

Angus Local Housing Strategy 2023-28

Appendix 6: Specialist Provision and Independent Living

The purpose of this paper is to summarise the national and local strategic and policy context, key evidence, trends, issues and challenges in relation to housing for people with particular needs. It will consider the role of housing in meeting health and social care outcomes and will outline the extent of housing need in Angus, summarising the role of specialist housing provision and housing related services to meet that need.

This paper will set out progress in addressing housing for people with particular needs since 2017 and provide the key evidence base to enable consultation on the emerging issues to inform development of the Angus Local Housing Strategy (LHS) 2023-28.

1. Introduction

Housing has a crucial role to play in improving the health and wellbeing outcomes for individuals and families across Angus. The provision of good quality, affordable accommodation is crucial in enabling people to live independently and safely at home. Housing has both a preventative role and an enabling role to play in improving outcomes and specialist provision is accommodation and services that may be appropriate when mainstream housing does not meet an individual's needs.

The National Health and Wellbeing Outcomes state that "people, including those with disabilities or long term conditions, or who are frail, are able to live, as far as reasonably practicable, independently and at home or in a homely setting in their community". People should be enabled to live independently with freedom, choice, dignity and control through the availability of specialist provision across all tenures (i.e. accommodation and services that may be appropriate when mainstream housing does not meet an individual's needs).

Through the LHS there is a requirement to ensure that the housing meets a range of needs including:

- Older people
- People with a physical disability
- People with a mental health condition
- People with a learning disability

Whenever possible, specialist provision should enable a person to live independently in their own home. However, in certain circumstances, such as concern over safety, the ability to manage alone or the level of care that is required, supported accommodation may be a more appropriate environment to support an individual to live safely and achieve their personal outcomes.

The LHS should set out our understanding of local need for specialist provision and our approach to planning strategically, in collaboration with the Angus Health & Social Care Partnership (HSCP), to ensure a shared understanding of need in Angus and the approach and actions required to meet those needs.

2. Housing, Health & Social Care Integration

Health and social care integration provides stronger connections between health, social care and housing.

Angus HSCP formally came into existence in April 2016. The Angus Integration Joint Board (IJB) – the Partnership’s board of governance, strategy and scrutiny – became responsible for its delegated health and social care functions at the same time. Angus HSCP is responsible for the delivery of social care and community based health services for all adults in Angus. The adaptations service was also delegated to the Angus HSCP and work is underway to consider the role of the Angus HSCP in delivering homelessness functions currently sitting as part of the Housing Officer role within the three Community Housing Teams. This recognises the vital role played by housing in a whole systems approach to improving people’s health and wellbeing.

A [Housing Advice Note](#) sets out statutory guidance for Integration Authorities, Health Boards and Local Authorities on their responsibilities to involve housing services in the Integration of Health and Social Care, to support the achievement of the National Health and Wellbeing Outcomes. It applies especially to the preparation of Integration Authorities’ Strategic Commissioning Plans, which must include a Housing Contribution Statement.

The [Angus Housing Contribution Statement 2023-2026](#) (HCS – Appendix 11) provides an overarching strategic statement of how the housing sector will support the work of the IJB to achieve the outcomes for health and social care. The HCS can be seen as the ‘bridge’ between the Local Housing Strategy (LHS) and the Strategic Plan and demonstrates how we will work together to enable people to live independently and safely at home. The HCS is governed by the Housing, Health and Social Care Strategic Planning Group. The Housing, Health & Social Care Strategic Planning Group has representatives from each of the Health & Social Care Locality Improvement Groups (LIG) who are responsible for highlighting local issues. This enables the Strategic Planning Group to adopt a coordinated response to the IJB strategic priorities, whilst also considering the needs of different care groups and the distinctive needs across the localities.

The HCS (2023-26) identified three shared priorities that will assist in the achievement of the Health & Social Care Strategic Priorities to:

1. Improve Health, Wellbeing and Independence
2. Support Care Needs at Home
3. Improve Mental health and Recovery
4. Tackle inequalities and ensure public protection

The HCS priorities are:

1. Increase the supply of particular needs housing
2. Continued delivery of the Ending Homelessness Together strategy and Rapid Rehousing Transition Plan (RRTP)
3. Review the delivery of adaptations and the Joint Adaptations policy

These HCS priorities will be of mutual benefit across services, and are addressed in the LHS Delivery Plan, Priorities 4 and 5.

