

**Angus**

**Housing Contribution  
Statement**

**2023-26**



## Contents

1.	Introduction .....	3
2.	Governance .....	3
3.	Integrating Housing.....	4
3.1.	Developing The Local Housing Strategy.....	4
3.2.	The Housing Contribution Statement 2019-22 – Priorities and Achievements.....	5
4.	Profiling Angus .....	6
4.1.	Housing Market Areas and Health & Social Care Localities.....	6
5.	Key Trends Affecting Housing, Health & Social Care Planning .....	7
5.1.	General Trends.....	7
5.2.	Housing Stock Profile .....	8
5.3.	Housing Need and Demand .....	8
6.	Key Client Groups.....	10
6.1.	Older People and the Ageing Population.....	10
6.2.	People with a Physical Disability.....	11
6.3.	People with a Learning Disability.....	11
6.4.	People with a Mental Health Condition.....	11
7.	The Shared Issues and the Local Response.....	12
7.1.	Adaptations and Housing Solutions .....	12
7.2.	Supported Housing .....	14
7.3.	Residential and Care Homes .....	15
7.4.	Technology Enabled Care .....	16
7.5.	Homelessness .....	16
7.6.	Delayed Discharge .....	18
7.7.	Housing Investment.....	19
8.	The Next Steps - Responding to the Shared Issues.....	20

## 1. Introduction

Housing has a crucial role to play in improving the health and wellbeing outcomes for individuals and families across Angus. The provision of good quality, affordable accommodation in the right place with the right support is crucial in enabling people to live longer healthy lives, with independence and safely at home. Housing has both a preventative and an enabling role to play in improving outcomes, complimenting the aims of the Health and Social Care Strategic Commissioning Plan (SCP) to ensure that there is adequate provision of appropriate housing and housing related support for those who need it.

The Housing Contribution Statement (HCS) is a statutory requirement<sup>1</sup> and all Integration Authorities SCPs must include a HCS. The [Housing Advice Note](#) (2015) sets out statutory guidance for Integration Authorities, Health Boards and Local Authorities on their responsibilities to involve housing services in the Integration of Health and Social Care, to support the achievement of the National Health and Wellbeing Outcomes. It applies especially to the preparation of Integration Authorities' Strategic Commissioning Plans, which must include a HCS.

Acting as the 'bridge' between the Local Housing Strategy (LHS) and the SCP, the HCS sets out the role and contribution of the local housing sector in meeting the outcomes and priorities identified in the SCP. The primary focus of the HCS is the LHS and the actions that will positively contribute to improving the health and wellbeing of our communities and people.

## 2. Governance

The Angus Integration Joint Board (IJB) is responsible for the strategic planning of the functions delegated to it, and subsequent delivery of those functions through locally agreed arrangements. Housing is represented in the governance arrangements for the IJB via the Health and Social Care Strategic Planning Group (attended by the Service Leader (Housing)).

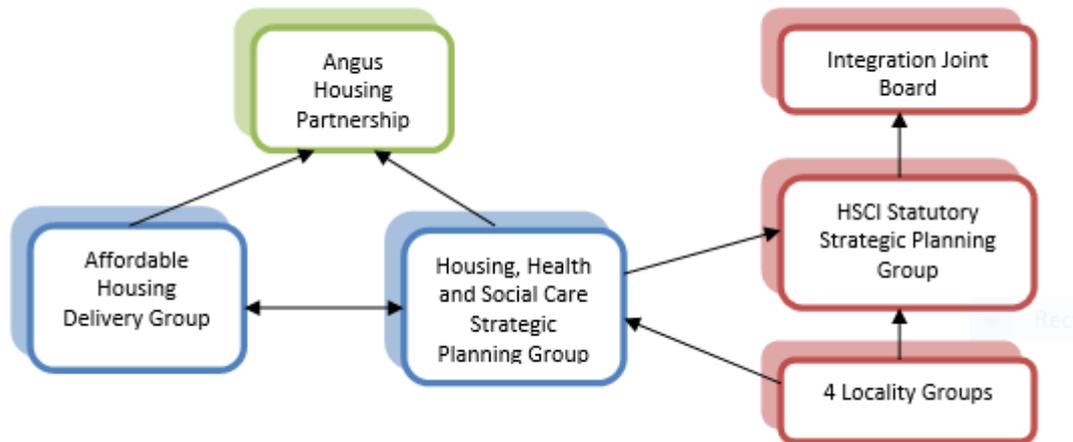
The Housing, Health and Social Care Strategic Planning Group sits within the Angus Housing Partnership structure and is jointly accountable to the Housing Partnership and the Health and Social Care Strategic Planning Group. The Housing Strategy Manager chairs the Group and membership includes representatives from RSLs, services for older people, learning disability, physical disability, mental health, and occupational therapy.

Cross-cutting issues are discussed at the Housing, Health and Social Care Strategic Planning Group, enabling services to examine operational matters as well as plan and inform key strategic requirements and documents such as the Strategic Housing Investment Plan (SHIP), the Rapid Rehousing transition Plan (RRTP), and the overarching LHS.

