



Angus Housing Contribution Statement 2019-22

1 Introduction

The Angus Health and Social Care Partnership (AHSCP) was established under the provisions of the Public Bodies (Joint Working) Act 2014. The work of the partnership is overseen by the Integration Joint Board (IJB). The partnership directs and plans all adult health and social care services in Angus and includes Angus Council, NHS Tayside, third sector organisations and people responsible for the provision of related services and support.

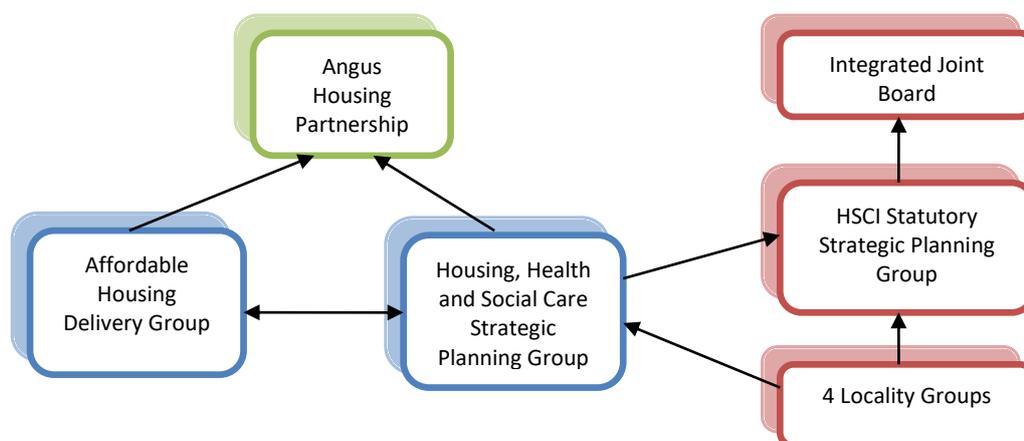
These organisations are responsible for sharing information and providing more co-ordinated, seamless services to local people, helping improve the quality and consistency of services for patients, service users, carers, families and communities.

The AHSCP Strategic Plan 2019-22 requires an accompanying Housing Contribution Statement (HCS). The HCS provides an overarching strategic statement of how the housing sector will support the work of the IJB to achieve the outcomes for health and social care. The HCS can be seen as the 'bridge' between the Local Housing Strategy (LHS) and the Strategic Plan and demonstrates how we will work together to support people to remain at home, prevent unnecessary admissions to hospital and ensure people who have to go to hospital are discharged in a timely manner with the right support in place.

Building on the previous HCS but assuming a more inclusive approach throughout the development of the Strategic Plan, the HCS will help improve planning arrangements to support the outcomes for health and social care and respond to the changing needs of individuals and communities.

1.1 Governance

In August 2015 the Angus Housing Partnership was established to ensure good governance of the Angus LHS and to engender participation opportunities for stakeholders, community representatives and voluntary sector partners.



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 and mental health, and occupational therapy. Housing is represented in the governance arrangements for the IJB via the Strategic Planning Group (attended by the Service Manager (Housing)).

1.2 National Outcomes and Local Priorities

The Angus Health and Social Care Partnership works within a framework of policy and legislation to meet the National Health and Wellbeing Outcomes (Appendix A). Outcomes 1, 2, 4, 5 and 9 are of particular relevance to setting out the housing contribution and illustrating the relationship between the LHS and national outcomes. In many ways, housing and related services are a golden thread running through both national outcomes and local priorities, fundamental in the delivery of community-wide aspirations.

Section 2 'Integrating the Housing Functions' provides further clarity on the clear links between the sectors, outlining the housing commitments that will contribute toward National Health and Wellbeing Outcomes and Strategic Plan priorities.

The Angus Health and Social Care Partnership identified four priorities for improvement which were subsequently adopted into the AHSCP Strategic Plan. The priorities (Appendix A) remain the same from the previous plan (2016-19), embodying an inclusive approach to deliver improvements within the area.

