

Angus Council
Strategic Housing Investment Plan 2022/23 – 2026/27

1. Introduction

- 1.1 Last year the Scottish Government recognised the challenges presented by the pandemic, COVID-19 and asked local authorities to prepare a 'light' Strategic Housing Investment Plan (SHIP) for the period 2021/22 – 2025/26. This year new guidance has been provided which requires the return to a detailed SHIP.
- 1.2 The core purpose of the Strategic Housing Investment Plan (SHIP) 2022/23 – 2026/27 is to set out the investment priorities for affordable housing over a five year period which are consistent with and achieve the outcomes set out in the Angus Local Housing Strategy (LHS) 2017-22. It has been developed in partnership with Registered Social Landlords (RSLs), the Angus Health and Social Care Partnership, planning and property services.
- 1.3 The SHIP is designed to be a working tool which:
- Improves longer-term strategic planning
 - Provides a practical plan detailing how investment in affordable housing will be directed
 - Provides an opportunity for local authorities to set out key investment priorities for affordable housing and demonstrate how these will be delivered and the resources which will help deliver these priorities
 - Forms the basis for more detailed programme planning
 - Provides a focus for partnership working
 - Informs, and is informed by, the preparation of Registered Social Landlord (RSL) development funding plans
 - Informs the allocation of resources from a national to a local authority level
- 1.4 The Council is committed to overseeing a long-term programme of new affordable housing development in Angus. We will contribute to the Scottish Government's Housing to 2040 aim to conclude the delivery of the previous 50,000 affordable homes target during the course of 2021-22 and support the longer-term ambition to deliver a further 100,000 affordable homes by 2032. Following on from previous announcements, in April 2021, the Scottish Government confirmed allocation of the full Resource Planning Assumption (RPA) for Angus at £10.491 million for 2021/22. A further announcement was made in July 2021 which set out an RPA for Angus of £46.799m over the five-year period 2021-2026. This allows the Council to continue the delivery of affordable housing at a consistent scale in Angus over the five years.
- 1.5 All projects identified as priorities for funding over the 5-year period are in the table for the respective year or years and have been input into the Housing and Regeneration Programmes (HARP) system. The SHIP includes affordable housing supply through new build, replacement, renovation and re-modelling. This information will be used by the Scottish Government to draft Strategic Local Programme Agreements (SLP). Once agreed, SLPs will form the basis of individual RSL and Local Authority Programme Agreements.

2. The Strategic Context

- 2.1 In March 2021, the Scottish Government published Scotland's first ever long-term national housing strategy. The Housing to 2040 strategy sets out the Scottish Government's vision that everyone in Scotland should have access to a warm, safe, affordable and energy efficient home that meets their needs in a community they feel part of and proud of. The strategy is based on the principles of social justice, equality and human rights and includes a target to deliver 100,000 affordable homes in 10 years to 2031-32, with 70,000 of these for social rent.
- 2.2 We are still responding to an ongoing global pandemic and operating in a challenging context however our vision and overarching priorities remain the same and valid. The LHS 2017-22

sets out how the Council and partners will continue to deliver our vision '*to create places that people are proud to call home*'. This vision has become even more relevant during the pandemic with lockdowns and restrictions forcing many people to stay in their homes for prolonged periods of time for public health reasons. Many have had to work, educate children, care for relatives, and socially isolate for significant periods of time in their homes since March 2020. Whilst restrictions have eased, many continue to work from home, social isolation is still required if you test positive for Covid-19 and for some the new 'normal' is a daunting place and home remains their safe place. Continuing to focus on this vision will remain central to delivering a set of outcomes which reflect local priorities, national policy objectives and deliver strategic priorities of the LHS 2017-22 and beyond. The three outcomes are:

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

- 2.3 A range of key strategic and planning documents including the Strategic Development Plan (SDP), the Local Development Plan (LDP), the Housing Land Audit and the Angus Health and Social Care Partnership Strategic Plan have also informed the SHIP.
- 2.4 The Angus joint Child Poverty Local Action Plan plays a pivotal role in investment priorities for affordable housing, putting poverty at the heart of housing to reduce the cost of living and invest in areas where levels of child poverty are highest, ensuring that those most in need have a stable good quality affordable home as a prerequisite of improving their life chances. The SHIP 2022/23 to 2026/27 reflects those commitments with 18% of the program to be built in areas that fall into the SIMD lowest quintile (lowest 20%).
- 2.5 The strategic decision making also considers the wider impact of new development planning on poverty and how the Council can reduce inequalities caused by socio-economic disadvantage. This approach supports Housing to 2040 place-based principles, through the creation of not only quality homes but quality neighbourhoods too. The Council aspires to improve social cohesion and reduce child poverty via careful design layouts that considers transport including safe access routes for children, improved outdoor green amenity space, access to services, and aiding economic growth and opportunities for the future. As such, our investment priorities are reflected by significant regeneration investment in areas where levels of child poverty are highest.

