

Angus Council
Strategic Housing Investment Plan
2025/26 – 2029/30

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1. Introduction

- 1.1. The core purpose of the Strategic Housing Investment Plan (SHIP) 2025/26 – 2029/30 is to set out the investment priorities for affordable housing over a five-year period. The strategic priorities contained are consistent with and achieve the outcomes set out in the Local Housing Strategy. The Angus Local Housing Strategy (LHS) 2023-28 was approved by committee in May 2023. Throughout the development of this LHS it became apparent that the issues and challenges identified could be divided into two themes – Places and People. Whilst this LHS did not introduce wholesale change, our strategic priorities for housing now have a different balance. New housing supply targets were established, informed by housing need and demand evidence that was awarded robust and credible status in May 2023. As a result, there is an increased focus on making best use of existing stock and empty homes. In addition, there is an increased focus on the need for affordable housing solutions which also contribute to sustainability, including investing in the 20-minute neighbourhood concept and delivering net zero targets. The SHIP 2025/26 - 2029/30 has been developed in partnership with Registered Social Landlords (RSLs), the Angus Health and Social Care Partnership, Planning, and Housing Asset Services.
- 1.2. The SHIP is designed to be an operational working tool which:
 - Reflects and aligns with the housing policies and outcomes set out in the local authority's Local Housing Strategy (LHS) and LHS Outcome Action Plan;
 - Reinforces the role of the local authority as the strategic housing authority;
 - Informs Scottish Government investment decisions; and
 - Informs the preparation of a Strategic Local Programme Agreement that sets out the planned programme across the local authority and, where required, informs the preparation of Programme Agreements to individual providers setting out their planned programme.
- 1.3. The Council and its partners are committed to overseeing a long-term programme of new affordable housing development in Angus. We will contribute to the Scottish Government's Housing to 2040 ambition to deliver

a further 110,000 affordable homes by 2032, following on from the earlier target of 50,000 new affordable homes which was achieved in 2022. To support this, the Scottish Government set out a Resource Planning Assumption (RPA) for Angus of £46.799m over the five-year period 2021-2026. In December 2023 the Scottish Government announced a significant reduction in our RPA for the final year, 2024/25, of the previous SHIP. The RPA reduced to £6.912m¹ from £9.049m. There is no confirmed RPA for the lifetime of this SHIP.

- 1.4. The strategic planning and delivery of affordable housing is significantly compromised by the Scottish Governments decision to move to annual announcements of the RPA. These changes have placed significant pressure on our programme and strained our strategic planning efforts. As a result, our previous SHIP programme became unachievable. Collaboration with our partners has taken place to agree on the changes required to manage our programme. The reduction in grant funding, combined with future uncertainty, has led the Council to adopt a more risk-averse approach to strategic planning.
- 1.5. All projects identified as priorities for funding over the five-year period are in the table for the respective year or years and have been input into the Housing and Regeneration Programmes (HARP) system. The SHIP includes affordable housing supply through new build, replacement, renovation, re-modelling, and 'off the shelf' market acquisition. This information will be used by the Scottish Government to draft Strategic Local Programme Agreements (SLP). Once agreed, SLPs will form the basis of individual RSL and Local Authority Programme Agreements.

2. The Strategic Context

- 2.1. Housing to 2040 sets out the Scottish Governments vision for housing in Scotland by the year 2040 and is supported by a route map detailing how this vision will be achieved. The plan aims to realise the ambition of ensuring everyone has access to a warm, safe, affordable and energy-efficient home that meets their needs, in a community they feel part of and proud of. The strategy is based on the principles of social justice, equality and human rights and includes a target to deliver 110,000 affordable homes in the 10 years up to 2031/32, with 70% of these for social rent.

¹ This figure includes Angus Councils share of the additional £40m added to the Affordable Housing Supply Programme budget in 2024/25 of £66,000.

- 2.2. The LHS 2023-28 sets out how the Council and partners will deliver our vision 'everyone in Angus has a good quality, safe, secure and warm home that they can afford'. The vision stems from the challenges identified from the evidence base, what our communities and stakeholders told us, and the societal changes that have impacted us all, such as the pandemic and cost of living crises. These challenges and related issues are likely to continue for some time and therefore it is clear that the delivery of affordable housing will be a key ingredient to helping local communities. The LHS 2023-28 outlines two strategic outcomes, each with their own theme where we have identified the challenges and priorities in Angus. They are:

Theme: Our Places

Outcome: We want good quality, energy efficient and affordable homes

- | | | |
|------------|---|------------------------------------|
| Priorities | 1 | Making best use of existing stock |
| | 2 | Increasing the supply of new homes |
| | 3 | Support thriving communities |

Theme: Our People

Outcome: Ensuring everyone has a safe, secure and warm home

- | | | |
|------------|---|---|
| Priorities | 4 | Reduce homelessness |
| | 5 | Improve access to barrier free and independent living |
| | 6 | Promote equal opportunities |

- 2.3. Contributing to these two strategic outcomes, delivery of the SHIP faces continued pressures from the ongoing UK economic situation. The construction industry is currently impacted by the prevailing economic conditions nationwide. High rates of inflation, interest rates, and energy costs have increased construction costs and borrowing expenses. Material prices continue to be higher than in previous years and this, combined with increased salary levels, has had a direct consequential impact on the pricing level of tenders. Contractors have continued to experience difficulties in attracting and retaining staff due to ongoing shortages of suitably skilled

workers and this has adversely impacted progress on some Angus Council projects. An increased level of tender response has continued into 2024/25 which suggests the overall picture, in terms of contractor capacity, is still improving. However, any signs of an improvement in terms of contractor capacity need to be tempered in the context of other pressures such as the cost-of-living crisis and increasing borrowing costs. This means that all social housing providers will continue to be careful when assessing their capital investment programmes.

- 2.4. The Scottish Budget was approved by Parliament in February 2024. The allocation of this budget was designed to ensure funding is directed towards the key missions of supporting our public services, growing the economy, and tackling poverty. As part of this, the budget outlined plans to allocate £566m towards the AHSP in 2024/25. Since, an additional £80m over two years for acquisitions has been announced, with £40m to be made available in 2024/25. This is a cut of £163m or 22% in real terms from the AHSP funding available in 2023/24. The impact of these cuts on local authorities and partners across Scotland has been well documented. In Angus, the funding cut has significantly impacted our SHIP and forced drastic changes in the delivery of affordable housing. These reductions have constrained resources, restricted opportunities for new projects, delayed some project starts, and severely impacted the availability of new affordable housing for those in need. Additionally, the cut in funding has a broader economic impact. The construction of affordable housing is a key driver of economic activity, creating jobs, and stimulating local economies. A reduction in local housing projects means fewer jobs in the construction and associated sectors, leading to higher unemployment rates and reduced economic growth.
- 2.5. In May 2024 the Scottish Government declared a nationwide housing emergency. The declaration of a housing emergency in Scotland reflects the acute shortage and affordability crisis in the housing sector. This declaration stems from escalating housing costs, a significant gap between supply and demand, and increased homelessness rates, highlighting the urgent need for systemic reform. By declaring a housing emergency, the Scottish Government has formally acknowledged the severity of the housing crisis and the need for urgent intervention. Local authorities across Scotland have declared their own housing emergencies. In June 2024, a housing emergency was declared within Angus. The devastating floods caused by Storm Babet in October 2023 have added further complexity to the situation in Angus. A housing options appraisal of the affected area has been carried out by consultants and is due to be reported to committee later this year. Not only have we lost stock in the flooded area, but emergency actions taken to accommodate those affected has had a knock-on impact on available housing across Angus.