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<sup>1</sup><https://www.gov.scot/binaries/content/documents/govscot/publications/advice-and-guidance/2015/09/housing-advice-note/documents/00484861-pdf/00484861-pdf/govscot%3Adocument/00484861.pdf>

## The Angus Housing Partnership



The Angus HSCP is responsible for the delivery of social care and community based health services for all adults in Angus. The adaptations service was delegated to the Angus HSCP and work is underway to consider the role of the Angus HSCP in delivering homelessness functions currently sitting as part of the Housing Officer role within the three Community Housing Teams. This recognises the vital role played by housing in a whole systems approach to improving people's health and wellbeing. Partnership working is key to deliver positive outcomes for people.

### 3. Integrating Housing

#### 3.1. Developing The Local Housing Strategy

The Angus LHS 2023-28 will set out the strategic priorities to meet housing need and demand in Angus. The LHS covers a wide range of housing issues including housing supply and affordability, house conditions, homelessness, specialist needs and placemaking. Timescales for the LHS and HCS mean that this HCS has been finalised in advance of the LHS however significant work has gone into identifying the main issues to inform the LHS through the development of a series of evidence papers which set the scene and highlight what the evidence suggests are the main housing challenges in Angus. The scale of the challenges are set out in more detail here – [Angus Local Housing Strategy 2023-28: Evidence Topic Papers.](#)

The LHS will take account of Scottish Government Guidance (2019) which had been revised to strengthen the links between the LHS and the Strategic Plan, recognising the requirement to bring partners together to improve strategic planning in relation to specialist provision. Consequently, the Housing, Health and Social Care Strategic Planning Group have been instrumental in guiding decision making on the design and delivery of specialist provision housing and related services.

As part of the LHS development a number of consultation events were arranged with key partners and stakeholders to test the evidence base, asking them if they agreed with the challenges and to suggest alternative priorities. Further engagement will take place with Angus residents, posing the same questions, and the results will be used to inform the final development of LHS 2023-28.

### 3.2. The Housing Contribution Statement 2019-22 – Priorities and Achievements

The Housing, Health and Social Care Strategic Planning Group is key to bringing partners together to deliver the priorities of the HCS. The three key priorities of the previous HCS were to:

- Increase the supply of particular needs housing
- Improve the adaptations service, implementing a timeous tenure neutral service that offers best value for money
- Deliver the Rapid Rehousing Transition Plan (RRTP) and supporting initiatives to prevent homelessness

Despite the previous HCS being delivered over the course of the pandemic, there have been a number of key achievements including:

- Since 2017/18, 603 affordable homes have been delivered in Angus with 12% (73 units) for particular needs and of these 59% (43 units) were delivered to wheelchair standard. Over the next 5 years we plan to deliver around 226 units for particular needs, this represents 33% of planned affordable housing delivery, exceeding the current 20% target.
- A new Care and Repair contract was awarded to Caledonia Housing Association.
- New contracts for minor, moderate and major adaptations have been awarded and appear to be working well (with some review required).
- Pilot projects to streamline the delivery of removeable ramps and stairlifts have been mainstreamed into practice and are realising significantly quicker outcomes for individuals.
- The Housing Solutions Training programme was implemented in Angus in 2019 and staff members from Occupational Therapy and Housing services were provided training to deliver the “Housing Solutions and Awareness Raising” module to other staff. Work continues to embed the solutions training into practice.
- To support people from all tenures to be discharged in a timely manner, test of change funding was allocated from the Angus Health & Social Care Partnership in 2020 to create a ‘prevention fund’ to support hospital discharges, supporting 18 individuals.
- There continues to be ongoing collaborative working in relation to a number of housing related improvement projects for the Angus HSCP. Since 2019, the Housing service and Angus HSCP have worked jointly to review the Supported Housing Assessment and Allocations Protocol and review the support provision within Older People’s Supported Housing in Brechin and Montrose, and within Cliffview Court, Arbroath.
- The Angus Health and Social Care Partnership (HSCP) Transitions Group aims to improve approaches to supporting vulnerable young people in transition from childhood to adulthood. One of the areas of need identified is Housing and Homelessness and working groups involving a range of stakeholders have been established for each area of need to assess if the current services and supports are meeting existing and emerging needs in these areas, identify gaps, emerging issues and propose actions or improvements that are required.
- Developed and implemented Housing First, undertaking a strategic homelessness support needs assessment to inform future service delivery.

The housing, health and social care response to the interwoven local priorities have remained fairly consistent since the adoption of integration partnership and publication of the housing advice note (2015), albeit with a range of additional actions to take forward in response to changing local needs, an improved shared understanding and the availability of a more robust evidence base enabling us to develop a stronger profile of Angus.

## 4. Profiling Angus

### 4.1. Housing Market Areas and Health & Social Care Localities

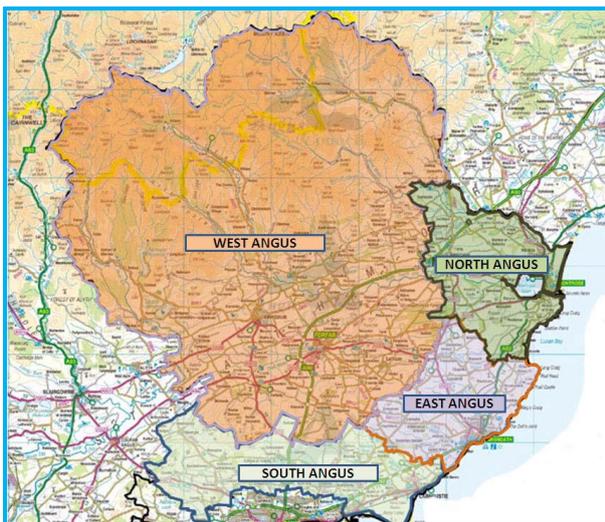
Different geographic planning arrangements exist in relation to housing (Housing Market Areas - HMAs) and health and social care (Localities). The HMAs and Localities broadly overlap in terms of the principal towns included within each and the similar issues that define these areas, such as the relationship between the South Angus HMA / South-West Locality and Dundee City and the challenges this presents in terms of strategic planning for future services and funding allocation.