Key achievements to support the outcomes for health and social care since 2019:

- Since 2017/18, 603 affordable homes have been delivered in Angus with 12% (73 units) for particular needs of which 59% (43 units) were delivered to wheelchair standard.

- Over the next 5 years we plan to deliver around 226 units for particular needs, this represents 33% of planned affordable housing delivery, exceeding the current 20% target.
- A new Care and Repair contract was awarded to Caledonia Housing Association.
- New contracts for minor, moderate and major adaptations have been awarded and appear to be working well (with some review required).
- Pilot projects to streamline the delivery of removeable ramps and stairlifts have been mainstreamed into practice and are realising significantly quicker outcomes for individuals.
- The Housing Solutions Training programme was implemented in Angus in 2019 and four staff members from Occupational Therapy and Housing services were provided training to create a cohort of trainers who delivered the “Housing Solutions and Awareness Raising” module to enable staff to:
 - Describe the key principles and aims of the adapting for change programme
 - Outline the key consideration for the effective identification of solutions (exploring housing options, technology, equipment, and adaptations) across all tenures
 - Describe the importance of acting early and key elements of the ‘right housing conversations’
 - Explain their role in supporting people to understand the options available to them

The training was delivered across the four locality areas in early 2019 and included Occupational Therapy, Housing, Communities staff and District Nurses. A range of materials was also produced to encourage people to consider if their house is suitable and understand the options available to them. Information was also added to the Angus Council website to support older people and their families and carers to plan for their future housing needs and provide advice on the housing solutions available to them, including:

- ‘Is my house right for me?’ checklist
 - Aids and adaptations to help them remain in their current home
 - Other housing options available including different housing tenures, retirement housing, sheltered housing and supported housing – where, what, how to access, costs
 - Support available to help with a move
- To support people from all tenures to be discharged in a timely manner, test of change funding was allocated from the Angus Health & Social Care Partnership in 2020 to create a ‘prevention fund’ to support hospital discharges for the following:
 - Cleaning costs of the property
 - To clear utility bill debt
 - Interim accommodation costs (rent, service charges, council tax)
 - Essential furnishings
 - Removal/packing costs
 - Any other housing costs may be considered

18 individuals have been supported to return home from hospital by using the fund and applications mostly related to house clearances and cleaning, interim accommodation costs, utility credits and the provision of furniture and white goods. Due to the success of the pilot this has now been mainstreamed and annual funding committed.

- There continues to be ongoing collaborative working in relation to a number of housing related improvement projects for the Angus HSCP. Since 2019, the Housing service and Angus HSCP have worked jointly to review the Supported Housing Assessment and Allocations Protocol and review the support provision within Older People's Supported Housing in Brechin and Montrose, and within Cliffview Court, Arbroath.
- In July 2019, 69 properties were transferred from the former Angus Community Care Charitable Trust (ACCCT) to the Council's ownership, due to the Trust disbanding. The majority of these properties are supported housing. The rents for these properties were frozen at the time of transfer since they were charged at a rate higher than that for existing Council housing stock. The intention was that the rents for these properties would, in time, achieve parity with the standard rent levels through annual rent rises in standard Council properties, at which time they would become subject to the normal rent increases applied across the whole stock. However, in order to achieve a position of fairness and parity much quicker for those tenants it was agreed by the Communities Committee in November 2021 that the rents of properties transferred to council ownership were aligned with the standard rents for existing new supply Council Housing properties. This means much of former ACCCT tenants have had a significant reduction in rent.
- The Angus Health and Social Care Partnership (HSCP) Transitions Group was established in 2019 and has broad representation from across statutory council services, Angus HSCP and the third sector. A key focus of the group is to improve approaches to supporting vulnerable young people in transition and the group have undertaken a comprehensive mapping exercise of what pathways, services and support are in place for young people in transition from childhood to adulthood. This information has been collated into a Gap Analysis table which identifies the current position, categorised into the areas of need. One of the areas of need identified is Housing and Homelessness. Working groups involving a range of stakeholders have been established for each area of need to assess if the current services and supports are meeting existing and emerging needs in these areas, identify gaps, emerging issues and propose actions or improvements that are required. The proposals from the working groups will inform the workplan of the transitions group for the next three years.
- Drawing on baseline information and five year projections, [Angus' 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

Since 2019, the Housing Service and Health & Social Care Partnership have worked together on a number of actions identified within the RRTP including, the development and implementation of Housing First in Angus and undertaking a strategic homelessness support needs assessment to help inform the future delivery of support for homeless households with complex support needs.