There will however be greater emphasis on Priority 1, 'Improving Health Wellbeing and Independence', to ensure the plan is supporting enablement and prevention, encouraging the individual to take responsibility for their health and wellbeing as much as possible. This will include adaptations and how we utilise them and maximise their use as a housing support function, along with the Rapid Rehousing Transition Plans (RRTP) and the relationship with homelessness and housing support. It will centre around care at home which should reflect the importance of 'home'.

2 Integrating the Housing Functions

2.1 Local Housing Strategy

The LHS 2017-22 sets out the strategic priorities to meet housing need and demand in Angus, outlining how the Council and its partners will achieve the vision to 'create places people are proud to call home'. The LHS has three strategic outcomes that were developed following extensive consultation with communities and partners, including the health and social care partnership. They are:

The supply and availability of good quality, affordable housing is improved
People can access appropriate housing options and related services to meet their needs and enable them to live independently
The quality and energy efficiency of all housing stock is improved and we contribute towards targets to reduce CO2 emissions in Angus

The LHS 2017-22 takes account of Scottish Government Guidance (2014) 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 was instrumental in guiding decision making on the design and delivery of specialist provision housing and related services.

The LHS outcomes are underpinned by a number of actions and housing commitments that also contribute to delivering the outcomes for the Strategic Plan, demonstrating clear links between the sectors.

2.2 Housing Commitments

The LHS contains a number of actions which underpin the Strategic Plan outcomes (Appendix A), with particular focus in Outcome 1 to increase the supply of housing to meet the needs of older and disabled people by assessing need and demand for specialist housing, using the data to inform, encourage and support opportunities to increase supply to help deliver 20% of new build affordable homes for particular needs and 50% of these to wheelchair standard.

Outcome 2 aims to ensure there is enough suitable affordable housing for the ageing population to live independently in their own homes, minimise newly arising need by supporting vulnerable households, and tackle and prevent homelessness.

Outcome 3 aims to help improve the quality and energy efficiency of all housing stock, ensuring we have well maintained and secure housing that is suitable to maintain people in their homes for as long as possible, and help tackle fuel poverty and ensure people live in good health for longer.

It is anticipated that revised Scottish Government LHS Guidance will be published by mid-2019. Early discussion suggests that there will be a greater focus on housing inequalities and the relationship with health, poverty and social exclusions. Following publication we will consider how we will review LHS 2017-22 and the subsequent impact on health and social care services.

3. Locality Planning

3.1 Community Planning

The Angus Local Outcomes Improvement Plan (LOIP) 2017-30 is the Community Planning and Locality Implementation Partnership tool put in place to tackle things that matter most to people and make a positive difference to people in Angus, supporting the delivery of services to reduce inequalities and disadvantage. The vision 'Angus is a great place to live, work and visit' is underpinned by four priorities:

Tackling inequalities
Building services around people and communities
Focusing on prevention
Working together effectively

Reinforced by cross-cutting themes (Economy, People, Place) these priorities are the focus of attention and supported by Locality Plans developed from extensive consultation and engagement at locality level. From these a range of Local Outcomes and actions were identified to help achieve the priorities, including housing, health and social care related services.

The Angus HSCP Locality Model follows similar trajectory and enables us to deliver and develop services that are most relevant to the local population. Each locality has its own Locality Improvement Group (LIG) which has a central role in ensuring that communities are at the centre of change and improvement. Each LIG has an improvement plan which shows how the different needs in that locality are addressed. The LIG's exist to provide a strong, effective, integrated partnership forum focussed on improving provision, opportunity and outcomes for adults in each of the four locality areas by:

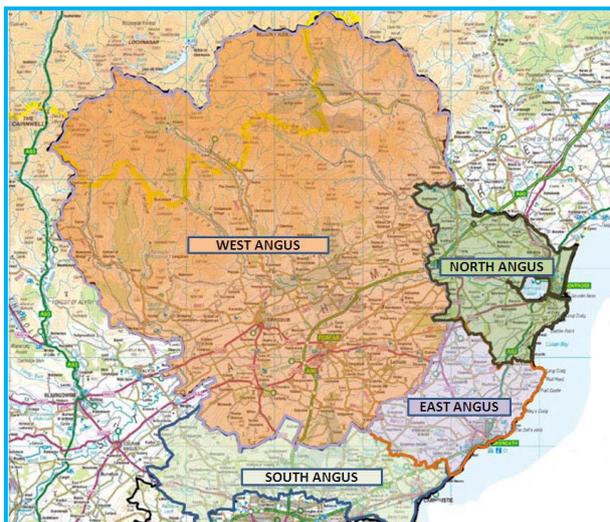
- Making best use of local resources
- Informing the strategic plan with local priorities
- Driving improvements and quality outcomes and reducing inequalities
- Engaging and involving local communities
- Managing and monitoring service pathways and redesign

The Housing role is developed via the Housing, Health and Social Care Strategic Planning Group. The Angus Health and Social Care Partnership have representatives from each LIG on this group who are responsible for highlighting local issues. This enables the Strategic Planning Group to devise a coordinated response to the IJB strategic priorities, whilst also considering the needs of different care groups and the distinctive needs across the localities.

3.2 Housing Market Areas and Localities

Different geographic planning arrangements exist in relation to housing (Housing Market Areas - HMAs) and health and social care (Localities). 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



Map 1: Housing Market Areas



Map 2: Locality Areas

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 Muirehead

North East: Montrose, Brechin and Edzell

South East: Arbroath and Friockheim

South West: Monifieth and Carnoustie

The HMAs and Localities broadly overlap in terms of the principle 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.

4 Housing Contribution Statement 2016-19

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

Give consideration to how the future need for particular needs provision is reflected in the Strategic Housing Investment Plan (SHIP) and future policy positions relating to the provision of affordable and market housing.

Review the adaptations service to take account of the need to ensure that decisions regarding adaptations are equitable across tenures.

4.1 Key Achievements

Although the first HCS was developed in relative isolation from the rest of the Strategic Plan and in advance of the current LHS, there have been some notable accomplishments to support the outcomes for health and social care.

For the first time the LHS 2017-22 contains a target for specialist provision (20% of affordable new build housing for people with particular needs, with 50% of these to wheelchair standard) and given the infancy of the target, good progress is being made to meet this.

88 affordable homes were delivered in 2017/18, with 10% (9) for particular needs of which 66% (6) to wheelchair standard.

The forward build programme further outlines the commitment to achieve the specialist need targets with an anticipated 123 particular needs units delivered over the period 2018/19 to 2022/23, (Section 9, SHIP). There is a requirement for further consideration of how the provision of market housing for older and disabled people can be improved but this will be led by the development timescales for the next Local Development Plan.

Health and Social Care representation at planning meetings, providing opportunity to discuss new build projects at an early stage and reflect the need for specialist provision within the SHIP.

Adoption of the Housing Adaptations Joint Working Policy (April 2017), setting 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. It sets the foundations for a tenure neutral adaptations service which ensures households receive the same level of service regardless of what tenure they reside.

A wider review of the adaptations delivery model is currently underway. The review will focus on ensuring partners maximise resources while providing efficient and seamless services which meet the needs of clients and are fully equitable across tenures. The review is included as part of the Angus Council Change Programme.

Housing representation and collaborative working in relation to a number of housing related improvement projects for the AHSCP, such as the review of Older People's Supported Housing and replacement of the Gables Care Home

Significant improvement in partnership working between housing, health and social care to identify future accommodation needs, increasing the knowledge of what partners are doing, sharing information and data, and identifying gaps. Extensive data gathering is underway across services, such as projections data to inform the Review of Older Peoples Supported Housing, and specialist housing provision.

