

# Angus Local Housing Strategy 2023-28

## Appendix 2: National and Local Context

This document has been developed to provide an overview of the things that shape, support and influence the LHS. It aims to improve understanding for:

- how the LHS fits into the wider strategic context, helping achieve national ambitions and goals
- the LHS relationship with other Council plans and initiatives
- the influences on our local housing system - our demographics, housing stock and characteristics, and housing need and demand

### The Bigger Picture – National Aims

Deriving from the United Nations [Sustainable Development Goals \(SDGs\)](#) whereby global targets were agreed to achieve a better and sustainable future, the Scottish Government produced the [National Performance Framework](#) for Scotland, helping to localise the response and focus so that Scotland contributes to achieve the global SDGs.

The National Performance Framework provides the vision for Scotland that is ‘wealthier and fairer, smarter, healthier, safer and stronger, and greener’. There are 11 National Outcomes which describe the nation that we all aim to create, requiring input from all aspects of society, from public and private services, business and voluntary organisations, and above all, the people of Scotland. It is these national outcomes that underpin and shape much of what we do, impacting how the Council plans and delivers local services, including the LHS.

Recognising the important role housing has to play in creating a fairer society, the [Housing to 2040](#) national strategy was published in 2020. Scotland’s first ever national housing strategy provides the vision for housing, what housing should look like and how it will be provided. There are four key themes:

- More Homes at the heart of great places
- Affordability and choice
- Affordable Warmth and zero emissions
- Improving the quality of all homes



There are a range of commitments and objectives that are explored in more detail within the LHS topic papers, but the national ambitions also directly contribute to achieving the National Performance Framework by way of:

- Affordable housing helps to tackle poverty and inequality
- How we live in, heat and build our homes impacts on the environment

- Safe and warm homes and good neighbourhoods improve physical and mental health wellbeing and build strong communities
- High quality homes and neighbourhoods improve children’s wellbeing and development
- Housing creates and supports jobs and drives inclusive economic growth and social benefits

The Angus LHS has been developed to support these principles, aiming to help create a well-functioning local housing system that caters for everyone’s needs.

### **Housing and Planning – combining for the future**

Supporting the housing vision, the fourth [National Planning Framework \(NPF4\)](#) was recently approved by the Scottish Parliament and illustrates the vision for Scotland to 2045. It will set out national planning policies and a new spatial plan for future developments. The framework will focus on delivery of four key outcomes:

- Net-zero emissions
- A Wellbeing economy
- Resilient communities
- Better, greener places



These themes feature within the Angus LHS, particularly when exploring the concepts and challenges related to new housing delivery, place-making, decarbonising homes and improving energy efficiency, and maximising and sustaining our existing built environment.

A key element of the NPF4 is the ‘Minimum All-Tenure Housing Land Requirement’ (MATHLR) which sets a 10-year target for the minimum volume of land to be made available for housing land allocation. These are discussed in more detail in Appendix 3a and 3b, and underlines the special relationship between housing and planning and a well-functioning local housing system.

The Angus Housing Need and Demand Assessment (HNDA) (2022) is a critical tool used to inform land and housing requirements over the next 20 years. The assessment estimates the volume of additional housing units needed in Angus by projecting the number of new households that will form, along with the number of existing households who need to move to more suitable housing. A range of economic scenarios are applied to determine housing affordability so that the housing estimates can then be assigned into housing tenures. The estimates are then used to inform local Housing Supply Targets (HST), ensuring there is alignment between our Housing Supply Targets (HST) and the MATHLR.

More details on our HSTs can be found in Appendix 3, Housing Delivery.

### **The Local Picture – Linking the LHS**

There are a number of local plans and initiatives that act as a vehicle to achieve the outcomes set out in the national approach. The LHS has strong ties to each, naturally focusing on the statutory requirements and housing elements that can improve our communities and provide positive outcomes for local people.