Strategic planning for housing is based on functional housing markets where existing households live, work and meet their housing demand through choice, known as HMAs. Angus has four HMAs (Map 1) which are:

- North Angus HMA: Montrose, Brechin, Edzell, Ferryden and Hillside
- East Angus HMA: Arbroath, Friockheim, Carmyllie and Inverkeilor
- South Angus HMA: Monifieth, Carnoustie, Newtyle, Monikie, Wellbank, Tealing, Birkhill/ Muirhead, Liff and Auchterhouse.
- West Angus HMA: Forfar, Kirriemuir, Glamis, Kingsmuir and Letham

The Public Bodies (Joint Working) (Scotland) Act 2014 stipulates that each health and social care partnership area be divided into at least two localities. Angus has four localities (Map 2) which are:

- North-West: Forfar, Kirriemuir, Sidlaws, Birkhill and Muirhead
- North-East: Montrose, Brechin and Edzell
- South-East: Arbroath and Friockheim
- South-West: Monifieth and Carnoustie



Map 1: Housing Market Areas



Map 2: Locality Areas

## 5. Key Trends Affecting Housing, Health & Social Care Planning

### 5.1. General Trends

There are a number of shared issues and challenges that affect housing and related services in Angus. Recent well documented financial pressures will add to these pre-existing issues, and we are mindful of the requirement to cater for the anticipated demographic changes where there exists significant contrast in comparison to the past 20 years.

- Over the period 2000 to 2019 there was a 1% increase in the working population (aged 16 to 64), whilst there was a 44% increase in those aged 65 or over
- The Angus population is set for steady decline over the period to 2043, -4% (4,360)
- There will be a decline across all age groups by 2043, with the exception of Over 75s which will increase 62%
- There will be a 2% increase (1,073) in the number of households by 2043
- Household composition projections show an increase in single person households (+9%), 2 adult households (+5.5%), and a decline in family households (-4%)
- There are 6 Angus datazones in the Top 15% Most Deprived Datazones (Scotland) in comparison to 2 in 2016.
- The median Angus income is £29,464 and the lower quartile income is £16,647 (2020)
- 41% of Angus households cannot afford the average private rented property
- The average house sale price is £167,593 (2019/20), requiring income of around £42,000
- By the mid-2020s, around 50% of Council tenants will be aged 55 or over
- Around 30% (622) of Common Housing Register applicants require housing for age, medical or disability reasons
- Around 12% of Common Housing Register applicants with a housing need require an adapted property
- Around 576 units of specialist housing are provided by social landlords, representing 5% of all social tenancies.
- Around 10% of these specialist homes are fully wheelchair accessible.
- Current housing waiting list data shows 216 applicants waiting on ground floor accessible housing and 94 applicants waiting on wheelchair housing. Based on the last three years, the average annual turnover of social wheelchair properties is 6.
- Census 2011 estimated that 1.9% of Scottish households contained a wheelchair user. The 2015 Scottish Household Survey (SHS) highlighted an increase to 3.6% of all households, and further calculation projected a further 80% increase in the population of wheelchair users by 2024.

The population and household changes will require ongoing assessment as to how the housing stock may adapt to cater for these needs. The reduction in working-age people and significant increase in the 75+ cohort could impact on the sustainability of the economy, but it will also drive the need for housing, health and care interventions to meet the increasing needs of the growing older people population. The volume of housing applicants requiring housing for age, medical or disability reasons has increased since the last HCS and the evidence suggests that this may further increase.

Further details can be found in the [Local Housing Strategy 2023-28, Evidence Papers](#).

## 5.2. Housing Stock Profile

A number of national and local sources have been utilised to develop an up-to-date stock profile which indicates that:

- There are around 53,300 occupied dwellings in Angus - 34,700 (63%) owner-occupied; 7,000 PRS (13%), and 11,600 social sector (21%)
- There are estimated to be around 3,000 (5%) vacant dwellings in Angus, with 1,400 of these long-term empty, 1,300 with 'unoccupied exemptions', and around 400 second homes
- Around 74% of all dwellings are houses/bungalows, with around 25% flatted dwellings
- Around 42% of Angus dwellings have up to 3 rooms, with a majority offering 4+ rooms per dwelling
- Around 79% of social dwellings are 1 or 2 bedroom properties
- Around 85% of Angus dwellings show evidence of disrepair
- Around 10% of all Angus dwellings have a low energy efficiency rating (EPC E, F or G), more than double the Scottish average (4%)
- An estimated 28% (around 15,000) of the Angus housing stock has been adapted, with a majority in the social rented sector

It comes as no surprise that the local housing stock is not being utilised to its full potential, with a number of ineffective units remaining vacant. Poor property condition continues to be a cause for concern and can lead to financial stress and health issues, which may impact other health and social care services. The data also outlines the type of housing available in Angus, and if it is to adequately cater for the anticipated demographic changes then it will require a degree of flexibility in its use over the coming years.

