

# Angus Local Housing Strategy 2023 - 2028



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# Foreword – our Angus, our LHS

In 2017 when our last Local Housing Strategy was published, no-one could have predicted the world we live in today or the unprecedented uncertainty, challenges and changes to everyday life we have faced in recent years. The coronavirus pandemic, the UK's departure from the EU and more recently the dreadful conflict in eastern Europe have all had significant global ramifications and contributed to a hard-hitting cost of living crisis.

This economic shock, with its rising inflation, continues to test us all – as individuals, families, employers and service providers. Public sector finances have never been more severely tested. As a Council, we cannot do everything we would like to do. Some public services may no longer be possible. And we know that this struggle is mirrored in many, many individual lives. There is a huge strain on household budgets and people are concerned for their health and wellbeing and growing inequalities.

No one is immune, but it is the more vulnerable and disadvantaged in our communities that are exposed to the starkest challenges and uncertainties when faced with these potentially devastating realities. We have little influence over the wider financial situation, but we can and we will confront local housing issues to help make a positive difference to people's lives. More than ever, the home can be a driver for health and wellbeing inequalities. To enable individuals and families across Angus to live longer healthier lives, with independence and safety at home, there must be renewed focus to integrate housing health and social care services to improve health and wellbeing outcomes.

Over the past few years, increased time spent at home and in our local communities has emphasised just how important those places are to us all in living happier and healthy lives. There have been significant social shifts too. The energy crisis not only causes hardship, it also increases the necessity for us to reduce energy consumption in our homes. Climate awareness is at new heights as are ambitions to reduce emissions and waste and make better use of what we have.

And this awareness reminds us that a house is much more than four walls and a roof. Housing provides the framework for the fabric of our communities and what we regard as home extends beyond our front door. It goes out into our streets and neighbourhoods, along the pathways, and through the ease of access around where we live, the availability of greenspace to us and our access to services we need. Of course, the physical building we call home is at its heart and it should offer comfort, safety and warmth. Above all, these attributes should be available to everyone, regardless of who they are or how much money they have.

*“Many challenges lie ahead, but our Local Housing Strategy shows ambition and commitment.”*

Cllr Kenny Braes, Communities (Vice Convenor)

# Responding to Storm Babet

We wanted to publish our LHS towards the end of 2023, but then Storm Babet happened and we opted to pause the launch. With our communities suffering and the Council and partners responding to an unprecedented weather event, devastating flooding and damage across Angus, it was the right thing to do.

More than 400 households suffered due to flooding. Many people had to flee their homes and still haven't been able to go back due to the damage done. In Brechin alone, over 180 properties were severely flooded, around half to the extent that residents could not return and required re-housing. Most were Council tenants, but housing association tenants, private tenants and homeowners were affected too. A large number of other homes, such as first or second floor properties, were indirectly impacted by the flooding.

Many people have now returned home or have been rehoused, but what they have been through will stay with them for some time to come. Storm Babet has re-shaped the physical landscape of our communities and has imposed personal trauma on those living within the flood areas. Homes, lives, and livelihoods have been turned upside down.

As a Council, we have lost housing stock and that increases already significant pressures on housing allocations. That impact will be felt across the social housing system in Angus.

There is no quick fix. Through our Storm recovery and reassessment of the LHS we must assess the impact on properties in Brechin, consider what future they have if any, and how our housing and people can be protected from extreme weather events in the future. We must and will do what's best for our communities, people's lives, wellbeing and aspirations. The focus for this work will be guided by our commitment in Priority 3 to support communities and place-based regeneration.

We have also refreshed the recently completed Housing Need and Demand Assessment (HNDA, 2022), which estimates the future requirements for housing need in Angus. The impact of Storm Babet along with the emerging requirements from resettlement programmes presented a practical opportunity to update the figures. The reassessment has outlined that housing need has increased in Angus, particularly over the next 10 years, generating more pressure and demand for local affordable housing options. You can find more information here ([Appendix 3b – HNDA Refresh 2024](#)). The focus of this work will be guided by our commitment in Priority 2 to increase the supply of new homes and help deliver more affordable housing options.

# Introduction

Angus Council is pleased to present its new Local Housing Strategy (LHS) 2023-28. The LHS is a statutory requirement under the Housing (Scotland) Act 2001. It sets the framework for how we deliver housing and related services, providing an assessment of housing need and demand, and addressing national and local priorities alongside statutory responsibilities.

This LHS describes the issues and challenges facing our communities in Angus and the actions we will take to address these, presenting them in a way that is clear, concise and easy to read. However, the issues it covers are complex and multi-dimensional and the evidence that informs it is considerable. Our LHS is ambitious but also realistic and aims to find the balance between risk and reward, and most importantly make a difference to people's lives.

The evidence used to inform the strategy is set out in our topic papers and supporting documents (Appendix 1 - 12), ensuring that the information is available for anyone seeking more detail. You will find detailed [descriptions of the challenges in relation to housing supply, homelessness, placemaking and communities, specialist housing and independent living, fuel poverty and energy efficiency and house conditions](#). Throughout the topic papers we have addressed the cross-cutting themes relating to child poverty and climate change. The relevant documents are individually referenced should you require more detail as you read through our strategy.


We have also carried out a number of impact assessments ([Appendix 8](#)) which ensure that we have taken account of the needs of equality groups and the impact this strategy will have on children's rights and health.



# Vision

Housing is more than just bricks and mortar. Through good housing and support we can strengthen our communities, tackle inequalities and poverty, support the local economy, and do our bit to tackle the climate agenda.