## Local Housing Strategy – Statutory Requirements



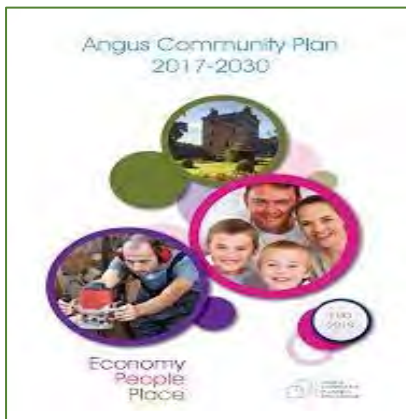
### The Council Plan

The [Angus Council Plan \(2022-25\)](#) vision is to make Angus a great place to live, work and visit. Recently revised, our new plan focuses on stability and recovery as a result of the pandemic. It considers [4 themes](#) that will ensure that our resources are directed at what will make the greatest positive impact to local people: Raise – Create – Reduce – Eliminate.

The plan aligns with the National performance Framework and with a focus on the local priorities of Economy, People, and Place, feeds the local strategic response channels such as the Community Plan and Local Housing Strategy.

### Community Plan

The [Angus Community Plan \(2017-2030\)](#) is the tool put in place to tackle things that matter most to people and make a positive difference to their lives.



The aim is to ensure that people and communities are genuinely engaged in decisions made on public services which affect them and commits to ensure that organisations and services work together to provide better services.

Based on the national performance framework objectives, there are three cross-cutting themes (**Economy, People, and Place**) for which housing has a crucial role to enhance and protect our built environment, reduce our carbon footprint, give our children the best start in life, and offer safe, secure, vibrant and sustainable communities.

## Local Development Planning

The [Angus Local Development Plan \(ALDP\) 2016](#), covers all of Angus, except an area which lies within the Cairngorms National Park. The ALDP sets out the strategy for Angus to 2026 and allocates land for development and protects the environment and assets. It provides the framework against which planning applications are assessed.

In line with Scottish Government guidance the ALDP Affordable Housing Policy seeks a benchmark contribution of 25% affordable housing from qualifying developments across all housing market areas.

The LHS is linked to the LDP process for assessing need and demand, setting housing supply targets, and ensuring there is an appropriate supply of land for housing. Preparation of the next local development plan for Angus is underway and we anticipate that it may be adopted in 2026.



## Strategic Housing Investment Plan

The Angus [Strategic Housing Investment Plan \(SHIP\)](#) sets out the anticipated volume of affordable housing that could be delivered with the involvement of key partners over a 5 year period. It sets out the priorities for targeting investment, as well as the required resources and the delivery vehicles for affordable housing at local level. Sites are prioritised based on the extent to which they meet the Council's strategic priorities, and the planning is based on functional housing markets where existing households live, work and meet their housing demand.

## Child Poverty

The Best Start, Bright Futures (Tackling Child Poverty Delivery Plan 2022-26) sets out Scotland's mission to tackle child poverty by reducing relative and absolute poverty, and material deprivation over the period to 2030. At a local level the Angus Child Poverty Action Plan has been devised to compliment the national agenda, with housing playing an important role to help deliver improvements under the 'Cost of Living' banner.

## Health and Social Care

The Angus Housing Partnership has established strong links to the [Angus Health and Social Care Strategic Commissioning Plan \(SCP\) \(2023-26\)](#).



The integration of Housing, Health & Social Care plays a crucial role in improving the health and wellbeing outcomes for local people. The Housing Contribution Statement 2023-26 (Appendix 11) acts as the link between the LHS and the SCP, outlining the housing priorities that will support the delivery of SCP outcomes, with focus on providing specialist housing, improving the adaptations service, and preventing and addressing homelessness.

## Climate Change

Climate change mitigation and adaptation has long been part of Angus Council's activities, and following the Council's declaration of a Climate Emergency in 2019, a number of initiatives have been developed.

These include the Council's Transition to Net Zero Action Plan (2022-30), the commitment to produce a Local Heat and Energy Efficiency Strategy (LHEES) by December 2023, and a range of initiatives designed to reduce carbon emissions from all domestic dwellings. These are outlined in the LHS topic paper (Appendix 7).

