

Angus Council
Strategic Housing Investment Plan
2024/25 – 2028/29

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1. Introduction

1.1 The core purpose of the Strategic Housing Investment Plan (SHIP) 2024/25 – 2028/29 is to set out the investment priorities for affordable housing over a five-year period which are consistent with and achieve the outcomes set out the Local Housing Strategy. The Angus Local Housing Strategy (LHS) 2023-28 was approved by committee in May this year. Throughout the development of the new LHS it became apparent that the issues and challenges identified could be divided into two themes – Places and People. Whilst the new LHS is not bringing about wholesale change, our strategic priorities for housing have a different balance. New housing supply targets based on the most recent housing need and demand evidence, which received robust and credible status in May 2023, have been set. 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. It has been developed in partnership with Registered Social Landlords (RSLs), the Angus Health and Social Care Partnership, Planning, and Property Services.

1.2 The SHIP is designed to be a working tool which:

- Improves longer-term strategic planning
- Provides a practical plan detailing how investment in affordable housing will be directed
- Provides an opportunity for local authorities to set out key investment priorities for affordable housing and demonstrate how these will be delivered and the resources which will help deliver these priorities
- Forms the basis for more detailed programme planning
- Provides a focus for partnership working
- Informs, and is informed by, the preparation of Registered Social Landlord (RSL) development funding plans
- Informs the allocation of resources from a national to a local authority level
- Reinforces the role of the local authority as the strategic housing authority

- 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. This SHIP covers the final two years of this commitment with no funding yet announced for years three, four and five of the Plan.
- 1.4 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 market acquisitions. 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 Government's vision that everyone in Scotland should have access to a warm, safe, affordable and energy efficient home that meets their needs in a community they feel part of and proud of. The strategy 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.
- 2.2 The LHS 2023-28 sets out how the Council and partners will deliver our new 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 and energy costs continue to affect material prices and this, combined with increased salary levels, has had a direct consequential impact on the pricing level of tenders. Contractors have experienced difficulties in attracting and retaining staff due to ongoing shortages of suitably skilled workers and variations in wage levels across the industry. This has adversely impacted progress on some Angus Council projects. There has been an increased level of tender response noted in recent months which suggests the overall picture, in terms of contractor capacity, may be 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 This year we received only one new project submission during the annual scoring exercise for this SHIP. Discounting 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 to end June 2023 show an all-sector 12% decrease on new build homes started which is the lowest annual figure since 2016. Nationally, the percentage decrease is most significant in relation to RSL and council starts, which is 21% and 32% 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, even with the increased grant benchmarks introduced in June this year.

- 2.5 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.
- 2.6 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.
- 2.7 The SHIP 2024/25 to 2028/29 will deliver 17% of its program in areas that fall into the SIMD lowest quintile (lowest 20%), which equates to 89 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 153 (29%) 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 24 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 3 x 4-bedroom, 2 x 5-bedroom, and a 6-bedroom property, reflecting the specific targeting of those much larger family homes. Similarly, the open market acquisition scheme assists with supply of larger family housing, with 23% of open market units being 3+ bed housing, over last five-year period.

- 2.8 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 The new HST is of a lesser volume than the previous HST developed from the HNDA (2013). A new evidence-base and a revised assessment of affordable and market housing need, taking into account current market and economic conditions, has resulted in a more pragmatic approach. The new build HST will be supplemented by vacant stock units that will be brought back into use, anticipated to be in the region of 35 units per annum over the next 5 years. The shift and increasing need for more affordable housing requirements does not come as a surprise as we navigate through the wider economic pressures.
- 3.6 Year 2022/23 was a transition year between the previous and the new LHS 2023-28 however it is still important to report delivery during that year. There were 47 new build units delivered across Angus, alongside 19 open market acquisitions. The lower number of new builds and the higher number of open market acquisitions than in recent years is as a direct consequence of the factors outlined in the Strategic Context in last and this year's SHIP.
- 3.7 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 2022-23 no intermediate tenures were delivered. Over the lifetime of the SHIP, we expect to deliver around 15% 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.