The Housing Service and Health and Social Care Partnership have also agreed to a service review to explore establishing a new team alongside the Homelessness Support Service

within the Angus Health and Social Care Partnership to deliver the homelessness functions currently sitting as part of the Housing Officer role within the three Community Housing Teams.

LHS 2022-2027 Discussion Paper: Preventing & Addressing Homelessness provides further information to enable consultation on the key issues relating to homelessness in Angus to inform the development of the Angus Local Housing Strategy (LHS) 2022 -2027.

We are currently working alongside Angus HSCP as they develop the Strategic Commissioning Plan for 2023 – 2026 and will develop a new HCS to set out the role and contribution of the local housing sector in meeting the outcomes and priorities identified for the next 3 years. In developing the LHS 2022-2027, we need to agree the shared outcomes and priorities that will be contained within the HCS 2023-2026.

A further consideration for the future planning for housing, health and social care is the Scottish Government commitment to establish a single National Care Service, accountable to the Scottish Government. A consultation in Autumn 2021 set out proposals which seek to ensure:

- consistent delivery of quality social care support to every person who needs it across Scotland, including better support for unpaid carers; and
- that those care workers who deliver social care support are respected and valued.

It is proposed that Integrated Joint Boards are reformed as Community Health and Social Care Boards and that these Boards will be the delivery body of the National Care Service with responsibility for planning, commissioning and procurement of community health and social care services. It is proposed that the National Care Service will lead on the delivery of community health and social care provision at a national level for those with very complex or highly specialised needs and for the delivery of care in custodial settings. The consultation also considered widening the National Care Service scope to include community health functions, children's social work and social care, justice social work, addiction and rehabilitation and related services.

There remains many unknowns including the impact on housing and housing-related services however the implementation of a National Care Service is likely to have far reaching consequences for budgets, staffing and funding arrangements. There are aspects of the proposals that have direct financial implications, such as increasing the entitlement to services and reducing or removing eligibility criteria. These will have implications on local service delivery capacity, public expectations, and are likely to impact the availability of resources. There is also a risk that care and support services will be further detached from other local authority services, including housing services. Although the detail and implementation arrangements remain unclear, it is important that the HCS and LHS consider the priorities and potential implications of the introduction of a National Care Service, and reflect the importance of embedding a human rights approach, prevention and early intervention, improving transitions and the principles of co-design.

3. Particular Needs Groups

3.1 The Ageing Population

In common with the national picture, significant demographic change is projected in Angus because of the ageing population. This represents several challenges in terms of how to respond to the changing housing needs of the population.

In Angus, the population of older people (pensionable age and over) is projected to increase by around 18% up to 2038. The most significant increase is in households over 75 years old which is projected to increase in number by around 72% (2018 NRS Population Projections).

HNDA Survey (2021)

- Just under 850 Angus participants, completing an online or telephone survey.
- Purpose was to provide a credible assessment of housing need by property size, type and tenure.
- The participants were self-reporting, meaning no evidence was sought to support survey responses.

The needs and aspirations of our older population are changing as people are choosing to be supported to live at home independently. Despite the 2021 HNDA survey suggesting that around 1,000 households have an unmet need for retirement (819) and sheltered housing (244) in Angus, there has been a significant reduction in demand for the more traditional models of housing for older people as people choose to live at home. HNDA social housing waiting list data shows only 132, less than 3% of waiting list applicants are waiting on housing for older people. The increase in people under 65 moving into older people's supported housing further highlights reducing demand for these traditional models of older people's housing, 147% increase compared to the same date in November 2017. The 2021 HNDA survey identified no need for very sheltered/ extra care housing or residential/ nursing care. This suggests there is a need to further consider how best to provide housing which meets the needs and aspirations of our aging population.

A recent survey (2018) carried out by the Council suggests that most respondents were aware of the barriers that may prevent them from remaining in their current home i.e. accessibility, declining health/mobility and running cost. Many were aware of the alternative housing option products available i.e. retirement, supported accommodation, shared equity but believed that there was generally a lack of suitable and affordable homes in the area. National research presents a similar picture and suggests that many older people who may benefit from downsizing from their family home may require financial or practical support to do so. A lack of appropriate accommodation to downsize was also perceived to be a likely barrier. The LHS should consider opportunities to increase the availability of affordable accessible mainstream housing options suitable for older people.