3. Housing Need and Demand

- 3.1 For development planning purposes the Angus housing market is considered in terms of four Housing Market Areas (HMAs). These are broadly comparable to the four localities used to inform community planning:
 - South – Carnoustie and Monifieth
 - East – Arbroath
 - North – Montrose and Brechin
 - West – Forfar and Kirriemuir
- 3.2 In Angus the Housing Need and Demand Assessment (HNDA) was carried out across the TayPlan area which includes Angus, Dundee, Perth and Kinross and Northern Fife. TayPlan HNDA 2013 provides a key evidence base to inform the LHS 2017-22 and estimates a need for an additional 314 market and affordable homes per annum in Angus from 2012 to 2032. A revised HNDA is currently underway and is expected to be presented to the Centre for Housing Market Analysis (CHMA) for robust and credible status in late 2021. The revised HNDA will provide an assessment of the total requirements for all tenures of housing, by size and type, including specialist and particular needs housing, over a 20 year period (2020-2040) with a specific ten year focus on housing requirements to 2030. The revised HNDA will inform a new Housing Supply Target (HST) for our next LHS 2022-2027 and support the Council to develop appropriate housing investment programmes to meet future housing needs.
- 3.3 The current LHS sets a Housing Supply Target (HST) for the period 2017-22 which determines the type of market and affordable housing required to meet housing need and demand

throughout the life of LHS. This includes the level of affordable housing required to meet need and a target for delivery of homes for households with particular needs. In order to increase housing supply and contribute towards the HST, the Council and RSLs will aim to deliver 120 new affordable homes per annum, significantly increasing development over the lifetime of the LHS and beyond. This target was exceeded in 2020/21 with 141 units delivered across Angus.

- 3.4 The LHS considers the requirements for social and other affordable intermediate tenures (such as mid-market rent (MMR) and low-cost home ownership initiatives). Using information from the HNDA, it is estimated around a quarter of households in housing need could meet that need through some form of intermediate tenure, consistent across the four HMA's. The LHS therefore sets the split of social rented housing and alternative affordable housing tenures at approximately 75:25.
- 3.5 In 2018/19 we were unable to deliver any new intermediate tenures due to delays in sites negotiated as part of Section 75 agreements. However, we have been able to test the market for intermediate tenures over the last two years through planned delivery. Our experience appears to confirm demand suggested in a survey we carried out a few years ago where over half of the 111 respondents said they would move HMA to access intermediate tenure options. While the delivery of new supply intermediate tenures over the last two years has improved, 8% in 2019/20 and 16% in 2020/21 we are still short of meeting our 25% intermediate tenure target. Over the lifetime of the SHIP we expect to deliver around 9% affordable homes as intermediate tenures from within the grant funded programme. This figure increases to around 12% when 22 units for shared equity in the South HMA, which are outwith the grant funded programme for this current year, are taken into account.
- 3.6 There are a number of factors that present challenges in the delivery of this target which include, partners appetite for delivering different tenures, unviable financial modelling, availability of property types/products which are suitable for intermediate tenures, emerging and changing priorities, exit strategy options, marketing and type of warranty provided.
- 3.7 Emerging themes have been that two-bedroom properties appear slightly more popular; more people purchase shared equity at or around a 60% equity stake and demand is there across all HMAs if the price, whether rental or purchase, is affordable. A recent rural development of six three-bedroom properties for MMR attracted 36 applications within the first few days from 136 initial enquiries.
- 3.8 We will continue to explore all opportunities to maximise delivery against the target despite the challenges as all completed schemes have proved popular.
- 3.9 Since 2015 Angus Council has been actively working with the Scottish Empty Homes Partnership, funded by the Scottish Government and co-ordinated by Shelter Scotland, to develop services aimed at bringing private sector empty homes back into use. In 2020/21 twenty-nine empty homes were brought back into residential use. Empty homes services continue to be provided by four officers who each have a responsibility for a HMA and cover all aspects of affordable housing provision in their HMA. The officers continue to operate a Property Matchmaker Scheme and Empty Homes Loan Fund and launched an Empty Homes Grant Fund in 2020. Owners who are awarded grant funding are committed to renting their property to someone working with the housing service to explore their housing options. The Council also maintains a dedicated webpage for empty home services and has recently reviewed and updated the content. Having empty homes services as an integral part of affordable housing provision in each of the HMAs ensures a co-ordinated approach to delivery in each area.
- 3.10 In line with the LHS 2017-22, the housing needs and accommodation activity of Gypsy/Traveller communities continues to be closely monitored and we continue to consider opportunities to improve and extend existing provision, and the requirement for new permanent affordable accommodation. At present, levels of activity have reduced and there is no recurring pattern of activity that would merit or justify provision of additional permanent accommodation. Recognising that local needs may change; the Council will continue to monitor the position and be ready to embrace new LHS guidance.