- 3.8 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.
- 3.9 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.
- 3.10 Since 2015, Angus 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 empty homes back into use. A multi-officer approach is used in Angus, delivering a coordinated approach tailored to the differing needs and demands of each Angus HMA. Over its lifetime 120 long-term empty properties have been returned to residential use with support from the empty homes service. Returns for financial years 2020/2021, 2021/2022, and 2022/2023 have been provided within Appendix 1. The statistics demonstrate a decline in the number of

properties being returned to residential use with support from the service. It does recognise the increasing contribution that Angus Councils Open Market Acquisition Scheme and Buy Back Initiatives are having on long-term empty homes being returned to use, increasing from 28% of properties returned during financial year 2020/2021 to 50% in 2022/2023. This emphasises the integral role that empty homes can play in affordable housing delivery within Angus. Total numbers of long-term empty homes increased by 104 properties between 2022/2023 and 2023/2024, this amounts to a 9% 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. Officers continue to actively engage with owners to identify options to unlock properties while working collaboratively with different teams to deliver common objectives across multiple local authority departments.

- 3.11 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. We will explore this and develop a response where appropriate.
- 3.12 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 23% of new build housing being built in the vicinity of our town centres. Furthermore, 74% 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.
- 3.13 In 2020 Angus Council's Policy and Resources Committee approved the transfer of St Christopher's Travelling People site from the General Fund to the Housing Revenue Account (HRA). This change allows any capital investment required in the site to be prioritised within the HRA Capital Plan.
- 3.14 The housing needs and accommodation of Gypsy/Traveller communities continues to be closely monitored and we continue to consider opportunities to improve and extend existing provision, as well as the requirement for new permanent affordable accommodation. There has been a significant rise in unauthorised encampments and

Angus Council is considering an appropriate response to this. Actions within the new LHS 2023-28 will explore this issue further. The Council's site in North HMA generally has 100% occupancy rate with good levels of satisfaction, though the Balmuir site in South HMA, managed by Dundee City Council, has lower levels of occupancy and lower satisfaction amongst users, which indicates that underoccupancy may not directly correlate to demand.

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

4. Accessible Homes

- 4.1 The evidence tells us that demand for accessible homes has increased. We know that:
- 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+
 - 170 of our Common Housing Register (CHR) applicants with a housing need require an adapted property. Around 9% of all applicants.
 - 216 of CHR applicants with a housing need require ground floor accessible housing. Around 10% of all applicants.
 - 94 of CHR applicants with a housing need require wheelchair housing. Around 5% of all applicants.
 - Around 520 CHR applicants with a housing need require accommodation for age, medical or disability reasons. Around 26% 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 2022/23, 14 properties were delivered that were suitable for households with particular needs, of which 4 properties were suitable for people who are wheelchair users. The other 10 units were suitable for older / ambulant disabled user group. All properties provided were one and two bedroom which would typically meet the needs of single people, couples, or households with one or two children. Whilst the actual unit numbers are lower than last year; delivery still equates to 30% of the total new build supply. This is the second year the LHS target has been achieved and reflects the work done to prioritise this outcome during the lifetime of the previous LHS. Expanding on these achievements, this SHIP plans to deliver around 186 units for particular needs housing over the next five years, representing 35% of planned delivery, with 11% 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.

- 4.4 The Scottish Government published the consultation of Part 1 of the HfVN design guide in June. 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 welcomes the opportunity to contribute to the review and has worked with partners to provide a response. In the meantime, the Council will continue to work with partners to maximise delivery of accessible homes.
- 4.5 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 February 2022 who reviewed local authority statement 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) details how we will achieve our goal that people who experience homelessness reach a settled housing outcome as quickly as possible by:

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

5.2 The RRTP was approved by the Scottish Government in May 2019 and yearly update reports have been submitted detailing progress and challenges experienced, along with a revised RRTP and activity and spend monitors. We are now in the final year of RRTP delivery and positive progress has been made towards the outcomes despite extremely challenging circumstances. Governance for the RRTP continues to sit with the Housing, Health and Social Care Strategic Planning Group who 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. The RRTP tool for assessing the gap in supply is being used as part of the evidence for setting the new Housing Supply Targets which will inform the ongoing delivery of the SHIP.