- 2.6. The funding cuts to the AHSP undermine efforts to address the nationwide housing emergency, making it more challenging to support the housing sector and increase the availability of affordable homes. Without sufficient investment in affordable housing, the goal of ensuring everyone has access to a safe, good quality, and affordable home remains aspirational. It is vital that Councils receive certainty and assurance from the Scottish Government to assist with longer-term strategic planning and promote progress toward the ambitious affordable homes target contained within Housing to 2040.
- 2.7. On 10th October 2024, the Scottish Government announced changes to the AHSP benchmarks, increasing baseline and existing additional quality measure rates by 5%. Although the benchmark rates have changed with immediate effect, there has been no corresponding increase to the allocated RPA. While an increased benchmark is welcome, without a known RPA or corresponding increase the announcement adds to the pressures already being experienced. Specifically, from an affordable housing strategic planning perspective the announcement so close to the SHIP submission date is unhelpful.
- 2.8. This year we received only one new project submission during the annual scoring exercise for this SHIP. This is unsurprising as partners are aware of the lack of funds to be allocated to any new project submission. However, we have noticed an increase in contact about the potential to develop affordable housing specifically on private new build sites. Discounts and incentives on private new build sites are common and contact has been made by developers looking for alternative sales opportunities within the social housing sector. These are all indicative of the challenges being faced. The latest quarterly new build figures show an all-section national 15% decrease on new build homes started between financial years 2022/23 and 2023/24. This is the lowest annual figure for all-sector new build home starts since 2013/14. Nationally, the percentage decrease in relation to RSL and council starts is 1% and 30% respectively. Any decrease has implications for deliverability of the 2032 target. As the new build market slows, we continue to work with partners to progress any opportunity which may meet our need. However, we are very aware of how difficult it is to make these opportunities stack up, and this difficulty has been intensified with the AHSP grant reduction.
- 2.9. The National Planning Framework 4 (NPF4) has been adopted. Work on a Regional Spatial Strategy (RSS) which will replace the Strategic Development Plan (SDP) is underway. Key strategic and planning documents including the Local Development Plan (LDP), and the Housing Land Audit (HLA) have informed the SHIP. The SHIP has also been informed by the Angus Health and

Social Care Partnership Strategic Plan, and specifically the Housing Contribution Statement 2023-26, which acts as the bridge between the LHS and the Strategic Plan and reflects how housing will contribute to the Strategic Plan priorities.

- 2.10. The 'Angus Joint Child Poverty Local Action Plan: Our Bright Futures', highlights access to a warm, affordable home as a headline area of work. This is also reflected in the delivery of affordable housing in Angus. It reflects the national commitment to tackle child poverty set out in the Verity House Agreement. Investing in areas where levels of child poverty is highest, ensures that those most in need have a good quality affordable home, which can contribute to a stable home life, and in turn improve life chances. However, the volume of 'Top 15% Most Deprived Datazones' (SIMD 2020) has increased in Angus from 2 in 2016, to 6 in 2020, reflecting the challenges faced.
- 2.11. The SHIP 2025/26 to 2029/30 will deliver 21% of its program in areas that fall into the SIMD lowest quintile (lowest 20%), which equates to 72 units in total. Families with 3 or more children have been identified as one of the six family types at greatest risk of poverty, and across the whole programme 76 (23%) of the units delivered will be larger family homes, i.e. 3+ bedroom properties. The programme will deliver these properties across all HMA's and 14 units will be larger family homes delivered specifically in the SIMD lowest quintile (lowest 20%). As this is a 5-year plan, some projects are further progressed than others and so for those later years projects that do not have a finalised design, the figures used are based on current plans and subject to change. The inclusion of a small number of conversions each year will contribute to the delivery of larger family homes also, as these are typically conversions from smaller, low demand properties to larger properties that we have less of in stock. Whilst property sizes can vary from project to project, those currently underway include 2 x 2-bedroom, 1 x 4-bedroom, and a 5-bedroom property, reflecting the inclusion of larger family homes in conversion opportunities. Similarly, open market acquisition have assisted with the supply of larger family housing, with 24% of open market units being 3+ bed housing, over last five-year period.
- 2.12. Consideration has been given to the wider impact of new development planning on poverty and how the Council can reduce inequalities caused by socio-economic disadvantage. This approach supports Housing to 2040's place-based principles, through the creation not only of quality homes but quality neighbourhoods too. The Council aims to improve social cohesion and reduce child poverty via careful design layouts that consider transport, including safe access routes for children, improved outdoor green amenity space, access to services, and aiding economic growth and opportunities

for the future. As such, our investment priorities continue to reflect regeneration investment in areas where levels of child poverty are highest.

3. Housing Need and Demand

- 3.1. For development planning purposes the Angus housing market is considered in terms of four Housing Market Areas (HMAs). These are broadly comparable to the four localities used to inform community planning:

North – Montrose and Brechin

East – Arbroath

South – Carnoustie and Monifieth

West – Forfar and Kirriemuir

- 3.2. In Angus, the Housing Need and Demand Assessment (HNDA) was carried out across the Tay Authorities area which includes Angus, Dundee, Perth and Kinross and North Fife. The assessment achieved robust and credible status from the Centre for Housing Market Analysis (CHMA) in May 2023. The HNDA provides an assessment of the total requirements for all tenures of housing, by size and type, including specialist and particular needs housing, over a 20-year period (2022 to 2042) with a specific ten-year focus on housing requirements to 2032. The HNDA outputs have been used to inform a new Housing Supply Target (HST) for our LHS 2023-28 and support the Council to develop appropriate housing investment programmes to meet future housing needs.
- 3.3. Providing a key evidence base for LHS 2023-28, the Tay Authority HNDA 2022 estimated a need for an additional 240 market and affordable homes per annum in Angus over the next 20 years, and 220 homes per annum over the next 10 years. The HNDA outputs have been used to inform a new Housing Supply Target (HST) for our LHS 2023-28 and support the Council to develop appropriate housing investment programmes to meet future housing needs.
- 3.4. The Housing Supply Target (HST) to be adopted from 2023 determines the type of market and affordable housing required to meet housing need and demand. This includes the level of affordable housing required and a target for delivery of homes for households with particular needs. Following assessment of the HNDA outputs, the Council and RSL partners aim to deliver 76 new build affordable homes per annum, with 12 of these for affordable intermediate tenures such as mid-market rent and shared equity.

- 3.5. Prior to the publication of LHS 2023-28, Storm Babet landed and had a significant impact on housing stock in the North HMA, creating pressures by reducing the availability of housing stock and increasing the number of households in housing need. The decision was taken to re-assess the HNDA outputs, taking into consideration more recent data relating to Existing Need elements. The re-assessment also considered other material changes since 2021, such as people migration and the impact of asylum seekers, refugees and other resettlement programmes.
- 3.6. The new input numbers (Existing Need) were inflated by around 300, meaning the 20-year estimated all-tenure need also increased (from 2,435 to 2,740) as did the 10-year estimated need (2,202 to 2,505). As described in our LHS, the decision was taken to retain the previously agreed HST while acknowledging that every opportunity will be taken to exceed the targets.
- 3.7. Year 2023/24 coincided with the launch of the LHS 2023-28. During this period, 66 new build units were delivered across Angus, representing an increase of 40% from the previous financial year. However, despite this increase in new build delivered, the total return is still lower than our target. This shortfall can be recognised as a direct consequence of the several factors outlined within the Strategic Context sections of last and this year's SHIP.
- 3.8. New build delivery was complemented by 16 open market acquisitions in 2023/24, highlighting the significant role that acquisitions can play in boosting the delivery of affordable housing. This significant contribution is further emphasised when considering returns over a longer period. Over the last five years, despite the considerable impact of the pandemic, 71 open market acquisitions have been delivered, increasing the supply of affordable housing across all HMAs in Angus. Unfortunately, the decision to cut AHSP grant has necessitated difficult decisions. As a result, open market acquisitions have been removed from the SHIP. This decision was not taken lightly, as it came after carefully considering the substantial time, effort, and resources that both our partners and the Council have already invested in advancing other projects within the SHIP. Where opportunities arise, we will explore reinstating acquisitions. Ongoing discussions are focused on how we can utilise our share of the additional £40m (amounting to £66,000) added to the AHSP budget for 2024/25. This level of funding would be expected to support the acquisition of around 2 properties.
- 3.9. The LHS also considers the requirements for social and other affordable intermediate tenures, such as mid-market rent (MMR) and low-cost home ownership initiatives. The HNDA (2022) estimated that around 10% (243 units) of existing and new housing need can be catered for by intermediate