3.11 In 2020 Angus Council's Policy and Resources Committee approved the transfer of St Christopher's Travelling People site from the General Fund to the Housing Revenue Account (HRA). This change allows any capital investment required in the site to be prioritised within the HRA Capital Plan.

4. Particular Needs & Wheelchair Housing

4.1 The population of older people in Angus is set to grow by 25% by 2037 and at least 16% of households currently in housing need require an adaptation or specialist housing. It is also known that around 50 new supported tenancies will be required over the next ten years. To address the growing need for specialist housing the LHS sets a target that at least 20% of new affordable housing will be delivered to meet particular needs and at least 10% to full wheelchair standard. Angus were one of the first authorities to set such a target for the provision of particular needs and wheelchair housing.

4.2 Since 2017 housing, health and social care partners have worked together to increase the understanding and need for these types of specialist housing provision and as a result there is an improved provision of specialist housing coming forward. The SHIP plans to deliver around 183 units for particular needs housing over the next five years, this represents 24% of planned delivery. This is due to a couple of projects exceeding our 25% particular needs target which has been positively encouraged through dialogue we have with partners and developers. There may be scope to increase this number further on a site-by-site basis as individual needs are regularly reviewed through a well-established joint working process.

4.3 The Council has recently concluded work to develop a suite of standard house types. A number of these house types will be able to meet the needs of households with particular needs and comply with the Housing for Varying Needs (HfVN) design guide.

4.4 Housing to 2040 commits to increasing homes across tenures. The strategy highlights that the new approach to planning set out in the National Planning Framework 4 (NPF4) will support the development of quality homes by private developers that meet people's needs and will make more accessible homes available by helping to deliver all-tenure wheelchair housing targets. Whilst we welcome this direction of travel, it is too early for us to set a target for specialist housing in the private sector. There remains a lack of robust information on which to set any target with an equal lack of ability to control or monitor any target set. This will be reviewed again on completion of the revised HNDA and considered in next iteration of the LHS.

5. Rapid Rehousing Transition Plan

5.1 Drawing on baseline information and projected five year projections, Angus Council's Rapid Rehousing Transition Plan 2019/20-2023/24 (RRTP) details how we will achieve our goal that people who experience homelessness reach a settled housing outcome as quickly as possible by:

- Increasing the focus on prevention to stop homelessness happening in the first place
- Ensuring households get through the homeless system faster
- Ensuring homeless households can access existing housing
- Ensuring homeless households can access the right type of support at the right time
- Increasing affordable housing supply to meet needs of homeless households

5.2 The RRTP was approved by the Scottish Government in May 2019 and year one and year two update reports were submitted in June 2020 and June 2021 detailing progress and challenges experienced, along with a revised RRTP. We received confirmation from the Scottish Government on 10 December 2020 that we have been allocated £144,000 to support Year 3 of the RRTP. This is in addition to the funding received for years one and two, totalling £330,000. We were also allocated an additional £100,000 winter funding for 2020/21 to help accelerate the implementation of RRTP and support the recovery from the pandemic.