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 September 2023 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 2024/25 to 2028/29, RSLs were asked to submit project proposals which are assessed alongside Council projects by a housing and planning group. The group assesses any project against the SHIP prioritisation framework (Section 12) and agrees which projects to take forward. This year we received only one new project by the submission deadline. That project has been included in our programme but does not appear in this iteration of the SHIP because all spend is within the current financial year. Additionally, we continue to actively explore other opportunities and will score against the prioritisation framework.
- 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 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 engage with our partners and communities. The Engage Angus platform is currently under development and will act as an engagement hub where both key partners and local communities can have their say on housing and related activities. The platform will ensure early engagement opportunities, enabling partners to shape the SHIP content prior to Scottish Government approval, and once approved serve as a host where local communities may have easy access to it. Beyond that, the hub will also serve as a useful tool to provide updates on the progress of developments at key stages through to completion.
- 6.11 In making these changes the Partnership will embrace the digital tools and become more of a virtual partnership. This will ensure that we can increase the reach of our engagement.

6.12 The newly formed AHSCP Delivery Group for the AHSCP Strategic Commissioning Plan will meet monthly and includes representatives from the Council's Housing service and AHSCP. A core function of the group is to ensure the LHS and the Strategic Commissioning Plan are aligned and that member organisations are held accountable for the delivery of agreed actions. The group considers how the accommodation and support needs of particular groups will be met and ensures the need for accessible and specialist accommodation is prioritised and reflected within organisational delivery plans. This includes people with health and social care needs as well as young people, prison leavers and those fleeing domestic violence. This group also oversees the delivery of the RRTP and has been consulted on our SHIP, providing them with the capacity to review where there may be opportunities to provide suitable accessible and specialist accommodation. Work is currently underway to transfer the delivery of homelessness functions from Housing to AHSCP which recognises the vital role played by housing in a whole systems approach to improving people's health and wellbeing.

7. Affordable Housing Supply Programme (AHSP)

7.1 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 this provides funding certainty for the first two years of this SHIP, at this stage funding is unknown for the remaining three years, 2026/27, 2027/28 and 2028/29. This presents more of a planning challenge than in previous years as we enter the last two years of a five-year AHSP RPA within a new five-year SHIP period. In previous years, where uncertainty exists about RPA, the Council has adopted a conservative approach, assuming a figure of £3,650,000 which is around 40% of current RPA levels. Whilst we have notionally continued to show that figure, we have decided to plan projects and spend for years three and four which are broadly similar to current levels. 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.

7.2 The Scottish Government has carried out a review of affordable housing investment benchmark levels with the housing sector and new, increased, benchmark figures were issued in June 2023. Each project is

at a different stage in its development. Where known and appropriate, individual project figures have been updated to reflect the increase.

- 7.3 The SHIP projects that in the region of 529 units could be delivered in the period to 2028/29. This is a reduction from last year's projection, which is due to factors including, sites completing and allocated spend prior to this SHIP period, reduction in project numbers and two sites not being progressed. 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 £46,548,633 would be required to deliver the programme from 2024/25 to 2028/29 against a confirmed RPA of £18.2m for the two-year period 2024/25 to 2025/26 and an estimated RPA of £10.9m for period 2026/27 to 2028/29. As in previous years, there is an element of overcommitment within the programme that enables us to manage slippage effectively, which is an ongoing challenge due to rising prices and supply problems alongside being towards the end of a five-year AHSP RPA. 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.
- 7.4 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. Apart from having no guaranteed funding, the last year of the plan is deliberately light to enable movement within the programme for a range of reasons including the outcome of any updates to RPA. All projects in the plan will either be completed or onsite by end of 2028/29.
- 7.5 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.
- 7.6 The Council will continue to consider 'off the shelf' purchases to supplement its own new build programme through the approved Housing Development Policy Framework. In July 2023 the Council took

ownership of ten social rent units in Forfar delivered via this framework which provided much needed family housing in the town.