3.2 People with a Physical Disability

The 2021 HNDA Survey suggests that 14.5% of households in Angus include someone with a mobility or physical health issue. The survey suggests that 1,385 households had an unmet need for accommodation without stairs (46% of unmet demand for specialist housing) and 583 households had an unmet need for accommodation suitable for a wheelchair (19% of unmet demand for specialist housing).

While it is difficult to draw conclusions from the data because it is self-reported and does not identify whether an in-situ solution is possible, the findings do suggest there are a significant number of households who require accessible housing or adaptations to their current property. It is likely that at least some of this need requires a move to a property more suitable for the household's needs.

Current housing waiting list data shows 216 applicants waiting on ground floor accessible housing and 94 applicants waiting on wheelchair housing, 5% and 2.2% of all waiting lists applicants.

Mobility Category	BID	MATCH	Total
Adapted Housing	76	94	170
General Needs	3827	48	3870
Ground Floor Housing	210	6	216
Total	4075	148	4261

Source: Waiting list data as at Nov 22

Adapting Dwellings for those with Limited Mobility

The Scottish House Condition Survey (2017-19) provides estimates of properties requiring adaptations by local authority area. In Angus it suggests that 3% (1,620) properties require adaptations and around 28% (around 15,100) of Angus properties have been adapted. The majority of adaptations have been in social rented stock (45%).

Recent data highlights the extent of the adaptations programme in Angus, where the pandemic had a significant impact on the number of completions during 2020/21:

Funding Type	2020/21 (costs)	2021/22 (costs)	Totals Cases (Cost)
Scheme of Assistance Disabled Adaptations	28 (£93,673)	77 (£314,592)	105 (£408,265)
Council Adaptations	51 (£34,357)	144 (£403,257)	195 (£437,614)

The Caledonia Care and Repair service assists disabled homeowners and private sector tenants in Angus to arrange major adaptations and provide other services which enable older and disabled people to repair, maintain or adapt their home and promote independence. The service is funded by the Council in partnership with the AHSCP.

The key aims of the service is to:

- Support disabled homeowners and private sector tenants to enable necessary adaptations to be made to their property and assist them to access available grant funding
- Provide general information and advice on repairs and maintenance to owners and private tenants, and provide practical assistance to eligible service users

Care and Repair support service users to arrange major and complex adaptations in their home following a referral from OT. Taking an enabling role, Care and Repair ensure that service users, their carer's and their families are able to exercise appropriate control over the process, preventing service dependency whilst encouraging independent living.

In January 2023, the Scottish Government published updated Guidance on Equipment and Adaptations. The Guidance outlines specific changes to the arrangements for funding adaptations in the private sector which sit alongside more general guidance on the need to consolidate work to streamline access to adaptations and ensure a more equitable and accessible approach by all local authorities. The updated Guidance provides the Council with the platform to make significant progress in its own review of adaptations services which set an ambitious agenda for delivering improvements to the adaptations service and implement a more tenure neutral approach. This work will remain a focus for services for housing and health and social care joint working.

Further work is needed to understand the real level of unmet housing need for people with a physical disability in Angus, and whether this need can be met by in situ solutions or by rehousing.

3.3 People with a Mental Health Condition

The relationship between housing and mental health can be complex. While the existence of a mental health condition will not, in most cases, mean the individual has a housing need or require a particular type of housing, there are strong links between housing and mental health. People living in poor housing or experiencing homelessness are more likely to develop a mental health issue, or experience difficulty in managing an existing one.

The 2021 HNDA survey suggests that 15% of households in Angus have someone in the household with a long-term mental health condition.

There are 16 HSCP commissioned support housing tenancies in Angus for adults with severe and enduring mental health issues. The tenancies were initially created to reduce the need for long-term inpatient service and support individuals to live in the community. The model of support delivered in supported housing for people with severe and enduring mental health problems was reviewed in 2019 to promote recovery and ensure tenants have a pathway to progress onto more independent living in mainstream accommodation, where appropriate. The HNDA estimates there is a need for 3 additional tenancies to meet current and future needs for this client group however it is difficult to predict the requirement for this type of supported accommodation in Angus and planning mechanisms should be flexible and responsive to emerging needs.