Undertaking a Digital Connectivity pilot within Sheltered Housing complexes to promote digital and social inclusion and good health outcomes by enhancing digital skillsets and increasing interaction for tenants.

While the first HCS provided a valuable starting point to improving planning arrangements to support the outcomes for health and social care, improvements and new priorities have been identified for the second HCS.

The Gables Care Home – Partnership Working

The Gables Care Home, Forfar, is another good example of co-operation between housing, health and social care, and RSL partners, embracing joint working to meet the needs of current residents. Initially used as a residential care home for people with learning disabilities, it was identified that the building no longer met the required national care standards and replacement was a priority for the IJB, shifting the model to a supported housing complex on the existing site with an RSL partner identified to deliver the accommodation in part due to their specialist knowledge in delivering similar supported accommodation projects. The replacement model reflected the need to move away from an institutional environment and toward more personalised models of supported housing which favours greater independence and supported living. Furthermore, the site had capacity to accommodate all existing residents and contain new affordable mainstream homes, delivering tangible outcomes for all those involved.

5. Housing Demographic Profile

The Angus population is estimated to increase by around 2.3% by 2037, in contrast to the projected 11.5% increase across Scotland. Population age band analysis highlights that over the same period there will be a significant increase in older people in Angus with similar patterns across Scotland.



Population Projection by Age Group	2016	2037	% change
65 to 74 year olds	14,726	16,742	+14%
Over 75s	11,761	18,717	+59%
Total Population	116,520	119,229	+2.3%

Source: National Records of Scotland, 2016

Over the period to 2037, the total number of households in Angus is projected to increase by 7%, which is significantly lower than across Scotland where projected number of households is estimated to increase almost 11% over the next 20 years. The proportion of single person households is also similar to the national average, around 34%. However, by 2037 this is projected to increase by around 16% in Angus and around 23% across Scotland.

The average household size in Angus (2.16) is marginally below the national average at 2.17, and both are projected to decrease to around 2.05 by 2037.



Household Projection by Size	2016	2037	% change
1 person	17,965	20,882	+16%
2 or more adults with children	9916	9379	-5%
3 or more adults	3959	3332	-16%
All households	53,333	57,139	+7%

Source: National Records of Scotland, 2016

It is estimated that around 65% of Angus residents live in the owner occupied sector, 21% in the social rented sector and 14% in the private rented sector (Housing Statistics Scotland, 2015).

6. Housing Need and Demand

The most recent TayPlan Housing Need and Demand Assessment (HNDA) was assessed as robust and credible by the Centre for Housing Market Analysis in February 2014. This is a crucial evidence base to inform strategic planning for housing in Angus, with a primary purpose to estimate the future number of additional homes to meet existing and future housing need and demand. It also captures information on the operation of the housing system to assist local authorities to develop policies on new housing supply, management of existing stock and the provision of housing-related services.

The HNDA draws primarily on data from 2010/11 and highlighted an estimated 2,508 households in housing need. Of these around 16% (395) had a requirement for adaptations or specialist provision to meet their housing need.

Table 1: Gross Current Housing Need (31 March 2013)

Need Category	Number of Households	Proportion Housing Need
Homeless	197	7.9
Concealed	1,430	57.0
Overcrowded	171	6.8
Adaptations / specialist housing	395	15.7
Poor quality	246	9.8
Other categories	69	2.8
Gross Current Housing Need	2,508	100.0

Source: Adapted from TayPlan HNDA (2014)

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. However, we still experience difficulties in gaining area-wide projections data, particularly useful for mapping out longer-term specialist housing need across Angus. We also recognise that the HNDA (2014) data is somewhat historical and lacks a degree of reliability therefore we have initiated plans to prepare an up-to-date HNDA in 2019 where the findings will further improve the strategic planning between housing, health and social care.