The LHS Vision for 2023 to 2028 is that

 everyone in Angus has a good quality, safe, secure and warm home that they can afford.

The LHS Vision is served by two themes that were identified following extensive consultation with stakeholders, local residents and delivery partners. They are Our Places, and Our People.

The **Our Places** theme examines the physical aspects of our housing and communities and outlines what we can do to ensure everyone has a good quality, energy efficient and affordable home. We look at things like the volume of new affordable homes and what type they should be. The quality, condition and function of all our housing stock, and how housing can positively contribute to our places to help them thrive.

The **Our People** theme takes a person-centred approach to housing and communities and outlines what we can do to ensure everyone has a safe, secure and warm home. We look at things like how we can reduce homelessness and help people access a home and any necessary support. Increasing the volume of accessible housing and homes for people with specialist needs, and ensuring people can access what they need to live at home with independence. And finally, how we can promote fairness and equalities through housing, ensuring everyone is treated the same no matter what their needs or circumstances.

Our LHS Vision complements the national vision ([Appendix 2 – National & Local Context](#)) for housing set out in Housing to 2040. It aims that everyone has a safe, high-quality home that is affordable and meets their needs in a place they want to be. The national housing strategy is firmly embedded in Scotland’s National Performance Framework, recognising the pivotal role housing has to play in creating a fairer society

# Building the Vision

## What our communities and partners told us

Throughout development of the LHS we have provided a range of opportunities for local people, communities and wider stakeholders to share their views. Our aim was to test the evidence base but also encourage new ideas for change and improvement and inform the development of our LHS.

You will find more information in our LHS Consultation Report ([Appendix 9](#)) about the range of surveys and consultations undertaken and the feedback that has helped shape our LHS. Our key partners, stakeholders and local communities had their say, telling us the most important issues to tackle in the next 5 years. They are:

Local Communities	Partners and Stakeholders
Bringing empty homes back into use	The supply of affordable housing
The quality of existing homes & poor condition	Sustainability of our communities
The supply of affordable homes	Quality and condition of housing stock
Revitalising our town centres	Energy efficiency of housing stock
Housing options for younger people	Suitability of housing stock (size and type)

It was clear that the thinking was aligned with common issues and challenges identified throughout the conversations. Along with what the evidence-base was telling us, these issues were divided into two themes – Our Places, and Our People – and formed the heart of our LHS and the Delivery Plan.

## The Evidence-Base – Housing Need and Demand

A whole range of information is used to inform development of the LHS, including the achievements from [LHS 2017-22](#), but the cornerstone of the strategy is the Housing Need and Demand Assessment (HNDA) ([Appendix 12](#)) which was completed in 2022. The purpose of the study is to provide an assessment of the total additional housing units needed each year for all tenures of housing, by size and type. The assessment takes into account local demographic changes, housing market activity, economical changes, and local housing pressures. A wide range of data is used to inform the study which then calculates the estimated housing need over the next 20 years, with a focus on the next 10 years. From these outputs we are able to develop local Housing Supply Targets (HSTs) which outline

the volume of new affordable (social rent and below market rent) and market (private rented and owner-occupied) housing that is required to meet local housing need. In developing the HSTs, we have taken into account many factors that have a material impact on the pace and scale of housing delivery, such as the economical environment, the availability of resources and the capacity within the construction sector, and recent development levels.

You can find more detail in [Appendix 3](#) (Housing Delivery) and [3a](#) (HNDA). The table below outlines the 10-year HNDA estimated housing need (2,202) that translates into our 10-year HST (2,200). It also outlines the annual and 5-yearly estimated need for affordable and market housing based on the initial HNDA assessment. However, following further assessment and scrutiny of that need, taking into account all mitigating factors, we have outlined the annual and 5-year HSTs that are to be adopted for both affordable and market housing.

