants (over 60 years old) | Applicants (over 60 years old) North HMA | Applicants (over 60 years old) South HMA | Applicants (over 60 years old) East HMA | Applicants (over 60 years old) West HMA | Applicants (over 60 years old) outwith Angus/ unknown | Total of applicants (over 60 years old) who require sheltered housing/ % of all applicants |
| 7 Sep 2016 | 172 | 18 | 60 | 33 | 41 | 20 | 5 / 3% |
| 7 Sep 2017 | 242 | 31 | 73 | 51 | 62 | 25 | 4 / 2% |
| 7 Sep 2018 | 412 | 52 | 113 | 99 | 103 | 45 | 19 / 5% |
| 7 Sep 2019 | 665 | 99 | 180 | 145 | 152 | 89 | 49 / 7% |
| 7 Sep 2020 | 941 | 158 | 235 | 210 | 209 | 129 | 63 / 7% |
| 7 Sep 2021 | 1308 | 227 | 290 | 280 | 294 | 217 | 69 / 5% |

Currently 4% of mainstream housing stock across Angus is void, compared to 10% of retirement, sheltered and supported accommodation stock. Of the mainstream voids, 25% have been void for 6 months compared to 39% of sheltered voids. Data on bids received since Choice Based Lettings was implemented in November 2020, shows an average of 20 bids for each mainstream property advertised, compared to an average of 4 bids for each sheltered/ retirement property advertised.

Current Voids in Sheltered and Support Accommodation within the Brechin/Montrose Locality - as at 30/9/2021
St Drostans Court
Brechin(Supported)

| | |
|--|-----------|
| Provost Johnstone Montrose (Supported) | 3 |
| Airlie Gardens Brechin | 3 |
| Newington Gardens Brechin | 3 |
| Murray Court Montrose | 1 |
| Caledonian Station Montrose | 2 |
| Total | 15 |

Despite improvements and changes to provide a more flexible retirement housing model, demand for housing at Inglis Court fell considerably between 2013 and 2018, following the introduction of SDS. At March 2018 there were seven voids, and then by November 2018 this had increased to 13, which equates to over 50% of the units, with only two applicants on the housing list who were suitable to be considered for retirement housing in Edzell.

The table below shows the profile of terminations and lets at Inglis Court from 2013, with properties remaining empty for considerable periods of time, including some since 2016. This indicates a significant loss of resource in terms of both accommodation and rental income in a village the size of Edzell.

Terminations and Lets (Inglis Court)

| | Number of Terminations | Number of Lets | Number Void 31 March | % Void 31 March |
|---------|------------------------|----------------|----------------------|-----------------|
| 2013/14 | 3 | 2 | 1 | 4% |
| 2014/15 | 5 | 6 | 0 | 0% |
| 2015/16 | 8 | 2 | 6 | 25% |
| 2016/17 | 11 | 11 | 6 | 25% |
| 2017/18 | 4 | 3 | 7 | 29% |

In contrast to the low demand being experienced for either social sheltered housing or social retirement housing, demand for mainstream social housing in Edzell remains strong. The Council currently provides 44 mainstream homes in Edzell and from 2015/16 there were 17 void instances. There have only been two voids within the last two years. The average relet time was 28 days which is in line with performance across all stock and indicates no issues with demand.

As a further indication of the demand for affordable mainstream housing in Edzell, there are currently 264 people on the housing list who wish to be considered for the Edzell area. The majority of applicants require a one-bed property, in common with the profile of housing need across Angus, however there is also demand for two-bed and three-bed homes. 67% of the existing 246 waiting list applicants are under 55 years old and therefore not suitable for sheltered or retirement housing.

Contact has been made with neighbouring local authority, Aberdeenshire Council, regarding the current position with their sheltered housing stock including any demand issues currently being experienced in the nearby localities to Edzell, Brechin and Montrose. They confirmed the nearest sheltered housing scheme they have to Edzell is Laurencekirk where they have 18 properties and offer a warden service. They also have 24 linked mainstream cottages to the scheme. They confirmed that they are experiencing demand issues within the scheme and currently have seven voids (38%) out of the 18 properties. They reported they are due to commence a review of their sheltered housing provision due to the ongoing demand issues. They currently have 1400 sheltered units in total with over 100 voids across the local authority area.

Castlehill Housing Association have a sheltered housing scheme in Fettercairn with 22 properties, offering a housing support service over either five or seven days, depending on need. This complex is also considered low demand, and Castlehill Housing Association are regularly requesting nominations from Aberdeenshire Council.

Good Quality:

The housing service seeks to create 'Places people are proud to call home'. Entrances to dwellings at Inglis Court are currently via a communal entrance which provides access to a central corridor (at ground and first floor levels) which in turn gives access to the flats. While this design was appropriate for traditional older people's housing, offering residents the independence of their individual flats together with the security of being housed within a larger community, demand data shows that older people's housing aspirations appear to be for mainstream own door accommodation, not traditional 'older people's' housing with shared access and spaces.

The Energy performance of the existing building is poor compared to modern standards. A comprehensive upgrade of the building is required to meet current technical and EESSH 2 standards. Significant Services renewal and upgrade is also required. For example, the existing building has a centralised heating plant and outdated plumbing. The roof coverings, windows and bathrooms are nearing the end of their anticipated service life and would be replaced in the upgrade. will either need replaced due to changes being made to the building such as larger window openings, for energy efficiency reasons or because items are well into their serviceable life and we recommend these are replaced.

Affordable:

Rents are affordable however the costs of providing onsite enhanced housing management/concierge services are high. These costs are charged to the tenant as a concierge charge and are likely to be unaffordable for tenants who do not qualify for housing benefit.

Current charges based on our model of accommodation at Provost Johnstone Road. Current costs are based on 20 supported accommodation units and is calculated by total staff costs split by the number of properties.

| Current Weekly Charges | | |
|------------------------|---|--------|
| Concierge Charge | £ | 141.68 |
| Heating | £ | 13.28 |
| Service Charge | £ | 40.87 |

Maintenance/ repair costs are met by the landlord.

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

Appropriate Housing:

Reletting Inglis Court as sheltered housing does not meet demand requirements, as outlined above.

Related Services:

Self Directed Support (SDS)

The Social Care (Self-Directed Support) (Scotland) Act 2013 came into effect in April 2014 and introduced new legal duties for local authorities outlined in the statutory guidance including to:

- Have regard to the general principles of collaboration, informed choice and involvement as part of the assessment and the provision of support
- Take reasonable steps to facilitate the person's dignity and participation in the life of the community
- Offer four options to the supported person
- Explain the nature and effect of the four options and to 'signpost' to other sources of information and additional support

Provision of Onsite Support

The introduction of self-directed support means sheltered and supported housing tenants choose external support providers to meet their care and support needs. People no longer need to move to receive suitable support and many older people are choosing to remain in their current homes.

Despite reintroducing onsite personal care and support to supported housing in Brechin and Montrose, demand from older applicants has continued to fall and the Health & Social Care Partnership is reintroducing a concierge/ enhanced housing management model as they are seeing a younger demographic of applicants with external care providers via SDS applying for supported accommodation. There are currently 19 applications for supported housing in Angus, of these only two applicants are 65+ years old.

Officers within Angus Health and Social Care Partnership (AHSCP) have confirmed they would not support the reintroduction of the Tenancy Support Officer (TSO) service in Inglis Court nor in any other sheltered housing complex. The TSO service was withdrawn in 2016 as an efficiency measure within the Angus Council People Directorate. People in sheltered housing can receive personal care under SDS, as they can in any other setting, if an assessment of their needs indicates that this type of intervention is required. At the time the TSO service was withdrawn, the need for SDS delivery in sheltered housing was low. The AHSCP provides higher level supported housing for people with more complex needs or greater vulnerability, jointly with Housing. They do not believe that there is currently a gap in the provision of supported accommodation that a support service in Inglis Court would fill, and that is not part of the Integration Joint Board's Strategic Plan. There is no statutory requirement on the Partnership to supply this type of service.