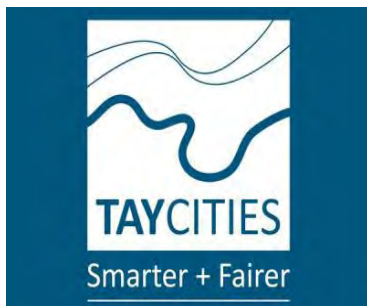


## Fuel Poverty

Following the introduction of the Fuel Poverty (Scotland) Act 2019, the Fuel Poverty Strategy (2021) was developed to outline the national approach to tackle the drivers of fuel poverty and reduce the volume of households in fuel poverty over the period to 2040. Many of the issues and challenges are addressed in the LHS topic paper (Appendix 7) and given the current economic climate, the topic remains a focus for many services and their affiliated strategies and plans.

## Tay Cities

The Tay Cities Region Deal (2020) is designed to energise activity to deliver improved outcomes for the regions people, places, businesses, and communities.



With investment of up to £150m, there is the potential to secure over 6,000 jobs and leverage £400m of investment over 15 years.

At a local level up to £26.5m has been committed to the Angus Fund to increase productivity through clean growth, contributing to the development of clean technologies and reducing the regions carbon footprint, helping to protect places for future generations to live, work and visit.

## The Local Influences on our Housing System

This section provides an bitesize overview of the things that influence housing and related services in Angus, from the area we live in, the people and households, our housing stock and characteristics, and local housing need and demand. All of these things influence our homes and how we plan homes for the future. The topic areas are covered in more detail throughout the LHS evidence papers.

## Our Geography

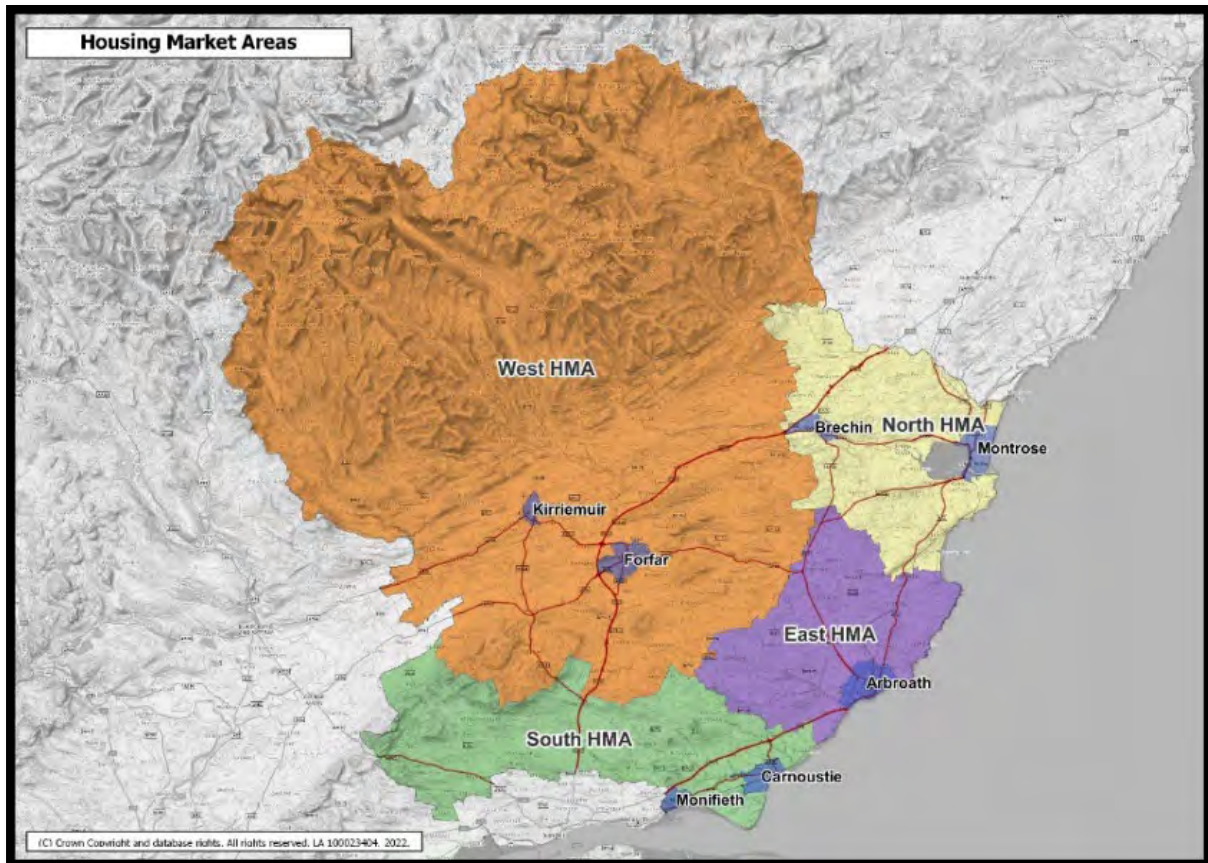
Covering 842 square miles, with mountainous sparsely populated areas in the north and west, to rolling hills in the south and east, Angus is considered a mainly rural authority. There are 7 main towns