- 7.7 In May 2023, the Council approved an updated and expanded approach to Open Market Acquisitions and will continue to purchase second-hand units. 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 has been included. This is 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. 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. In 2022/23 there was a total of nineteen open market acquisitions, with one transaction acquiring four of the nineteen properties purchased. There were five empty properties and eight family houses, those with three or more bedrooms, acquired.
- 7.8 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, which has been updated to reflect projects which are either completing or starting in the current financial year. This opportunity has also been offered out to partner RSL's but has not been taken up at this time. However, if an approved request was made, we are confident that we could accommodate that within the programme.

8. Funding and Organisational Capacity

Angus Council

- 8.1 In February 2023, the Council's Communities Committee approved its HRA Rent Setting and Budget Strategy which will help deliver on that commitment. We will provide 238 new homes over the lifetime of the SHIP¹.

¹ This figure does not include any Open Market Acquisitions or 'off the shelf' purchases as part of the approved Housing Development Policy Framework.

- 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 2022–27. 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 being developed to allow partner RSL's to access this funding where funding allows, 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, 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 current Scotland Excel framework provides a direct payback to Angus Council depending on the extent of work procured through the overall take-up of the Framework from other bodies. 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 As of end of March 2022, Angus Housing Association has delivered 307 units in Angus since 2013. A further 81 (72 social rent and 9 shared equity) new supply affordable units have been allocated funding over the lifetime of this SHIP, not including any open market acquisitions. These units will be delivered across three Housing Market Areas (HMA).
- 8.5 The Association requires to take a view on the number of projects live at any one time to enable it to ensure sufficient resource capacity. The Association develops across all HMAs and has progressed projects with a range of unit numbers.

Caledonia Housing Association

- 8.6 Caledonia has two sites in the programme. The first site is in Newtyle and will provide 10 units, 6 for social rent and 4 for shared equity and be developed in the current financial year. The second site is in Forfar and will provide 22 units, this project has been in the pipeline for a number of years, but several factors have prevented delivery. The development is to replace an existing care home through the provision of more suitable accommodation to meet the needs of those requiring specialist housing. 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

- 8.7 Hillcrest Homes has delivered 116 units since 2013 in Angus as of the end of March 23. A further 43 will be delivered in year 23/24 in North HMA and another 28 in year 24/25 in South HMA. Funding for a further 115 units is allocated within the SHIP across East and West HMAs.
- 8.8 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 two of three, across Aberdeen, Aberdeenshire, Dundee, Angus, Perth & Kinross, Edinburgh and East Lothian with no local targets set. 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 continue to consider developments across Angus.

Other RSLs

- 8.9 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 meetings as well as through our Microsoft Teams Channel. 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 to March 2026 but 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 place-based 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 in 2024/25 and none were made for projects listed in our SHIP. The fifth round of funding will re-open in 2024 and opportunities will be explored in advance of this.
- 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 are 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 19% of new build units in this SHIP being delivered via affordable housing contribution on private sites². 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 October 2018. 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:
- 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

² 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 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 leverage additional funding which adds value to the project, and
- The extent to which it meets specific strategic priorities, such as 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 this year 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 Housing to 2040 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 heat systems. Angus Council had already 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), Mechanical Ventilation with Heat Recovery (MVHR) and Photovoltaic (PV) panels. Locations for future installation of batteries are also provided. The new homes will have very good levels of insulation and airtightness which will be towards PassivHaus levels of below 1.0m³/h.m²@50PA.
- 13.2 In June 2022 the 'Scottish Government Response to: Zero Emissions Social Housing Taskforce Report' was published setting out a number of actions taken and to be taken to ensure the transition to net zero, such as providing greater clarity on EESSH2. The Scottish Government review of EESSH2 is ongoing in August 2023 and Angus Council were appraised via ALACHO that there will be a public consultation prior to the review being concluded by the end of 2023. In the interim the Council are continuing the process of carrying out 'fabric-first' insulation upgrades while the EESSH 2025 and 2032 milestones are currently on-hold. 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, Silver Level of the 2011 Building Regulations in relations to both carbon dioxide emissions and energy for space heating. It is recognised however that the standard may not be attainable in all projects, 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 include an element of offsite construction in that the timber frame panels and trusses are formed offsite and then brought to site for erection, this is standard industry practice for timber-kit housing.
- 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 This SHIP includes a number of open market acquisitions and conversions, and compliance with both EESSH1 and 2 are considerations when purchasing or 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, particularly in mixed tenure blocks, funding applications will be made to 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.