The costs of providing onsite enhanced housing management/concierge services provided in supported housing are high. These costs are charged to the tenant as a concierge charge and are likely to be unaffordable for tenants who do not qualify for housing benefit.

Care About Angus

Following the withdrawal of the TSO service from sheltered housing in 2016, a role similar to that of the TSO was assumed by Care about Angus (CAA), who provide a charged for, floating support service to tenants. They receive a grant from AHSCP to support this work. Contact was made with CAA to establish the current provision within our sheltered and retirement complexes in the North of Angus, as well the current charges for the service.

| Complex | No of Tenancies | In receipt of CAA support | % | Intercom Service |
|------------------------------|-----------------|---------------------------|------------|------------------|
| Airlie Gardens | 27 | 0 | 0% | 0 |
| Newington Gardens | 21 | 0 | 0% | 0 |
| Balmain Court | 17 | 2 | 11% | 2 |
| Black Friars Court | 23 | 14 | 60% | 5 |
| Murray Court | 21 | 12 | 57% | 5 |
| Rowan Court | 23 | 7 | 30% | |
| Caledonia Station | 49 | 10 | 20% | 4 |
| Southesk Court | 23 | 1 | 4% | |
| Total | 204 | 46 | 22% | 16 |
| Charges | | | | |
| Daily intercom weekly charge | £ 9.50 | | | |
| 30 minutes | £ 9.00 | | | |
| 1 hour | £ 15.60 | | | |
| 1.5 hours | £ 23.40 | | | |
| 2 hours | £ 31.20 | | | |
| 3 hours | £ 46.80 | | | |

The figures provided by CAA show that the demand for a TSO service for sheltered housing tenants is low with only 22% of tenants receiving a support service.

Promoting Independence:

Compromised HfVN compliance and Dementia Friendly design restricts the ability of the dwellings to support independent living for older tenants.

| | | |
|---|---|----|
| | <p>Reletting Inglis Court as sheltered housing is not considered to either improve the supply and availability of good quality, affordable housing and will not support the wider population to access appropriate housing options and related services to meet their needs, therefore it is considered to have a moderate negative impact on place.</p> | |
| <p>Carbon Impact: The quality and energy efficiency of all housing stock is improved and we contribute towards targets to reduce CO2 emissions in Angus.</p> | <p>The following commentary is presented in lieu of a Whole Life Carbon Assessment and instead, attempts to provide a basic overview of Operational and Embodied Emissions.</p> <p>Operational Emissions: The energy performance of the existing building is poor compared to modern standards. The existing complex will be required to be upgraded to meet EESSH 1 and EESSH 2 requirements. Annual CO2 emissions from the EESSH 2 energy upgraded properties is 30,226 KgCO2/pa. Annual CO2 emissions following energy upgrade will be worse than the New Build Option given the following:</p> <ul style="list-style-type: none"> • Difficulties in achieving equivalent levels of airtightness and the consequential impact on Mechanical Ventilation & Heat Recovery (MVHR) efficiencies. • Difficulties in removing thermal bridges (which leak heat) particularly at the existing ground floor slab. • Difficulties in improving the orientation and proportions of windows to maximise solar gain. <p>The constraints of the existing building limit the opportunities of a 'fabric first' approach compared with New Build and require increased reliance on technological solutions (PV, batteries etc.) which have a considerably shorter lifespan and present poorer value for money.</p> <p>EESSH 2 will yield significant emissions improvements but it is estimated that the properties will still have nearly double the operational emissions compared to the New Build option. Although theoretically possible, achieving further improvements to reduce carbon emissions are extremely demanding practically and difficult to justify financially. As an example, to reduce thermal bridges at the existing ground floor slab, insulated blockwork could be installed below the ground slab to avoid bridges between the loadbearing internal elements and the cold ground. This involves temporarily propping/ underpinning all the internal loadbearing masonry walls.</p> <p>Embodied Emissions: It is tempting to think that all necessary embodied energy is expended in the creation of the building and the building does not consume any additional embodied energy thereafter. This is not the case. A substantial portion of a building will be replaced at least once within its nominal service life of 60 years. RICS guidance suggests roof coverings, windows and internal partitions will be replaced during this period and plumbing, boilers, kitchens and bathrooms will be replaced every 20-30 years. Many of the components at Inglis Court will require replacement as part of this maintenance/ replacement cycle. This planned maintenance is to be carried out in addition to the Energy Improvement measures required to ensure the building meets EESSH 2 requirements. The embodied emissions will be lost when the building reaches the end of its life and is demolished at some point in future.</p> <p>The work to improve the quality and energy efficiency of the existing stock is considered to have a low positive carbon impact.</p> | +1 |
| <p>Capital Implications</p> | <p>Outgoings include the following costs</p> <p>Energy Upgrades:</p> <ul style="list-style-type: none"> • Compliance with EESSH 1 (required currently) = £150,000 • Compliance with EESSH 2 (to be completed prior to 2032) = £100,000 <p>Building Upgrades:</p> <ul style="list-style-type: none"> • Upfront maintenance / refurbishment to required standards = £1,284,995 <p>Total capital cost in year 1 = £1,534,995</p> <p>Planned maintenance would also be incurred as capital costs and covers:</p> <ul style="list-style-type: none"> • Heating Equipment Replacement • Internal Pipework Replacement • Window/ Door Replacement • Kitchen Bathroom Replacement • Electrical Rewire • Gutter Replacement • Landscape Maintenance • Roof Covering Replacement • Ventilation System Replacement • Annual Servicing <p>Planned maintenance is though assumed to be funded from revenue resources as Capital From Current Revenue (CFCR) and the annual financial impact is therefore captured as part of the Revenue Implications below.</p> | -1 |
| <p>Revenue Implications</p> | <p>Unplanned maintenance: Repairs required not covered by the planned maintenance schedule.</p> <p>Service Costs: Warden (as appropriate) Cleaning (Communal Areas) Support service costs</p> <p>The warden and cleaning costs would though be covered by specific additions to the rental income charges.</p> <p>Incomings include: Rental Income</p> <p>The accepted life of housing assets for accounting purposes is 60 years and the financial assessment has therefore been undertaken over that period.</p> <p>Allowing for the upfront capital costs as well as all annual maintenance and service costs, offset by the annual rental income to be received from year 2 onwards results in net expenditure over 60 years as follows: With warden = £2,418,158. Without warden = £1,306,928</p> | -3 |

| | | |
|-------------|--|-----------|
| Risk | <p>Based on the analysis of the pattern of demand, demand issues are likely to result in void rent loss. The existing properties do not meet adaptation and Dementia Friendly design standards and may restrict the ability of older tenants to live independently. AHSCP will not support the reintroduction of TSO services. The Housing Service is not registered with the care inspectorate to provide care and support services. Concierge charges are high and are likely to be unaffordable for tenants who do not qualify for housing benefit. Communal entrances, reliance on lifts and common circulation corridors have all proven to be problematic in the past.</p> <p>The financial risks for the council, affordability risks and the concerns that reletting the existing building as sheltered housing will not meet tenants' needs are considered to be a significant negative impact.</p> | -3 |
|-------------|--|-----------|