5.3 Governance for the RRTP continues to sit with the Housing, Health and Social Care Strategic Planning Group who have responsibility for the ongoing development and delivery of the plan. This ensures participation and accountability of all partners and stakeholders in the transition to rapid rehousing in Angus. Notable achievements and actions completed in year two, include:

- Homeless demand and turnover data analysis refreshed at a locality level to assess backlog, anticipated new demand, and set targets for percentage of lets to homeless. This has identified challenges in the South (Carnoustie and Monifieth) and East (Arbroath) housing market areas where projected demand and current backlog outweighs the expected turnover of social housing. Work is ongoing to increase prevention work, proactive case management and access to alternative housing options. The new private sector role will be focussed on increasing access to and preventing homelessness from the private rented sector (PRS) in these areas.
- Revised allocations policy and Choice Based Lettings (CBL) implemented from October 2020 – we are continuing to monitor the impact of CBL on percentage of lets to homeless targets.
- Housing First implemented in November 2020. Two support workers have been recruited, a multi-agency Housing First panel established and training programme and awareness raising sessions completed across stakeholders. 12 individuals are currently being supported by the Housing First programme in Angus.
- Mediation and Conflict Resolution service implemented in October 2020.
- Housing Domestic Abuse policy approved at committee and launched alongside operational guidance and training sessions for staff in September 2020.
- Project ongoing in partnership with Aberdeenshire and Aberdeen City with homeless charity Crisis to improve housing options and support in the PRS – landlord and staff surveys completed, and PRS market analysis completed. Landlord and staff survey responses identified a requirement for increased support for PRS landlords and tenants. The additional RRTP winter funding has been used to create two new posts to build engagement with landlords in Angus, support people to access the PRS and be a first point of contact for tenants and landlords to prevent homelessness from the PRS.
- Launched Empty Homes Grant Fund – the property must be let out at or below Local Housing Allowance levels for the relevant property size for a minimum of five years. Owners are also committed to renting their property to someone working with the housing service to explore their housing options.
- Section 11 guidance developed and implemented from 1 April 2021 and is focussed on earlier intervention and partnership working to prevent homelessness from eviction or repossession action.

5.4 We will continue to refresh the RRTP demand and backlog tool at a locality level to establish the required percentage of lets to homeless households for each Housing Market Area. This will assist with setting supply targets and assessing SHIP project proposals to meet identified homeless need and ensure strategic housing priorities are aligned and are consistent with RRTP priorities.

6. Partnership Working

- 6.1 The SHIP is developed and implemented through close partnership working with the Scottish Government, RSLs and the Angus Health and Social Care Partnership. Several mechanisms are in place to ensure a range of partners are involved in the ongoing delivery of the SHIP.
- 6.2 There is a strong history of partnership working in Angus with RSLs working closely with the Council to deliver the housing programme. There are four housing associations with active projects within the SHIP and an interest in continuing to develop in Angus. A few other RSLs are represented on the Council's Affordable Housing Delivery Groups and continue to engage with the Council about possible future development opportunities.
- 6.3 Prior to the pandemic it was agreed that the remit of the Strategic Affordable Housing Delivery Group would be widened. This group was renamed the Angus Housing Partnership and has had a remit and governance refresh. The aim of the Angus Housing Partnership is to ensure good governance of the Angus Local Housing Strategy (LHS) and to engender participation opportunities for stakeholders, community representatives and voluntary sector partners. The structure underlines the Council's commitment to transparent decision making, promoting accountability and maintaining a robust performance monitoring and reporting framework which all contribute to achieving the vision of 'creating places people are proud to call home'. The Partnership will review and receive updates on the LHS, the RRTP, the SHIP and other associated plans as appropriate, as well as regular updates from the Housing, Health and Social Care Strategic Planning Group. Meetings are to recommence in the Autumn of this year.
- 6.4 The Affordable Housing Delivery Group Project Group brings together partners to report on projects and address specific project issues including those related to planning, public utilities and slippage impacting on funding. The Project Group meetings have moved to an online format during the pandemic and meet regularly, timetabled to reflect the key requirements throughout the programme year. This structure provides a proactive approach to monitoring project progress to compliment discussions on strategic issues affecting the delivery of affordable housing in Angus
- 6.5 In developing the SHIP 2022/23 – 2026/27 RSLs were asked to submit project proposals. These were assessed alongside Council projects by a housing and planning group. The group assessed the projects against the SHIP prioritisation framework (Section 12) and agreed which projects to take forward.
- 6.6 The Housing, Health and Social Care Strategic Planning Group meets on a quarterly basis and includes representatives from the Council's housing service, RSLs and the Health and Social Care Partnership. A core function of the group is to ensure the LHS and the Strategic Plan for Health and Social Care are aligned within the Housing Contribution Statement and that member organisations are held accountable for the delivery of agreed actions. The group considers how the accommodation and support needs of particular groups will be met and ensures the need for specialist accommodation is prioritised and reflected within organisational delivery plans. This includes people with health and social care needs as well as young people, prison leavers and those fleeing domestic violence. This Group also oversees the delivery of the RRTP.
- 6.7 The Housing Supply and Placemaking Group, set up as one of three LHS Implementation Groups, also meets bi-annually. It involves a range of partners and stakeholders and monitors progress against the actions within Strategic Outcome 1 'The supply and availability of good quality, affordable housing is improved' to ensure they are delivered within the required timescales. It includes monitoring of the target to deliver 120 new affordable homes per annum.