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

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 ³ Grant: £40,000 ⁴	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

³ Capital sum relates to the purchase of 4 units under 1 property transaction. Only 1 unit was long-term empty

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

2020/2021 returns

	Route of Assistance	Source of Funding	Level of Funding	Length of Time Empty
Property 1	Buy Back	Capital alongside AHSP grant	Capital: £75,559.73 Grant: £35,000	Between 1-2 years empty
Property 2	Eligible letter to support VAT reduction on renovations	Not applicable	Not applicable	Between 2-5 years empty
Property 3	Eligible letter to support VAT reduction on renovations	Not applicable	Not applicable	Between 2-5 years empty
Property 4	Eligible letter to support VAT reduction on renovations	Not applicable	Not applicable	Between 2-5 years empty

Property 5	Eligible letter to support VAT reduction on renovations	Not applicable	Not applicable	Between 2-5 years empty
Property 6	Open Market Acquisition	Capital alongside AHSP grant	Capital: £164,770 Grant: £57,000	Between 1-2 years empty
Property 7	Open Market Acquisition	Capital alongside AHSP grant	Capital: £39,516.23 Grant: £15,000	Between 1-2 years empty
Property 8	Open Market Acquisition	Capital alongside AHSP grant	Capital: £36,988 Grant: £15,000	Between 6-12 months empty
Property 9	Council Tax discretion	Not applicable	Not applicable	Between 6-12 months empty
Property 10	Information	Not applicable	Not applicable	Between 1-2 years empty
Property 11	Information	Not applicable	Not applicable	Between 1-2 years empty
Property 12	Information	Not applicable	Not applicable	Between 1-2 years empty
Property 13	Council Tax discretion Information	Not applicable	Not applicable	Between 2-5 years empty
Property 14	Information	Not applicable	Not applicable	Between 6-12 months empty

Property 15	Information	Not applicable	Not applicable	Between 1-2 years empty
Property 16	Matchmaker	Not applicable	Not applicable	Between 2-5 years empty
Property 17	Open Market Acquisition	Capital alongside AHSP grant	Capital: £39,863.50 Grant: £15,000	Between 2-5 years empty
Property 18	Matchmaker	Not applicable	Not applicable	Between 2-5 years empty
Property 19	Matchmaker Information	Not applicable	Not applicable	Between 1-2 years empty
Property 20	Open Market Acquisition	Capital alongside AHSP grant	Capital: £42,207 Grant: £15,000	Between 2-5 years empty
Property 21	Buy Back	Capital alongside AHSP grant	Capital: £13,600 Grant: £15,000	Between 1-2 years empty
Property 22	Information	Not applicable	Not applicable	Between 1-2 years empty
Property 23	Eligible letter to support VAT reduction on renovations	Not applicable	Not applicable	Between 5-10 years empty
Property 24	Information	Not applicable	Not applicable	Between 2-5 years empty

Property 25	Council Tax discretion	Not applicable	Not applicable	Between 1-2 years empty
Property 26	Council Tax discretion	Not applicable	Not applicable	Between 1-2 years empty
Property 27	Open Market Acquisition	Capital alongside AHSP grant	Capital: £48,150.69 Grant: £30,000	Between 1 - 2 years empty
Property 28	Eligible letter to support VAT reduction on renovations	Not applicable	Not applicable	Between 5 - 10 years empty
TOTALS			Capital: £460,855.15 Grant: £197,000	

Appendix 2:

Strategic Housing Investment Plan 2024/25 – 2028/29 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 |
|-----|---|
- (6) Meets agreed strategic priority
- | | |
|-----|---|
| Yes | 3 |
|-----|---|

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