tenures. Our previous intermediate target (2017 to 2022) was 25% of new build affordable supply. This was challenging but in the latter years (2020 to 2022) we achieved around 16% of new affordable supply. Whilst the HNDA estimates 10% as a requirement, we are mindful that the exercise was undertaken from 2020 and the full economic pressures and cost of living crises had not fully materialised. We have therefore once more adopted a pragmatic approach, sensing increased need for intermediate tenures and thus we have set a target of 12 intermediate units per annum, equating to around 16% of the affordable HST. In 2023/24 8 intermediate tenures were delivered, with all being mid-market rent and located within our South HMA. Over the lifetime of the SHIP, we expect to deliver around 9% affordable homes as intermediate tenures. This figure reflects the five-year rolling nature of the SHIP and a degree of uncertainty in terms of delivering intermediate tenures.

- 3.10. Future projected delivery of intermediate tenures does not however include any units delivered without grant funding. The Council remains open to such opportunities which deliver affordable housing and generate a surplus over its lifetime which can be reinvested in new affordable projects. The reduction in the RPA for financial year 2024/25 combined with future uncertainty is expected to lead to increased dialogue with developers around the delivery of affordable housing opportunities that do not depend on grant support.
- 3.11. As previously reported there are several factors that present challenges to the delivery of the intermediate target which include, partners appetite for delivering different tenures, unviable financial modelling, availability of property types/products which are suitable for intermediate tenures, emerging and changing priorities, exit strategy options, marketing, and type of warranty provided. The LHS 2023-28 sets out two ways we will explore to address the challenges faced by including delivery of intermediate tenures through existing private and council stock, specifically empty homes, and disposals to meet demand for this tenure type.
- 3.12. Since 2015, the Council has been actively working with the Scottish Empty Homes Partnership, funded by the Scottish Government and co-ordinated by Shelter Scotland, to develop services aimed at bringing private sector long-term empty homes back into use. These are dwellings that have been empty for 6 months or more and are liable for council tax. For owners, empty homes can have considerable financial impacts in terms of lost rental income, mortgage payments, council tax, insurance, maintenance, and security. From a wider community perspective, empty homes can cause a negative appearance in terms of place, undermine regeneration efforts, prevent common works from taking place and lower the value of nearby properties. Furthermore, properties which are inactive within the housing

market do not contribute to economic activity within communities and do not help with addressing housing need. Whilst there are currently no statutory requirements for local authorities regarding empty homes, the Scottish Government is keen to encourage empty homeowners to bring properties back into use and in particular, to increase affordable housing supply in Scotland to tackle shortages in this sector. Bringing empty homes back into use will help deliver on all priorities set out in the Scottish Governments Housing to 2040 strategy.

- 3.13. A multi-officer approach is used for empty homes work within Angus, delivering a coordinated approach tailored to the differing needs and demands of each Angus HMA. Over its lifetime 161 long-term empty properties have been returned to residential use with support from the empty homes service. Returns for financial years 2021/2022, 2022/2023, and 2023/2024 have been provided within Appendix 1. These statistics demonstrate an increase in the number of properties being returned to use with support from the service. However, the reality is that the annual returns, as shown in the appendix, are lower when compared to earlier years when a dedicated officer was employed. The statistics do recognise the consistent contribution that the Councils Open Market Acquisition Scheme and Buy Back Initiative have had on long-term empty homes being returned to use, increasing slightly from 29% of properties returned during financial year 2021/2022 to 31% in 2023/2024. This emphasises the integral role that empty homes can play in affordable housing delivery within Angus. The statistics recognise the increasing total numbers of long-term empty homes, increasing by 30 properties between 2023/2024 and 2024/2025, this amounts to a 2% rise. The empty homes service continues to provide a combination of mechanisms aimed at supporting and encouraging owners to return properties to residential use. This includes a Property Matchmaker Scheme, Empty Homes Loan Fund, and Empty Homes Grant Fund. Both the Empty Homes Loan Fund, and Empty Homes Grant Fund have been financed using additional income raised from increasing council tax charges on second and long-term empty homes. The loan and grant mechanisms have been underutilised, and where capacity permits, we will explore opportunities to review our approach to ensure the available mechanisms are better aligned with the needs of our customers. Officers continue to engage with owners to identify options to unlock properties while working collaboratively with different teams to deliver common objectives across multiple local authority departments.
- 3.14. The Council welcomes the five-year initiative which aims to support provision of affordable homes for key workers in rural communities by making use of empty properties. We do not know what the unmet need of key workers may currently be. Within our LHS 2023-28 however we have recognised the

requirement to explore this issue and identify any unknown housing need for key workers. This will involve developing a holistic evidence-base that will examine housing needs for rural communities with focus on key worker needs.

- 3.15. Revitalising our town centres and building on brownfield sites are also important factors in considering how affordable housing should be delivered via this SHIP, with 21% of new build housing being built in the vicinity of our town centres. Furthermore, 82% of the new build units over this five-year period will be delivered on brownfield sites, reflecting a continued declining reliance on large greenfield sites.
- 3.16. The housing needs and accommodation of Gypsy/Traveller communities continues to be closely monitored. We look to consider opportunities to improve and/or extend existing provision as well as the requirement for new permanent affordable accommodation through planned capital works, and the utilisation of appropriate funding sources. In reflection of last year's SHIP, there continues to be a significant rise in unauthorised encampments, particularly in the North HMA. Angus Council is considering an appropriate response to this, with actions within the new LHS 2023-28 to explore further. The site in the North HMA (St Christophers) continues to experience 100% occupancy rates with good levels of satisfaction amongst users, in contrast to the site in the South HMA (Balmuir Wood), where usage is sporadic and there are often issues relating to anti-social behaviour. The site is currently managed by Dundee City Council. As such, Angus Council, working in collaboration with Dundee City Council, are actively exploring how a transient site could be developed and utilised within Angus; considering where and what this could look like. At the time of writing, there are no current capital works planned on Gypsy/Traveller sites across Angus, and no funding sought via the Gypsy/Traveller Accommodation Fund. However, Angus Council believe that a sound evidence basis will inform future works required and appropriate funding to be sought.
- 3.17. As previously concluded in the Scottish Government 'Gypsy Traveller – Accommodation Needs: evidence review (2020)', there is limited evidence available for the specific accommodation aspirations and travel patterns of Gypsy/Travellers in Scotland. The Council acknowledged 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 were recognised as a key element in understanding accommodation needs, and the Council welcomed national and regional collaboration and partnership with neighbouring authorities. In consideration of this, Angus Council, as part of their Local Development Plan (LDP), have begun to explore ways of engaging with residents of established

Gypsy/Traveller sites and transient members of the Gypsy/Traveller Community. Angus Council have not progressed further than initial conversations but are planning to initiate meaningful consultation in due course. It is intended that these conversations will inform future developments in relation to housing needs and accommodation of Gypsy/Traveller communities, shaping future capital work plans and highlighting required funding. In addition, Angus Council are currently awaiting the publication of the Scottish Government's Gypsy/Traveller Housing Need and Demand toolkit which, along with the recent publication of the Scottish Governments 'Improving the Lives of Scotland's Gypsy/Travellers 2: action plan 2024-2026', will help inform future actions as we move forward.