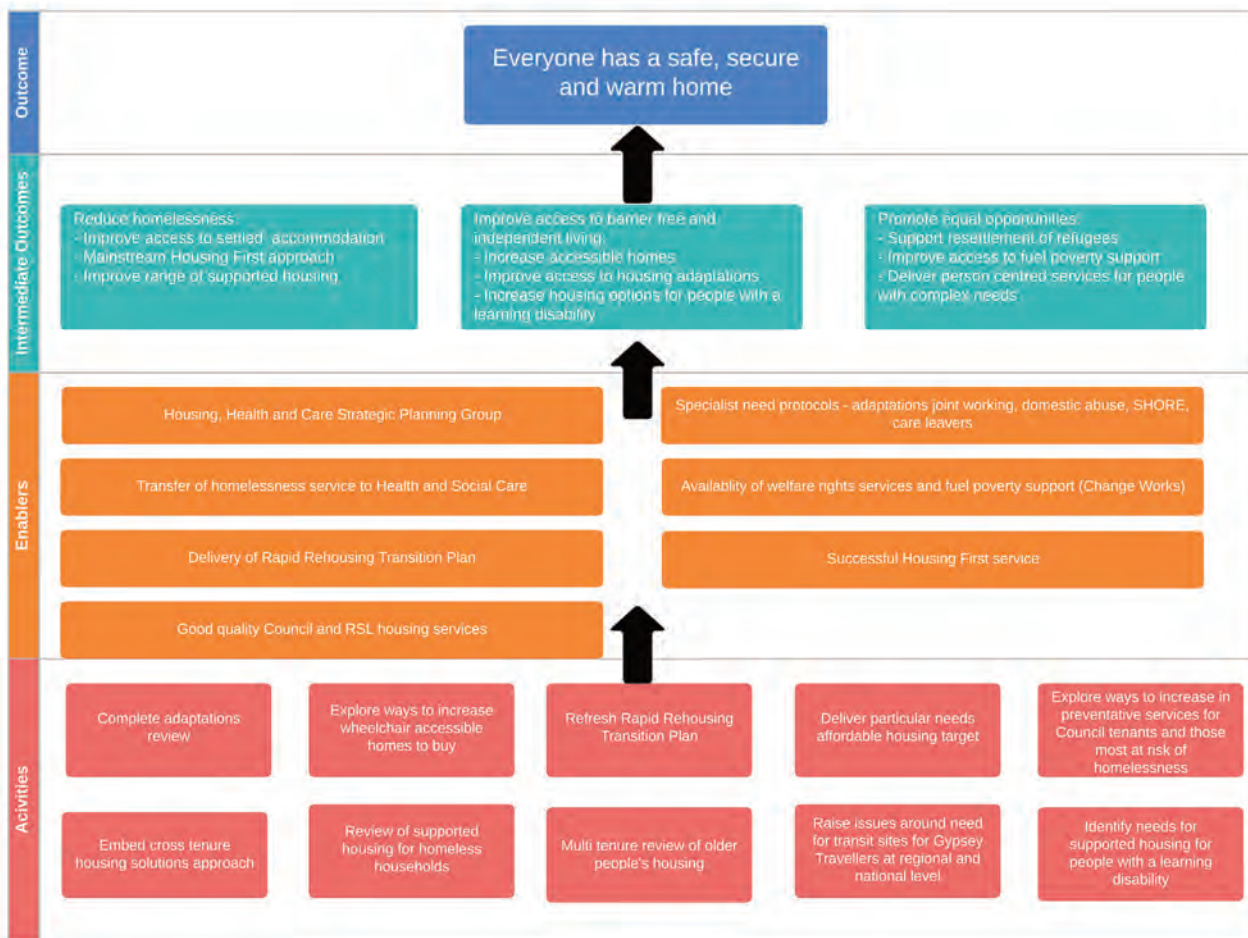
	<b>Annual</b>	<b>5 yearly</b>	<b>10 yearly</b>
<b>HNDA Estimate</b>	<b>220</b>	<b>2,080</b>	<b>2,202</b>
Estimated Affordable	Need (170)	(1,665)	(1,716)
<b>Estimated Market Need</b>	<b>(49)</b>	<b>(415)</b>	<b>(487)</b>
Housing Supply Target	220	1,100	2,200
Affordable HST	111	555	1,110
Market HST	109	545	1,090



# Challenges – Our Places, Our People



# Our People



# The Challenges

We recognise that depending on your circumstances and where you live, your housing priorities may differ from those of other people. We have looked at the local evidence and we have listened to what you have told us. This has provided us with a good understanding of the local housing system and the challenges we face. This is a difficult time to plan a five year housing strategy. While it is vital that our LHS is clear about how we will address key housing and related issues, it must also allow us to respond to changing priorities and needs which may arise during this time of economic uncertainty and potential impacts on the communities of Angus. Our LHS combines targeted interventions to address specific local needs and delivering on national-level objectives.

In order to assess the main challenges, we have looked at:

- the local housing system evidence-base
- the consultation and engagement with stakeholders, local people and communities, and
- the vision and intended route map outlined in Housing to 2040

We have described the themes of **Our Places** and **Our People** in more detail below and following that you will find our LHS Delivery Plan which shows what we intend to do to overcome the challenges.

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## Theme: Our Places

Outcome we want to achieve: **We want good quality, energy efficient and affordable homes**

These challenges focus on the physical aspects of our housing environment, utilising and improving what we already have at our disposal, finding innovative ways to ensure Angus has the right homes in the right places, and ensuring Our Places thrive.

We have identified 3 Priorities that can help us achieve this.

### **Priority 1 – Making best use of existing stock**

We recognise the longer term challenges in Angus in relation to how our existing stock is used and managed. Our public consultation told us that issues making best use of existing stock and considering environmental sustainability are the top priority for the people of Angus. This highlights the impact Covid-19 has had on how we view the places we live, and greater importance being placed on energy efficiency as a result of increased energy costs and concerns about climate change. In order to address this, we will focus on:

- reducing empty homes
- improving the condition of existing stock
- sustaining the private rented sector

### Reducing empty homes

We still see a significant number of empty homes that could provide a much needed home for someone. Empty homes can make a place feel unwelcoming and unsafe, and it is simply not right that homes remain empty in Angus when so many do not have a home that meets their needs.

We will:

- work with owners and encourage and assist them to bring their property back into use
- explore the use of Compulsory Purchase Orders to bring properties back into use
- explore feasibility of bringing private sector empty homes into use for a range of affordable housing options (for rent and purchase)
- aim to reduce the volume of empty homes (all-tenure)





## **Improving the condition of existing stock**

In Angus there are homes in a state of disrepair or poor condition, and some people are living in cold, damp and poorly insulated homes. We need to tackle disrepair and poor energy efficiency across all tenures and in all areas of Angus by engaging with and supporting households to maximise their income and improve the energy efficiency of their home to help reduce costs.

