

Angus Council

Strategic Housing Investment Plan 2023/24 – 2027/28

1. Introduction

- 1.1 The core purpose of the Strategic Housing Investment Plan (SHIP) 2023/24 – 2027/28 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. Work is underway on the LHS 2022-27 though it is not yet complete, and so this SHIP covers a period of transition between the current and new LHS. While it is not anticipated that the LHS 2022-27 will set out a significant shift in our strategic priorities for housing, there will be an increased focus on the need for affordable housing solutions which also contribute to sustainability and delivering net zero targets. The LHS 2022-27 will set new housing supply targets based on the most recent housing need and demand evidence, which is currently being finalised in partnership with other Tayside authorities. It is also anticipated that issues such as the location of development and making best use of existing stock will more heavily influence investment decisions in the years to come. It has been developed in partnership with Registered Social Landlords (RSLs), the Angus Health and Social Care Partnership, Planning, and Property Services.
- 1.2 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
 - Reinforces the role of the local authority as the strategic housing authority
- 1.3 The Council and its partners are 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 ambition to deliver a further 110,000 affordable homes by 2032, following on from the earlier target of 50,000 new affordable homes which was achieved in 2022. To support this, the Scottish Government set out a Resource Planning Assumption (RPA) for Angus of £46.799m over the five-year period 2021-2026. This SHIP covers the final three years of this commitment with no funding yet announced for years four and five of the Plan.
- 1.4 All projects identified as priorities for funding over the five-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 Housing to 2040 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 110,000 affordable homes in the 10 years up to 2031/32, with 70% of these for social rent.
- 2.2 The LHS 2017-22 set out how the Council and partners would continue to deliver our vision 'to create places that people are proud to call home'. This vision became even more relevant during the pandemic with lockdowns and restrictions forcing many people to stay in their homes for prolonged periods of time. Whilst restrictions have been eased, other challenges such as the cost of living and inflation are coming to the fore. It is clear that affordable housing delivery is key to helping local communities whilst acknowledging that this is a period of transition with the new LHS 2022-27 likely to be published during the first year of this SHIP. Continuing to focus on this vision though 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 Despite these strategic priorities, the linkages between the SHIP and the emerging economic outlook for the UK should not be underestimated. The construction sector was already facing up to the lasting impacts of the pandemic, most notably shortages of components and raw materials causing supply chain and logistical issues for contractors. This coupled with spiralling energy costs, and high demand for skilled operatives causing problems with staff retention, has created challenging operating conditions. This volatility is leading to uncertainty with programming, and delays with projects, and may also result in higher tender prices over the mid-term. These challenges become all the more difficult to respond to in the context of pressures associated with the cost-of-living crisis, the possibility of long-term rent freezes and increasing borrowing costs. This means that all social housing providers will be carefully assessing their capital investment programmes over the coming months and may have to take difficult decisions to postpone or withdraw from new build projects.
- 2.4 A range of key strategic and planning documents including the Strategic Development Plan (SDP), the Local Development Plan (LDP), and the Housing Land Audit (HLA) have informed the SHIP. Once the National Planning Framework 4 (NPF4) is adopted, the SDP will be replaced with a Regional Spatial Strategy, supported by an LDP, again reflecting the transitional period that we are in. The Angus Health and Social Care Partnership Strategic Plan has also informed the SHIP, and specifically the Housing Contribution Statement 2019-22 within it, which acts as the bridge between the LHS and the Strategic Plan and reflects how housing will contribute to the Strategic Plan priorities.
- 2.5 The Angus joint Child Poverty Local Action Plan is also reflected in the delivery of affordable housing in Angus, putting poverty at its heart to reduce the cost of living. Investing in areas where levels of child poverty is highest, ensures that those most in need have a good quality affordable home, which can contribute to a stable home life, and in turn improve life chances. The volume of 'Top 15% Most Deprived Datazones' (SIMD 2020) has increased in Angus from 2 in 2016, to 6 in 2020, reflecting the challenges faced. The SHIP 2023/24 to 2027/28 reflects those commitments with 24% of the program to be built in areas that fall into the SIMD lowest quintile (lowest 20%).