4. Accessible Homes

4.1. At the time of writing, there were 3062 live housing applications; with 843 of these (28% of all applications) considered to have an assessed housing need. The following evidence highlights the ongoing demand for accessible homes:

- By 2038 the population of older people in Angus is set to grow by 18% for 65–84-year-olds, and by 72% for those aged 85+
- 153 of our Common Housing Register (CHR) applicants with a housing need require an adapted property. Around 5% of all applicants or 18% of applicants with an assessed housing need.
- 144 of CHR applicants with a housing need require ground floor accessible housing. Around 5% of all applicants or 17% of applicants with an assessed housing need.
- 38 of CHR applicants with a housing need require wheelchair housing. Around 1% of all applicants or 5% of applicants with an assessed housing need.
- Around 724 CHR applicants with a housing need require accommodation for age, medical or disability reasons. Around 24% of all applicants.
- The Scottish House Condition Survey (SHCS, 2017-19) suggests that 52% of Angus households have one or more members who is long-

term sick or disabled whose activities are restricted because of the property.

- The Angus HNDA estimated a need for 159 Health & Social Care commissioned tenancies/bed space for key care groups such as people with physical disabilities, learning disabilities, and mental health difficulties.

- 4.2. To address the need for accessible homes the LHS 2023-28 reaffirmed our existing target that at least 20% of new affordable housing to be delivered to meet particular needs including at least 10% to full wheelchair standard. Angus were one of the first authorities to set such a target for the provision of affordable particular needs and wheelchair housing. The LHS also recognised that further work was required to understand the real levels of unmet housing need for people who require an accessible home, particularly the current and future needs for health and social care client groups.
- 4.3. Since 2017, housing, health and social care partners have worked together to increase the understanding and need for these types of accessible homes and as a result there is an improved understanding of accessible housing need. In 2023/24, 7 properties were delivered that were suitable for households with particular needs², all of which were suitable for people who are wheelchair users. Six of the properties provided were two bedroom which would typically meet the needs of single people, couples, or households with one or two children and one property was three bedroom which would typically meet the needs of a family with two or three children. Whilst the actual unit numbers are half than last year; delivery against the 10% wheelchair target has been slightly exceeded (11%) although the overall particular needs target of 20% has not been met. The percentage is against the total new build delivery. It is worth noting the total new build number has 10 units which were delivered as 'off the shelf' acquisitions which normally don't afford the opportunity to deliver particular needs properties due to the type and stage of construction. As the SHIP is a rolling programme it is helpful to look at delivery across a number of years. Taking the total collective three-year delivery we have achieved our 20% particular needs target³. We

² Another two units suitable for older / ambulant disabled user group were to be delivered but due to a design error did not comply and were recorded as general needs.

³ 20% in 2021/22, 30% in 2022/23 and 11% in 2023/24.

continue to prioritise and maximise, where possible, delivery against this outcome.

- 4.4. Expanding on these achievements, this SHIP plans to deliver around 108 units for particular needs housing over the next five years, representing 33% of planned delivery, with 12% of total units being suitable for wheelchair users. This is due to some projects exceeding our 20% particular needs target, which has been positively encouraged through dialogue with partners and developers. Alongside this the Council has introduced our new standard house types which have a number of designs which meet Housing for Varying Needs (HfVN) older/ambulant disabled and wheelchair user standard. As many projects, Council and RSL partners, are still at the design stage, it is not possible to accurately detail the specific groups and numbers for each that our particular needs delivery aims to support. However, provision is across all four HMAs and will include a range of house sizes to meet identified demand. Actual delivery will be provided annually in the SHIP.
- 4.5. The Scottish Government published the consultation of Part 1 of the HfVN design guide in June 2023. It aims to improve housing accessibility by improving the design guide and by introducing a Scottish Accessible Homes Standard through updates to building standards and guidance which is expected to be implemented from 2025/26. The Council welcomed the opportunity to contribute to the review and worked with partners to provide a response. In the meantime, the Council will continue to work with partners to maximise delivery of accessible homes.
- 4.6. Housing to 2040 commits to increasing homes across tenures. The strategy highlights that the new approach to planning set out in the National Planning Framework 4 (NPF4) will support the development of quality homes by private developers that meet people's needs and will make more accessible homes available by helping to deliver all-tenure wheelchair housing targets. The Council reviewed and considered delivery of all-tenure wheelchair targets whilst developing the LHS. We are hopeful that the introduction of a Scottish Accessible Homes Standard will further increase accessible homes in the private sector. However, whilst we welcome this direction of travel, there remains a lack of robust evidence on which to set any target. Furthermore, there is no real ability to ensure that these targets would be met or that any homes provided would be affordable to and bought by households with a wheelchair user. Additionally, it is not clear how matters of financial viability and associated risk for developers are to be managed. Beyond encouraging developers to include a percentage of delivery as wheelchair suitable housing through our discussions and formal planning consultations, the current framework does not lend itself to formal targets for private developers. Our position mirrors findings within a report done by Scotland's

Housing Network in March 2024 who reviewed local authority statements in relation to wheelchair accessible housing targets contained in SHIPs.

5. Rapid Rehousing Transition Plan

5.1. Angus Council's Rapid Rehousing Transition Plan 2019/20-2023/24 (RRTP) sets out how we aimed to:

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

5.2. The RRTP was approved by the Scottish Government in May 2019 and yearly update reports were submitted detailing progress and challenges experienced, along with activity and spend monitors. The current RRTP came to an end in March 2024 however additional funding of £100,000 was allocated for 2024/25 to allow the work of the RRTP to continue. Positive progress has been made towards the outcomes despite extremely challenging circumstances. Oversight of the RRTP continues to sit with the Angus Health and Social Care Strategic Delivery Group. The Prevention and Homelessness Delivery Group within Housing have responsibility for the ongoing development and delivery of the plan. This ensures participation and accountability of all partners and stakeholders in the transition to rapid rehousing in Angus.

5.3. The delivery of new affordable housing, as set out in this SHIP, remains an important element of delivering the RRTP.

6. Partnership Working

6.1. The SHIP is developed and implemented through close partnership working with the Scottish Government, RSLs, and the Angus Health and Social Care Partnership (AHSCP). Several mechanisms are in place to ensure a range of partners are involved in the ongoing delivery of the SHIP.

- 6.2. There is a strong history of partnership working in Angus with RSLs working closely with the Council to deliver the housing programme. There are three housing associations with active projects within the SHIP and an interest in continuing to develop in Angus. Other RSLs are represented on the Council's Affordable Housing Delivery Group (AHDG) and continue to engage with the Council about possible future development opportunities.
- 6.3. The AHDG brings together partners to report on projects and address specific issues such as planning, public utilities and slippage impacting on funding. The AHDG meetings moved to an online format during the pandemic, and have remained in that form, meeting regularly, timetabled to reflect the key requirements throughout the programme year. This structure provides a proactive approach to monitoring project progress to compliment discussions on strategic issues affecting the delivery of affordable housing in Angus. The AHDG met in August 2024 where partners were consulted on the SHIP. It provided an opportunity to identify any issues and time for early planning to address these.
- 6.4. In developing the SHIP 2025/26 to 2029/30, one project proposal submission was received. This project was assessed by a housing and planning group against the SHIP prioritisation framework (Section 12). While a process remains in place to determine project selection, the reality is that several projects had to be removed to align the programme with the projected availability of funding. RSLs were made aware of the funding constraints.
- 6.5. The Angus Housing Partnership (AHP) aims to ensure good governance of the Angus Local Housing Strategy (LHS) and to engender participation opportunities for stakeholders, community representatives and voluntary sector partners. The structure, which is an expanded version of the previous Strategic Affordable Housing Group, underlines the Council's commitment to transparent decision making, promoting accountability, and maintaining a robust performance monitoring and reporting framework which all contribute to achieving the new LHS vision of 'everyone in Angus has a good quality, safe, secure and warm home that they can afford'.
- 6.6. The AHP will continue to review and receive updates on the LHS, the RRTP, the SHIP and other associated plans as appropriate, as well as regular updates from the newly formed AHSCP Strategic Delivery Group which replaces the Housing, Health and Social Care Strategic Planning (HHSCSP) Group. The Partnership will sit within the Place framework currently being developed by Angus Council, and the framework will ensure that the Partnership vehicles (LHS, SHIP, RRTP, HCS) continue to reflect the key strategic priorities being delivered by the Council.