7. Affordable Housing Supply Programme (AHSP)

- 7.1 The five-year AHSP RPA of £46.799m is broken down as follows; £10.491m for 2021/22, £9.043m for 2022/23, £9.017m for 2023/24, £9.049m for 2024/25 and £9.199m for 2025/26. This SHIP acknowledges the challenging delivery landscape however projects that funding can be delivered in full. At this stage funding is unknown for the final year of this SHIP 2026/27. As in previous years, where uncertainty exists about RPA, the Council has adopted a conservative

approach. We have assumed a figure of £3,650,000 which is around 40% of current RPA levels. The Council will continue to work to identify additional projects which could be brought into the programme once actual funding levels are known.

- 7.2 The Scottish Government has carried out a review of affordable housing investment benchmark levels with the housing sector. A final report is being drafted (end August) with a decision expected thereafter. Applications for funding should continue to be submitted as normal however any changes to benchmark levels will affect our AHSP and we will review the programme once new benchmark levels are confirmed. At this stage we anticipate the impact may be minimal and will seek to work with partners flexibly to maximise opportunities and address any issues that may present.
- 7.3 The SHIP projects that in the region of 775 units could be delivered in the period to 2026/27. This is a significant increase in planned delivery since last year's SHIP which had a planned delivery of around 550 units. The increase is largely due to a confirmed five-year RPA which has enabled certainty in terms of forward planning. Subsidy of £51.7m would be required to deliver the programme from 2022/23 against a confirmed RPA of £36.3m for the four-year period 2022/23 – 2025/26. As in previous years there is an element of overcommitment within the programme that enables us to manage slippage effectively. However, we are aware that with the review of the Affordable Housing Investment Benchmarks, any alterations to grant levels will need to be managed within our current RPA.
- 7.4 The Council, together with its RSLs partners, has sought to be as realistic as possible in detailing the programme. Projects which have been assessed as having spend within the current year have been programmed in the first year of the SHIP. Years two, three and four see a mix of larger and smaller projects either starting or concluding with two projects concluding in the last year.
- 7.5 The Council, in consultation with the Scottish Government, will continue to manage the AHSP (including the SLPs) in conjunction with its Housing Capital Expenditure Plan and Affordable Housing Account investment to support and maximise delivery of affordable housing in priority sites during the life of the SHIP.
- 7.6 The Council will continue to consider 'off the shelf' purchases to supplement its own new build programme through the approved Housing Development Policy Framework. The Council will continue to use its Open Market Acquisition Strategy to purchase second-hand units however it is not expected to increase activity in this area due to market factors. Funding requests from RSL partners to purchase second-hand units will be considered where there is a compelling reason to do so, such as to bring a block back into majority ownership.

8. Funding and Organisational Capacity

Angus Council

- 8.1 In February 2017 the Council's Communities Committee approved the HRA 30 year Business Plan which included an expansion of its new build development programme over five years from 2018-23. In February 2021, the Council's Communities Committee approved its HRA Rent Setting and Budget Strategy which will deliver on that commitment. We will deliver 223 new homes over the lifetime of the SHIP.¹
- 8.2 The Affordable Housing Revenue Account (AHRA) is used to support projects which contribute to increasing the supply of affordable housing. As outlined in the HRA Business Plan, funding of £1.5m from the AHRA will be used to support the HRA Business Plan 2018 – 23. AHRA reserves are directed towards the delivery of new affordable housing and in the pursuit of projects aiming to increase the supply of affordable housing.