- 2.6 Consideration has been given to 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's place-based principles, through the creation not only of quality homes but quality neighbourhoods too. The Council aims to improve social cohesion and reduce child poverty via careful design layouts that consider 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 continue to be reflected by 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. The TayPlan HNDA 2013 provided a key evidence base to inform the LHS and estimated a need for an additional 314 market and affordable homes per annum in Angus from 2012 to 2032. A revised HNDA is underway and will be published shortly, again reflecting the transitional period of time in which this SHIP sits. 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 to 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 2022-27 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 the 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 aim to deliver 120 new affordable homes per annum. This target was exceeded in 2021/22 with 148 new build units delivered across Angus, alongside 8 open market acquisitions. Future yearly targets for affordable housing will be set out in the next LHS 2022-27 and early indications are that there may be a shift in terms of market and affordable housing requirements, with an increasing need for affordable housing solutions. It is important to note that the HNDA was carried out prior to full extent of the cost-of-living crisis being known.
- 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 was 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 currently sets the split of social rented housing and alternative affordable housing tenures at approximately 75:25. Delivering 25% of new build affordable units as intermediate tenures has been a challenge and has not been achieved over the 2017-22 period although delivery has increased. In 2019/20, 8% of new supply affordable housing was an alternative tenure, this increased to 16% in both 2020/21 and 2021/22. Over the lifetime of

the SHIP, we expect to deliver around 14% affordable homes as intermediate tenures. These targets will be revised in the coming year through the LHS 2022-27 and the expectation at this stage is that this is likely to shift, with a greater emphasis on social rent rather than alternative tenures due to the increasing affordability pressures. As noted this is a transitional period where the outcomes we are seeking to achieve are set against a changing housing need and demand landscape.

- 3.5 The future projection for intermediate tenures does not however include any units delivered without grant funding. Last year the Council delivered a self-funded shared equity project in Monifieth that provided 22 new build properties to qualifying applicants in a scheme that mirrored the Scottish Government's New Supply Shared Equity scheme (NSSE). The scheme will generate a surplus over its lifetime which will be reinvested in new affordable projects, either as part of the future SHIP or to supplement the grant funded programme. The Council will continue to explore similar opportunities to deliver even more affordable housing.
- 3.6 There are several factors that present challenges to the delivery of the intermediate 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. The new LHS 2022-27 will seek to address the challenges faced with delivering tenures other than social rent and explore how this will be dealt with to ensure we can continue to maximise delivery to meet demand for this tenure type.
- 3.7 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 2021/22 there were 14 empty homes brought back into residential use with assistance from the empty homes service. This was lower than in previous years and the total number of empty homes in Angus increased by 183 from 2020/21 to 2021/22, reflecting the challenging environment that the pandemic created for owners as well as prospective renters / purchasers. Empty homes services continue to be provided including a Property Matchmaker Scheme, Empty Homes Loan Fund, and Empty Homes Grant Fund. Owners awarded grant funding through the Empty Homes Grant Fund are committed to renting their property to someone working with the housing service to explore their housing options and for a prescribed period at affordable rates. The Council also maintains a dedicated webpage for empty home services and regularly reviews and updates 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.
- 3.8 Revitalising our town centres and building on brownfield sites are also important factors in considering how affordable housing should be delivered via this SHIP, with 20% of new build housing being built in the vicinity of our town centres. Furthermore, 68% of new units over this five-year period will be delivered on brownfield sites, reflecting a declining reliance on large greenfield sites.
- 3.9 In line with the LHS 2017-22, the housing needs and accommodation of Gypsy/Traveller communities continues to be closely monitored and we continue to consider opportunities to improve and extend existing provision, as well as the requirement for new permanent affordable accommodation. There has been a rise in unauthorised encampments and Angus Council is considering an appropriate response to this. The new LHS 2022-27 will explore this issue further. The Council's site in North HMA has 100% occupancy rate with good levels of satisfaction, though the Balmuir site in South HMA, managed by Dundee City Council, has lower levels of occupancy and lower satisfaction amongst users, which indicates that underoccupancy may not directly correlate to demand.
- 3.10 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 and Wheelchair Housing