We will:

- engage and communicate with property owners about their responsibilities relating to repairs and maintenance
- monitor energy efficiency levels across Angus to help identify a targeted response to under performance
- maximise funding opportunities to assist homeowners and landlords with repairs and improvements
- ensure Council stock meets EESSH2 compliance, implementing a fabric first approach where financially feasible
- undertake full assessment and decarbonisation of Council stock heating systems
- contribute to the Local Heat Energy Efficiency Strategy (LHEES) and ensure the housing role supports the strategic aims and outcomes

## **Sustain the private rented sector**

The private rented sector is an important part of our housing system. We recognise that private landlords are facing significant challenges as a result of mortgage rate rises and increases in repair and maintenance costs coupled with changes to legislation and limits being placed on rent increases by the Scottish Government. We need to ensure we support landlords to remain in the sector and provide quality homes, while taking action against landlords that do not meet minimum standards. With new energy efficiency standards on the horizon we must closely monitor and support landlords and tenants to ensure that the sector is sustained and offers good quality homes for the occupants.

We will:

- more closely monitor changes in the profile of private landlords and registered properties
- engage and communicate with private landlords about their responsibilities relating to minimum energy performance standards, and their intentions to meet the standards
- map and monitor private rented sector energy efficiency levels by location and volume
- assess the impact of short-term lets on the volume of private rented properties, including an approach to delivering a short-term lets scheme

- consider further interventions to support the sustainability of the private rented sector

## **Priority 2 – Increasing the supply of new homes**

Our Housing Need and Demand Assessment tells us there are not enough homes to meet the needs of everyone in Angus. As this issue is primarily one of affordability, we need to ensure that new homes are of the right type, in the right place and affordable for those on low to modest incomes. Increasing the supply of new affordable homes remains a priority for this LHS.

We will:

- Deliver social rented homes in partnership with housing associations
- Deliver intermediate tenure homes in partnership with housing associations and developers
- Improve opportunities for self-build

### **Social rented homes**

The social rented sector remains critical to meeting the needs of many people who could not otherwise access a home that meets their needs. Social rented housing in Angus is provided by the Council's Housing Service and housing associations including Angus Housing Association, Hillcrest Housing Association, Caledonia Housing Association and others. Through the [Strategic Housing Investment Plan \(SHIP\)](#) we have set out the investment priorities for affordable housing over the next five years. Given the increasing affordability pressures there is now greater emphasis on the provision of social rent, and 24% of the delivery program to be built in areas of high deprivation. We also recognise that location is key, with 20% of new builds being built within our town centres, and 68% of new units delivered on brownfield sites.



We will:

- deliver the new build affordable housing supply target (76 units per annum) with 64 of those units for social rent

### **Shared Equity and Mid-Market Rented Homes**

We recognise that shared equity has a place in providing an option for people who can access a mortgage but have difficulty affording a property that meets their needs or raising the large deposit often required for first time buyers. Similarly, mid-market rent provides another rental option in addition to social rented and private rented housing for people. Together ensuring availability of these options can reduce pressure on social rented homes while ensuring that everyone can access a home that is affordable to them. Our Housing Need and Demand Assessment tells us that over the next 20 years around 10% of existing and new housing need (243 units) can be catered for by intermediate tenures (Shared Equity and Mid- Market Rent).

We will:

- explore opportunities for empty homes to increase the supply of affordable homes
- consider stock management activities such as stock disposals for low cost purchase
- as part of the new build affordable housing supply target, deliver 12 units per annum as intermediate tenures

### **Self-Build**

For many local people, finding the right home in an area of their choice can be difficult. Enabling more housing freedom and choice can enhance the local housing market and it can produce homes tailored to suit people's needs. Self-build housing can be an attractive option - catering for people's long-term needs, but also enabling self-builders to make choices about design, location, quality and type of home. As the strategic local authority we need to contribute to the national ambition that self-provided housing becomes a mainstream housing option, sharing our knowledge and expertise to help communities and individuals embark on self-build opportunities.

We will:

- develop a self-build register

### **Priority 3 – Support thriving communities**

We recognise that new homes are one piece in the jigsaw to improve our places and help communities grow, whether this be in our towns or more rural settings. The Council cannot do this alone therefore we will need to maximise investment opportunities and develop innovative ideas to deliver new homes as part of the wider scale rejuvenation of our areas.

We will focus on:

- Increasing rural homes
- Supporting place-based regeneration

#### **Rural Homes**

Increasing the volume of rural homes is key to sustaining our rural communities, but they must be of the right type and in the right location to cater for local community needs and aspirations. Over the past 5 years there were 321 rural homes delivered but only 30 of those were affordable (social rent or shared equity). We recognise that many local people cannot find an affordable housing option in our rural settlements and we must therefore work closely with these communities to deliver the solutions that best meet the needs of the local community.

We will:

- Identify rural settlements for affordable housing options, either new build or refurbishment of existing properties

#### **Place-Based Regeneration**

We also recognise that we need to encourage and support local communities to participate in and lead change in their area, investing in the future with their ideas and experiences. We recognise that these aspirations can differ from place to place and what may be considered a solution in Arbroath, may not be suitable and replicated in Monikie, Edzell, or Alyth. Housing cannot work in isolation but instead be a key contributor to place-based change supported by partners and local communities.

We will:

- Engage and communicate with local community groups who are seeking support and guidance for change in their area
- Identify the housing role and activities within the place-making approach

If we can bring all of this together we can all help to improve Our Places through the provision of good quality, sustainable and affordable homes - delivering a variety of homes that appeal to many people across Angus, tackle the issues relating to the quality of existing homes, and supporting our communities to grow or change.