where a majority (84,000 - 72%) of the population live with the remainder living in rural settlements (32,000 - 28%).

The population distribution is almost evenly split between the 4 housing market areas (HMA) and the sheer volume of settlements within each HMA can often present challenges. Public transport is generally good between the main settlements although not all are directly connected, whilst the other settlements naturally rely on a more moderate service due to their rural location.

Housing Market Area	Towns and Settlements	Population
North	Brechin, Montrose, Edzell, Ferryden, Hillside	24,000
East	Arbroath, Auchmithie, Inverkeillor, Friockheim	32,700
South	Carnoustie, Monifeith, Birkhill, Newtyle, Monikie, Tealing, Wellbank, Auchterhouse, Liff	30,500
West	Forfar, Kirriemuir, Letham, Glamis, Kingsmuir	29,000

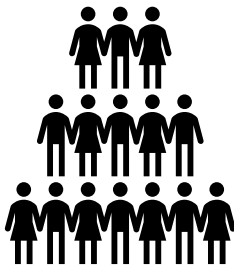
Source: NRS, Population Estimates & Small Area Population Estimates



Angus shares its boundary with 3 neighbouring local authorities (Aberdeenshire, Dundee, and Perth & Kinross) as well a large expanse in the north-west where lies the Cairngorms National Park. There are strong partnership links between the authorities, with historical ties through the Tayplan boundary which informed various strategic planning activities, and more recently the Tay Authorities Housing Need and Demand Assessment (2022). Naturally, the local geography influences the local housing systems as people flow to and from neighbouring areas, seeking a place to work and live and call home.

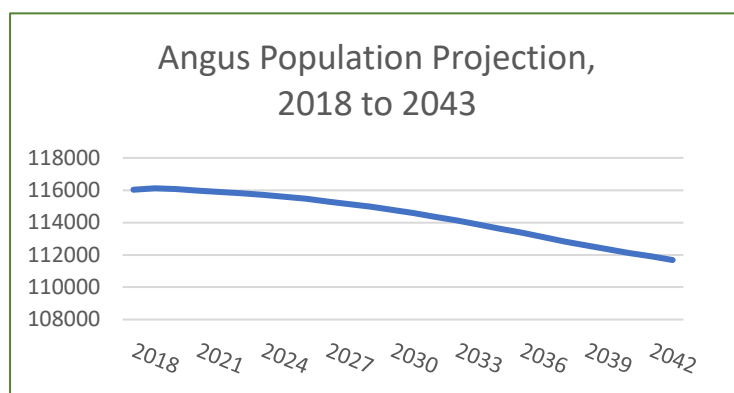
## Population

There are currently around 116,200 people living in Angus, increasing around 7% (+7,500) since 2000.



Period	Population Change	Projected population decline in Angus over the next 20 years (-4%)
2000 to 2010	+ 6,710	
2010 to 2020	+ 790	
2020 to 2043	- 4,300	

Population decline will be experienced by all age groups with the exception of those aged 65 to 84 years (+18%) and over 85 years (+72%).