- 4.1 By 2038 the population of older people in Angus is set to grow by 18% for 65–84-year-olds and by 72% for those 85+. On the Common Housing Register waiting list, 12% of applicants with a housing need, require an adapted property. However, findings from the Scottish House Condition Survey 2017-19 suggest that 52% of households have one or more member who is long term sick or disabled. This is higher than the national average (44%) though does correlate with a higher proportion of older households in Angus. The LHS 2017-22 sets out that around 50 new supported tenancies will be required to cater for current and future demand. However, early indications from the HNDA 2022 are that this is likely to increase. To address the need for specialist housing the LHS 2017-22 set 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 affordable 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 and as a result there is an improved understanding of specialist housing need. In 2021/22, 30 properties were delivered that were suitable for households with particular needs, this equates to 20% of the total new build supply. Half of these properties were suitable for wheelchair users and the other half suitable for older / ambulant disabled user group. This is the first year the LHS target has been achieved and reflects the work done to prioritise this outcome during the lifetime of LHS 2017-22. Expanding on these achievements, this SHIP plans to deliver around 217 units for particular needs housing over the next five years, representing 32% of planned delivery, with 11% of total units being suitable for wheelchair users. This is due to some projects exceeding our 20% particular needs target, which has been positively encouraged through dialogue with partners and developers.
- 4.3 We await the outcome of the Scottish Government's review of Housing for Varying Needs which it is hoped will further strengthen the opportunities to futureproof homes to meet a range of needs. In the meantime, all ground floor flats built by Angus Council will by default be delivered to the older / ambulant disabled standard, to increase scale of delivery for those with particular needs and RSL partners are being encouraged to take the same approach.
- 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, there is likely to remain a lack of robust evidence on which to set any target. Furthermore, there is no real ability to ensure that these targets would be met. This will be reviewed again on completion of the revised HNDA and considered in next iteration of the LHS. However, the likelihood is that beyond encouraging developers to include a percentage of delivery as wheelchair suitable housing through our discussions and formal planning consultations, the current framework does not lend itself to formal targets for private developers.

5. Rapid Rehousing Transition Plan

- 5.1 Drawing on baseline information and 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 the needs of homeless households.
- 5.2 The RRTP was approved by the Scottish Government in May 2019 and update reports for years one and two were submitted in 2020 and 2021 detailing progress and challenges experienced, along with a revised RRTP and activity and spend monitors. 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.
- 5.3 The delivery of new affordable housing, as set out in this SHIP, remains an important element of delivering the RRTP. The RRTP tool for assessing the gap in supply is being used as part of the evidence for setting the new Housing Supply Targets which will inform the ongoing delivery of the SHIP.

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. Other RSLs are represented on the Council's Affordable Housing Delivery Group and continue to engage with the Council about possible future development opportunities.
- 6.3 The Angus Housing Partnership aims 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, which is an expanded version of the previous Strategic Affordable Housing Group, 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.
- 6.4 The Affordable Housing Delivery Group Project Group brings together partners to report on projects and address specific issues such as planning, public utilities and slippage impacting on funding. The Project Group meetings moved to an online format during the pandemic, and have remained in that form, meeting 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. The Group last met in September 2022 where partners were consulted on the SHIP to assist early planning and align projects with where specialist need was identified.
- 6.5 In developing the SHIP 2023/24 to 2027/28, RSLs were asked to submit project proposals which 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. The prioritisation framework has been amended this year, as set out in Section 12, and RSL's were invited to an engagement session to consider these changes and answer any queries, in advance of proposals being submitted.

- 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 are aligned 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 and has been consulted on our SHIP, providing them with the capacity to review where there may be opportunities to provide suitable specialist accommodation.
- 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 also 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 £46.7m was 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. Whilst this provides funding certainty for the first three years of this SHIP, at this stage funding is unknown for the final two years, 2026/27 and 2027/28. As in previous years, where uncertainty exists about RPA, the Council has adopted a conservative approach, assuming 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 and new, increased, benchmark figures were issued in October 2021. Angus Council sought to review its plan in collaboration with RSL partners, re-scoring each project against the prioritisation framework with the new subsidy levels, so that it reflected the reality of the new anticipated grant for these projects.
- 7.3 The SHIP projects that in the region of 686 units could be delivered in the period to 2027/28. This is a decrease of 27 from last year's projection, reflecting the increased grant benchmarks that are available. Angus Council will continue to review opportunities to deliver affordable units outwith this plan to supplement those that are delivered via direct grant funding from the Scottish Government. Subsidy of £44,154,441 would be required to deliver the programme from 2023/24 to 2027/28 against a confirmed RPA of £27.3m for the three-year period 2023/24 to 2025/26 and an estimated RPA of £7.3m for period 2026/27 to 2027/28. As in previous years, there is an element of overcommitment within the programme that enables us to manage slippage effectively, which is an ongoing challenge due to rising prices and supply problems.
- 7.4 The Council, together with its RSLs partners, has sought to be as realistic as possible in detailing the programme. The plan is front loaded in consideration of the guaranteed funding being in place for the first three years. All projects in the plan will either be completed or onsite by end of 2025/26. This is notwithstanding the uniquely challenging circumstances all social landlords find themselves in as set out in Section 2.3 above.