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## Theme: Our People

Outcome we want to achieve: **Ensuring everyone has a safe, secure and warm home**

These challenges travel beyond the provision and fabric of a home. Complementing the home there needs to be a focus on the people and the various groups of people who require that extra bit of assistance to find a suitable home and maintain it long-term. We recognise that homelessness is still a problem for many people, and alongside the availability of suitable housing options, some people may have additional support requirements. We also know that many people could live independently in their own home if they have access to the right adaptations, and with a good supply of new accessible homes, other people will have more choice when finding a home that meets their specialist needs. We must also ensure that support is available to those with more complex needs, and that it is co-ordinated so that it is delivered from the outset. The right type of home with the appropriate support improves health and wellbeing and offers opportunity and a better quality of life.

We have identified 3 Priorities that can help us achieve this.

#### **Priority 4 – Reduce homelessness**

We need to ensure that as few people as possible experience homelessness in Angus, but when they do they are able to access good quality settled accommodation as quickly as possible and where necessary receive the right support to enable them to maintain their home. During 2021/22, over 500 Angus households made a homeless application. A key challenge is continuing to prevent homelessness, secure suitable accommodation for homeless households and support their needs.

We will focus on:

- Improving access to settled accommodation
- Mainstream the Housing First approach
- Improving the range of homeless supported accommodation available

#### **Access to Settled Accommodation**

For people who experience homelessness in Angus, the system is still failing to meet the needs of some individuals. We know that around 73% of applicants are single people, and around 35% are aged under 35 years old, highlighting the dominance of younger single people in the system. We recognise that sometimes decisions can take too long, with the average time taken from application to assessment of 32 days (2021/22). There is also a higher proportion of homeless applications in the Arbroath area (37% of all applications) where the volume exceeds the supply of available social housing, creating a barrier to people finding suitable homes in the area. Our system needs to work better and faster to respond to those needs regardless of someone's circumstances or the area they live in.

Our use of temporary accommodation can also have a negative impact on service users. Despite a reduction in homeless cases, the average length of time spent in temporary accommodation increased in 2021/22 to 146 days. We need to ensure that people who do experience homelessness can access settled accommodation quicker.

We will:

- Deliver the Rapid Rehousing Transition Plan (RRTP)
- Reduce the number of homelessness applications

## **Housing First**

Housing First provides ordinary settled housing as a first response for people with complex needs. Funded via the Angus RRTP, it was implemented in late 2020 and to date 16 people have been supported by Housing First. Intensive wrap-around support has encouraged good engagement and positive outcomes for the service users. The service performs well but can be resource intensive and funding is limited to 2024. Our approach needs to explore the service beyond 2024, make service users aware of their housing rights, help them find permanent suitable accommodation, and ensure that all the necessary support is in place.

We will:

- Mainstream the Housing First approach
- Focus on the prevention of homelessness

## **Supported Accommodation**

Recognising that we need to better understand the support needs and impact of support services on homeless households, a review of supported homeless accommodation was completed in 2022. It identified that existing accommodation did not meet the needs of severely disadvantaged homeless applicants with multiple conditions and complex needs. It also concluded that environments need to be trauma informed and that there is a need for age-specific accommodation for younger people. Working with Angus HSCP, we need to explore and develop new accommodation models targeting homeless households where independent living within the community is not possible.

We will:

- Implement the actions from the strategic housing support needs assessment report

## **Priority 5 – Improve access to barrier free and independent living**

Not everyone in Angus can access a home that meets their needs, whether this be finding a new suitable home or adapting their current home to meet those needs. This is particularly challenging for older people, and people with a physical disability, learning disability or mental health condition.

We will focus on:

- Increasing the volume of accessible homes
- Improving access to housing adaptations
- Increasing the housing options for people with specialist housing requirements



## **Accessible Homes**

An accessible home is one where the design and layout of the property is free from physical barriers that might limit its suitability for households with disability, mobility or health conditions. Over the past 5 years the Council and RSL partners have delivered 73 particular needs accessible units, with 43 of these to wheelchair accessible standard. We do however recognise that there are more and more people requiring homes that cater for accessibility needs and it is estimated that these requirements will increase with the ageing population. The Angus HNDA and Common Housing Register (CHR) data outlines that around 10% (216) of all housing applicants require ground floor accessible housing and around 5% (94) require wheelchair housing. We also know that around 30% (620) of all applicants require housing for age, medical or disability reasons. This is an increasing trend and we must therefore assess our existing housing stock to establish what proportion of these could be altered to help meet this need. These accessible homes need to be available across all areas of Angus.

We will:

- Deliver 20% of the affordable housing supply target as homes for particular needs, and 50% of these will be to wheelchair standard
- Undertake an assessment of current council tenants and the impact of the ageing population on our stock management activities (asset management software)



## **Housing Adaptations**

Housing adaptations can reduce demand on care services, avoid unnecessary hospital admissions and ensure that people can come home from hospital as soon as they are well. Over the past 2 years, funding of around £845,000 has been directed towards moderate and major adaptations in Council properties (£437,000) and major disabled adaptations in private housing (£408,000), assisting 300 households. Where people can stay in their own home and live independently with the help of some adaptations, the process to obtain those changes should be quick and everyone should receive the same level of service no matter if they live in social or private housing. We started a review of our adaptations service in 2018 but did not complete all the actions because of Covid-19. Further work is required in partnership with Angus Health & Social Care Partnership (AHSCP) to make sure we have the right people and financial resources to deliver this service efficiently.