| Option 4 Lease Inglis Court to a third party for them to provide sheltered social housing to Angus citizens. | | |
|---|---|--------------|
| Objective | Summary | Score |
| Economy: Angus is a go-to place for business | <p><u>Supporting business and economic growth by improving the physical and digital infrastructure</u></p> <p>Physical Infrastructure: Local services (shops, cafes etc.) will be sustained by re-letting Inglis Court as sheltered housing.</p> <p>Digital Infrastructure: Existing properties do not have built in internet connectivity.</p> <p>Additional Economic Benefits: The Capital and Maintenance works will support the construction industry Retaining Inglis Court as sheltered housing and restricting allocations to older people, who are likely to be of non-working age, will not provide affordable accommodation for people working or wishing to work in the local area so will not support the needs of local employers.</p> <p>It is not considered that this option will have any major impact on key growth sectors in Angus.</p> <p>Leasing Inglis Court as sheltered housing to a third party for them to provide sheltered social housing to Angus citizens is considered to have a low positive impact on the local economy.</p> | +1 |
| People: Maximise inclusion and reduce inequalities | <p><u>Reducing social isolation and loneliness.</u> The accommodation is part of a complex as opposed to individual houses and gardens. Communal areas can provide opportunities for socialising and activities for tenants, reducing social isolation and loneliness for those who choose to participate.</p> <p>Spaces between buildings: Garden spaces are all communal. While this may bring people together, the attainable benefits of having private garden spaces are not realised.</p> <p>Barrier Free Design: The existing properties do not meet the Housing for Varying Needs Wheelchair criteria, nor do they fully meet Older or Ambulant Disabled criteria .</p> <p>Increasing Diversity and Working to Include Everyone Equally: Allocations would be restricted to older people and would exclude younger people and families who have a housing need and does not promote mixed communities.</p> <p><u>Offering our citizens, a range of opportunities to help them achieve their potential and to reduce poverty</u></p> <p>Housing Need: The proposal does not address the housing needs of younger people or families with children.</p> <p>Security of Tenure: Security of Tenure is provided by a supportive/ responsible Landlord.</p> <p>Increase Diversity (Social/ Economic): Allocations would be restricted to older people and excludes families and younger people from being able to be accommodated. This reduces the economic diversity and creates a less resilient community.</p> <p>Inclusion: The Equality Act 2010 places a duty on housing providers to advance equality of opportunity between persons who share a relevant protected characteristic and those who do not. By increasing sheltered housing provision this may have a positive impact on older people however will exclude younger people and people with other protected characteristics including disability (the properties are not barrier free and do not meet dementia friendly design standards); and pregnancy/ maternity (this option will not provide additional affordable housing for families with children).</p> <p>Addressing Financial Inequality: Rents are affordable however the costs of providing onsite enhanced housing management/concierge services are high. These costs are charged to the tenant as a concierge charge and are likely to be unaffordable for tenants who do not qualify for housing benefit. Maintenance/ Repair costs are met by the landlord.</p> <p>Given the impact on wider inclusion and equalities, leasing Inglis Court as sheltered housing to a third party for them to provide sheltered social housing to Angus citizens is considered to have a neutral impact on people.</p> | 0 |
| Place: The supply and availability of good quality, affordable housing is improved. People can access | <p><u>The supply and availability of good quality, affordable housing is improved.</u></p> <p>Supply: Contact has been made with our Common Housing Register partners and other Registered Social Landlords (RSL) to establish the current situation in relation to the supply and demand of Sheltered accommodation within their stock. Caledonia Housing Association and Angus Housing Association both report longstanding demand issues for sheltered/ retirement models of housing</p> | -2 |

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| <p>appropriate housing options and related services to meet their needs and enable them to live independently.</p> | <p>for older people. Angus Housing Association decommissioned their sheltered housing in 2020. While they continue to allocate these properties on an age restricted basis, the properties continue to be difficult to let. Caledonia Housing Association remodelled their existing sheltered housing a number of years ago as retirement housing however continue to experience demand issues, even in areas such as Birkhill and Monifieth, where demand for mainstream housing is high.</p> <p>Hillcrest Housing Association have never had any sheltered housing accommodation within their stock in Angus.</p> <p>Castlehill Housing Association have sheltered housing in Aberdeen City, Shire and Moray however report they are struggling to let their more rural stock, particularly in nearby Fettercairn, which has a scheme manager (warden service). Moray Council have decommissioned their Moray schemes service and re-modelled from sheltered housing to housing for older people.</p> <p>Good Quality: Entrances to dwellings at Inglis Court are currently via a communal entrance which provides access to a central corridor (at ground and first floor levels) which in turn gives access to the flats. While this design was appropriate for traditional older people's housing, offering residents the independence of their individual flats together with the security of being housed within a larger community, demand data shows that older people's housing aspirations appear to be for mainstream own door accommodation, not traditional 'older people's' housing with shared access and spaces.</p> <p>The energy performance of the existing building is poor compared to modern standards. A comprehensive upgrade of the building is required to meet current technical and EESSH 2 standards. Significant Services renewal and upgrade is also required. E.g. existing building has centralised heating plant and outdated plumbing. The roof coverings, windows and bathrooms are nearing the end of their anticipated service life and would be replaced in the upgrade. will either need replaced due to changes being made to the building such as larger window openings, for energy efficiency reasons or because items are well into their serviceable life and we recommend these are replaced.</p> <p>Affordable: Rents are affordable however the costs of providing onsite enhanced housing management/ concierge services are high. These costs are charged to the tenant as a concierge charge and are likely to be unaffordable for tenants who do not qualify for housing benefit. Both Angus Housing Association and Caledonia Housing Association cited cost issues contributing to the decision to decommission their sheltered housing schemes. Angus Housing Association previously provided an enhanced housing management service within their sheltered housing, however the service charge was around £100 per month. While most of this service charge was eligible to be covered by housing benefit, it made these properties unattractive for prospective tenants who did not receive benefits.</p> <p>Maintenance/ Repair Costs are met by the landlord.</p> <p>People can access appropriate housing options and related services to meet their needs and enable them to live independently</p> <p>Appropriate Housing: Leasing Inglis Court to a third party to let as social sheltered housing does not meet demand requirements, as outlined above.</p> <p>Related Services: Self Directed Support (SDS) The Social Care (Self-Directed Support) (Scotland) Act 2013 came into effect in April 2014 and introduced new legal duties for local authorities outlined in the statutory guidance including to:</p> <ul style="list-style-type: none"> • Have regard to the general principles of collaboration, informed choice and involvement as part of the assessment and the provision of support • Take reasonable steps to facilitate the person's dignity and participation in the life of the community • Offer four options to the supported person • Explain the nature and effect of the four options and to 'signpost' to other sources of information and additional support <p>Provision of Onsite Support The introduction of self-directed support means sheltered housing tenants choose external support providers to meet their care and support needs. People no longer need to move to receive suitable support and many older people are choosing to remain in their current homes. Both Caledonia Housing Association and Angus Housing Association have removed onsite support provision and decommissioned/ remodelled their sheltered housing stock.</p> <p>Promoting Independence: Compromised HfVN compliance and Dementia Friendly design restricts the ability of the dwellings to support independent living for older tenants.</p> <p>Leasing Inglis Court as sheltered housing to a third party for them to provide sheltered social housing to Angus citizens is not considered to either improve the supply and availability of good quality, affordable housing and will not support people to access appropriate housing options and related services to meet their needs, therefore it is considered to have a moderate negative impact on place.</p> | |
| <p>Carbon Impact: The quality and energy efficiency of all housing stock is improved and we contribute towards targets to reduce CO2 emissions in Angus.</p> | <p>The following commentary is presented in lieu of a Whole Life Carbon Assessment and instead, attempts to provide a basic overview of Operational and Embodied Emissions.</p> <p>Operational Emissions: The existing complex will be required to be upgraded to meet EESSH 1 and EESSH 2 requirements. Annual CO2 emissions from the EESSH 2 energy upgraded properties is 30,226 KgCO2/pa. Annual CO2 emissions following energy upgrade will be worse than the New Build Option given the following:</p> <ul style="list-style-type: none"> • Difficulties in achieving equivalent levels of airtightness and the consequential impact on Mechanical Ventilation & Heat Recovery (MVHR) efficiencies. • Difficulties in removing thermal bridges (which leak heat) particularly at the existing ground floor slab. • Difficulties in improving the orientation and proportions of windows to maximise solar gain. <p>The constraints of the existing building limit the opportunities of a 'fabric first' approach compared with New Build and require increased reliance on technological solutions (PV, batteries etc.) which have a considerably shorter lifespan and present poorer value for money.</p> | <p>+1</p> |