7. Homelessness and Housing Options

7.1 Rapid Rehousing Transition Plans

The Homelessness and Rough Sleeping Action Group (HARSAG) was set up by the Scottish Government in October 2017 aiming to create solutions to end homelessness and rough sleeping. The agreed vision is to embrace the Rapid Rehousing and Housing First approach.

Rapid rehousing is a housing led approach for rehousing people that have experienced homelessness, making sure they reach a settled housing option as soon as possible. Homelessness can lead to deterioration in people's health and wellbeing and where it cannot be prevented, Rapid Rehousing means:

A settled, mainstream housing outcome as quickly as possible
 Time spent in any form of temporary accommodation reduced to a minimum
 When temporary accommodation is needed, the optimum type is mainstream, furnished and within a community

Housing First focuses on people with multiple needs beyond housing:
 Housing First is the first response for people with complex needs and facing multiple disadvantages

Housing First provides ordinary, settled housing as a first response for people with complex needs

It recognises a safe and secure home as the best base for recovery and offers personalised, open-ended, flexible support for people to end their experience of homelessness and address wider needs

The model separates the provision of housing and support, offers choice and control to tenants and works to the principles of harm reduction.

Where Housing First doesn't work, then the size and quality of shared supported accommodation is key. Transition plans should aim for progress toward smaller, specialist units within a psychologically informed environment.

The housing-led response has seen Angus Council take the lead role working with local partners to produce a draft 5-year Rapid Rehousing Transition Plan (RRTP), creating a holistic approach whereby prevention of homelessness is paramount and responsibility is not exclusive to the local authority but instead to all elements of the public sector. Where homelessness does occur, rapid rehousing will be the default position to prevent or minimise time in temporary accommodation. Where people have more complex needs, these will be addressed alongside their homelessness ensuring intensive support is available.

Rapid Rehousing Transition Plans are expected to:

- Detail actions to increase focus on prevention to stop homelessness happening in the first place.
- Outline the proportions and numbers for rehousing/support supply requirements to meet current backlog cases and likely new case requirements over 5 years, presented as an annual requirement for 5 years.
- Set a locally agreed target for the maximum time that homeless households will be living in temporary accommodation, to be achieved within 5 years.
- For all mainstream housing, set a locally agreed annual rehousing target to meet backlog and new demand over 5 years, made up of the social rented sector, private rented sector and other housing options.
- Set out how we will convert temporary furnished flats to Scottish Secure tenancies where the balance of inflow/outflow allows.
- Set out the development of dedicated rehousing teams with focused responsibility for getting homeless households through the system quicker by sourcing rehousing options, and where required working with wider teams to ensure support is in place for rehousing.
- Consider how we, in partnership with other social housing providers will optimise the rehousing process – considering the common housing register, common allocation policy, and introducing common allocations processes with 'just in time' allocations to ensure homeless, or those in greatest housing need are being housed.
- Consider developing rehousing solutions in the private rented sector.
- Consider the development of Housing First initiatives in line with local projected need.
- Review supported temporary accommodation provision progress toward smaller, specialist units within a psychologically informed environment.

The proposed 5 high level priorities outlining how we will move from the current position to the future vision of rapid rehousing are:

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

Our Rapid Rehousing Plan has been designed to be a working tool and it is anticipated that this plan will continue to evolve over the transition period.

The RRTP will align with the LHS and Local Outcome Improvement Framework and be an integral part of the Strategic Housing Investment Plan (SHIP) to be reviewed annually, therefore requiring close development and implementation with H&SC Partnerships, RSLs and other relevant partners. Prior to formal adoption, the RRTP will be submitted to the IJB for approval.

7.2 Homelessness

There has been a significant reduction in the number of homeless assessments since 2011/12, driven by the introduction of housing options services and a focus on prevention.