We will:

- Undertake a further review of the Adaptations service
- Implement actions arising from changes to the Scottish Government Equipment and Adaptations Guidance

## **Specialist Housing Requirements**

The evidence tells us that the demand for specialist housing solutions has increased and we recognise that further work is required to understand the real level of unmet housing need for people with specialist requirements. The Angus HNDA estimated a need (existing and future need) for 154 Angus AHSCP commissioned tenancies/bed spaces for key care groups such as people with physical disabilities, learning disabilities and mental health difficulties. A majority of the need (83%) is for people with a learning disability. With an ageing population and the volume of over 75s anticipated to increase 62% over the next 20 years, there is the challenge of how to respond to the changing housing needs. There are around 130 applicants (3%) waiting for older people's housing, but the population projections suggest this will increase. To adequately cater for these needs we need to establish the real level of need at local levels, review the accommodation models currently on offer, and ensure we can be flexible and responsive to changing needs.

We will:

- Contribute to the delivery of the Coming Home Implementation Report
- Contribute to the assessment of the current and future housing needs for health & social care client groups
- Undertake a strategic review of older people's housing

## Priority 6 – Promote Equal Opportunities

Everyone has the right to an adequate home and we have a duty to ensure that the most vulnerable and excluded people in our communities are able to meet their needs. No matter where a person is from, their needs or their vulnerability, they should have the same access to housing and other services.

We will focus on:

- Supporting humanitarian programmes including the resettlement of refugees
- Improving access to fuel poverty support
- Delivering person-centred services for people with complex needs



## **Resettling Refugees**

We have supported humanitarian programmes by providing housing and other support for individuals and families fleeing violence from Syria, Afghanistan and most recently Ukraine. We expect there to be an ongoing need to respond to similar crisis, including providing more permanent housing for Ukrainian's who have been living with host families. We recognise that having that place to call home and the opportunity to integrate into a receiving community is crucial for refugees' health and wellbeing prospects as well as building relationships and remove the intolerances that may exist in local communities.

We will:

- Assess the housing role and process for refugee resettlement and inclusion into local communities

## **Fuel Poverty**

We recognise that many Angus households are struggling with their energy costs and the pressures are extreme with people facing the stark reality of choosing between heating or eating. Prior to the recent price rises it was estimated that 22% of Angus households (almost 12,000) were in fuel poverty. Based on average household incomes, it is now estimated that the number is closer to 45% (24,300). Improving energy efficiency is part of the solution but it is costly and would take years to upgrade all energy inefficient stock. The evidence tells us that it is low income households and households in the poorest areas of Angus are hardest hit and they require ongoing support and assistance.

We will:

- Identify and facilitate schemes and initiatives that offer financial assistance to combat fuel poverty
- Work to assess and gain a better understanding of housing related poverty, and that role within the corporate approach to eradicating poverty

## **Complex Needs**

There are many people with complex needs whose needs go beyond the Housing First response. We need to do more to identify those needs and provide support that is flexible and responsive to newly emerging needs. By adopting a person-centred approach that deals with an individual's circumstances we can ensure that everyone has a pathway to progress into the living environment tailored for them.

We will:

- Undertake a review of the housing solutions assessment approach and ensure we develop consistent person-centred support for all service users

If we can bring all of this together we can all help to improve the lives of **Our People** by ensuring everyone has a safe, secure and warm home. Everyone should have access to a settled home, and that home should be suitable for their individual needs and be complemented by additional support where necessary. All of our residents deserve the same quality service that recognises and focuses on their individual needs.

## Delivery Plan

We have outlined our LHS Vision, Outcomes and Priorities, along with the challenges we face, and our Delivery Plan will set out what we will do to overcome the challenges and help achieve those intended Outcomes. The Delivery Plan illustrates the relationship between the activities and resources, and its intended effects.

Our Delivery Plan has been developed with a level of flexibility. We are operating in rather unprecedented times, both for the housing landscape and wider society. Therefore our activities and actions must be agile and able to respond to emerging challenges. By being clear about our medium and long term goals we will ensure that we are able to prioritise our activity towards delivering these and monitor progress towards these goals.

The activities have been identified from development of our LHS – we have looked at the evidence, taken account of the operating environment and listened to what our stakeholders, the public and local communities have said. The process of codesign means that we will target local priorities, and also ensure that what we do has maximum positive impact in terms of our ability to deliver meaningful change.

## LHS Outcome 1 – Our Places. We want everyone in Angus to have good quality, energy efficient and affordable homes

### Intermediate Outcome

Priority 1 - Making best use of existing stock					
To achieve this we need to:					
<ul style="list-style-type: none"> <li>• reduce empty homes</li> <li>• improve the condition of existing homes</li> <li>• sustain the private rented sector</li> </ul>					
Activity	Baseline	Measure	Target/Outcome(short/medium /long term)	Lead	
<b>1.1</b>	<b>Reduce Empty Homes</b>				
1.1.1	Work with owners to encourage and assist them to bring their property back into use	Current volume of empty homes	Number of empty homes brought back into use. Reduction in volume of empty homes.	Ongoing / Annual	Housing Strategy
1.1.2	Explore the use of Compulsory Purchase Orders to bring properties back into use	Develop evidence base	Number of instances CPO utilised	Short-medium	Housing Strategy
1.1.3	Explore feasibility of bringing private sector empty homes into use for a range of affordable housing options (for rent and purchase)	Develop evidence base	Number of private empty homes returned to use as affordable housing	Ongoing	Housing Strategy