¹ This figure does not include any Open Market Acquisitions or 'off the shelf' purchases as part of the approved Housing Development Policy Framework.

- 8.3 In March 2021 the Council stopped using its New Affordable Small Developments Framework Arrangement for the procurement of new build housing. All future new build projects will be procured through Scotland Excel as the Council's agreed procurement strategy. The arrangement with Scotland Excel includes a direct payback to Angus Council depending on the extent of work procured through the overall take-up of the Frameworks from other bodies. In addition, the Council has engaged with a new build Framework currently in place which can be used for larger value contracts from the Scottish Procurement Alliance (SPA) and is progressing a key project through this framework.

Abertay Housing Association

- 8.4 Abertay Housing Association, in addition to owning and managing 1,840 houses and factoring a further 2000 in Dundee, has a development of 16 units in Forfar which was finished in 2019. The Association's Committee has approved delivery of around 50 units per annum across Dundee and Angus. The Association is willing to look at sites with varied capacity and would consider developments across Angus with a particular focus on the South, West and East HMAs.

Angus Housing Association

- 8.5 Angus Housing Association has delivered 255 units since 2013. It is due to complete 44 units in the West HMA before March 2022. Funding for a further 72 units across all 4 HMAS in later years is allocated within the SHIP plus a joint venture with Hillcrest Housing Association for 47 units in the East HMA.
- 8.6 The Association requires to take a view on the number of projects live at any one time to enable it to ensure sufficient resource capacity. The Association develops across all HMAs and has progressed projects with a range of unit numbers.

Caledonia Housing Association

- 8.7 Caledonia Housing Association delivered 61 units, of which 14 were as shared equity, in the East HMA during last year. It is to commence work to deliver 22 units in Forfar in 2021. Originally it was anticipated that the project would be completed in 2021/22 however this has not been possible due to a range of factors. This development is to replace an existing care home through the provision of 12 particular needs units, two wheelchair cottages plus eight general needs/amenity cottages. Funding for five units in the South HMA has had a change of tenure and will be delivered as social rent instead of shared equity in the current financial year. Caledonia is continuing to explore sites with varied capacity and would consider developments across Angus to be brought into the plan in future years.

Hillcrest Housing Association

- 8.8 Hillcrest Homes has delivered 81 units since 2013 in the East and South HMAs. It is currently developing 120 units across 2 different sites in North HMA which are due to be completed in 22/23. Funding for a further 266 units is allocated within the SHIP across all HMAs. Additionally, there is funding for a joint venture with Angus Housing Association for 47 units in the East HMA.
- 8.9 The Association Committee of Management had previously approved delivery of 1,688 units from the period between 2020/21-2023/24, of which this is year two, across Aberdeen, Aberdeenshire, Dundee, Angus, Perth & Kinross, Edinburgh and East Lothian with no local targets set. The Association is willing to look at sites with varied capacity, greater than 10 in number, but is particularly interested in taking forward Design and Build opportunities with contractor / developers including S75 agreements. The Association would consider developments across Angus.

Sanctuary Housing Association

- 8.10 Sanctuary Scotland Housing Association has a small number of properties in ownership in Angus and an office in neighbouring local authority area, Dundee, with approximately 1000 units in ownership. The organisation has continued growth ambition to develop affordable homes across their areas of current operation. They propose to undertake a 63 unit development in Carnoustie through a strategic partnership with Persimmon Homes for social rent and Mid-Market Rent which will be managed by the associations commercial subsidiary.

Other Affordable Housing Delivery Group Partners

- 8.11 The Affordable Housing Delivery Group (AHDG) has other housing association partners. We continue to engage with these partners individually, through the Angus Housing Partnership and AHDG Project Group meetings as well as through our Yammer Group to highlight and discuss site opportunities.

9. Housing Infrastructure Fund (HIF)

- 9.1 A Scottish Government five-year fund originally launched in 2016 providing grant and loans to help tackle infrastructure blockages and to accelerate the delivery of primarily affordable housing across Scotland. The fund is to continue for a further five years to March 2026 with a focus on grant support to local authorities and RSLs (to cover costs which are not currently funded from the AHSP). Projects must demonstrate clear alignment with Housing to 2040 core aims and timescales (particularly strong place-based principles and supporting the transition to net zero).
- 9.2 Consideration was given previously to how HIF could support SHIP projects; however, no suitable projects were identified. Following the announcement that HIF is to continue, consideration will be given to how HIF can support SHIP projects.