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| | <p>EESHS 2 will yield significant emissions improvements but it is estimated that the properties will still have nearly double the operational emissions compared to the New Build option. Although theoretically possible, achieving further improvements to reduce carbon emissions are extremely demanding practically and difficult to justify financially.</p> <p>Embodied Emissions: It is tempting to think that all necessary embodied energy is expended in the creation of the building and the building does not consume any additional embodied energy thereafter. This is not the case. A substantial portion of a building will be replaced at least once within its nominal service life of 60 years. RICS guidance suggests roof coverings, windows and internal partitions will be replaced every 30 years and plumbing, boilers, kitchens and bathrooms will be replaced every 20-30 years. Many of the components at Inglis Court will require replacement as part of this maintenance/ replacement cycle. This planned maintenance is to be carried out in addition to the Energy Improvement measures required to ensure the building meets EESHS 2 requirements. The embodied emissions will be lost when the building reaches the end of its life and is demolished at some point in future.</p> <p>The work to improve the quality and energy efficiency of the existing stock is considered to have a low positive carbon impact.</p> | |
| Capital Implications | <p>Outgoings include the following costs</p> <p>Energy Upgrades:</p> <ul style="list-style-type: none"> Compliance with EESHS 1 (required currently) = £150,000 Compliance with EESHS 2 (to be completed prior to 2032) = £100,000 <p>Building Upgrades:</p> <ul style="list-style-type: none"> Upfront maintenance / refurbishment to required standards = £1,108,995 <p>Total capital cost in year 1 = £1,358,995</p> <p>The valuation reports have noted that this cost would have to be incurred by the HRA to have any chance of generating any interest from a third-party provider.</p> <p>Planned maintenance would also be incurred as capital costs and covers:</p> <ul style="list-style-type: none"> Heating Equipment Replacement Internal Pipework Replacement Window/ Door Replacement Kitchen Bathroom Replacement Electrical Rewire Gutter Replacement Landscape Maintenance Roof Covering Replacement Ventilation System Replacement Annual Servicing <p>Planned maintenance is though assumed to be funded from revenue resources as Capital From Current Revenue (CFCR) and the annual financial impact is therefore captured as part of the Revenue Implications below.</p> | -1 |
| Revenue Implications | <p>Unplanned maintenance: Repairs required not covered by the planned maintenance schedule.</p> <p>Service Costs: Support service costs Warden / cleaning costs would be the responsibility of the third-party provider</p> <p>Incomings include: Per the 2 independent valuation reports, there would be no rental income received for this option.</p> <p>The accepted life of housing assets for accounting purposes is 60 years and the financial assessment has therefore been undertaken over that period.</p> <p>Allowing for the upfront capital costs and the lack of annual rental income, results in net expenditure equivalent to the capital expenditure value.</p> <p>This option is not therefore financially viable for the HRA.</p> | -3 |
| Risk | <p>There is a high level of risk that the Council would be unable to lease Inglis Court, Edzell - none of the RSLs approached are willing to consider leasing this accommodation to provide sheltered housing. Concierge charges and are likely to be unaffordable for tenants who do not qualify for housing benefit. Communal entrances, reliance on lifts and common circulation corridors have all proven to be problematic in the past. The existing properties do not meet adaptation and Dementia Friendly design standards and may restrict the ability of older tenants to live independently.</p> <p>The financial risks for the council in being unable to lease Inglis Court, affordability risks and the concerns that reletting the existing building as sheltered housing will not meet tenants' needs are considered to be a significant negative impact.</p> | -3 |

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| Option 5 | | |
| Lease Inglis Court to a holiday let company. | | |
| Objective | Summary | Score |
| Economy: Angus is a go-to place for business | Supporting business and economic growth by improving the physical and digital infrastructure. Physical Infrastructure: | +2 |

Angus Council undertook an audit of all commercial tourism accommodation in 2015 to gain an overview of the sector across the region, assessing the strategic gaps in the offering of and the development opportunities that the accommodation sector offered in helping the destination improve economic performance.

| ALL ESTABLISHMENTS BY ACCOMMODATION CATEGORY 2015 ¹ | | |
|--|----------------------|---------------|
| Accommodation Category | Number of Operations | % Sector Mix |
| Fully Serviced | | |
| Hotel | 21 | 18.3% |
| Small Hotel | 4 | 3.5% |
| Guest House | 20 | 17.4% |
| B&B | 66 | 57.4% |
| Restaurant with Rooms | 1 | 0.9% |
| Inn | 3 | 2.6% |
| Sub Total | 115 | 100.0% |
| Non-Serviced | | |
| Self-Catering | 111 | 88.8% |
| Exclusive Use Venue | 10 | 8.0% |
| Hostel | 2 | 1.6% |
| Group Accommodation | 2 | 1.6% |
| Sub Total | 125 | 100.0% |
| Sub Total of Serviced and Non-Serviced Sectors | 240 | |
| Holiday / Touring Park | 19 | |
| TOTALS | 259 | |

As can be seen from above almost 60% of tourist serviced accommodation is B&Bs and almost 90% of the non-serviced take the form of self-catering accommodation. That pattern is also reflected in the total number of rooms offered with non-serviced almost double the fully serviced options

The report noted that by 2020, Angus would require an estimated 68 to 105 new Hotel bedrooms. By 2025, this rises to between 123 and 163 new Hotel bedrooms. In the Guest House B&B category an increase in stock of around 45 to 82 bedrooms was required by 2020 and an estimated 83 to 124 rooms by 2025.

Angus does not have a self-catering facility of this type and this proposed development could expand the current level of visitor accommodation stock. However, it should be noted that a significant number of our businesses are 3* and above therefore significant refurbishment would need to take place to maintain that quality rating.

Current Potential Hotel Developments in Angus

There are a number of proposed developments, either approved, at planning stage or known to be shortly applying for planning permission that should meet the growth demand outlined in the Accommodation Audit. These are based around the larger towns with anticipated business or visitor demand.

These include

- 150 bedroom 5* hotel and golf resort at Kingennie – The Angus.
- Hospitalfield, Arbroath – development of self-catering units , part funded through the Angus Fund in the Tay Cities Deal containing eleven separate ensuite bedrooms offering 26 bedspaces

There have also been 8 further planning applications for non-serviced provision over the past two years

Market analysis suggests that there is not a need for additional budget non- serviced single room accommodation in Angus as the new and proposed developments as outlined align with the anticipated growth forecasts up to 2025 as identified in the 2015 Accommodation Audit.

Digital Infrastructure:

Currently the building does not have wifi/internet capability and this would be a requirement for any proposed tourism facility.

Additional Economic Benefits:

Any Capital and Maintenance works will support the construction industry.

An increase in overnight visitors will sustain local retail, tourism and hospitality businesses with increased local spend in a rural area. Average length of stay in non-serviced accommodation for Angus was 5.9 nights in 2020, significantly higher than in cities at approximately 2.5 days

Tourism is a priority sector for Angus as it employs around 3,800 FTE and contributes circa £240m annually to the economy, and attracts £1m tourism visits - an incremental growth seen over the past 12 years

The pre-Covid Angus visitor profile is normally split 60% day visitors and 40% overnight visitors with a significant proportion of those staying in non- serviced accommodation (i.e. self-catering/lodges etc)

This proposed development could have the potential of increasing the overnight visitor in addition to the current visitor profile of families and over 50's who stay mainly in self catering or visiting friends and family.

Leasing Inglis Court to a holiday let company is considered to have a moderate positive impact on economy.

People: Maximise inclusion and reduce inequalities

Reducing social isolation and loneliness.

This is part of a complex with shared spaces so has the potential to offer areas for visitor socializing, although delivering against this priority will be minimal

Offering our citizens, a range of opportunities to help them achieve their potential and to reduce poverty

Consideration must be given to the impact that this proposed development might have on the existing accommodation stock and further non-serviced and serviced developments planned over 2021-2022.

It should also be noted that the most up to date Visit Scotland occupancy report for Angus and Dundee (2018) reflects that occupancy rates range from 41% in low season to 80% in high season. This shows that there is still capacity for growth in the existing provision.

Leasing Inglis Court to a holiday let company is considered to have a neutral impact on people.