- 6.7. The LHS Delivery Plan sets out what we will do to overcome the local challenges and help achieve our intended outcomes. A range of LHS Delivery Groups involving stakeholders and partners will monitor activities and progress for the LHS Priorities set out under both the Our Places and Our People themes. This includes the overarching target to deliver 111 affordable homes per annum, with equal focus on the volume targets for intermediate tenures and particular needs housing delivery and making best use of our existing stock.
- 6.8. Numerous consultation events were held with various stakeholders and interested groups to inform the development of the LHS 2023-28. Public consultation was also carried out and feedback from that process informed the finalised LHS 2023-28.
- 6.9. In developing the LHS it was recognised that the operating environment has been transformed, initially through new ways of working as a result of the Pandemic, but also acknowledging the need to focus on how communities are involved in key decision making and provide opportunities to participate in the setting and delivery of strategic aims.
- 6.10. A key component of the Place Framework will be how we communicate, engage, and consult. The Engage Angus platform has been developed and is used as an engagement hub where both key partners and local communities can have their say on housing and related activities. During the development of the LHS, a range of opportunities were provided for local people, communities, and stakeholders to share their views. The LHS outlines our direction and vision for the future. Engage Angus was used to provide the opportunity for people to comment on our approach to project prioritisation and to what extent it helps to meet the LHS outcomes.
- 6.11. In making these changes and identifying opportunities the Partnership aims to embrace digital tools and become more of a virtual partnership. This will ensure that we can increase the reach of our engagement.

7. Affordable Housing Supply Programme (AHSP)

- 7.1. As mentioned at 2.7 the timing of the benchmark announcement has left no opportunity to fully assess the impact on the SHIP but based on a blanket 5% increase, an additional £1,326,746 in subsidy will be required from what is set out at 7.2. This would increase the subsidy required to £28,491,661, which is around 4% above our projected RPA over the lifetime of the SHIP. Once we have had an opportunity to assess the full impact, we will need to engage in further, potentially difficult conversations with all partners. These discussions will be necessary to align the programme with the estimated funding.

- 7.2. The five-year AHSP RPA of £46.7m was broken down as follows; £10.491m for 2021/22, £9.043m for 2022/23, £9.017m for 2023/24, £9.049m for 2024/25 and £9.199m for 2025/26. Whilst it was previously hoped that this would provide certainty for the first year of this SHIP, the RPA figure for 2024/25 was reduced by around 24% to £6.913m (including the Sept 2024 uplift). As a result, at this stage, the funding for all years of this plan remains uncertain. This presents a significant challenge to strategic planning as we enter the new five-year SHIP period. The Council has adopted a conservative approach, assuming a figure of £5,476,800 for each year of the SHIP, which equates to 80% of the 2024/25 RPA level announced in May 2024. A nominal increase has been factored in because of the additional £80m to be split amongst local authorities, increasing our projected figure to £5,543,800 for the first year of the plan. As the additional £80m will only impact the first year of this SHIP period and our share is nominal, we have decided to plan projects and spend against £5,476,800. Although this method may be seen as a cautious approach, it is deemed necessary given the uncertainty surrounding future funding. The reduction of the RPA had significant impacts on capacity, and it is essential to minimise and manage our risk moving forward. The Council will continue to work with partners to make any changes necessary to balance spend against actual funding levels. Equally should any programming shortfall emerge, we will work with partners to identify additional projects which could be brought into the programme. A number of projects have been removed from the SHIP because of the reduced RPA, and these projects will be given priority should funding become available.
- 7.3. The Council welcomed the Scottish Governments acceleration of the AHSP review survey and had encouraged our partners to contribute. We hope that responses at the national level will highlight key areas for consideration. This input will be invaluable in helping to shape the future direction of the AHSP.
- 7.4. The SHIP projects that in the region of 330 units could be delivered in the period to 2029/30. This represents around a 38% reduction from last years projections, which is due to several factors. These include the removal of projects comprising a total of 123 units to align with the predicted availability of funds, the completion of sites with allocated spend prior to this SHIP period, a reduction in numbers, and requests for removal from the SHIP. Angus Council will continue to review opportunities to deliver affordable units with grant funding and outwith this plan to supplement those that are delivered via direct grant funding from the Scottish Government. Subsidy of £27,134,915 would be required to deliver the programme from 2025/26 to 2029/30. An RPA of £9.199m was previously suggested for 2025/26; however, the accuracy of this figure remains uncertain following the RPA reduction for 2024/25. For the purposes of the SHIP exercise, an estimated RPA of

£27,451,000 has been tabled for the entire five-year SHIP period. We have included a 10% overcommitment within the programme. We are aware that the Scottish Government will only pay RPA; however, due to the nature of our work, it is necessary to account for an element of slippage. We understand the risks associated with this overcommitment, particularly considering current challenges such as rising prices, supply chain issues, and the uncertain funding position through this SHIP period. However, incorporating no flexibility also carries risks, making it essential to balance caution with the practical needs of project delivery to ensure that targets can be met to the best of our ability. There is variance between these figures and those on HARP. This is due to issues such as projects being live on HARP after Acquisition AHSP applications being submitted and approved, then subsequently having amended unit totals, alongside changes in benchmark levels, which can only be changed when full AHSP Tender Application is made.

- 7.5. The Council, together with its RSL partners, has sought to be as realistic as possible in detailing the programme. However, the challenging circumstances all social landlords find themselves in as set out in Section 2.3 above, means our collective approach to the programme needs to involve a higher degree of flexibility. Without certainty around funding, it is challenging to provide the necessary level of flexibility. In the past, we have deliberately kept later years light to allow for adjustment within the programme. As a result of the reduced RPA, we have decided to maintain a consistent projected RPA level across all years, based on 80% of the RPA figure from May 2024. This approach has allowed us to mitigate some of the impacts of the reduction by shifting projects into later years of the plan, helping to balance the overall delivery while managing potential resources effectively.
- 7.6. The Council, in consultation with the Scottish Government, will continue to manage the AHSP (including the SLPs) in conjunction with its Housing Capital Expenditure Plan and Affordable Housing Account investment to support and maximise delivery of affordable housing in priority sites during the life of the SHIP.
- 7.7. The Council will continue to consider 'off the shelf' purchases to supplement its own new build programme through the approved Housing Development Policy Framework. The Council are currently exploring the acquisition of one unit in Brechin to be delivered via this framework which would support with rehousing efforts after Storm Babet. The proposed acquisition is intended to be partially funded using the uplift to our RPA. As per the funding requirements, it is essential that this additional resource is allocated towards acquisition to help address temporary accommodation pressures or, where appropriate, to bring long term voids back into use. We will continue to

explore other opportunities to maximise AHSP funding where capacity allows.