10. Vacant and Derelict Land Investment Programme (VDLIP)

- 10.1 Part of the Scottish Government Low Carbon Fund, VDLIP is open to applications from Local Authorities and is in addition to the Vacant and Derelict Land Fund (VDLF). The fund is a new five-year capital programme. It is aimed at tackling long term vacant and derelict land and supporting community regeneration which revitalises town centres whilst contributing to the transition to net-zero by 2045.
- 10.2 Project proposals are expected to be done in partnership and will need to have a readiness to deliver as any projects offered grant funding will have a relatively short time to spend with no carry forward facility. Proposal can be for low carbon, affordable homes but there are a range of other possible land reuses which may or may not include housing.
- 10.3 As part of the SHIP prioritisation framework projects with site attributes such as brownfield, town centre and being on the vacant and derelict land register are awarded additional points. Consideration will be given to how VDLIP can support SHIP projects, however currently no applications were made for projects in 2021-22.

11. Affordable Housing Policy

- 11.1 The Affordable Housing Policy sets out the contribution that developers must make to the delivery of affordable housing as a condition of securing planning approval for a new build development. The Affordable Housing Policy requires all new housing sites in Angus to provide a 25% affordable housing contribution. This can include a variety of forms such as social rent, shared equity, housing for discounted sale and mid market rent. Sites delivered through the Affordable Housing Policy make a significant contribution to the SHIP.
- 11.2 The Council will continue to consider the role that developer contributions make to the delivery of affordable housing in Angus, and to secure the most appropriate contribution for each site. The Council will continue to utilise contributions resulting from the Affordable Housing Policy to

support the delivery of affordable homes within its own programme and with RSL partners where appropriate.

- 11.3 In addition, the Developer Contributions & Affordable Housing Supplementary Guidance was adopted in October 2018. Whilst not an Affordable Housing Policy requirement, it does highlight the significant demand for smaller properties and properties suitable for applicants who have medical, disability or support needs. Furthermore, where there is evidence for particular needs housing, appropriate provision will be sought from new affordable housing under Policy TC3.

12. Prioritisation Framework

- 12.1 The SHIP has been developed using a framework that seeks to prioritise investment which balances the Council's strategic objectives, deliverability and community benefits. In assessing individual projects for inclusion in the SHIP the Council has considered the following:
- The extent to which the development addresses unmet housing need
 - Site attributes including reuse of brownfield site, historic or listed buildings, town centre development, rural service centre locations and sites currently on the vacant and derelict land register
 - The extent to which planning approvals are in place and conditions have been met which may affect delivery timescales
 - The extent to which the development will deliver wider community amenities or benefits (including particular needs target)
 - The opportunities to leverage additional funding which adds value to the project, and
 - The extent to which the development meets a specific strategic priority such as the extent to which a project will contribute to the provision of units which help meet the rapid rehousing targets.
- 12.2 The framework is not intended to provide the only assessment of priority and the Council will continue to balance its investment decisions through a mixture of Council, RSL and developer delivery and by considering a range of affordable housing tenures to meet housing needs across the four HMAs. It is also recognised that as projects develop there will need to be adjustment to the scoring output as, for example, planning permission is granted, or wider community benefits are realised. This may cause the priority of a project to be revised during the life of the SHIP.
- 12.3 In recognition of the need for housing to address particular needs, including wheelchair accessible homes, projects which provide this type of housing will attract extra points under scoring criteria (4) 'delivers wider community amenities or benefits'.
- 12.4 The prioritisation framework can be found in Appendix 1a.

13. Energy Efficiency

- 13.1 Housing to 2040 sets out the ambition for energy and emission standards in all new homes, with a main policy driver being that all new homes delivered by social landlords to be zero emissions homes by 2026.
- 13.2 In 2020, in response to the Scottish Government's intention that all new homes from 2024 onwards must use renewable or low carbon heat rather than fossil fuel boilers the Council undertook a review of the suitable alternatives. The decision was taken that all new projects completed after March 2022 would no longer have gas boilers installed. Instead, all new projects will use a combination of Air Source Heat Pumps (ASHP), Mechanical Ventilation Heat Recovery (MVHR) and Photovoltaic (PV) panels.
- 13.3 The Council will continue to seek to maximise the opportunities for energy efficiency and reduction of fuel poverty, achieving the 'Greener' energy efficiency standard in new build where practicable. In order to meet the standard, homes must meet Section 7, Silver Level of the 2011 Building Regulations in relations to both carbon dioxide emissions and energy for space heating. It is recognised however that the standard may not be attainable in all projects, particularly where an existing building is to be redeveloped or where homes form part of a larger development for market provision. The Council will also support RSL partners to develop to the 'Greener' standard.
- 13.4 A new zero emissions affordable homes strategy will be developed from 2021, and when published, the Council will consider the opportunities and challenges that lie ahead.