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| <p>Place: The supply and availability of good quality, affordable housing is improved. People can access appropriate housing options and related services to meet their needs and enable them to live independently.</p> | <p>The supply and availability of good quality, affordable housing is improved Utilising Inglis Court as a holiday letting complex would reduce the level of available housing accommodation stock available</p> <p>People can access appropriate housing options and related services to meet their needs and enable them to live independently Reduced availability of housing for local community</p> <p>Leasing Inglis Court to a holiday let company is considered to have a significant negative impact on place.</p> | <p>-3</p> |
| <p>Carbon Impact: The quality and energy efficiency of all housing stock is improved and we contribute towards targets to reduce CO2 emissions in Angus.</p> | <p>The Energy performance of the existing building is poor compared to modern standards. A comprehensive upgrade of the building would need to be completed to meet current technical standards and these costs would need to be borne by the leaseholder holiday letting company.</p> <p>The following commentary is presented in lieu of a Whole Life Carbon Assessment and instead, attempts to provide a basic overview of Operational and Embodied Emissions.</p> <p>Operational Emissions: It is likely that the complex will be required by Building (Scotland) Regulations to be upgraded to New Build Hotel/ Hostel emissions requirements. It has not been possible within the limitations of this study to prepare a full Energy Model calculation to predict the likely emissions for hotel/ hostel use, nor have we been able to source reliable emissions data for serviced holiday apartments. We suggest however that it would not be unreasonable to use the data for Options 3&4 as a proxy for this option. Emissions from Hotel/Hostel/ Holiday Let Accommodation are highly likely to be poorer than the New Build Housing option. Again, the constraints of the existing building limit the opportunities of a 'fabric first' approach and require increased reliance on technological solutions (PV, batteries etc.) which have a considerably shorter lifespan and present poorer value for money. Although theoretically possible, achieving further improvements to reduce carbon emissions are extremely demanding practically and difficult to justify financially.</p> <p>Embodied Emissions: As noted previously, it is likely that the complex will be required by Building (Scotland) Regulations to be upgraded to meet New Build Hotel/ Hostel emission requirements. Building (Scotland) Regulations do not currently require buildings to meet any prescribed embodied energy targets. It is clear however that the extent of alterations required to bring the existing Domestic accommodation up to meet the current Non-Domestic Standards (as if for new build) will be substantial and the process will contribute additional embodied energy. The embodied emissions will be lost when the building reaches the end of its life and is demolished at some point in future. It is anticipated that the total embodied energy for this option will be worse than Options 3 & 4.</p> <p>The work that would be necessary to improve the quality and energy efficiency of the existing properties is considered to have a low positive carbon impact.</p> | <p>+1</p> |
| <p>Capital Implications</p> | <p>Capital Costs: If the building is to be considered as a hotel/ hostel and will require to be upgraded as if New Build to meet the current requirements for a hotel/ hostel as determined by the Technical Standards. Upfront costs associated with the 'Change of Use', estimated at £1,712,995</p> <p>This cost would be borne by the Holiday Let company as it would not be the Council's intention to refurbish. It would be our intention to lease as seen. This undoubtedly will make the proposal not commercially viable in business terms for an operator and this opinion has been reflected in the recent valuation reports.</p> <p>Planned Maintenance: As leaseholder we would be expected to undertake:</p> <ul style="list-style-type: none"> • landscape and drainage maintenance • Repairs to external building <p>This option has not been assessed further as the outcome from the 2 valuation reports makes clear that there is no market for this type of arrangement.</p> | <p>-1</p> |
| <p>Revenue Implications</p> | <p>Unplanned maintenance: This would need to be negotiated as part of the Heads of Terms, however it would be our intention to mitigate as much as possible</p> <p>Annual Rental Income Valuation reports indicate that the costs for refurbishment combined with the location, make this proposal not commercially feasible for investment by a Holiday Let Company and therefore will not attract rental income. This option has therefore not been assessed further.</p> | <p>-3</p> |
| <p>Risk</p> | <p>Planning Comment: <i>'Each unit within Inglis Court is likely to be regarded as a dwelling. It is likely that the use of the units within the building for holiday letting purposes would constitute a material change of use and would require the submission of an application for planning permission.</i> <i>Council policies are generally supportive of proposals to provide tourist accommodation within development boundaries, and Inglis Court is located within the development boundary for Edzell. The key issues in determining any planning application for use of Inglis Court as holiday accommodation would be the suitability of the scale and nature of the use having regard to impact on the amenity of the area and its residents. That would include consideration of matters such as general activity associated with</i></p> | <p>-3</p> |

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| | <p><i>the use and the traffic related impacts. It would also be appropriate to have regard to the loss of permanent residential accommodation, but that would have to be balanced against any decision by the housing authority to dispose of the existing accommodation.'</i></p> <p>Building Control Comment: <i>'Warrant required – Clause 0.4.2 Type 4 - Changes in the occupation or use of a domestic building to any other type of building if going to hotel/hostel. Entire building would require a change of use application to non-domestic use. If going down the route of AirBnB type accommodation, and all the flats are holiday let with one owner, we would deem that a warrant is required as the building as a whole would be classed as non-domestic residential building (Using LABSS INFOP17 as guidance. Although for buildings ancillary to dwellings/stand alone, option 3 covers intermittent holiday accommodation). If each flat were sold off and separate AirBnB (INFOP17 – each flat less than 10 then shared residential)...warrant required. It should be noted the AirBnB type accommodation is an extremely grey area at the moment which is being looked at by various bodies to tighten up. Building Control recommend the current unknown outcomes around this be considered and the need for further Building Warrant applications in due course should not be discounted."</i></p> <p>Research on Commercial Demand Initial research was also undertaken across the commercial property market on the appetite to take on a development of this kind, with specific reference to the holiday let sector. Consideration was also given to its very rural location.</p> <p>This has proved a challenge as commercial holiday let developers have been primarily focused on developments in the main cities of Glasgow and Edinburgh.</p> <p>The findings of this limited interim exercise are as follows</p> <ul style="list-style-type: none"> • There is no “corporate” demand for this type of accommodation. The holiday let sector is dominated by private individuals or Hoteliers who annex holiday let accommodation to their main facility. • Multi occupancy holiday let sales appear almost non-existent in rural locations which is in contrast to the major cities where demand for this style and size of accommodation attracts buys from various sectors like residential, student accommodation, serviced accommodation and holiday lets. • The commercial market for holiday accommodation is relatively small and data relating to activity is hard to identify given it is led by residential sales. • The holiday let sector is currently in flux outwith the major Scottish cities, no doubt as a result of the negative impact of Covid and travel restrictions .The short to medium term view is the holiday let sector will stabilise and even grow in locations with a proven track record which enjoyed high occupancy rates in the past. • Rural area holiday lets tend to be led by single occupancy buildings or houses and not blocks of accommodation on the edge of rural town centres. <p>Additional research was also undertaken by two national property companies and both indicated that there was no commercial market for a development of this type in a rural location.</p> <p>Therefore the potential of a developer investing in the refurbishment of Inglis Court as a Holiday Let and being able to gain the return on investment is very low.</p> <p>The risk is therefore that the building would not be let and increasing liabilities and subsequent costs would fall to Angus Council with no rental income to offset.</p> <p>These risks are considered to be a significant negative impact.</p> | |
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| Option 6 Refurbish the existing Inglis Court building to provide family social housing which meets required standards for such accommodation. | | |
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| Objective | Summary | Score |
| Economy: Angus is a go-to place for business | <p>Supporting business and economic growth by improving the physical and digital infrastructure.</p> <p>Physical Infrastructure: Local services (shops, cafes, schools etc.) will be sustained/improved because of a more age diverse local population.</p> <p>The Angus Local Development Plan (2016) identified Edzell alongside Friockheim, Letham and Newtyle as important service centres serving the wider rural area. These settlements have a significant number and range of community services and facilities. The Local Development Plan allocated small-scale development sites for housing to support and maintain population levels, provision of services and facilities and to reduce the need to travel. In pursuing a strategy supporting and promoting development opportunity in accessible and sustainable locations in settlements with a range of services and facilities the Local Development Plan did not allocate sites for residential development outwith the main towns and four rural service centres.</p> <p>Digital Infrastructure: All new houses will be equipped for Superfast Broadband.</p> <p>Additional Economic Benefits: The Capital and Maintenance works will create Construction Job Opportunities and support Training/ Apprenticeships. The Capital and Maintenance budget will Inject money into local economy by encouraging local employment opportunities and spend in the area. The proposed Housing will provide affordable accommodation for people working or wishing to work in the Local Area and will assist in meeting the needs of local employers. All proposed houses have a space for home working (Housing for Varying Needs (HfVN) requirement).</p> <p>The proposed housing could support the key growth sectors (tourism, food & drink, offshore wind) by providing accommodation for tenants working in these industries.</p> | +3 |