- 7.8. In May 2023, the Council approved an updated and expanded approach to Open Market Acquisitions and we will continue to purchase second-hand units where resource allows. These acquisitions target properties that meet demand within their respective localities and considers other objectives such as bringing back into use long term empty properties, complex medical needs of households on our waiting lists, and improving management of stock. Additionally having shared equity as a tenure outcome was included. This was in recognition that acquisition of empty homes may be more suited to this type of tenure due to location i.e. not being part of existing Council stock or in an area of low demand. However, any decision to pursue shared equity as a tenure outcome will consider those factors alongside financial viability. Acquisitions have been removed from the SHIP to align with the projected availability of funding. However, we will continue to explore opportunities to reinstate acquisitions and are actively considering directing funds from our share of the £80m increase towards acquisitions that would help to address temporary accommodation pressures. Where capacity allows, funding requests from RSL partners to purchase second-hand units will be considered where there is a compelling reason to do so, such as to bring a block back into majority ownership. Sixteen open market acquisitions were completed in 2023/24, highlighting the significant role that acquisitions can play in boosting the delivery of affordable housing. There were four empty homes and six family properties, those with three or more bedrooms acquired.
- 7.9. The Council will continue to use grant funding to convert properties into more suitable housing that meets the needs of our applicants. There is a small grant allowance for Council conversions within the SHIP. Conversion projects are agreed upon by our Conversions Approval Group (CAG) annually. The opportunity to use grant funding towards conversions has also been offered out to partner RSL's but has not been taken up at this time. However, should a request be made, we will make every effort to accommodate the conversion within our programme, contingent upon the availability of funds.

8. Funding and Organisational Capacity

Angus Council

- 8.1. In February 2024, The Council's Special Communities Committee approved its HRA Rent Setting and Budget Strategy 2024/25 – 2027/28 which will help

deliver on that commitment. We will provide 235 new homes over the lifetime of the SHIP⁴.

- 8.2. The Affordable Housing Revenue Account (AHRA), made up of developer contributions and council tax on second and empty homes, is used to support projects which contribute to increasing the supply of affordable housing. Funding of £2m from the AHRA will be used to support the HRA Business Plan 2023 – 2028. On top of this contribution, there may be further project specific contributions as well as developer contributions that could be applied to specific affordable housing projects within their respective HMA's. New guidance is still being explored to enable partner RSL's to access this funding, where available, to support their projects. Whilst a small number of projects delivered by RSL's have been assisted with funding in the past, a more clear, transparent, and formal approach to allocating available funds is required. Whilst cost pressures remain, partner organisations trying to deliver affordable housing may seek access to these funds.
- 8.3. Future Angus Council new build projects will be procured through a Scotland Excel New Build Residential framework as the Council's agreed procurement route. The Scotland Excel framework includes options for both mini-competition and direct-award. Angus Council explored the use of the direct-award route in 2022 however significant variances in our predicted costs versus actual contractor costs led to a conclusion that this would not yield best value for the HRA and the project did not proceed via that route. To help ensure best value is achieved, it is proposed to use the mini-competition route for future projects.

Angus Housing Association

- 8.4. Over the last couple of years, with the support of grant, AHA have successfully completed development of 21 social rented properties across sites in Forfar and Brechin and are currently actively building on 2 sites in Arbroath and Edzell which will deliver a further 50 properties, 11 of which are for shared equity. Within this financial year, work to build a further 9 Social Rented properties in Brechin is planned and AHA have also recently made 2 open market acquisitions.
- 8.5. The Association is keen to continue to be a developing RSL across all HMAs in both Dundee and Angus, supporting the access to high quality, energy efficient, affordable housing.

⁴ This figure does not include Conversions, Open Market Acquisitions, or 'off the shelf' purchases as part of the approved Housing Development Policy Framework.

Abertay Housing Association

- 8.6. Abertay Housing Association delivered 16 affordable housing units in Forfar in 2018. In the current financial year, 2024/25, the Association is developing 10 affordable housing units in Newtyle, which will be completed in December 2024. The Association is continuing to explore sites across Angus as they have both the human resource and financial capacity to take on future affordable housing developments. The Association is willing to consider sites with varied capacity, greater than 6 in number, and is particularly interested in taking forward Design and Build opportunities with developers; whether they be full affordable sites or partial affordable sites delivered via S75 Agreements.

Caledonia Housing Association

- 8.7. Caledonia has one project in the programme located in Forfar. The housing mix is currently being refreshed but will include a combination of general needs, wheelchair accessible, and ambulant disabled properties. This project has been in the pipeline for a number of years, but several factors have prevented delivery. Caledonia is continuing to explore sites with varied capacity and would consider developments across Angus to be brought into the plan in future years for both social rent and shared equity.

Hillcrest Housing Association

- 8.8. Hillcrest Homes has delivered 116 units since 2013 in Angus as of the end of March 24. A projected 103 units will be delivered in year 24/25 in North HMA and another 28 in year 24/25 in South HMA. Funding for 31 units is allocated within the SHIP, with one project located within the North HMA and another in the East HMA.
- 8.9. The Association's Committee of Management had previously approved delivery of 1,423 units from the period between 2022/23 - 2024/25, of which this is year three of three, across Aberdeen, Aberdeenshire, Dundee, Angus, Perth & Kinross, Edinburgh and East Lothian with no local targets set. In future years delivery is likely to drop to 250 units per year. The Association is willing to look at sites with varied capacity, greater than 10 in number, but is particularly interested in taking forward Design and Build opportunities with contractor / developers including S75 agreements. The Association continues to consider developments across Angus although acknowledges the lack of funding availability will restrict opportunities.

Other RSLs

- 8.10. The Affordable Housing Delivery Group (AHDG) has other housing association partners. We continue to engage with all partners individually, through the Angus Housing Partnership and AHDG Project Group. Site opportunities are highlighted and discussed through a variety of means. We remain open to dialogue with any RSL who is interested in providing affordable housing in Angus.

9. Housing Infrastructure Fund (HIF)

- 9.1. The Scottish Government five-year fund was originally launched in 2016 providing grant and loans to help tackle infrastructure blockages and to accelerate the delivery of primarily affordable housing across Scotland. The fund is now expected to continue with a focus on grant support to local authorities and RSLs (to cover costs which are not currently funded from the AHSP) rather than loans to private developers. Projects must demonstrate clear alignment with Housing to 2040 core aims and timescales (particularly strong placebased principles and supporting the transition to net zero).
- 9.2. Consideration has been given to how HIF could support SHIP projects, however, no suitable projects have currently been identified at this time, though we will continue to explore any opportunities.

10. Vacant and Derelict Land Investment Programme (VDLIP)

- 10.1. Part of the Scottish Government Low Carbon Fund, the VDLIP is open to applications from Local Authorities. The five-year capital fund was launched in 2021/22 and was in addition to the Vacant and Derelict Land Fund (VDLF). Its aim is to tackle long term vacant and derelict land, support community regeneration which revitalises town centres, and contribute to the transition to net-zero by 2045.
- 10.2. Consideration has been given to how VDLIP can support SHIP projects, however applications are now closed for the fourth round of funding and the fifth round of funding is yet to be launched. Opportunities will be explored for round five of the five-year programme, which runs to 2026. No submission had been made for round four funding for projects listed in our SHIP.
- 10.3. Changes to our SHIP prioritisation framework have included increasing priority for projects on brownfield sites. We have also continued to award points for sites in town centres and those on the vacant and derelict land register, and so whilst this fund has not been accessed, its themes and objectives continue to be reflected in our investment priorities.