4. Profile of Specialist Provision

The 2022 Tayside Housing Need and Demand Assessment (Appendix 12 – HNDA Report) provides an overview and insight into specialist housing provision across the Angus area as described in ‘Core Output 4’ of the Housing Need and Demand Assessment Practitioners Guide (December 2020).

4.1 Accessible and Adapted Housing Provision

The Council and RSL partners deliver all new housing to the Housing for Varying Needs (HfVN) general needs standard. This means that all new dwellings are designed to be barrier free internally to ensure that a wide range of needs can be met. The LHS 2017-22 contains a target for specialist provision (20% of affordable new build housing for people with particular needs, HfVN older ambulant disabled standard, with 50% of these to HfVN wheelchair standard).

The Council has developed one, two- and three-bedroom bungalows which meet HfVN wheelchair standard as part of our suite of standard house types. The house types have generous proportions which are flexible and consider additional practicalities highlighted during the pandemic such as home schooling and access to good quality outdoor space. These house types will be integrated into our new build sites. Additionally, and where possible, both the Council and RSL partners proactively identify households requiring accessible or adapted housing when planning new build housing. This allows the specific needs of the household to be considered early in the design phase, ensuring the final product meets the identified need.

Housing to 2040 is Scotland's first ever long-term national housing strategy and 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 commits to implementing a new Scottish Accessible Homes Standard for all new homes, to ensure homes can be easily adapted to meet accessibility needs and improve choice for disabled people. This will help with the requirement for us to set a target for delivery of wheelchair accessible homes in the private sector which we've resisted to date but will need to consider as we develop the LHS.

Data on accessible and adapted properties within private housing in Angus remains limited. The Scottish House Condition Survey 2012-14 was the last time local data was captured across all tenures and suggested that 25% of homes in Angus had some form of adaptations. The latest Scottish House Condition Survey covering 2016-18 did not report to a local level but suggests that 32% of social rented properties, 16% of private rented properties and 17% of owner-occupied properties had adaptations across Scotland. Information on adaptations in council owned properties continues to be held on a spreadsheet and not within the Housing Management System. While the procurement of an Asset Management System is progressing, accessibility and adaptation information needs to be captured on the Choice Based Lettings system to ensure Common Housing Register partners are making the best use of stock.

The establishment of local adaptation case review meetings has helped to facilitate decision making around making best use of social housing stock that is adapted or suitable for adaptations however this approach is not consistent across all housing teams in Angus.

4.2 Supported Housing Provision

Supported housing provision plays a crucial role in providing a safe and secure home and support for people who cannot be supported to live in mainstream housing to live safely and maintain their independence. This includes:

- providing the support older people and people with severe and long term health problems need to maintain their independence
- supporting people with severe and enduring mental health difficulties as well as other complex needs to stabilise their lives, recover and live more independently
- supporting people with learning disabilities in the longer term to maximise their independence and exercise choice and control over their lives.
- supporting young people to develop the necessary skills for independent living, such as budgeting and household management skills and enabling the young person to make a planned transition from supported accommodation into a mainstream tenancy.

There are currently 18 supported housing schemes in Angus that meet the needs of different client groups. These schemes provide different models of support provision, all with a focus on care and support to live as independently as possible.

Client Group	Number of Schemes	Number of Properties
Older People	3	62
Learning Disabilities	11	57
Mental Health	2	18
Care Leavers	1	6
Homelessness	2	23
Total	18	166

Angus Council, 2022

In 2019 the Angus HSCP concluded a review of the on-site support for older people's supported housing at St Drostan's Court, Brechin and Provost Johnstone Road, Montrose. The outcome of the review was that the on-site support would be changed to enable the staff to provide personal care to tenants. The full implementation of this model was delayed due to COVID-19 and the model was partially implemented in May 2021. However, over the last few years, there has been a shift in tenants with increasing numbers under the age of 65 taking up supported housing traditionally for older people and they are choosing their own provision for care and support from providers out with the onsite support. The success of the new model depended on older people moving into both units and choosing the on-site staff as an option – this has not happened and has resulted in very few tenants choosing to have their care and support provided by the onsite staff. This means that the onsite staff are not fully utilised, and the option was no longer cost effective and considered a poor use of available staffing resources. As a result, the implementation of the in-house personal care service was paused and following consultation with tenants and stakeholders, the support model was reverted to a concierge only service, in line with the provision at Kinloch Court, Carnoustie. The changing demographics of older people's supported housing has shown that a variety of care needs can be met within a supported accommodation environment, providing there is flexibility built into the eligibility criteria.