- 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. These acquisitions target properties that meet demand within their respective localities and considers other objectives such as bringing back into use long term empty properties, complex medical needs of households on our waiting lists, and improving management of stock. 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. In 2021/22 Angus Council used grant funding to convert several properties into more suitable housing that more meets the needs of our applicants. There is a small grant allowance within the SHIP to continue to deliver in this manner, and this opportunity has also been offered out to partner RSL's.

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 2022, the Council's Special Communities Committee approved its HRA Rent Setting and Budget Strategy which will help deliver on that commitment. We will provide 242 new homes over the lifetime of the SHIP¹.
- 8.2 The Affordable Housing Revenue Account (AHRA), made up of developer contributions and council tax on second and empty homes, is used to support projects which contribute to increasing the supply of affordable housing. Funding of £1.5m from the AHRA will be used to support the HRA Business Plan 2018–23. However, the Housing Revenue Account Capital Plan 2021/26 committee report dated 27 September 2022, set out that the AHRA contribution to capital plan will increase to £500k per year from 2023/24, so over the lifetime of this SHIP a minimum of £2.5m AHRA reserves will be directed towards the delivery of new affordable housing. On top of this contribution, there may be further project specific contributions as well as developer contributions that could be applied to specific affordable housing projects within their respective HMA's. New guidance is being considered to allow partner RSL's to access this funding to support their projects. Whilst a small number of projects delivered by RSL's have been assisted with funding in the past, a more clear, transparent, and formal approach to allocating these funds is required. This is particularly needed with the increased cost pressure now being faced by organisations trying to deliver affordable housing, meaning that there is likely to be increased call on these funds.
- 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. The Scotland Excel framework includes options for both mini-competition and direct-award and Angus Council are currently exploring the use of the direct-award route in response to current construction industry issues and with a view to expediting the path to site

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

for some projects. In addition, the Council has engaged with a new build Framework which can be used for larger value contracts from the Scottish Procurement Alliance (SPA) and has delivered 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 2018. 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 As of end of March 2022, Angus Housing Association has delivered 307 units in Angus since 2013. A further 117 new supply affordable units have been allocated funding over the lifetime of this SHIP, not including any open market acquisitions. These units will be delivered across all four Housing Market Areas (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 5 units in South HMA last year. During this current SHIP it has funding allocated for 22 units in Forfar. 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 more suitable accommodation to meet the needs of those requiring specialist housing. 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 93 units since 2013 in Angus as of the end of March 2022. A further 23 will be delivered in year 2022/23 and another 59 in 2023/24 both of which in North HMA. Funding for a further 212 units is allocated within the SHIP across all HMAs.
- 8.9 The Association's Committee of Management had previously approved delivery of 1,688 units from the period between 2020/21-2023/24, of which this is year three, 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 currently has a small number of properties in Angus and an office in neighbouring local authority area, Dundee, with approximately 1000 units in their ownership. The organisation has continued growth ambition to develop affordable homes across their areas of operation. The current SHIP has 49 units allocated for funding in South HMA and these will begin to be delivered in tranches beginning year 2022/23.

Other RSLs

- 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. Due to the expansion in use of Microsoft Teams and the challenges faced by some organisations to access Yammer, a new Microsoft Teams Channel will be created for the AHDG Project Group to share information easily and interact with all partners. This will replace Yammer as the tool to communicate.

9. Housing Infrastructure Fund (HIF)

- 9.1 The Scottish Government five-year fund was 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 now expected to continue to March 2026 but with a focus on grant support to local authorities and RSLs (to cover costs which are not currently funded from the AHSP) rather than loans to private developers. 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 has been given to how HIF could support SHIP projects, however, no suitable projects have currently been identified at this time, though we will continue to explore any opportunities.

10. Vacant and Derelict Land Investment Programme (VDLIP)

- 10.1 Part of the Scottish Government Low Carbon Fund, the VDLIP is open to applications from Local Authorities. The five-year capital fund was launched in 2021/22 and was in addition to the Vacant and Derelict Land Fund (VDLF). Its aim is to tackle long term vacant and derelict land, support community regeneration which revitalises town centres, and contribute to the transition to net-zero by 2045.
- 10.2 Consideration has been given to how VDLIP can support SHIP projects, however applications are now closed for the third round of funding in 2023/24 and none were made for projects listed in our SHIP. The fourth round of funding will re-open in 2023 and opportunities will be explored in advance of this.
- 10.3 As part of this year's changes to our SHIP prioritisation framework we have increased priority for projects on brownfield sites. We have also continued to award points for sites in town centres and those on the vacant and derelict land register, and so whilst this fund has not been accessed, its themes and objectives are reflected in our investment priorities.