### Population by Age Band, 2018 to 2038

Age Band	Population
0-15	-13%
16-24	-13%
25-64	-10%
65-84	18%
85+	72%

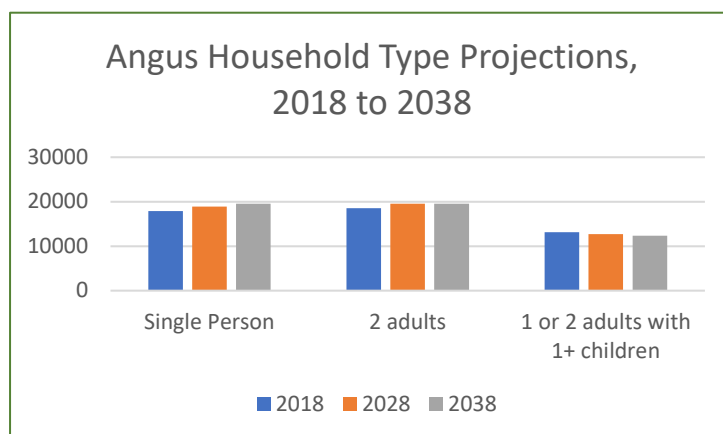
Source: NRS, Population Projections and Estimates - <https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/population/population-projections>

## Households

There are around 54,000 households in Angus, increasing around 6% (3,200) since 2008.



Over the period to 2043, the number of households is projected to increase (+2%) by around 1,100.



The size of households is anticipated to change, with:

- more single person households (+9%),
- more 2 adult households (+5.5%), and
- a reduction in family households (-6%).

Source: NRS, Household Projections (2020) - <https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/population/population-projections>

These population and household changes will require intervention and changes to the local housing system. Inevitably as people grow older their needs change and there becomes an increased demand for health and social care services, and housing which suits their needs. We will need innovative solutions as well as ensuring that there is suitable housing and services for people to live independently in their home.

### The Housing Stock

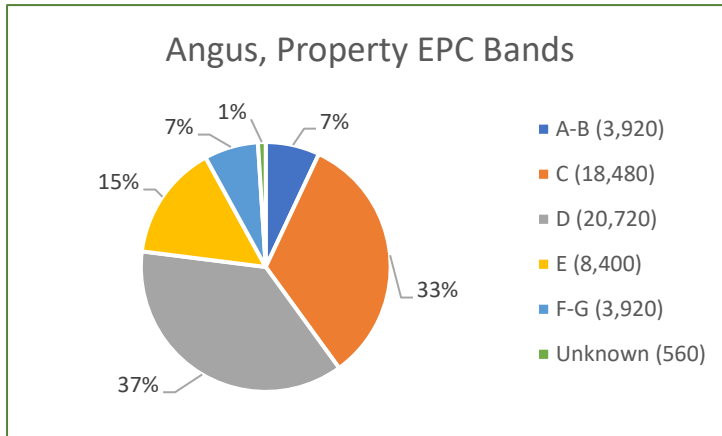
There are around 56,000 domestic dwellings in Angus. A majority of these are owner-occupied (63%), followed by social rented sector (21%), private rented (13%), and a number of dwellings that are vacant (3%).

HMA	Owner-Occupied	Private Rented	Social Rented	*Vacant Stock	All tenure
North	7,500	2,100	3,100	652	13,352
East	8,100	1,750	4,100	415	14,365
South	10,600	1,200	1,300	487	13,587
West	8,950	2,100	3,100	546	14,696
<b>TOTAL</b>	<b>35,150</b>	<b>7,150</b>	<b>11,600</b>	<b>2,100</b>	<b>56,000</b>

\*excluding 2<sup>nd</sup>/holiday homes (2022)

Source: Angus Council, Domestic Dwelling Register & private Landlord Registration Register (2021)

The dwelling age profile in Angus is dominated by the **39,000 homes built since 1945 (around 70%)**, meaning we have around **17,000 homes that are at least 80 years old**.



Around 23,000 (40%) of Angus homes are rated EPC A to C, meaning **around 33,000 (59%) homes have a rating of D or below**.

It will require significant investment so that all our homes are at least EPC band C.