The model of support delivered in supported housing for people with severe and enduring mental health problems has also been reviewed to promote recovery and ensure tenants have a pathway to progress onto more independent living, where appropriate.

A review of supported homelessness accommodation is underway. A strategic housing support needs assessment focussing on the needs of homeless households with complex support needs has been completed alongside stakeholder engagement and the final report was published in May 2022. The research found that existing supported homeless accommodation at North Grimsby, Arbroath and Glenmoy Terrace, Forfar do not meet the needs of severely disadvantaged homeless applicants with multiple conditions and complex needs. It recommended that for the small number of households who are beyond the need for wrap around support in their own tenancies in the community long term supported housing should be provided (estimated to be around 2% of the homeless population in Angus). It concluded that supported housing provision should include specific criteria to meet the needs of homeless applicants who have experienced repeated homelessness and have multiple complex and severe needs such as trauma, mental health, substance use and offending behaviour. The environments need to be trauma informed and there is a need for additional age specific supported accommodation for younger people, similar to the provision for care leavers. It is difficult to predict the requirement for this type of supported accommodation in Angus and planning mechanisms should be flexible and responsive to emerging needs. The Housing, Health & Social Care Strategic Planning Group provides a good mechanism for joint planning arrangements however the membership needs to be reviewed to ensure appropriate links to the locality improvement groups.

4.3 Residential and Care Homes

Admissions to long term permanent care homes have declined. The number of Angus people placed in a care home at any one time reduced from around 770 in 2015/16 to 670 in 2019/20. This demonstrates that people are being supported at home for longer which has increased the requirement for accessible housing.

Around 25% of placements are for nursing care and people are entering care homes much later in life and for a shorter periods of time. The table below outlines the number of placements provided in each locality. Occupancy rates have reduced by 30% since 2017 from 90% to 60%. However, the number of

care homes has only reduced in this time from 30 to 31. The LHS and Angus HSCP SCP should consider how to make the best use of this existing provision.

Number of Care Home Placements by Locality

Locality	No. of Care Home Beds	No. of Care Homes	No. of adults in an Angus care home as of 30.11.2020	Commissioned adult placements as a percentage of total care home beds available
North East	193	5	131	68%
North West	335	11	219	65%
South East	286	7	207	72%
South West	273	7	93	34%
Angus	1087	30	650	60%
Outwith Angus			109	

Source: Angus Health and Social Care Partnership, 2020

4.4 Minority Groups

4.4.1 Gypsy Travellers and Travelling Show People

There are currently two permanent sites within the Angus boundary to cater for gypsy traveller needs:

- St Christophers, Tayock, by Montrose – owned and managed by Angus Council (18 pitches)
- Balmuir Wood, Tealing, near Dundee – owned and managed by Dundee City Council (20 pitches)

For the site managed by Dundee, Angus Council has nomination rights, however site occupancy remains low decreasing from 60% to around 40% over the past few years. In contrast, the Council site at St Christophers has maintained 100% occupancy since 2017/18. The site recently received significant renovation with improvements made to the amenity blocks and energy efficiency rating, and the site meets the [minimum standard requirements](#). Where changes or alterations are proposed on site, the Council consult with the tenants.

There are currently 4 gypsy traveller households on the Angus Common Housing Register (CHR) waiting to be housed. In 2020/21, 5 gypsy traveller households received settled accommodation through the CHR.

Angus continues to be a popular area for Gypsy Travellers with certain unauthorised areas being regularly populated by encampments. Since 2017/18 there have been 69 unauthorised encampments in Angus.

Area	2017/18	2018/19	2019/20	2020/21	2021/22
North HMA	7	6	13	6	12
East	3	1	2	3	6
South	0	0	0	0	0

West	0	2	1	5	2
Angus	<u>10</u>	<u>9</u>	<u>16</u>	<u>14</u>	<u>20</u>

For the 20 encampments reported in 2021/22, there were 90 caravans counted on the sites. The volume of reported encampments highlights the increasing issue in Angus, particularly in the North housing market area.

The Council recognises that there is increasing illegal encampment activity in Angus and many of these sites result in significant cost to Council services (clean up, restoration). The Councils Gypsy Traveller Liaison Group is actively working with traveller groups to minimise the impact on all effected parties, and there is recognition that the current Angus Council Policy 'Managing Unauthorised Encampments of Gypsies/Travellers' (2015) may require revision.