## 5.3. Housing Need and Demand

Work has been undertaken by the Tay local authorities (Angus, Dundee, North Fife, and Perth & Kinross) to produce a new Housing Need and Demand Assessment (HNDA) which we anticipate will achieve robust and credible status by the Centre for Housing Market Analysis (CHMA) early in 2023. The purpose of the study is to provide an assessment of the total additional housing units needed each year for all tenures of housing, by size and type, across the four partnering authorities. The study will assist each Council in its role as the strategic housing body to set a Housing Supply Target for the area and develop appropriate housing investment programmes to meet future housing needs, with particular reference to scenario planning for the impact of COVID-19.

The HNDA draws on a range of recent data and highlighted an estimated there are 1,336 households in housing need. Of these around 12% (154) had a requirement for specialist provision to meet their housing need, and 8% (111) were homeless households in temporary accommodation.

Table 1 – Angus HNDA (Existing Need Assessment)

Existing Need	North	East	South	West	Total
Homeless Households in Temporary Accommodation	30	40	20	22	111
Households in Insecure Tenure	84	62	92	63	300
Concealed & Overcrowding	77	396	167	115	755
Specialist Housing	26	30	19	79	154
Poor Quality	1	3	11	1	16
<b>TOTAL</b>	<b>218</b>	<b>530</b>	<b>309</b>	<b>279</b>	<b>1,336</b>
(Total excluding Insecure, Concealed & Overcrowded)	(57)	(73)	(50)	(101)	(281)

Source: Angus HNDA, 2021, Local Estimate for Existing Need

Through the Housing, Health and Social Care Partnership, improved joint working, data sharing and analysis has enabled us to identify local need and demand issues at an early stage. A local focus on the numbers outlines the current need at HMA level, with the West HMA exhibiting significantly more specialist need than the other market areas, and the East HMA catering for more homeless households in temporary accommodation.

Assessing specialist housing profile and pressures across Angus has enabled the partnership to identify what existing stock is available to meet local housing needs, whilst identifying requirements for future provision including:

- estimated number of new accessible houses required in future
- estimated number of wheelchair accessible homes required in future
- estimated need for future residential/care homeplaces

The evidence also indicates where the existing housing stock could be managed more effectively to meet housing need including more effective use of adapted housing, the role of in-situ solutions such as aids and adaptations, and the delivery of home care and housing support services to enable independent living. The need for additional site provision for the Gypsy/Traveller and Travelling Showpeople community is also considered.

We still however experience difficulties in gaining area-wide projections data, particularly useful for mapping out longer-term specialist housing need across Angus.

Supplementing the HNDA exercise, data from the Common Housing Register (CHR) outlines the volume of applicants with age, medical or disability needs. The needs do not automatically translate as a requirement for specialist housing need but they do offer further insight as to the increasing requirement for a flexible housing stock that can cater for these growing needs. Around 30% (622) of all applicants are either elderly, have medical needs, or have a disability.

Table 2: Angus Common Housing Register, 2022

	Over 65	Medical Need	Disability	Total
<b>Number of Applicants (excluding 'No Priority')</b>	495	402	213	1,110
<b>As a Percentage of all Applicants</b>	25%	20%	10%	55%
<b>All Applicants Assigned to One Category</b>	<u>251</u>	<u>237</u>	<u>134</u>	<u>622</u>

## 6. Key Client Groups

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

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

### 6.1. Older People and the Ageing Population

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

The needs and aspirations of our older population are changing as people are choosing to be supported to live at home independently. There has also been a significant reduction in demand for the more traditional models of sheltered or retirement housing, with waiting list data showing that 132 applicants (less than 3%) are waiting for older people's housing.

#### **Responding to Changing Needs**

Where possible, both the Council and RSL partners proactively identify households requiring accessible or adapted housing when planning new build housing. This allows the specific needs of the household to be considered early in the design phase, ensuring the final product meets the identified need.

[Housing to 2040](#) is Scotland's first ever long-term national housing strategy and sets out the Scottish Government's vision that everyone in Scotland should have access to a warm, safe, affordable and energy efficient home that meets their needs in a community they feel part of and proud of. The strategy commits to implementing a new Scottish Accessible Homes Standard for all new homes, to ensure homes can be easily adapted to meet accessibility needs and improve choice for disabled people.

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

## 6.2. People with a Physical Disability

Throughout Angus there are around 349 units of accessible (268) and wheelchair housing (81) in the social sector, representing around 2% of all social stock (11,400) and 28% of all specialist social housing stock (1,242). The turnover for accessible and wheelchair housing has averaged at around 48 units per annum over the last 3 years, but with a majority of these being for accessible housing (45 per annum).

When we look at the current housing waiting list data, it shows 216 applicants waiting on ground floor accessible housing and 94 applicants waiting on wheelchair housing, 5% and 2.2% of all waiting lists applicants. Taking account of the anticipated turnover rates, it is clear that a reliance on the new build programme and natural movement in the waiting lists will not be enough to cater for these housing needs. Further work is required to understand the real level of unmet housing need for people with a physical disability, and whether this need can be met by in-situ solutions or by rehousing.