Source: Home Analytics, Scotland, V3.5

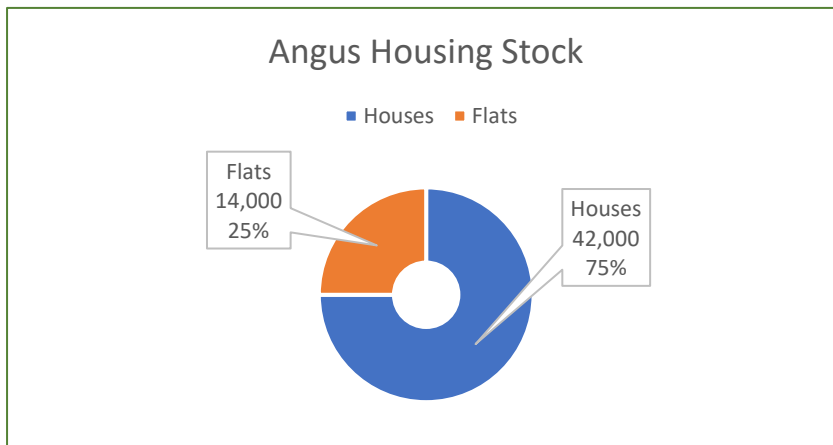
The challenges are laid bare when we examine the EPC ratings A to C at tenure level. The social sector performs well (61%), followed by owner-occupied (34%), rural (31%), and private rented (26%). Rural homes and those in the private rented sector have the largest stock volume in the lowest EPC bands (F-G).

Source: Home Analytics, Scotland, V3.5

Tenure / EPC Rating	A-B	C	D	E	F-G	Unknown
All Properties	7%	33%	37%	15%	7%	1%
Owner Occupied	6%	28%	40%	16%	8%	2%
Social	9%	52%	26%	5%	1%	7%
Private Rented	6%	20%	31%	21%	12%	10%
Rural	12%	19%	26%	22%	16%	5%



A vast majority of the Angus stock are houses.



In terms of property size, **around 58% (32,678) of dwellings have 4 or more rooms**. A majority of these are owner-occupied.

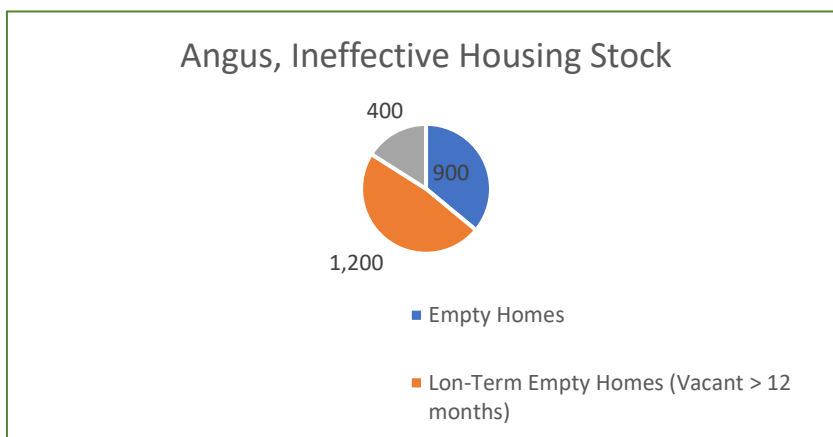
In the **social sector**, a vast majority of homes are either **1 or 2 bedroom**, around 85% which equates to **9,860** homes.

The private rented sector also caters for small-to-median sized households with many tenement style properties.

Flats	14,000
Detached	18,300
Semi-Detached	11,200
Terraced	12,000
Other	700

This tells us that our housing stock, although predominantly younger, caters for larger households and will therefore not match the anticipated reduction in household sizes, and it will be more costly to improve and bring up to minimum energy performance standards.

Angus has a **large proportion of ineffective stock (2,500 units)**.



Long-term empty properties (vacant over 12 months) continue to be a challenge, and whilst some are brought back into use, other empty properties stay vacant and fall into the long-term empty bracket.

Source: Angus Council, Domestic Dwelling Register (2020)

Vacant properties impact the local housing system, curtailing local supply and people's ability to find a home for their needs, and impacts the general condition of our housing stock and neighbourhood.

