

ANGUS COUNCIL

COMMUNITIES COMMITTEE – 23 MAY 2023

LOCAL HOUSING STRATEGY 2023-28

REPORT BY ALISON SMITH, DIRECTOR OF VIBRANT COMMUNITIES AND SUSTAINABLE GROWTH

ABSTRACT

This report seeks approval to submit the Local Housing Strategy (LHS) 2023-28 to the Scottish Government peer review process.

1. RECOMMENDATIONS

It is recommended that the Committee:

- (i) Approves the content of the LHS 2023-28 as detailed in Appendix 1;
- (ii) Approves the ongoing development of the LHS and its associated initiatives and work streams during the lifetime of the Strategy; and
- (ii) Notes that following Committee approval, the LHS will be submitted to the Scottish Government for peer review prior to formal sign-off and publication.

2. ALIGNMENT TO THE COUNCIL PLAN

- 2.1 The approval of the LHS will provide a number of opportunities to address the following priorities in the Council Plan 2023-28.

Caring for our Place

- Protect and enhance our natural and built environment
- Enable inclusive, empowered, resilient and safe communities across Angus
- Make our local services accessible
- Improve connectivity in and around Angus

Caring for our People

- Reduce inequalities in all our communities
- Provide the best start in life for children
- Create more opportunities for people to live well and achieve their personal goals
- Improve physical, mental health and wellbeing

Caring for our Economy

- Support Angus to achieve inclusive and sustainable economic growth

3. BACKGROUND

- 3.1. The Housing (Scotland) Act 2001 places a statutory requirement on local authorities to produce an LHS every five years that sets out its strategy, priorities and plans for the delivery of housing and related services. The LHS is supported by an assessment of housing provision including the need and demand for housing and related services. The Angus Housing Need and Demand Assessment 2022 (HNDA) is currently being assessed for robust and credible status by the Centre for Housing Market Analysis and has been used to inform the LHS 2023-28. The Angus HNDA forms part of the wider Tay Authorities HNDA undertaken during 2021/22.

- 3.2. The Scottish Government issued revised [LHS Guidance](#) in 2019. The Guidance intends to support local authorities in developing the LHS, building on national outcomes to help support continued improvement, and developing local experiences to demonstrate the links between preceding strategies, opportunities and the vision for the future. The Scottish Government is committed to increasing the supply of housing and ensuring the housing system encourages growth and sustainability. The LHS sets out the local approach to achieving this, detailing contributions from all stakeholders and partners. The LHS also provides a framework to enable the Scottish Government to assess funding bids by the Council and other partners against the strategic priorities for housing in Angus.
- 3.3. More recently, Scotland's first national housing strategy, [Housing to 2040](#), set out the vision for housing in Scotland over the next 20 years. There are four key themes that set out the route map:
- More homes at the heart of great places
 - Affordability and choice
 - Affordable warmth and zero emissions
 - Improving the quality of all homes

Offering comparisons to the LHS, the national strategy is distinctive and ambitious in setting out the priorities and actions in Scotland, and these have been considered and have informed LHS 2023-28.

- 3.4. The LHS also contributes to the effective integration of health and social care, setting out the contribution housing can make in support of this agenda, through the design and delivery of housing and housing related services, that are capable of responding to the needs of individuals as and where they arise. The Housing Contribution Statement (2023-26) forms part of the Health & Social Care Strategic Commissioning Plan (SCP) 2023-26, and is seen as the bridge between the LHS and the SCP.
- 3.5. The LHS is also the vehicle that sets out the Angus Housing Supply Target (HST). The previous HST, which is considered to have a 10-year lifespan, was adopted in 2013 following development of Tayplan HNDA (2013). There have been some notable changes since 2013, including demographic shifts, the economic environment, and the shift towards more sustainable development. The Angus HNDA (2022) outlines the volume of housing need that we must cater for, but we must also acknowledge how we will cater for that need in the changing environment. With a new focus on sustainable development there is now a more prominent role for brownfield development and maximising the use of our existing stock by bringing empty homes back into use to help meet housing need.
- 3.6. The LHS 2023-28 sets out the HST to meet the housing need informed by the HNDA (2022), The LHS is closely aligned with the Angus Local Development Plan (LDP) which acts as the delivery mechanism for the HST, identifying and planning for housing land requirements to achieve the HST. The Strategic Housing Investment Plan (SHIP) then allocates the funding for affordable housing projects, based on investment priorities, available resource, and alignment to LHS outcomes. The Angus HST reflects the emerging economic challenges and the shift towards sustainable development.