In 2017/18 there were 741 homeless applications in Angus, of which 498 where the local authority had a duty to find settled accommodation. Around 86% of these were housed in local authority or RSL housing, with 37% of all local authority lets and 24% of all RSL lets to homeless households. Whilst there are strong partnership relationships, nomination agreements and a dedication to the homelessness agenda by the housing associations in the area, these proportions are below the national averages (Local Authority 41%, RSLs 26%). Conversely, around 2% of homeless households in Angus were rehoused in the private rented sector. Whilst the sector is playing an increasingly key role as a housing option in Angus, homeless households still experience barriers in accessing the sector.

As part of the RRTP we will consider how, in partnership with other social housing providers, we will optimise the rehousing process for homeless households and aim to increase rehousing targets to meet backlog of need and new demand over the next 5 years, utilising the social sector, private rented sector and other housing options.

In 2017/18 lets to homeless households represented around 81% of new annual homeless demand. With a notable gap between demand and supply there will continue to be an increasing demand on temporary accommodation until the throughput of homeless households into settled accommodation increases over and above the level of new demand, so that the backlog of need can also be addressed. If the ambition is to move to rapid rehousing and minimise time in temporary accommodation, then lets to homeless people across rented sectors in Angus will need to increase. If all the new annual need and backlog need was to be met only by the social rented sector, then on average 58% of all social lets in Angus should be allocated to homeless households. However increased prevention focus to manage demand could reduce the level of lets required.

7.3 Temporary Accommodation

In Angus 82% of temporary accommodation is provided by the local authority in mainstream, furnished properties based within the community. There are currently 150 dispersed furnished homeless units provided by the local authority and 13 flats, across 3 homeless person's units (HPU) provided and managed by Hillcrest Housing Association. Hillcrest also provides 15 interim supported accommodation units. The

majority of the temporary accommodation is within the town of Arbroath (86 units) with the remainder spread across the other main towns. There is no hostel type accommodation in Angus. To encourage stability and social inclusion, the Council maximises the use of dispersed homeless accommodation and has no plans to develop hostel accommodation at this time. A snapshot picture on 31 March 2018 shows 127 households living in temporary accommodation in Angus

A shared temporary accommodation pilot is currently underway to help make the best use temporary accommodation resources, 6 x 2 bed properties have been identified to create shared accommodation across Angus and the outcomes of the pilot will be evaluated after 1 year (Jan 2019).

We are seeing an increase in people with multiple complex needs and this is proving to be challenging, particularly within our supported homeless accommodation where there is a concentration of complex households in one location. Despite the high demand for temporary accommodation, there has been an increase in voids in our supported homeless accommodation in Arbroath alongside an increase in refused referrals from the support provider as a result of the mix within the project. This shows that this model is not meeting the requirements of homeless households in Angus.

Aiming to reduce the requirement for temporary accommodation, our allocations policy is being reviewed to give outright priority for prison leavers, care leavers, hospital discharges and people leaving the armed forces. It is envisaged that suitable permanent housing will be identified for these groups prior to discharge, preventing homelessness and the need for temporary accommodation. We are also changing the criteria for bedroom sizes and giving single households and couples that would currently qualify for one bedroom, the opportunity to bid on properties with 2 bedrooms. This is envisaged to open up the available stock for smaller households and reduce waiting times and time spent in temporary accommodation. We are working to implement the revised allocations policy in 2019.

8. Housing for Particular Needs

8.1 Physical Disabilities

The Equalities & Human Rights Commission report (EHRC) (Housing and Disabled People, Scotland's Hidden Crisis) sets out the challenges faced by disabled people, the current provision of accessible and adaptable housing for disabled people and the performance of local authorities and RSLs in meeting those needs. The report is split into four themes with associated recommendations:

- Building more accessible and adaptable houses
- Recommendation for 10% of all new build homes to be built to wheelchair standard.
- Improved reporting on wheelchair housing delivered through the AHSP.
- Review of Housing for Varying Needs.
- Improving the installation of adaptations
- Review of Scheme of Assistance and funding mechanisms for RSLs.
- Increased funding for adaptations.
- Matching homes to the people that need them

- Recommendation that local authorities improve their approach of allocations to disabled people, including the need for accessible housing registers.
- Supporting people to live independently
- Integrate housing, care and support services and provide specialist advice.