## 6.3 People with a Learning Disability

There are currently nine supported accommodation schemes, providing 52 health and social care partnership commissioned tenancies/bed spaces for clients with learning disabilities. The HNDA (2021) estimates a need (unmet need and future need) for a further 133 commissioned tenancies in Angus. The following table outlines the location and number of tenancies available in Angus.

HMA	Number of Tenancies
North	14
East	10
South	2
West	26

The schemes are operating with minimal turnover and voids. The provision in the South HMA is under review due to difficulties with the compatibility and limitations with the property.

The HNDA estimated need for people with a learning disability is the highest need across the key care groups in Angus. In addition the vision within the Scottish Government Coming Home Implementation is that everyone with a learning disability and complex care need who can do so should be able to live in their own home, supported by specialist staff. Establishing the real levels of need at local levels, and the specific accommodation requirements will require further work by the partnership.

## 6.4 People with a Mental Health Condition

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

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

There are 15 HSCP commissioned support housing tenancies in Angus for adults with severe and enduring mental health issues. The tenancies were initially created to reduce the need for long-term inpatient service and support individuals to live in the community. The model of support delivered in supported housing for people with severe and enduring mental health problems was reviewed in 2019 to promote recovery and ensure tenants have a pathway to progress onto more independent living in mainstream accommodation, where appropriate. The HNDA estimates there is a need for 3 additional tenancies to meet current and future needs for this client group however it is difficult to predict the requirement for this type of supported accommodation in Angus and planning mechanisms should be flexible and responsive to emerging needs.

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

The four core groups remain a priority for the partnership. People should be enabled to live independently with freedom, choice, dignity and control through the availability of specialist provision across all tenures (i.e. accommodation and services that may be appropriate when mainstream housing does not meet an individual's needs).

## 7. The Shared Issues and the Local Response

The [LHS evidence papers](#) highlight the range of issues and challenges that affect housing and related services in Angus, with particular focus on vulnerable people within priority groups.

### **Future-proofing our New Housing**

The Council and RSL partners deliver all new housing to the Housing for Varying Needs (HfVN) general needs standard. This means that all new dwellings are designed to be barrier free internally to ensure that a wide range of needs can be met.

The LHS 2017-22 contained a target for specialist provision (20% of affordable new build housing for people with particular needs, HfVN older ambulant disabled standard, with 50% of these to HfVN wheelchair standard).

### 7.1. Adaptations and Housing Solutions

Housing adaptations can increase independence while reducing the need for personal care services, admission to a hospital/care home, or the move to a purpose-designed property. They along with equipment provision can also support care at home services to support the person in a safe environment. The Housing Adaptations Joint Working Policy was implemented in April 2017, with the IJB responsible for assessing, planning and resourcing adaptations for council housing, owner-occupiers, and the private rented sector in partnership with Housing. It sets out the approach to providing an adaptations service which promotes joint working between relevant services and minimises delays by ensuring staff have appropriate decision making authority. The provision of an effective and responsive adaptations service improves the quality of people's lives and is based on the principal of 'minimum intervention, maximum independence'.

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

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

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

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

The key aims of the service is to:

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

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

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

The partnership also acknowledges the need to ensure shared understanding of the local need in Angus, along with the approach and actions required to cater for those needs. Encompassing this holistic approach, there is recognition of the broader methodology that views accessible housing solutions for the key client groups as being a detached category, removed from mainstream solutions. The partnership supports the Adapting for Change programme and welcomes the Housing to 2040 pathways which set out the responsive provision of equipment and adaptations, but recognises that there needs to be a wider focus on all housing solutions, where strategic planning and early interventions aid the transition from a reactive to anticipatory inclusive service.

Aside from adaptations, the Council has set out alternative routes for private sector residents to improve the quality and condition of their homes, thus helping to improve their health and

wellbeing and encourage independent living. The [Scheme of Assistance \(2022\)](#) outlines the range of assistance available in Angus.

### **Making Best Use of our Own Stock**

Information on adaptations in council owned properties continues to be held on a spreadsheet and not within the Housing Management System. While the procurement of an Asset Management System is progressing, accessibility and adaptation information needs to be captured on the Choice Based Lettings (CBL) system to ensure Common Housing Register partners are making the best use of stock.

The establishment of local adaptation case review meetings has helped to facilitate decision making around making best use of social housing stock that is adapted or suitable for adaptations however this approach is not consistent across all housing teams in Angus. The partnership recognises that a uniform approach is required to ensure review meetings are scheduled in a more consistent manner.

The Joint Complex Housing Panel was formed to make decisions about adaptations and rehousing in certain circumstances, including:

- Multiple adaptations involving structural or permanent changes is required (i.e. a through floor lift and a wet floor shower)
- The adaptation required involves work to extend the footprint or convert garage/ attic
- The property is not suitable for adaptation or will not meet long term needs
- There are complex social, personal or financial circumstances
- Rehousing has been recommended but no suitable accommodation can be identified
- A joint recommendation has not been reached or the client does not agree with the recommendation made

Panel membership includes Occupational Therapy, Housing, Technical and Building Standards. They will consider the clients medium and long-term needs, the impact on carers or other family members, the availability of alternative accommodation, the condition and suitability of the property and the cost benefit of any identified options. The multifaceted nature of the cases can result in some panel decisions where adaptations are delivered contrary to the adaptations policy.