The volume of long-term empty homes has increased (+180) over the period since 2017. The issue is more prevalent in the North and West HMAs and is of particular concern given the recent reduction in the number of registered private rented properties.

Bringing both vacant social and private sector stock back into use will be a priority in LHS 2023-28.

## Housing Need and Demand

To calculate local housing need and demand, the Council recently undertook a Housing Need and Demand Assessment (HNDA). Partnering with neighbouring local authorities (Dundee City Council, Fife Council, and Perth & Kinross Council), the assessment was completed in late 2022 and was signed off as 'robust and credible' by the Centre for Housing Market Analysis (CHMA) in May 2023. (Appendix 12 – HNDA Report)

The HNDA works by estimating the projected number of new households who will require housing in Angus over the next 20 years. The projection is based on two key elements:

- the number of new households forming in Angus, and
- the number of existing households who need to move to more suitable housing

A range of economic scenarios are applied to assess housing affordability, enabling the estimates for new households to be split into housing tenures, such as affordable housing (social rent and intermediate/below market rent) and market housing (home buyers and private rented sector).

A wide range of raw data is collected and fed into the Scottish Governments HNDA Tool. The tool then produces the housing estimates at local level. Further detail can be found in the LHS evidence paper (Appendix 3, Housing Delivery, and Appendix 12, HNDA Report), but the details can be summarised as follows.

Area	Social Rent	Intermediate	Private Rented	Buyers	Totals
North HMA	272	54	43	103	472
East HMA	588	61	71	87	807
South HMA	368	63	63	94	588
West HMA	334	66	72	102	574
<b>Angus</b>	<b><u>1562</u></b>	<b><u>244</u></b>	<b><u>247</u></b>	<b><u>385</u></b>	<b><u>*2435</u></b>

Source: Angus HNDA (2022), Scenario 1 (Principal)

The assessment estimated a need for 2,435 new homes over the next 20 years. A majority of these homes are required for affordable housing options such as social rent or intermediate tenures.

The scenario is based on:

- 2018 Principal household projections produced by the National Records of Scotland (NRS)
- Local authority Homeless and Temporary Accommodation, and Overcrowded and Concealed evidence (known as HOTO – these are households in existing need), and
- Moderate real term income growth

A key aspect of the assessment calculation was to consider the anticipated number of new households forming in Angus, and the likely economic growth in the area. Given the recent slow down in population growth, along with the general economic outlook as a result of the pandemic and Brexit, the uncertainties led us to undertake a prudent approach and avoid the scenarios that projected higher migration to Angus and a more positive economic outlook.

So our starting point is a requirement for 2,435 new homes over 20 years. The assessment also focuses on the next 10 years for which it calculates the housing need as 2,202 (equating to 220 units per annum). A majority of the estimated need comes in the first 10 years as this is when the vast majority of new household formation occurs, and it is the designated period where the backlog of existing need should be resolved.

### Housing Supply Targets

Using the 10-year estimated housing need (2,202) we then developed local Housing Supply Targets (HSTs) which set out the annual requirements for new build homes, both affordable and market housing. They are:

New Build	Tenure	Annual Target
<b>Affordable Units</b>	Social Rent	64
	Intermediate Products	12
	<u>TOTAL</u>	<u>76</u>
<b>Market Housing</b>	Buyers & Renters	98
<b>TOTAL NEW BUILD HST</b>	<b>ALL-TENURE</b>	<b>174</b>

The LHS evidence paper Appendix 3, Housing Delivery, provides further details as to how we developed our HSTs.

These new build targets are also supplemented by bringing ineffective homes (empty homes) back into use. We anticipate that vacant stock in Angus can provide around 35 affordable units and 11 market units per annum. This would mean a total annual delivery of:

Affordable Units	111
Market Units	109
<b>TOTAL</b>	<b>220</b>

This methodology would ensure that in delivering 220 homes per annum, we would meet the 10-year HNDA estimated housing need (2,202). We must also be mindful that the HST represents a minimum level and that surpassing the targets in either Affordable or Market housing would not be an uncommon or unhealthy position.