Whilst improvements can always be made, we are making good progress against the recommendations with work underway in each theme. We have already set equivalent targets for wheelchair standard homes in new build affordable housing, commenced a review of our adaptations service delivery models, and improved the way we record and use our stock data to ensure we maximise our resources for best use.

The demand for wheelchair accessible housing is anticipated to increase significantly across Scotland, with a projected 80% increase in the population of wheelchair users by 2024 (Housing and Disabled People, Scotland's Hidden Crisis, 2018).

In response to local need and demand, the LHS 2017-22 outlines the commitment to deliver 20% of new build affordable housing for particular needs, with 50% of these to wheelchair standard. The current SHIP demonstrates this commitment with an anticipated output of 123 particular needs units (20% of affordable new build supply) over the period to 2022/23.

We are mindful however that our proactive approach will only influence affordable supply and that this alone will not satisfy projected future demand. We are exploring ways to encourage more output from the private sector, but given the gravity of the issue we anticipate that the Scottish Government may introduce statutory targets for a percentage of new build private sector units to wheelchair standard.

Revised Scottish Government LHS Guidance is expected to be published in spring 2019. We anticipate that there will be a greater focus on removing health and social inequalities, with housing for particular needs a key strand. Upon publication we will examine any necessity to review aspects within LHS 2017-22.

8.2 Adaptations

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.

Over the period 2012/13 to 2017/18, 1571 council tenants were provided with an adaptation to their home funded through the Council's Housing Revenue Account. Over the same period, 748 people living in the owner occupied and private rented sectors received means-tested grant funding totalling £2,158,284 for adaptations through the Scheme of Assistance.

Angus Care and Repair funding is in the form of a grant to provide service. This funding comes from the Health and Social Care Partnership, Council Capital Grant,

and Council Housing Service. The AHSCP also oversee a budget for adaptations in the private sector.

The total number of adaptations provided in RSL homes is not known, however we are acutely aware that there are issues relating to funding mechanisms for RSLs with reports that funding from the Scottish Government often runs out early in the year and RSLs are unable to use their own resources. The recent EHRC report made recommendation for review of RSL funding mechanisms, along with overall increased funding for adaptations, both of which the Council would support.

In 2017/18 around £1.377m of funding was directed towards the provision of adaptations. This does not include Scottish Government funding to RSLs.

Table 2: Adaptations Funding Pool

Administration	2017/18 Funding	Adaptation Types
Angus Council	£520,000	Moderate/major adaptations in Council properties
Scheme of Assistance	£350,000	Major adaptations in private sector properties
Care and Repair	£414,000	Major adaptations and repairs in private sector, and minor for all tenures, telecare equipment for all tenures, and a home safety service
AHSCP	£93,483.20	Moderate adaptations in private sector

The EHRC report further highlighted that inequities still exist across tenures where private sector users often endure longer waiting times and encounter problems when sourcing works contractors. The following tables further highlight the disparities within Angus, adding weight to the EHRC report findings.

Table 3: Number of Orders Completed by Tenure and Adaptation Type (2016/17 and 2017/18)

Tenure	Angus Council		RSL		Private	
	2017/18	2016/17	2017/18	2016/17	2017/18	2016/17
Monitoring Period						
Major	89	114	23	42	85	118
Minor	400	307	131	104	963	842
Moderate	108	141	43	62	280	265

Table 4: Average Time to Complete Adaptations by Tenure and Adaptation Type (2016/17 and 2017/18)

Tenure	Angus Council		RSL		Private	
	2017/18	2016/17	2017/18	2016/17	2017/18	2016/17
Monitoring Period						
Major	152	173	195	214	263	230
Minor	25	31	54	59	20	25
Moderate	65	71	90	121	27	29

These disparities have led to a review of our adaptations service delivery models where we aspire for a tenure neutral adaptations service which ensures households receive the same level of service regardless of what tenure they live in. The proposal also established a Performance Monitoring Framework (effective April 2018) which measures outcomes for service users and their carers, recording adaptations across all tenures, by time taken, type and number of completions, helping to ensure we improve delivery timescales and maximise resources whilst improving our partnership working.