4. CURRENT POSITION

- 4.1. Developed over the past two years, the LHS began with the creation of evidence topic papers to align with the LHS Guidance (2019) and set the scene for the current issues facing housing and related services at a local level. The evidence papers describe the challenges in relation to housing supply, homelessness, placemaking and communities, specialist housing and independent living, fuel poverty and energy efficiency and house conditions. The evidence-base was then shared with our partner organisations, stakeholders and communities, using their views as an opportunity to sense-check the data and provide feedback. These evidence papers are published [here](#).
- 4.2. A key element in the development process was a programme of consultation and engagement. A series of online sessions were held with stakeholders and partner organisations to explore the key housing and related issues in Angus, generating opinions and prioritising actions for the LHS. Building on the evidence base, further consultation was held with the public, providing them with the evidence topic papers and a survey to gather their views and express what they thought are the main housing issues where they live. Over 800 people completed the survey,

representing a good mix of people living in the owner occupied, social and private rented housing. The feedback received (see Appendix 2 Consultation Report) was used to influence the development of the LHS outcomes and priorities which are most important for Angus. The survey feedback demonstrates a significant shift in priorities from the public, contrasting from the priorities identified in previous iterations of the LHS where affordable supply and homelessness were the main concerns. Energy efficiency, empty homes and the quality of housing are now the principal issues the public would like to see addressed.

5. PROPOSALS

5.1 Our new LHS 2023-28 sets out the vision for housing and related services, and the outcomes and priorities that we will need to deliver to achieve this. The LHS vision for is that “everyone in Angus has a good quality, safe, secure and warm home that they can afford’.

5.2 The LHS vision is served by two themes that were identified following our extensive programme of consultation and engagement. The two themes (Our Places, and Our People) outline the central role housing will play in the ambitions for Angus and to also improve lives and improve our places. The themes also align with the wider ambitions set out in the Council Plan and Community Plan, supporting the broader vision ‘to make Angus a great place to live, work and visit’.

5.3 The LHS Outcomes and Priorities are:

Our Places: We want good quality, energy efficient and affordable homes

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

Our People: Ensuring everyone has a safe, secure and warm home

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

5.4 Each priority contains a number of areas for focus and we have outlined in our LHS Delivery Plan what those actions will be and the intended outcomes/targets. 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 short, medium and long term goals we will ensure that we are able to prioritise our activity and focus on the immediate actions, and regularly review our progress to allow us to be responsive to changing needs.

5.5 Ongoing delivery of the LHS will sit within the Place Framework currently being established by the Council. It will be overseen by a Delivery Group and the existing Housing, Health and Social Care Strategic Planning Group. These groups will monitor delivery of the activities that sit within the LHS Delivery Plan and evaluate the impact they are having. A Virtual Housing Partnership will also be established to ensure that throughout the lifetime of the LHS, it continues to reflect the priorities of the people living in Angus as well as others providing housing and related services such as private landlords and developers. The governance arrangements are outlined in more detail in Appendix 4.

6. FINANCIAL IMPLICATIONS

There are no financial implications arising from this report.

7. EQUALITY IMPACT ASSESSMENT

An Equality Impact Assessment has been carried out and is attached.

NOTE: No background papers, as detailed by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information) were relied on to a material extent in preparing the above report.

**REPORT AUTHOR:
EMAIL DETAILS:**

List of Appendices: Appendix 1 - Angus Local Housing Strategy 2023-28
Appendix 2 – Consultation Report (LHS 2023-28)
Appendix 3 - EIA
Appendix 4 – Governance and Reporting