The Council also welcomed the Scottish Government ['Gypsy Traveller – Accommodation Needs: evidence review \(2020\)'](#). The evidence offers parity with the known local levels of encampment activity, however as concluded in the review there is limited evidence available for the specific accommodation aspirations and travel patterns of gypsy travellers in Scotland. The Council believes that further national research and study may help to reveal the true extent for site preferences and locational land need for transient site provision. Understanding travel patterns is a key element in understanding accommodation needs, and the Council would welcome national and regional collaboration and partnership with neighbouring authorities.

The 2016 Craigforth study (Tayplan Need and Demand Assessment) for the gypsy traveller population, concluded that whilst there was a small shortfall (over the 5-year period to 2022) in gypsy traveller site provision in Angus, there was no identified need for accommodation for travelling show people, but the position will continue to be monitored and will be addressed in the LHS Delivery Plan.

4.4.2 Minority Ethnic Groups

The Council seeks to ensure that all minority ethnic groups receive the same high quality housing service that is available to everyone. The online housing application has a translation function in all languages to assist people accessing housing, and data is collected to monitor trends and highlight specific needs or gaps in the service for ethnic minority households. At present, around 7% of live housing applicants are from a minority group. There have been very few instances whereby ethnic minority households have requested or required a specialist housing solution, such as a larger home for extended family groups. Where these instances do arise the household needs are fully considered to find a suitable solution.

We welcomed the [Scottish Government 'Housing needs of minority groups: Evidence Review' \(2021\)](#) and the broad range of needs and experiences highlighted in the report. Our LHS Delivery Plan recognises the need to promote equality in housing for all households.

4.4.3 Ex-Service Personnel

As part of the [Angus Common Allocations Policy](#) the Council have worked to ensure that armed forces personnel who are approaching leave from full-time regular service get the housing assistance they need. Those who meet the criteria are awarded the top 'Platinum' priority banding, helping ensure

that a suitable home is available when needed. In 2020/21 there were 11 housing applications from ex-service personnel with 11 allocations made in the same year.

Recognising that service personnel may wish for an alternative housing solution, the Council also provides a holistic suite of information and advice for veterans, for those seeking new employment, upskilling, health assistance, welfare advice, and finding a new home in the private rented sector or utilising the Forces Help to Buy Scheme. The Council also welcomes the 'Welcome to Scotland' Guide (2022) which provides advice for service personnel and their families in relation to housing, education and healthcare in Scotland.

4.4.4 Migrant Workers

The Seasonal Agricultural Workers Scheme (SAWS) registration totals in Angus show that the region is one of the most popular for migrant workers, accounting for 1,143 workers. Many of the seasonal workers are provided accommodation by the employers, often on/near site. The Council welcomed the Scottish Government research 'Farm Workers in Scottish Agriculture' (2018), and commits to promote best practice in relation to all aspects of a migrant workers time and experience living in Angus, from work induction and training, to suitable accommodation. A number of Council services actively monitor the industry to ensure migrant workers receive and access acceptable accommodation and equal opportunities.

4.4.5 Key Workers

The Council welcomed the Scottish Governments recent £25 million affordable housing initiative for key workers in rural communities. At present the Council does not possess a robust evidence base with which to utilise the fund, but given the initiative spans 5 years the Council will commit to exploring whether any local unknown housing need exists. We will commit to identifying if any unknown needs can be addressed from existing housing initiatives and developments, and where appropriate we will attempt to develop bespoke housing solutions, including a definition to target local key workers.

4.5 Demand for Specialist Provision – Overview

The 2021 Tayside Housing Need and Demand Assessment provides a crucial evidence base to inform strategic planning for housing in Angus. Assessing specialist housing profile and pressures across Angus has enabled the partnership to identify what existing stock is available to meet local housing needs, whilst identifying requirements for future provision including:

- estimated need for new accessible houses
- estimated need for wheelchair accessible homes
- estimated need for future Angus HSCP commissioned supported provision

The evidence also considers in-situ solutions such as aids and adaptations, and the delivery of home care and housing support services to enable independent living. The need for additional site provision for the Gypsy/Traveller and Travelling Showpeople community is also considered.

Results from the Scottish House Condition Survey 2017-19 suggests that 52% of households have one or more member who is long term sick or disabled. This is significantly higher than the national average (44%) however correlates with the higher proportion of older households in Angus.