14. Equalities

- 14.1 Angus Council is fully committed to equalities and diversity. The Council will respond to the different needs and service requirements of people regardless of sex, race, colour, disability, age, nationality, marital status, ethnic origin, religion or belief, sexual orientation or gender reassignment. The planning and delivery of good quality housing and appropriate information, advice and support services in Angus embraces the principle of equal opportunities and the equality outcomes.
- 14.2 The SHIP plays a significant role in promoting this agenda. People with specialist needs should have, wherever possible, the opportunity to live independently in their own homes and community. To address specialist needs, at least 20% of new affordable housing will be delivered to meet particular needs and at least 10% to full wheelchair standard.
- 14.3 An Equalities Impact Assessment (EIA) was undertaken as part of the process for developing the SHIP. An EIA was also undertaken as part of the process for developing the LHS 2017-22. Both EIAs highlight that jointly, both will impact positively on specific groups who share protected characteristics, such as young people, older people and people with disabilities. Each strategic outcome in the LHS embraces the housing needs of groups who are at risk of exclusion, underpinning our approach to improving access to good quality housing and related services for all people in Angus. The SHIP has been developed to support the delivery of the strategic priorities set out in the LHS 2017-22.

15. Strategic Environmental Assessment

- 15.1 The Strategic Environmental Assessment (Scotland) Act 2005 requires that all qualifying plans, programmes and strategies, including policies are screened to assess the potential environmental impact of the plan. A Strategic Environmental Assessment (SEA) ensures that environmental issues are considered by decision makers alongside social and economic issues.
- 15.2 The SHIP as part of the LHS 2017-22 was considered under the Environmental Assessment (Scotland) Act 2005 and pre-screening identified that the plan will have no or minimal environmental effects. It is therefore exempt and the SEA Gateway has been notified.

Appendix 1a: Strategic Housing Investment Plan 2022/23 – 2026/27 Prioritisation Framework

Introduction

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

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

Points awarded are not fixed, they can vary across the years. A range of factors can influence this, for example, site availability or changes in demand and policy. As projects develop there may be a need to adjust the scoring output as, for example, planning permission is granted or wider community benefits are realised. This may cause the priority of a project to be revised during the life of the SHIP.

A number of factors will be considered when determining against scoring criteria (1). These include site location and availability, current and planned development in the village/town/HMA/Angus wide, housing demand and strategic drivers, for example priorities within the Local Housing Strategy and Rapid Rehousing Transition Plan.

Projects can be awarded points against scoring criteria (2) for each site attribute met. A range of sources are used to assist, for example, the Local Development Plan and Historic Environment Scotland.

To be awarded points against scoring criteria (4) projects must demonstrate additionality. This can be achieved by delivering against the particular needs target (at least 20% of affordable housing delivered to meet particular needs, with at least half i.e. 10% to full wheelchair standard) or some other method, for example, enhanced affordable housing provision above the 25% requirement.

Projects can be awarded points against scoring criteria (5) where they are able to lever additional funding such as the Housing Infrastructure Fund.

Agreed strategic priorities, scoring criteria (6), are those priorities which are identified in council plans and strategies. Examples include the provision of specialist accommodation to meet the housing and support needs of those with learning disabilities, the extent to which a project will contribute to the provision of units which help meet the rapid rehousing targets, a significant enhanced particular needs provision at scale, bringing a listed building back into use or contribution to town centre strategies.

Scoring Criteria

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

High	5
Medium	3
Low	1

(2) Site attributes

Brownfield	1
Listed/historic	1
Town centre	1
Rural Service Centre	1
Vacant & Derelict LR	1

(3) Planning consent:

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

- (4) Delivers wider community amenities or benefits (including particular needs target)
Yes 3
- (5) Opportunities for other internal/external funding
Yes 3
- (6) Meets agreed strategic priority
Yes 5

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