Bariatric client needs are often complex and it can be challenging to find the right solution. The Scottish Health Survey (2021) outlined that 67% of adults were living with overweight, and 30% of adults were living with obesity (increasing from 28% in 2019). Around 18% of children were considered at risk of obesity. Given the increasing trends amongst adults and the prevalence among children, the partnership recognises the requirement for further work to determine the local need for bariatric housing, whether purpose built or retrospective adaptations.

## **7.2. Supported Housing**

Supported housing plays a crucial role in providing a safe and secure home environment for people who cannot be supported to live in mainstream housing. Supported housing includes:

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

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

Client Group	Number of Schemes	Number of Properties
Older People	3	62
Learning Disabilities	9	52
Mental Health	2	15
Care Leavers	1	6
Homelessness	2	23
<b>Total</b>	<u>18</u>	<u>158</u>

In 2022, a homeless supported accommodation needs assessment, jointly commissioned by the HSCP and Angus Council, reported that such accommodation has been an underused resource in Angus. The review focused on the need for people who were using the resource and targeted a particular group with complex presentations, multiple conditions and repeat homelessness, considering what support meets their needs going forward. The review found that current provision doesn't meet the needs of people with complex lifestyles and made recommendations to explore a new model in Angus with more specialist support for a smaller cohort and redevelop housing support (to a longer-term service). This work will be prioritised by housing and homelessness services within the health and social care partnership.

### 7.3. Residential and Care Homes

Admissions to long term permanent care homes have declined. The number of Angus people placed in a care home at any one time reduced from around 770 in 2015/16 to 679 in November 2022. This demonstrates that people are being supported at home for longer which has increased the requirement for accessible housing.

Around 40% of placements are for nursing care and people are entering care homes much later in life and for a shorter periods of time. The table below outlines the number of placements provided in each locality. Occupancy rates have reduced by 36% since 2017, from 90% to 54%. However, the number of care homes has only reduced in this time from 31 to 29. The LHS and Angus HSCP SCP should consider how to make the best use of this existing provision.

Locality	No. of Care Home Beds	No. of Care Homes	No. of adults in an Angus Care Home (Nov. 2022)	Commissioned adult placements as a percentage of total care home beds available
North East	193	5	116	60%
North West	335	10	164	49%
South East	286	7	211	73%
South West	273	7	95	35%
<b>Angus</b>	<u>1087</u>	<u>30</u>	<u>586</u>	<u>54%</u>
Outwith Angus			93	

#### 7.4 Technology Enabled Care

There are a range of sensors, devices and alarms to help Angus residents stay safe from falls, crime, fire, and scams. The Angus Community Alarm & Telecare Service provides access to the additional equipment to support and maintain independence in the home.

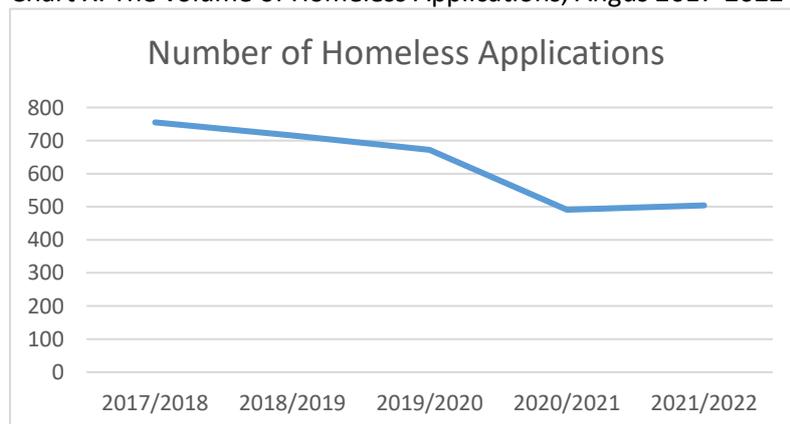
Public Health Scotland indicates that there were 3,970 people in Angus receiving telecare and/or community alarms (2020/21), a 50% increase since 2016/17 when there were 2,460 people. The increase is predominantly due to the significant increase in community alarms, rising from 2,250 to 3,485. Around 76% (3,030) of users are aged 75 years and over. This is well in excess of the number of people in Angus receiving homecare services (1,685 in 2020/21).

Increasing investment in technology enabled care as well as other support for independent living will enable households to live well in the community they choose. This approach could enable Angus to meet the needs of a growing population of older people, as well as young people with complex needs without the need for new specialist housing provision. In circumstances where a specific new build property is to be allocated to a customer with specifically assessed technological care needs, where applicable the housing service will consider those technological needs in the initial structural requirement construction stage.

#### 7.5 Homelessness

We are continuing to see significant reductions in homeless applications in Angus, reducing from 851 applications in 2015/16 to 504 applications in 2021/22. While this is a long term trend which follows an increased focus in prevention activity it is notable that the reduction between 2019/20 and 2020/21 coincides with the pandemic which appears to have had an ongoing impact on people's housing circumstances.

Chart X: The volume of Homeless Applications, Angus 2017-2022



41% reduction 2017 to 2022, highlighting the effectiveness of housing options preventing homelessness in Angus.