The HNDA identified that an estimated 3030 of households in Angus (12%) have an unmet need for specialist housing. 46% of those requiring specialist housing need accommodation without stairs and 19% of those requiring specialist housing need accommodation suitable for a wheelchair.

3.6% (168) of waiting list applications across Angus require wheelchair accessible housing. Based on the last three years, the average annual turnover of wheelchair social wheelchair properties in Angus was 6.

The HNDA also estimated a need for 159 Angus HSCP commissioned tenancies/spaces for key care groups across Angus, with the majority needed for people with a learning disability.

Table 4.6b: Number of HSCP commissioned tenancies/spaces NEEDED for the following client groups (includes unmet need and anticipated future need)

	Physical/sensory disability	Learning disability	Autism	Dementia	Mental Health	Flexible Model: Mixed Use Client Group	Total
Angus	14	133			3	9	159

Evidence from the CHR shows significant demand for smaller properties with 64% of waiting list applicants requiring a one-bedroom property and 21% requiring two bedrooms. It also shows significant demand for particular needs housing with around 30% of applicants (622) requiring accommodation because of age, medical or disability reasons. Given the projected rise in the population of older people and the increase in smaller households it is reasonable to anticipate that demand for specialist housing provision will also come from those seeking smaller properties. However, this need will not also require specialist housing especially as in many cases general needs new build housing will meet these needs due to the standards they are built to. We are also hopeful that revisions to HfVN and expanding this across all tenures will further increase suitability of new properties to meet a range of needs without the requirement for specialist housing.

The information from the HNDA and CHR will be used to inform the setting of any new targets for the provision of specialist housing in the new Housing Supply Targets.

Issues for LHS 2023-28 and HCS

- The LHS and SCP should demonstrate a shared understanding of the need for specialist housing provision in Angus and the approach and actions required to meet those needs.
- Need to agree the shared outcomes and priorities that will be contained within the HCS 2023-2026.
- Although the detail and implementation arrangements remain unclear it is important that the HCS and LHS consider the priorities and potential implications of the introduction of a National Care Service, and reflect the importance of embedding a human rights approach, prevention and early intervention, improving transitions and the principles of co-design.
- There remains focus in the social sector to set targets and provide particular needs / wheelchair housing., but we now need to consider for LHS 2023-28 if we should have a target and if so, what it should be?
- At present we still lack robust information to set particular need / wheelchair targets in private sector housing and no mechanisms to control or monitor targets in that sector.
- Data on accessible and adapted properties across housing sectors in Angus remains limited/inaccessible.
- Further work is needed to understand the real level of unmet housing need for people with a physical disability in Angus, and whether this need can be met by in situ solutions or by rehousing.

- It is difficult to predict the requirements for supported accommodation in Angus so planning mechanisms and support models should be flexible and responsive to emerging needs. The Housing, Health & Social Care Strategic Planning Group provides a good mechanism for joint planning arrangements however the membership needs to be reviewed to ensure appropriate links to the locality improvement groups.
- Occupancy rates in care homes have reduced by 30% since 2017 from 90% to 60%. However the number of care homes has only reduced in this time from 31 to 30. The LHS and SCP should consider how to make the best use of this existing provision.
- The needs and aspirations of our older population are changing as more people choose to be supported to live at home independently. The LHS should consider opportunities to increase the availability of affordable accessible mainstream housing options suitable for older people.
- A continued focus on delivery of the Ending Homelessness Together strategy and Rapid Rehousing Transition Plan (RRTP) is required including implementation of the Homelessness service review. Identify what additional actions are required to meet the requirements of the new Homelessness Prevention legislation and prevention duty for all public bodies, expected to be implemented in 2023
- Progress the recommendations from the Strategic Homelessness Support Needs Assessment – redirect resources from existing short term supported homeless accommodation towards increased Housing First provision and longer term supported housing solutions (for those whose needs are beyond a Housing First response), including age specific supported housing
- Review the delivery of adaptations and the Joint Adaptations policy
- The role and membership of the Housing, Health & Social Care Strategic Planning Group needs to be considered to ensure that the planning and delivery of the LHS, RRTP and Housing Contribution Statement is done in collaboration with key stakeholder and partners
- Ensure joint planning mechanisms are in place and are flexible and responsive to emerging specialist and supported housing needs, making the best use of existing provision that is underutilised.