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| | <p>It is considered that redeveloping the existing building to provide family social housing will have a significant positive impact on Economy.</p> | |
| <p>People: Maximise inclusion and reduce inequalities</p> | <p><u>Reducing social isolation and loneliness.</u></p> <p>Welcoming: Proposed Housing is less welcoming than the New Build Option Individual houses and gardens are less clearly defined. The accommodation appears as part of a 'complex' as opposed to individual houses and gardens. Upper floor flats are generally accessed via communal stairwells and landing areas. These communal areas compare poorly to individual access, can be a cause of disagreement between tenants and present an additional maintenance burden.</p> <p>Spaces between buildings: Garden spaces are all communal. Constraints imposed by the existing building result in single aspect house plans which do not enable front and rear gardens. Private rear garden spaces with all the attendant benefits of same are therefore not achievable.</p> <p>Barrier Free Design: Fewer barrier free houses can be provided compared to New Build option. Only 2 No 2 bed properties have potential to meet HfVN 'Disabled' requirements. Most properties would only meet HfVN 'General' criteria.</p> <p>Increasing Diversity and Working to Include Everyone Equally: The proposal will allow new tenants to participate in a thriving, established community. The proposed development provides family accommodation which increases equality and community cohesion. Mixed communities are an asset, providing stability and resilience. The proposed development provides upgraded properties which will be positive for the area.</p> <p>Proposed Mix. 12 No 1 bed Flats 4 No 2 bed Flats 3 No 2 bed 2 storey houses 2 No 3 bed 2 storey houses</p> <p><u>Offering our citizens, a range of opportunities to help them achieve their potential and to reduce poverty</u></p> <p>Housing Need: The proposal addresses a demonstrable Housing Need.</p> <p>Security of Tenure: Security of Tenure is provided by a supportive/ responsible Landlord.</p> <p>Increase Diversity (Social/ Economic): The tenants' circumstances will be more diverse and not just focus on one age group. The proposed development does not exclude other age groups from being able to be accommodated. This increases the economic diversity and creates a more resilient community.</p> <p>Inclusion: Angus Council's Allocations Policy promotes inclusion. The Equality Act 2010 places a duty on Angus Council as housing providers to advance equality of opportunity between persons who share a relevant protected characteristic and those who do not. By increasing the variety of housing type we are including those who previously would have been excluded. Some comments received in objection to the planning submission focussed on marginalising people and illustrated an unwillingness to accept the importance of equality in housing. These comments include unwillingness to accommodate 'adults with social or mental health problems' (Item 6 Appendix 3). The comments from Local people objecting have been heard. We suggest the voice of the majority who retain unbiased views of social housing has not.</p> <p>Addressing Financial Inequality: Rents are affordable. Heating Costs are low. (Not as low as the New Build Option) Maintenance/ Repair Costs are borne by the Landlord</p> <p>It is considered that redeveloping the existing building to provide family social housing will have a minor positive impact on people. The figure below shows how potential layouts might look for the Ground, First and Second Floors if Inglis Court were remodelled within the current shell.</p> | <p>+1</p> |

Place: The supply and availability of good quality, affordable housing is improved. People can access appropriate housing options and related services to meet their needs and enable them to live independently.

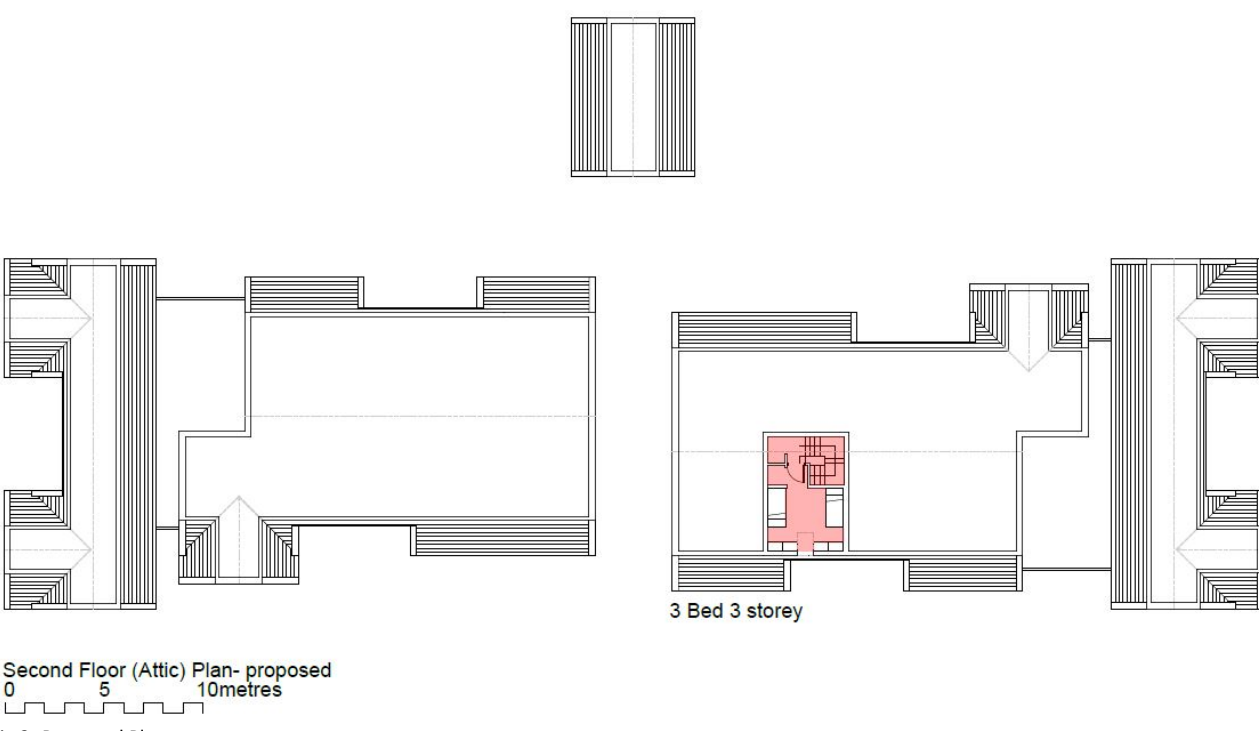
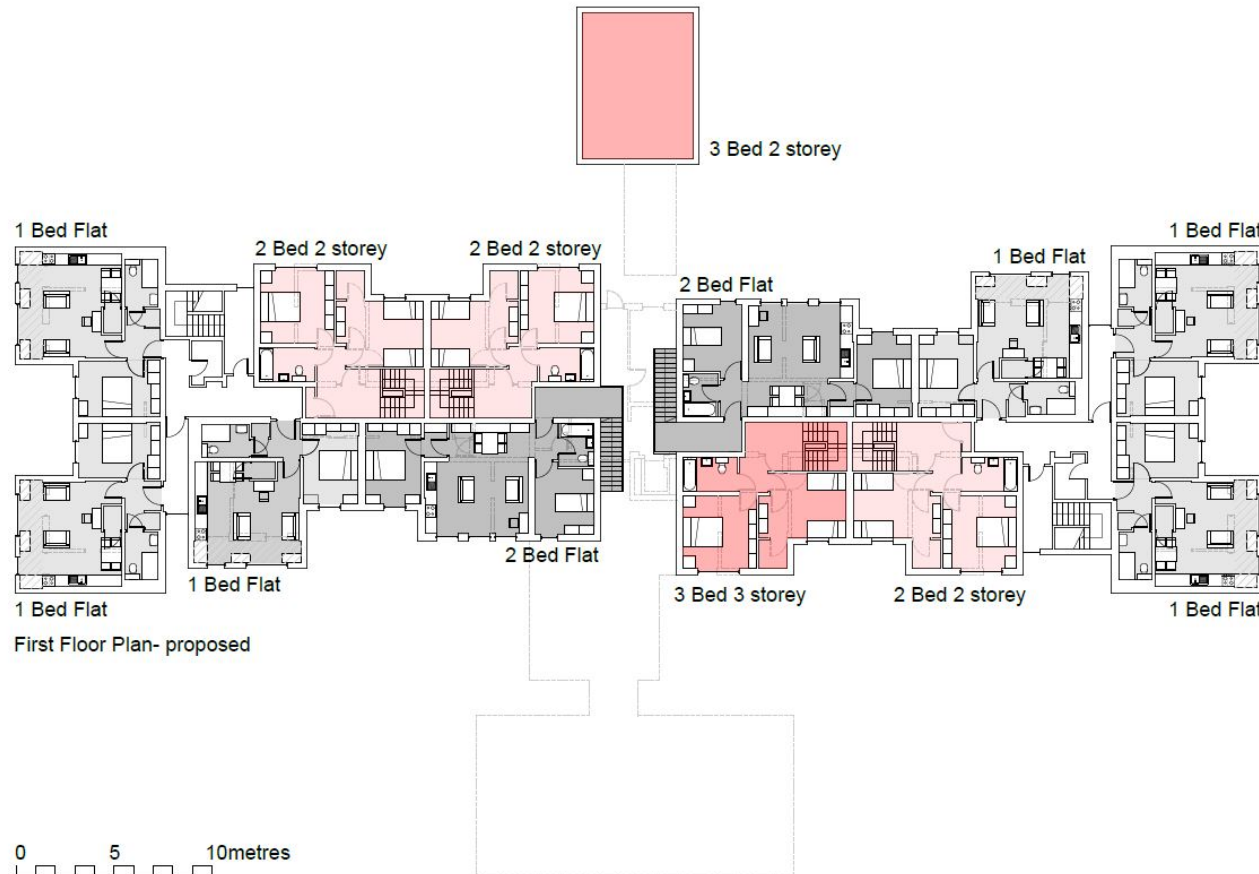