We also know that:

- At HMA level, the East continues to see considerably higher levels of homeless applications (37% of all applications)
- A majority of households who made an approach for housing options advice in 2021/22 remained in their current accommodation (36%), significantly higher than the national average (22%)
- 18% went on to make a homeless application, compared to the national average of 55% which shows the success of the housing options advice in preventing homelessness in Angus.
- Young single person households dominate homeless applications with 31% of applicants aged 16-25 years old, slightly higher in comparison to the national average (23%)
- The main reasons for applications tended to be relationship breakdown / asked to leave (34%), followed by household dispute (violence or abuse) (14%) and action by lender / landlord (8%)
- Around 25% of applicants have 1 support need, requiring support with basic housing management and independent living skills, followed by support with mental health, a medical condition or substance misuse
- Since 2017, 88% of households assessed as unintentionally homeless / threatened with homelessness were recorded as being assessed under the housing support duty. In 2021/22, 82% of all cases were assessed in Scotland.
- Only 20% of those were recorded as going on to have support provided, significantly lower than the Scottish average where, in 2021/22, 43% of cases assessed for support received it.
- The majority of homeless applications (71% in 2021/22) continue to be discharged into a Scottish Secure Tenancy only 4% of households applying as homeless securing a Private Residential Tenancy each year from 2020 to 2022.

It is now widely recognised that homelessness is not a standalone issue and needs much more than a purely housing response. 'Hard Edges Scotland', brought together separate datasets to reveal how some harms interconnect in the lives of people in Scotland. It mapped the key drivers of severe and multiple deprivation – homelessness, domestic abuse, mental health, substance use, and offending. It argued that public services must work together to stop the vicious cycle of crisis, not least due to the cost to the individual but also due to the cost to the public purse.

It is anticipated that the new duties will be introduced through a Housing Bill expected in 2023 on a range of public bodies and landlords to prevent homelessness, particularly by asking and acting on a risk of homelessness, as well as responsibilities relating to strategic and joint planning. It is also envisaged that existing homelessness legislation will be changed to ensure homelessness is prevented at an earlier stage, including a proposal to extend the duty to take reasonable steps to prevent homelessness up to six months before, to maximise the housing options available to people and to prescribe what reasonable steps may include.

Both housing and homelessness support services have a role in preventing and responding to homelessness in Angus, however the teams currently work independently from each other and the roles and activities are not closely aligned. In response to this it has been proposed that a new homelessness / housing options service will be established to sit alongside the homelessness support service within the Angus Health & Social Care Partnership (AHSCP) with the aim of making better use of resources to respond more effectively to homelessness and the additional homeless

prevention requirements. Sitting alongside other AHSCP services would also encourage better collaboration with other services, increase access to support for homeless households and help to deliver a multi-disciplinary approach to addressing homelessness in Angus. Work is currently ongoing to establish this service which it is anticipated will commence in April 2023.

In order to reach a position of Rapid Rehousing where a settled, mainstream housing outcome is secured as quickly as possible and time spent in any form of temporary accommodation is reduced to a minimum. Analysis shows that there is significant new demand in East HMA, where the existing backlog of need is substantial. Together these elements outstrip supply and therefore it is unfortunately inevitable that if new initiatives to prevent homelessness and access alternative housing options are not developed, then we will not achieve the critical milestone of the RRTP which is to remove the backlog of need, and the length of stay in temporary accommodation will not reduce. The LHS will consider what additional actions need to be implemented to ensure time spent in any form of temporary accommodation is minimised.

## **7.6 Delayed Discharge**

We recently completed a multi-agency review of all delayed discharge cases to help identify common issues or themes that could be addressed. Over the period 2016 to 2019, there were 39 cases recorded as delayed discharge as a result of housing issues. The review highlighted that people were unable to return to their home due to adaptation needs, and many faced delay due to poor property conditions.

In response, a £10,000 annual fund was allocated to the H&SCP to create a 'prevention fund' to support discharge patients experiencing any of the following:

- Cleaning costs of the property
- To clear utility bill debt
- Interim accommodation costs (rent, service charges, council tax)
- Essential furnishings
- Removal/packing costs
- Any other housing costs may be considered

To date, 22 individuals have been supported through the delayed discharge prevention fund through payments for interim accommodation, cleaning costs and the provision of essential furnishings.

Several other actions have also been identified including the review of the existing multi agency Tayside Admission and Discharge protocol and staff guidance and training. We have experienced difficulties progressing the review of the Tayside Admission and Discharge Protocol due to the number of agencies and local authorities involved however we continue to highlight this as a priority through the Admission and Discharge planning group in Tayside.

The Scottish Governments 'Coming Home Implementation' was published in 2022, setting out that by 2024, 'out of area placements and "inappropriate" hospital stays will be greatly reduced to the point that out of area placements are only made through individual or family choices, and people are only in hospital for as long as they require assessment and treatment. The vision is that everyone with a learning disability and complex care need who can do so should be able to live in their own home, supported by specialist staff'. Underpinning the ambition that as many people as possible are cared for in a domestic setting, a range of collaborative working practices will be required to identify

the full range of needs at local level, establish the priorities, and identify the necessary resources to support delivery. The Angus Coming Home Implementation Group has been established, including officers from Housing and Health & Social Care, to collaborate and co-ordinate information sharing and decision-making.

## 7.7 Housing Investment

The core purpose of the [Strategic Housing Investment Plan \(SHIP\) 2023/24 – 2027/28](#) 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 in the Angus Local Housing Strategy. The SHIP estimates that around 686 units could be delivered in the period to 2027/28, requiring subsidy of around £44,154,441. At present, the Scottish Government has provided Resource Planning Assumptions (RPAs) for 2022/23 to 2025/26. This means, the SHIP has three years of indicative funding, with years four and five assessed as likely to have reduced amounts of grant available for planning purposes.