1.2	Improve the condition of existing stock				
1.2.1	Engage and communicate with property owners about their responsibilities relating to repairs and maintenance	Current engagement platforms / information source	Increase engagement activities	Short-medium	Housing Strategy
1.2.2	Monitor energy efficiency levels across Angus to help identify a targeted response to under performance	Develop evidence base		Short-medium Ongoing	Housing Strategy
1.2.3	Maximise funding opportunities to assist homeowners and landlords with repairs and improvements	Current funding options	Number of properties securing funding	Short-medium	Housing Strategy
1.2.4	Ensure Council stock meets EESSH2 compliance, implementing a fabric first approach where financially feasible	Current compliance rate	% of stock compliance	Short-medium	Housing Assets
1.2.5	Undertake full assessment and decarbonisation of Council stock heating systems	Develop evidence base		Ongoing	Housing Assets
1.2.6	Contribute to the Local Heat Energy Efficiency Strategy (LHEES) and ensure the housing role supports the strategic aims and outcomes	Current input / LHS outcomes		Medium	Housing Strategy

1.3 Sustain the private rented sector					
1.3.1	Closely monitor changes in the profile of private landlords and registered properties	Current volume of registrations / landlord profiles	Number of registered properties. Number of registered landlords.	Short-medium Ongoing	Housing Strategy
1.3.2	Engage and communicate with private landlords about their responsibilities relating to minimum energy performance standards, and their intentions to meet the standards	Current engagement platforms / information source		Short-medium	Housing Strategy
1.3.3	Map and monitor private rented sector energy efficiency levels by location and volume	Develop evidence base	EPC band volume by HMA	Short-medium	Housing Strategy
1.3.4	Assess the impact of short-term lets on the volume of private rented properties, including an approach to delivering a short-term lets scheme	Develop evidence base	Number of short-term lets (by HMA)	Short-medium	Legal, Housing Strategy
1.3.5	Consider further interventions to support the sustainability of the private rented sector	Develop evidence base		Short-medium Ongoing	Housing Strategy

Intermediate Outcome	<b>Priority 2 - Increasing the supply of new homes</b>				
	To achieve this we need to:				
	<ul style="list-style-type: none"> <li>• Deliver social rented homes in partnership with housing associations</li> <li>• Deliver intermediate tenure homes in partnership with housing associations and developers</li> <li>• Improve opportunities for self-build</li> </ul>				
	<b>Activity</b>	<b>Baseline</b>	<b>Measure</b>	<b>Target/Outcome (short/medium/long term)</b>	<b>Lead</b>
<b>2.1</b>	<b>Deliver social rented homes in partnership with housing associations</b>				
2.1.1	Deliver the new build affordable housing supply target (76 units per annum) with 64 of those units for social rent	Affordable HST – 76 64 SR + 12 BMR	Achieve 76 affordable housing completions per annum - 64 social rent per annum	Ongoing annual 2023-2028 - 380 affordable completions	Housing Strategy / RSLs
2.1.2	Ensure there is sufficient supply of Market home delivery to meet demand and facilitate delivery of affordable homes.	Market HST – 98 98 NB + 11 Vacant	Achieve 98 new build completions per annum	Ongoing annual 2023-2028 - 490 market completions	
<b>2.2</b>	<b>Deliver intermediate tenure homes in partnership with housing associations and developers</b>				
2.2.1	Explore opportunities for empty homes to increase the supply of affordable homes	Develop evidence base		Short-medium	Housing Strategy
2.2.2	Consider stock management activities such as stock disposals for low cost purchase	Develop evidence base	Number of disposals	Short-medium	Housing Strategy
2.2.3	As part of the new build affordable housing supply target, deliver 12 units per annum as intermediate tenures	HST – Intermediates, 12 pa	Achieve 12 intermediate tenure new builds per annum	Ongoing annual	Housing Strategy/ RSLs
<b>2.3</b>	<b>Improve opportunities for self-build</b>				
2.3.1	Develop a self-build register	Develop evidence base including key information; the response to demand; and how the register will operate – no register		Short-medium	Planning

Intermediate Outcome	<b>Priority 3 - Support thriving communities</b>				
	To achieve this we need to: <ul style="list-style-type: none"> <li>• Increase rural homes</li> <li>• Support place-based regeneration</li> </ul>				
	<b>Activity</b>	<b>Baseline</b>	<b>Measure</b>	<b>Target/Outcome (short/medium/long term)</b>	<b>Lead</b>
<b>3.1</b>	<b>Rural Homes</b>				
3.1.1	Identify rural settlements for affordable housing options, either new build or refurbishment of existing properties	Develop evidence base. 30 affordable rural completions over 5 years.	Volume of affordable rural completions. Volume of affordable rural refurbs.	Short-medium Ongoing	Housing Strategy / RSLs
3.1.2	Promote the SG Rural and Islands Housing Fund as a source of funding for developers, community groups and community-led housing projects.				
<b>3.2</b>	<b>Place-Based Regeneration</b>				
3.2.1	Engage and communicate with local community groups who are seeking support and guidance for change in their area	Develop evidence base		Short-medium	Communities, Housing Strategy
3.2.2	Identify the housing role and activities within the place-making approach	Develop evidence base		Short-medium	Communities, Housing Strategy