Fig 2- Proposed Plans

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

Supply:

The proposed housing mix addresses the demonstrated demand for the area.

Good Quality

The ability to create 'Places people are proud to call home' is compromised by the constraints imposed by the existing building. These constraints are summarised as follows:-

The existing building is designed to meet the requirements of Sheltered Housing.

Requirements for general Social Housing differ from Sheltered Housing. These differences reflect the different lifestyles/ behaviour and extent of support accommodation required by these different occupant groups.

It is not necessarily the case that accommodation designed for Sheltered Housing can simply be used to accommodate Social Housing tenants without the need for modification.

The main difference relates not only to the mix and types of individual properties required but to the spaces required to access the properties and to provide them with an appropriate setting.

Entrances to dwellings at Inglis Court are currently via a communal entrance which provides access to a central corridor (at ground and first floor levels) which in turn gives access to the flats.

This arrangement is appropriate for Sheltered Housing because it creates a home within a home arrangement, offering residents the independence of their individual flats together with the reassurance of being housed within a larger community with additional support services. Movement between the flats and the support accommodation is convenient and protected from the weather.

Whilst this arrangement is desirable for Sheltered Housing tenants it is not desirable for general Social Housing Tenants, particularly families with children.

Ideally, Social housing tenants would have direct access to the individual entrances of their houses.

Communal entrances, reliance on lifts and common circulation corridors have all proven to be problematic in the past and are to be avoided if possible.

The New Housing (Option 1) is notable because it entirely avoids communal entrances/ shared stairwells.

It is generally acknowledged that houses which possess high levels of 'defensible space' and offer high levels of supervision to the external spaces are safer and reduce anti-social behaviour compared to those which don't.

'Secure by Design' notes that;
'Defensible space has the simple aim of designing the physical environment in a way which enables the resident to control the areas around their home. This is achieved by organising all space in such a way that residents may exercise a degree of control over the activities that take place there.'

The central corridor which characterises Inglis Court currently offers no defensible space and very little supervision. It is entirely possible, if retained, that the central corridor would encourage anti-social behaviour and an unsafe environment. This proposal removes the central corridor.

The challenge of reconfiguring the existing building to avoid these problems and accommodate a mix of house sizes/ types is further compounded by the following;

Plan Depth:
The building has a deep plan (between 11.3 and 14.2 metres). This is much deeper than normally would be provided for a single house with front and back garden and would result in dark and unusable spaces in the middle of the plan.

Structure:
Many of the internal walls at ground floor are loadbearing. These loadbearing walls run perpendicular to the external walls and constrain opportunities to reconfigure the plan.

Plan Shape:
The plan has an irregular shaped perimeter. This adds an additional constraint to any reconfiguration of the buildings internal planning.

Existing Room Sizes:
Existing Shower-rooms & Kitchens are very compact. Existing Living Room/ kitchen sizes are substantially smaller than the New Build Option (Option 1). This is perhaps because the existing properties enjoyed various communal spaces (Lounge, Laundry, Kitchen) which allowed the individual flats to be smaller than the norm.

Energy Performance:
The Energy performance of the existing building is poor compared to modern standards. A comprehensive upgrade of the building envelope is required to meet current technical and EESSH 2 standards.

Existing Services:
Significant Services renewal and upgrade is required. E.g. existing building has centralised heating plant and outdated plumbing.

Existing Building Components/ elements at end of Service life:
The roof coverings, windows and bathrooms are at, or beyond, their anticipated service life and need replaced. will either need replaced due to changes being made to the building such as larger window openings, for energy efficiency reasons or because items are well into their serviceable life and we recommend these are replaced.

Proposal:
An outline sketch has been prepared to illustrate the potential remodelling to meet the requirements of the Housing demand mix. Refer to illustration (Fig 2) above. The projected quality of the proposal is described below.

Individual Dwellings:
The Build Quality of the individual dwellings will be lower than that achieved with New Build (Option 1). Space Standards however will exceed minimum Building Standards.

Internal layouts are compromised by the various structural and geometric constraints of the existing building. The rooms are reasonably but not optimally proportioned to allow variation and flexibility in use. All bedrooms are double bedrooms.

New materials generally to be 'A' rated by the 'Green Guide to Specification'.

Fewer barrier free houses can be provided compared to New Build option. Only 2No 2 bed properties have potential to meet HfVN 'Disabled' requirements. Most properties will only meet HfVN 'General' criteria.

Site Layout:
The proposal is in line with 'Designing Streets' planning Policy in moving away from a system focused upon the dominance of motor vehicles towards places for people.