11. Affordable Housing Policy

- 11.1. The Affordable Housing Policy sets out the contribution that developers must make to the delivery of affordable housing as a condition of securing planning approval for a new build development. The Affordable Housing Policy requires all new housing sites in Angus to provide a 25% affordable housing contribution. This can include a variety of forms such as social rent, shared equity, housing for discounted sale and mid-market rent. Sites delivered through the Affordable Housing Policy make a valuable contribution to the SHIP with 6% of new build units in this SHIP being delivered via affordable housing contribution on private sites⁵. This represents a significant reduction from 19% last year, due to a range of factors including the reduction in grant and planning/developer related issues. Some private sites get progressed as fully affordable and are outwith the policy contribution.
- 11.2. The Council will continue to consider the role that developer contributions make to the delivery of affordable housing in Angus, and to secure the most appropriate contribution for each site. The Council will continue to utilise contributions resulting from the Affordable Housing Policy to support the delivery of affordable homes within its own programme and with RSL partners where appropriate.
- 11.3. In addition, the Developer Contributions & Affordable Housing Supplementary Guidance was adopted in December 2023. Whilst not an Affordable Housing Policy requirement, it does highlight the significant demand for smaller properties and properties suitable for applicants who have medical, disability or support needs. Furthermore, where there is evidence for particular needs housing, appropriate provision will be sought from new affordable housing under Policy TC3.

12. Prioritisation Framework

- 12.1. The SHIP has been developed using a framework that provides a tool to prioritise investment which balances the Scottish Government's ambitions as set out in Housing to 2040, the Council's strategic objectives, deliverability and community benefits. In assessing individual projects for inclusion in the SHIP the Council has considered the following:

⁵ Private sites where there is a Section 75 planning obligation in place. Some previously owned private sites can be brought forward as fully affordable provision and are included in this SHIP.

- The extent to which the development addresses unmet housing need
- Site attributes including reuse of a brownfield site, historic or listed buildings, town centre development, rural service centre locations and sites currently on the vacant and derelict land register
- The extent to which planning approvals are in place and conditions have been met which may affect delivery timescales
- The extent to which the development will deliver wider community amenities or benefits (including meeting particular needs and intermediate tenure targets)
- The opportunities to leaver additional funding which adds value to the project, and
- The extent to which it meets specific strategic priorities, such as those identified in council plans and strategies, a substantial delivery of housing types that meet the rapid rehousing targets, a significant enhanced particular needs provision, or if points have been awarded for two or more site attributes.

- 12.2. The framework is not intended to provide the only assessment of priority and the Council will continue to balance its investment decisions through a mixture of Council, RSL and developer delivery and by considering a range of affordable housing tenures to meet housing needs across the four HMAs. It is also recognised that as projects develop there will need to be adjustment to the scoring output as, for example, planning permission is granted, or wider community benefits are realised. This may cause the priority of a project to be revised during the life of the SHIP.
- 12.3. In recognition of the strategic vision set out in 'Housing to 2040' the prioritisation framework increased priority given to brownfield sites as well as re-aligning our strategic priorities towards those sites that have historic or listed buildings, are in town or rural service centre locations, and those on the vacant and derelict land register.
- 12.4. Previous changes to affordable housing grant benchmarks including the introduction of additional quality measures, as well as those made to our prioritisation framework resulted in a change to the project proposal template that RSL's complete in Angus. This not only allows each proposal to be scored more effectively against the framework but also gives greater certainty around funding expected for each project.
- 12.5. The prioritisation framework can be found in Appendix 2.

13. Energy Efficiency

- 13.1. The Scottish Government's 'Housing to 2040' guidance sets out the ambition for energy and emission standards in all new homes, with a main policy driver being that all new homes delivered by social landlords to be zero emissions by 2026. The Scottish Government's 'Heat in Buildings Strategy' confirms that from 2024 all new homes will require to be fitted with zero direct-emissions heating systems. Angus Council had anticipated this and following extensive appraisal and analysis of predicted heating and hot water costs, all our in-house new-build projects included in this SHIP will feature a combination of Air Source Heat Pumps (ASHP) or Ground Source Heat Pumps (GSHP), Mechanical Ventilation with Heat Recovery (MVHR) and Photovoltaic (PV) panels. Locations for future installation of small batteries are also provided. The new homes will have very good levels of insulation. Airtightness will meet PassivHaus levels of better than 0.6ach⁶.
- 13.2. To ensure the guidance is aligned with net-zero targets for heating, the review of the Scottish Government's Energy Efficiency for Social Housing (EESH2) was conducted in 2023/24. Angus Council's Housing Strategy and Assets teams contributed to the consultation which closed in March 2024. The analysis of the responses is ongoing in August 2024 and the new 'Social Housing Net Zero Standard (SHNZS)' is expected to be in place in 2025. In the interim Angus Council are continuing the process of carrying out 'fabric-first' insulation upgrades. Whilst this work is largely focused on the existing housing stock, the Council will consider any implications for new builds as and when required.
- 13.3. In September 2022 Angus Council Committee agreed the adoption of the 'Transition to Net Zero Action Plan: 2022 to 2030', which focuses on council wide targets to reduce emissions. This includes subgroups covering 'Buildings, Energy & Infrastructure', including council housing, as part of that wider plan, ensuring that national strategies can be fed in at the local level.
- 13.4. The Council will continue to seek to maximise the opportunities for energy efficiency and reduction of fuel poverty, achieving the 'Greener' energy efficiency standard in new build where practicable. In order to meet the standard, homes must meet Section 7, of the April 2024 Building Regulations in relations to both direct greenhouse gas emissions (Platinum level) and energy for space heating (Silver Active Level). It is recognised however that the standard may not be applicable in all projects,

⁶This rate is a measurement of the overall air tightness of a building and can be indicative of build quality and energy efficiency.

particularly where an existing building is to be redeveloped or where homes form part of a larger development for market provision. The Council will also support RSL partners to develop to the 'Greener' standard.

- 13.5. Housing to 2040 signalled a move to focus on greater use of offsite construction and collaborative procurement, and the Council will consider these where appropriate. Angus Council's own suite of standard house-types are designed to maximise repetition and minimize component variation. We employ the use of panelised timber kit systems, prefabricated roof trusses, prefabricated floor joists and an array of prefabricated components including doors, windows, kitchen fitments and pre-plumbed cylinders.
- 13.6. Angus Council are committed to a programme of carrying out conversions to meet tenant needs and particularly for larger homes. These projects have been supported by Scottish Government grant awards. The Scottish Government have confirmed their expectation that all new homes delivered through the programme will include zero direct-emissions heating systems. The Council have made the suitability for employing such systems a key consideration in the selection of potential conversions.
- 13.7. Due to financial pressures, the difficult decision was made to remove open market acquisitions from this SHIP. Where funding permits, we will explore opportunities to reinstate these. Compliance with EESSH standards remains a key consideration when assessing the suitability of potential purchases or where developing proposals to convert. This includes, works required internally and externally and whether they can be tied into existing planned maintenance contracts to be more cost effective. For existing stock, successful funding applications have been made to the Scottish Government's 'Social Housing Net Zero Heat Fund' to assist with programmes to help with our transition to net zero emissions.

14. Equalities

- 14.1. Angus Council is fully committed to equalities and diversity. The Council will respond to the different needs and service requirements of people regardless of sex, race, colour, disability, age, nationality, marital status, ethnic origin, religion or belief, sexual orientation or gender reassignment. The planning and delivery of good quality housing and appropriate information, advice and support services in Angus embraces the principle of equal opportunities and the equality outcomes.
- 14.2. The SHIP plays a significant role in promoting this agenda. People with specialist needs should have, wherever possible, the opportunity to live independently in their own homes and community. To address specialist

needs, at least 20% of new affordable housing will be delivered to meet particular needs and at least 10% to full wheelchair standard.

- 14.3. An Equalities Impact Assessment (EIA) was undertaken as part of the process for developing the SHIP. An EIA, Health Impact Assessment (HIA) and Children's Rights and Wellbeing Impact Assessment (CRWIA) were also undertaken as part of the process for developing the LHS 2023-28. Both EIAs, HIA and CRWIA highlight that collectively, they will impact positively on specific groups who share protected characteristics, such as children and young people, older people and people with disabilities. Each strategic outcome in the LHS embraces the housing needs of groups who are at risk of exclusion, underpinning our approach to improving access to good quality housing and related services for all people in Angus. The SHIP has been developed to support the delivery of the strategic priorities set out in the new LHS 2023-28.
- 14.4. The SHIP plays a vital role in delivering affordable housing that meets the needs of children, young people, and their communities. We are aware of the launch of the United Nations Convention on the Rights of the Child (Incorporation) (Scotland) Act 2024 and look forward to the Scottish Government publishing associated statutory guidance.