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 valuable contribution to the SHIP with 32% of new build units in this SHIP being delivered via affordable housing contribution on private sites.
- 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 provides a tool to prioritise investment which balances the Scottish Government's ambitions as set out in Housing to 2040, 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 a 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 meeting particular needs and intermediate tenure targets)
- The opportunities to leaver additional funding which adds value to the project, and
- The extent to which it meets specific strategic priorities, such as a substantial delivery of housing types that meet the rapid rehousing targets, a significant enhanced particular needs provision, or if points have been awarded for two or more site attributes.

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 strategic vision set out in 'Housing to 2040' the prioritisation framework this year increased priority given to brownfield sites as well as re-aligning our strategic priorities towards those sites that have historic or listed buildings, are in town or rural service centre locations, and those on the vacant and derelict land register.

12.4 The changes to affordable housing grant benchmarks as well as those made to our prioritisation framework have resulted in a change to the project proposal template that RSL's complete in Angus. This not only allows each proposal to be scored more effectively against the framework but also gives greater certainty around funding expected for each project.

12.5 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. Angus Council had already responded to the Scottish Government's intention that all new homes from 2024 onwards were to use renewable or low carbon heat rather than fossil fuel boilers by undertaking a review of the suitable alternatives and deciding that all new projects would not have gas boilers installed. All council projects included in this SHIP will have high levels of air tightness and use a combination of Air Source Heat Pumps (ASHP), Mechanical Ventilation Heat Recovery (MVHR) and Photovoltaic (PV) panels.
- 13.2 In June 2022 the 'Scottish Government Response to: Zero Emissions Social Housing Taskforce Report' was published setting out a number of actions taken and to be taken to ensure the transition to net zero, such as providing greater clarity on EESSH2. Whilst this was largely focused on existing stock, the Council will consider any implications for new builds as and when required. In September 2022 Angus Council Committee agreed the adoption of the 'Transition to Net Zero Action Plan: 2022 to 2030', which focuses on council wide targets to reduce emissions. This includes subgroups covering 'Buildings, Energy & Infrastructure', including council housing, as part of that wider plan, ensuring that national strategies can be fed in at the local level.
- 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 Housing to 2040 signalled a move to focus on greater use of offsite construction and collaborative procurement, and the Council will consider these where appropriate. In 2021/22, there were over fifty new build units delivered by Angus Council in Arbroath using offsite methods of construction. However, the energy efficiency standards here were comparable to other council new builds which used more traditional approaches.
- 13.5 This SHIP includes a number of open market acquisitions and conversions, and compliance with both EESH1 and 2 are considerations when purchasing or developing proposals to convert. This includes, works required internally and externally and whether they can be tied into existing planned maintenance contracts to be more cost effective. For existing stock, particularly in mixed tenure blocks, funding applications will be made to Scottish Government's, 'Social Housing Net Zero Heat Fund' to assist with programmes to help with our transition to net zero emissions.

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, whilst acknowledging that this is a period of transition, with a new LHS imminent.

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 2023/24 – 2027/28 Prioritisation Framework

Introduction

The Prioritisation Framework provides a tool to prioritise investment which balances the Scottish Government's ambitions as set out in Housing to 2040, 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. Submissions for land not allocated in the Local Development Plan and outwith a development boundary which don't have planning permission, will not be considered for scoring.

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. Points awarded are supportive of a "brownfield-first" approach to development. 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), delivery against the intermediate tenure target of 25% (this can be either shared equity, mid-market rent, discounted sale or a combination of these) 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, or if points have been awarded for two or more site attributes under criteria 2.

Scoring Criteria

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

High	5
Medium	3
Low	1

(2) Site attributes

Brownfield	3
Listed/historic	1
Town centre	1
Rural Service Centre	1
Vacant & Derelict LR	1

- (3) Planning consent:
 - Planning Permission, 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
 - Particular needs target 3
 - Intermediate tenure target 2
 - Other (up to a maximum of) 3
- (5) Opportunities for other internal/external funding
 - Yes 3
- (6) Meets agreed strategic priority
 - Yes 3

Low priority	Medium priority	High priority
1 – 8	9 – 16	17 +