The new LHS 2023-28 will set out Housing Supply Targets (HST) to address housing need, including the proportion of this target for particular needs housing. The [previous LHS \(2017-22\)](#) set out that 20% of the affordable HST (120 homes per annum) would be for particular needs, with 50% of those to wheelchair standard. Looking ahead, the SHIP plans to deliver around 217 units for particular needs over 5 years, representing 32% of planned delivery with 11% of total units being suitable for wheelchair users.

Anticipated Affordable Housing Delivery, Angus 2023/24 to 2027/28

Unit Type	North	East	South	West	Angus
Affordable Homes	79	259	143	160	641
Particular Needs	40	73	30	74	217
Open Market Acquisitions & Conversions					45
Total Delivery					686

Table 3: Angus SHIP, 2023/34 to 2027/28

Providing a focus for partnership working, the SHIP improves longer-term strategic planning by providing a practical plan detailing how investment in affordable housing will be directed by setting out key investment priorities, demonstrating how these will be delivered and outlining necessary resources to deliver the priorities.

There are of course significant challenges, primarily due to rising costs and supply problems, in addition to the current financial pressures experienced by all local authorities. These challenges become all the more difficult to respond to in the context of pressures associated with the cost-of-living crisis, the possibility of long-term rent freezes and increasing borrowing costs. This means that all social housing providers will be carefully assessing their capital investment programmes over the coming months and may have to take difficult decisions to postpone or withdraw from new build projects.

In terms of wider investment to enable the delivery of affordable housing, the [Housing to 2040](#) paper provides further insight as to the potential investment and delivery commitments for future years which will enable more robust future planning at local level. The 110,000 affordable homes target by 2032 also includes the commitment that, from 2027, funding will be ramped up to bring more existing homes into the programme, supporting the strong focus on improving the long-term

sustainability of existing stock. Mindful of the intended approach and the commitment to tackle the climate agenda, it is vital we expand our approach to repurposing our existing stock to cater for housing need. This will continue to be a focus in the SHIP and LHS.

## 8. The Next Steps - Responding to the Shared Issues

The LHS 2023-28 will set out the housing response and the main priorities in more detail but there are a number of priorities that require a shared Housing, Health & Social Care response and will be progressed during the lifetime of HCS 2023-26. Each of these housing priorities will assist in the achievement of the Health & Social Care Strategic Priorities to:

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

### **Priority: Increase the supply of particular needs housing**

- We will propose an appropriate and deliverable target as part of the affordable housing supply target
- We will consider the best approach to set targets as part of market (private sector) housing delivery.

There are currently no mechanisms to control or monitor targets across the private sector. The Housing to 2040 paper sets out the approach (NPF4 Position Statement) as to how the planning system will help resolve this issue, from supporting sites in accessible locations to promoting development of homes that can adapt to peoples changing needs. Complimenting the approach, new building standards will underpin a Scottish Accessible Homes Standard for all tenures. It is anticipated that these new requirements can be introduced from 2025 and will contain the requirement to set an all-tenure wheelchair target.

[Link to Strategic Care Priorities 1,2,3 & 4](#)

### **Priority: Continued delivery of the Ending Homelessness Together strategy and Rapid Rehousing Transition Plan (RRTP)**

- We will implement the Homelessness service review
- We will help identify what additional actions are required to meet the requirements of the new Homelessness Prevention legislation, expected to be implemented in 2023
- We will progress the recommendations from the Strategic Homelessness Support Needs Assessment – redirect resources from existing short term supported homeless accommodation towards increased Housing First provision and longer term supported housing solutions (for those whose needs are beyond a Housing First response), including age specific supported housing
- We will endeavour to see that fewer people will spend time in temporary accommodation and for shorter periods
- We will ensure that housing and homeless advice will be easily accessible to all

[Link to Strategic Care Priorities 1 & 3](#)

**Priority: Review the delivery of adaptations and the Joint Adaptations policy**

- We will refresh the review of the Housing Adaptations Service in line with recent Scottish Government Guidance.
- We will ensure that, where appropriate, more people with health and mobility conditions or disabilities will receive support in their own home and their accommodation will provide the best possible environment to support their needs

[Link to Strategic Care Priorities 1,2,3 & 4](#)

Alongside the HCS priorities, there are of course other work streams and initiatives that the partnership will progress, with focus on the shared issues and the key client groups specified above. The priorities, supported by other activities, will be of mutual benefit across services.

The partnership is aware that data sharing practices must be robust to support the joined up approach. The planning mechanisms must be in place and be flexible and responsive to emerging specialist and supported housing needs, making best use of existing provision that is under-utilised.

The role and membership of the Housing, Health & Social Care Strategic Planning Group needs to be considered to ensure that the planning and delivery of the strategic objectives of both the housing and health and social care services is done in collaboration with key stakeholder and partners.

We believe that if we achieve the priorities and developments set out in this Housing Contribution Statement then more people will be able to thrive in the areas they live in. These priorities encourage people to take better control of their lives and enhance their health and wellbeing. Doing so can help reduce the inequalities gap, particularly for our most vulnerable groups, and people can live happier lives supported by better quality and appropriate housing that meets their needs.