15. Strategic Environmental Assessment

- 15.1. The Strategic Environmental Assessment (Scotland) Act 2005 requires that all qualifying plans, programmes and strategies, including policies, are screened to assess the potential environmental impact of the plan. A Strategic Environmental Assessment (SEA) ensures that environmental issues are considered by decision makers alongside social and economic issues.
- 15.2. The SHIP as part of the LHS 2023-28 was considered under the Environmental Assessment (Scotland) Act 2005 and pre-screening identified that the plan will have no or minimal environmental effects. It is therefore exempt, and the SEA Gateway has been notified.

Appendix 1: Empty Homes Returns

2023/2024 returns

	Route of Assistance	Source of Funding	Level of Funding	Length of Time Empty
Property 1	Information	Not applicable	Not applicable	Unknown as removed from Council Tax
Property 2	Information	Not applicable	Not applicable	Between 5 – 10 years empty
Property 3	Information	Not applicable	Not applicable	Between 5 – 10 years empty
Property 4	Information	Not applicable	Not applicable	Between 5 – 10 years empty
Property 5	Council Tax discretion	Not applicable	Not applicable	Between 1 – 2 years empty
Property 6	Eligible letter to support VAT reduction on renovations	Not applicable	Not applicable	Between 5 – 10 years empty
Property 7	Information	Not applicable	Not applicable	Unknown as removed from Council Tax
Property 8	Information	Not applicable	Not applicable	Unknown
Property 9	Information	Not applicable	Not applicable	Between 2 – 5 years empty

Property 10	Open Market Acquisition	Capital alongside AHSP grant	Capital: £118,522.16 Grant: £50,000	Between 1 – 2 years empty
Property 11	Buy Back	Capital alongside AHSP grant	Capital: £57,163.04 Grant: £30,000	Less than 1 year empty
Property 12	Buy Back	Capital alongside AHSP grant	Capital: £39,742.37 Grant: £30,000	Between 1 – 2 years empty
Property 13	Buy Back	Capital alongside AHSP grant	Capital: £41,652.24 Grant: £15,000	Less than 1 year empty
TOTALS			Capital: £257,079.81 Grant: £125,000	

2022/2023 returns

	Route of Assistance	Source of Funding	Level of Funding	Length of Time Empty
Property 1	Council Tax discretion	Not applicable	Not applicable	Between 2 – 5 years empty
Property 2	Eligible letter to support VAT reduction on renovations	Not applicable	Not applicable	Between 5 – 10 years empty
Property 3	Buy Back	Capital alongside AHSP grant	Capital: £43,742.94 Grant: £15,000	Between 1-2 years empty
Property 4	Open Market Acquisition	Capital alongside AHSP grant	Capital: £41,240 Grant: £15,000	Between 2-5 years empty

Property 5	Open Market Acquisition	Capital alongside AHSP grant	Capital: £93,088 ⁷ Grant: £40,000 ⁸	Between 6-12 months empty
Property 6	Open Market Acquisition	Capital alongside AHSP grant	Capital: £94,037 Grant: £40,000	Between 6-12 months empty
Property 7	Open Market Acquisition	Capital alongside AHSP grant	Capital: £150,178 Grant: £60,000	Between 1-2 years empty
Property 8	Angus Matchmaker	Not applicable	Not applicable	Between 5 – 10 years empty
Property 9	Information	Not applicable	Not applicable	Between 5 – 10 years empty
Property 10	Information	Not applicable	Not applicable	Between 2-5 years empty
TOTALS			Capital: £422,285.94 Grant: £170,000	

2021/2022 returns

	Route of Assistance	Source of Funding	Level of Funding	Length of Time Empty
Property 1	Matchmaker	Not applicable	Not applicable	Between 6-12 months empty

⁷ Capital sum relates to the purchase of 4 units under 1 property transaction. Only 1 unit was long-term empty

⁸ Grant sum relates to the purchase of 4 units under 1 property transaction. Only 1 unit was long-term empty

Property 2	Matchmaker	Not applicable	Not applicable	Between 1-2 years empty
Property 3	Open Market Acquisition	Capital alongside AHSP grant	Capital: £132,970.58 Grant: £35,000	Between 1-2 years empty
Property 4	Open Market Acquisition	Capital alongside AHSP grant	Capital: £72,739.91 Grant: £35,000	Between 1-2 years empty
Property 5	Information	Not applicable	Not applicable	Between 1-2 years empty
Property 6	Information	Not applicable	Not applicable	Between 2-5 years empty
Property 7	Information	Not applicable	Not applicable	Between 1-2 years empty
Property 8	Open Market Acquisition	Capital alongside AHSP grant	Capital: £36,860.35 Grant: £15,000	Between 2-5 years empty
Property 9	Council Tax discretion Matchmaker	Not applicable	Not applicable	Between 5-10 years empty
Property 10	Council Tax discretion Information	Not applicable	Not applicable	Between 5-10 years empty
Property 11	Eligible letter to support VAT reduction on renovations	Not applicable	Not applicable	Between 2-5 years empty
Property 12	Buy Back	Capital alongside AHSP grant	Capital: £42,048.76 Grant: £15,000	Between 1-2 years empty

Property 13	Open Market Acquisition	Capital alongside AHSP grant	Capital: £76,476.13 Grant: £35,000	Between 1-2 years empty
Property 14	Council Tax discretion Matchmaker	Not applicable	Not applicable	Between 5-10 years empty
TOTALS			Capital: £361,095.73 Grant: £135,000	

Appendix 2:

Strategic Housing Investment Plan 2025/26 – 2029/30 Prioritisation Framework

Introduction

The Prioritisation Framework provides a tool to prioritise investment which balances the Scottish Government's ambitions as set out in Housing to 2040, the Council's strategic objectives, deliverability and community benefits. It is used to assess projects for inclusion in the SHIP, including to help decide when to bring projects into the SHIP. Submissions for land not allocated in the Local Development Plan and outwith a development boundary which don't have planning permission, will not be considered for scoring.

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

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

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

Projects can be awarded points against scoring criteria (2) for each site attribute met. Points awarded are supportive of a "brownfield-first" approach to development. A range of sources are used to assist, for example, the Local Development Plan and Historic Environment Scotland.

To be awarded points against scoring criteria (4) projects must demonstrate additionality. This can be achieved by delivering against the particular needs target (at least 20% of affordable housing delivered to meet particular needs, with at least half i.e. 10% to full wheelchair standard), delivery against the intermediate tenure target of 15% (this can be either shared equity, mid-market rent, discounted sale or a combination of these) or some other method, for example, enhanced affordable housing provision above the 25% requirement.

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

Agreed strategic priorities, scoring criteria (6), are those priorities which are identified in council plans and strategies. Examples include the provision of specialist accommodation to meet the housing and support needs of those with learning disabilities, the extent to which a project will contribute to the provision of units which help meet the rapid rehousing targets, a significant enhanced particular needs provision at scale, or if points have been awarded for two or more site attributes under criteria 2.

Scoring Criteria

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

High	5
Medium	3
Low	1

(2) Site attributes:

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

(3) Planning consent:

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

(4) Delivers wider community amenities or benefits:

Particular needs target	3
Intermediate tenure target	2
Other (up to a maximum of)	3

(5) Opportunities for other internal/external funding:

Yes	3
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(6) Meets agreed strategic priority:

Yes	3
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Low priority	Medium priority	High priority
1 – 8	9 – 16	17 +