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| | <p>The proposal also aligns with the Planning Framework Document (Scot Gov) promoting the concept of '20 Minute Neighbourhoods'.</p> <p>Arrangement of dwellings to ensure the boundaries of each property are clearly identifiable is compromised. As noted earlier individual houses and gardens are less clearly defined than the New build option (Option 1). The accommodation appears as part of a 'complex' as opposed to individual houses and gardens.</p> <p>Upper floor flats are generally accessed via communal stairwells and landing areas. These communal areas compare poorly to individual access, can be a cause of disagreement between tenants and present an additional maintenance burden.</p> <p>The residential character in the neighbourhood is preserved. Opportunity to improve the local streetscape is compromised. As noted previously, garden spaces are all communal and constraints imposed by the existing building result in single aspect house plans which do not enable front and rear gardens. Private rear garden spaces with all the attendant benefits of same are therefore not achievable</p> <p>The proposal may struggle to meet the current Angus Council requirement for provision of Publicly Accessible Open Space.</p> <p>Affordable: Rents are affordable to tenants. Heating Costs are higher than the New Build option. Maintenance/ Repair Costs are borne by the Landlord</p> <p>People can access appropriate housing options and related services to meet their needs and enable them to live independently</p> <p>Appropriate Housing: Housing mix: The proposed Housing Mix broadly reflects the housing demand in the area although the quality is reduced.</p> <p>Related Services: Local services, shops, buses, school, community facilities are all easily accessible via level access. Building maintenance and repair and Grounds maintenance will be provided by the Landlord.</p> <p>Promoting Independence: Compromised HfVN compliance and Dementia Friendly design restricts the ability of the dwellings to support independent living.</p> <p>It is considered that redeveloping the existing building to provide family social housing will have a minor positive impact on place.</p> | |
| <p>Carbon Impact: The quality and energy efficiency of all housing stock is improved and we contribute towards targets to reduce CO2 emissions in Angus.</p> | <p>The following commentary is presented in lieu of a Whole Life Carbon Assessment and instead, attempts to provide a basic overview of Operational and Embodied Emissions.</p> <p>Operational Emissions: The existing complex will be required to be upgraded to meet EESSH 1 and EESSH 2 requirements as part of a substantial refurbishment project. Annual CO2 emissions from the EESSH 2 energy upgraded properties is 30,226 KgCO2/pa. Annual CO2 emissions following energy upgrade will be worse than the New Build Option given;</p> <ul style="list-style-type: none"> • Difficulties in achieving equivalent levels of airtightness and the consequential impact on MVHR efficiencies. • Difficulties in removing thermal bridges (which leak heat) particularly at the existing ground floor slab <p>Again, the constraints of the existing building limit the opportunities of a 'fabric first' approach and require increased reliance on technological solutions (PV, batteries etc.) which have a considerably shorter lifespan and present poorer value for money.</p> <p>EESSH 2 will yield significant emissions improvements but the properties will still have nearly double the emissions compared to the New Build option. Although theoretically possible, achieving further improvements to reduce carbon emissions are extremely demanding practically and difficult to justify financially.</p> <p>Embodied Emissions: The existing building is not an ideal candidate for re-modelling to accommodate the mix of houses required to address the housing need. Consequently, it is anticipated that substantial remodeling will be required. This work will require a substantial amount of additional embodied energy to be expended. The embodied emissions will be lost when the building reaches the end of its life and is demolished at some point in future.</p> <p>It is anticipated that the total embodied energy for this option will be worse than Options 3, 4 & 5 however the works that would be taken to improve the quality and energy efficiency of the existing properties is considered to have a low positive carbon impact.</p> | <p>+1</p> |
| <p>Capital Implications</p> | <p>Outgoings include:</p> <p>Capital Costs These include partial demolition, energy upgrades, full remodeling to meet current Technical Standards and remodeling to meet the identified housing need. The extent of work proposed is substantial.</p> <ul style="list-style-type: none"> • The partial demolition and construction costs are assumed to be incurred over year 1. • The partial demolition and construction costs in year 1 = £3,247,509 • Scottish Government affordable housing grant would be received = £1,239,000 <p>Net capital cost in year 1 = £2,008,509</p> <p>Planned maintenance would also be incurred as capital costs and covers:</p> <ul style="list-style-type: none"> • Heating Equipment Replacement • Internal Pipework Replacement • Window/ Door Replacement • Kitchen Bathroom Replacement • Electrical Rewire • Gutter Replacement • Landscape Maintenance | <p>-2</p> |

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| | <ul style="list-style-type: none"> • Roof Covering Replacement • Ventilation System Replacement • Annual Servicing <p>Planned maintenance is though assumed to be funded from revenue resources as Capital From Current Revenue (CFCR) and the annual financial impact is therefore captured as part of the Revenue Implications below.</p> | |
| Revenue Implications | <p>Unplanned maintenance: Repairs required not covered by the planned maintenance schedule.</p> <p>Service Costs: There are no service charge costs under this option.</p> <p>Incomings include: Rental Income Government Grant (netted off year 1 capital costs)</p> <p>The accepted life of housing assets for accounting purposes is 60 years and the financial assessment has therefore been undertaken over that period.</p> <p>Allowing for the upfront capital costs as well as all annual planned and unplanned maintenance costs, offset by the annual rental income to be received from year 2 onwards results in net income over 60 years = £314,546.</p> | +2 |
| Risk | <p>Capital Costs are Outline Costs only. Working with Existing Buildings poses more risks than New Build – unknown property conditions compared to working on clean site. Access to Government Grants is not guaranteed Proposal will require significantly longer to realise than the new Build Option Increase in Construction Cost Index Lack of availability of Materials/ Labour Planning Consent: Proposals to be developed to satisfaction of Planning Authority. Shared communal areas are less desirable for applicants and may cause increased management issues and antisocial behaviour.</p> <p>These risks are considered to be of moderate negative impact.</p> | -2 |

Summary of Scores and Weighting

| Objective | Weighting | Option 1- Demolish and redevelop | Weighted Option 1 Demolish and redevelop | Option 2- Sale | Weighted Option 2- Sale | Option 3- Relet as sheltered housing | Weighted Option 3 Relet as sheltered housing |
|----------------------|------------|----------------------------------|--|----------------|-------------------------|--------------------------------------|--|
| Economy | 10 | 3 | 30 | 0 | 0 | 1 | 10 |
| People | 20 | 3 | 60 | 0 | 0 | 0 | 0 |
| Place | 20 | 3 | 60 | 0 | 0 | -2 | -40 |
| Carbon Impact | 20 | 1 | 20 | 0 | 0 | 1 | 20 |
| Capital Implications | 15 | -2 | -30 | 2 | 30 | -1 | -15 |
| Revenue Implications | 15 | 3 | 45 | 0 | 0 | -3 | -45 |
| Risk | 10 | -1 | -10 | -1 | -10 | -3 | -30 |
| TOTAL | 110 | 10 | 175 | 1 | 20 | -7 | -100 |

| Objective | Weighting | Option 4- Lease to 3 rd party to let as sheltered housing | Weighted Option 4 – Lease to 3 rd party to let as sheltered housing | Option 5 – Lease to holiday let company | Weighted Option 5- Lease to holiday let company | Option 6- Refurbish to provide family housing | Weighted Option 6 – Refurbish to provide family housing |
|----------------------|------------|--|--|---|---|---|---|
| Economy | 10 | 1 | 10 | 2 | 20 | 3 | 30 |
| People | 20 | 0 | 0 | 0 | 0 | 1 | 20 |
| Place | 20 | -2 | -40 | -3 | -60 | 1 | 20 |
| Carbon Impact | 20 | 1 | 20 | 1 | 20 | 1 | 20 |
| Capital Implications | 15 | -1 | -15 | -1 | -15 | -2 | -30 |
| Revenue Implications | 15 | -3 | -45 | -3 | -45 | 2 | 30 |
| Risk | 10 | -3 | -30 | -3 | -30 | -2 | -20 |
| TOTAL | 110 | -7 | -100 | -7 | -110 | 4 | 70 |

| Option | Score | Weighted Score |
|---|-------|----------------|
| Option 1 - Demolish and redevelop | 10 | 175 |
| Option 2 - Sale | 1 | 20 |
| Option 3 - Relet as sheltered housing | -7 | -100 |
| Option 4 - Lease to 3 rd party to let as sheltered housing | -7 | -100 |
| Option 5 - Lease to holiday let company | -7 | -110 |
| Option 6 - Refurbish to provide family housing | 4 | 70 |

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| Recommendation | <i>Members are asked to consider the details and the assessed scores above, and determine which option should be actioned</i> |
| Committee Reporting | <i>This Option Appraisal forms Appendix 2 in the report on Inglis Court Options to be considered by Angus Council on 4th November 2021</i> |