**LHS Outcome 2 – Our People. We want everyone in Angus to have a safe, secure and warm home.**

Intermediate Outcome	<b>Priority 4 - Reduce homelessness</b>				
	To achieve this we need to:				
	<ul style="list-style-type: none"> <li>• Improve access to settled accommodation</li> <li>• Mainstream the Housing First approach</li> <li>• Improve the range of homeless supported accommodation available</li> </ul>				
	<b>Activity</b>	<b>Baseline</b>	<b>Measure</b>	<b>Target/Outcome (short/medium/long term)</b>	<b>Lead</b>
<b>4.1</b>	<b>Access to settled accommodation</b>				
4.1.1	Deliver the Rapid Rehousing Transition Plan (RRTP) (Housing Contribution Statement – Priority 3)	RRTP 2022/23	Successful delivery of RRTP - homelessness prevention, support, & housing options.	Short-medium	Housing, Health & Social Care
4.1.2	Reduce the number of homelessness applications	504 - 2021/22	Reduction, year on year	Short-medium	Ongoing Housing, Health & Social Care
<b>4.2</b>	<b>Housing First</b>				
4.2.1	Mainstream the Housing First approach	Current resource / Develop evidence base – resource feasibility		Short-medium Ongoing	Housing, Health & Social Care
4.2.2	Focus on the prevention of homelessness			Short-medium	Housing, Health & Social Care
<b>4.3</b>	<b>Supported Accommodation</b>				
4.3.1	Implement the actions from the strategic housing support needs assessment report		Needs assessment report		Housing, Health & Social Care



Intermediate Outcome	<b>Priority 5 - Improve access to barrier free and independent living</b>				
	To achieve this we need to: <ul style="list-style-type: none"> <li>• Increase the volume of accessible homes</li> <li>• Improve access to housing adaptations</li> <li>• Increase the housing options for people with specialist housing requirements</li> </ul>				
	Activity	Baseline	Measure	Target/Outcome (short/medium/long term)	Lead
<b>5.1</b>	<b>Accessible Homes</b>				
5.1.1	Deliver 20% of the affordable housing supply target as homes for particular needs, and 50% of these will be to wheelchair standard (Housing Contribution Statement – Priority 1)	Current targets – 20% and 50%	15 particular needs, with 7 of these to wheelchair standard, per annum	Short-medium Ongoing 75 particular needs units over LHS lifecycle	Housing Strategy, RSLs
5.1.2	Undertake an assessment of current council tenants and the impact of the ageing population on our stock management activities (asset management software)	2019 evidence base – develop new evidence base		Short-medium	Housing Strategy
<b>5.2</b>	<b>Housing Adaptations</b>				
5.2.1	Undertake a further review of the Adaptations service (Housing Contribution Statement – Priority 2)				Housing, Health & Social Care
5.2.2	Implement actions arising from changes to the Scottish Government Equipment and Adaptations Guidance				Housing, Health & Social Care

5.3	Specialist Housing Requirements				
5.3.1	Contribute to the delivery of the Coming Home Implementation Report				Housing, Health & Social Care
5.3.2	Contribute to the assessment of the current and future housing needs for health & social care client groups	Current evidence base			Housing, Health & Social Care
5.3.4	Undertake a strategic review of older people's housing				Housing, Health & Social Care
5.3.5	Utilise the SG forthcoming Gypsy/Travellers Accommodation Needs Toolkit to better understand local needs for both public and transient sites				
5.3.6	Monitor the needs of Travelling Show People in Angus (via partners such as Scotland Showmens Guild)				
5.3.7	Continue to monitor the housing needs of minority groups, such as ethnic minorities.				
5.3.8	Identify any unknown housing need for Key Workers				

Intermediate Outcome	<b>Priority 6 - Promote Equal Opportunities</b>				
	To achieve this we need to: <ul style="list-style-type: none"> <li>• Support humanitarian programmes including the resettlement of refugees</li> <li>• Improve access to fuel poverty support</li> <li>• Deliver person-centred services for people with complex needs</li> </ul>				
	Activity	Baseline	Measure	Target/Outcome (short/medium/long term)	Lead
<b>6.1</b>	<b>Resettling Refugees</b>				
6.1.1	Assess the housing role and process for refugee resettlement and inclusion into local communities				Housing Strategy
<b>6.2</b>	<b>Fuel Poverty</b>				
6.2.1	Identify and facilitate schemes and initiatives that offer financial assistance to combat fuel poverty	Current funding options/opportunities		Short-medium	Housing, Community Planning
6.2.2	Work to assess and gain a better understanding of housing related poverty, and that role within the corporate approach to eradicating poverty	Develop evidence base			Housing, Community Planning
<b>6.3</b>	<b>Complex Needs</b>				
6.3.1	Undertake a review of the housing solutions assessment approach and ensure we develop consistent person-centred support for all service users				Housing

# Monitoring & Evaluation

The LHS Delivery Group will provide operational oversight of the Delivery Plan and build on the strong relationships already in place to help achieve the LHS outcomes, priorities and key indicators. We recognise however that successful delivery of the LHS will require a collective effort from stakeholders, delivery partners, communities and Angus residents.

The LHS Delivery Group will:

- Oversee implementation of the LHS Delivery Plan
- Undertake continuous review and development of the strategy to 2028, monitoring the effectiveness to deliver housing outcomes and contribute to the Council Plan and other strategic objectives
- Consider and identify emerging issues that may impact the strategy
- Address any issues that may impact the strategy

The governance and reporting arrangements are set out in Appendix 4. The Council's performance management system Pentana, will be used to monitor the key indicators and progress towards any agreed actions. The LHS Delivery Group and Housing, Health and Social Care Strategic Planning Group will review these indicators on a regular basis and will be accountable for ensuring progress as well as discussing any changes needed to ensure that delivery plans reflect priorities.

An annual report will be produced by the Housing Strategy Team, combining activity being led by the LHS Delivery Group and the Housing, Health and Social Care Strategic Planning Group. It will provide updates on key achievements and highlight any areas which require adjustment.