Through the LHS 2017-22, the Council committed to improve the quality of data on adapted and adaptable social housing stock. By recording comprehensive stock attributes the Council aims to provide better information to tenants and applicants and support future investment decisions. The data will also be of value to the HSCP, serving as a useful tool in the housing solution decision making process, ensuring we make best use of our stock. Work is underway to finalise system components prior to a bulk data upload.

8.3. Technology Enabled Care

The Scottish Health and Social Care Digital Strategy (2018) sets out how services can best work together to maximise the potential of technology, improving services, support person-centred care, and improve outcomes. A wide range of Technology Enabled Care (TEC) measures are being delivered to enhance the Angus Care Model, with the housing service keen to assist by ensuring that housing stock is suitable to safeguard the seamless adoption of new technologies.

The housing service is currently undertaking work to increase the use of digital technologies, aiming to improve health and social outcomes for those most vulnerable. A Digital Connectivity pilot scheme is underway within sheltered housing complexes, providing:

Wifi in communal lounges that is free to use for tenants, visitors and staff.

Chromebooks have been gifted to some complexes where residents indicated high levels of demand for using the devices.

It is envisaged that the pilot scheme will provide a number of benefits to the tenants, including:

- Promote digital inclusion, introducing and improving digital skillsets whilst opening access to services that can reduce tenant outgoings.
- Promote social inclusion by increasing interaction between tenants and family/friends.
- Promote health outcomes by providing tenants with access to Angus Alive and enable them to make appointments with healthcare professionals.

The pilot scheme will be monitored to gauge success, including valuable feedback from the users.

The Digital Connectivity pilot builds on work such as the Independent Living Angus portal. The system can provide people with professional advice and guidance on daily living solutions like equipment or minor adaptations as well as community alarm and tele-care accessories so they can make informed choices about supports available to them to support them living in their home. By using the system, people

may not need a visit from a member of occupational therapy staff although this option will remain in place.

There are currently around 2243 dispersed alarms in the community (including sheltered housing), and there are around 800 sheltered housing occupants who are still on the pull cord system, taking the total to just over 3000 households where people are supported by technological means such as community alarms and fall monitors.

Partner RSLs identified the relationship between digital technologies and the social impact of devices. Caledonia Housing Association ensure that all clients receive an individual holistic assessment of their needs and recognise how technology can assist care needs, including preventing isolation and promoting social inclusion for clients, to resource saving implications for the business. The person-centred approach and use of technologies enables monitoring on an individual basis where successful outcomes can be gauged and if need be care needs re-tailored for specific requirements. A number of pilots have been identified but funding remains a key barrier.

Recognising the opportunity to support the national strategy and reshape and improve services in Angus, the HSCP aims to fuse together the range of digital related work already underway and explore additional measures that will enhance care services through a person-centred approach. The nature and extent of the housing contribution to the consolidated improvement plan will not be known until holistic evidence gathering is complete, outlining any proposed changes to housing infrastructure and related services, both for existing stock and planning for new build units. The HH&SC Strategic Planning Group will provide the platform for discussion and progressing group priorities.

8.4 Older People

There are just over 2,000 units of housing suitable for older people in Angus. This includes housing with a community alarm (1452) as well as sheltered, retirement and supported housing provided by the Council and RSLs.

There are currently four supported housing complexes in Angus offering different models of support where staff from the AHSCP provide care and support to older people to help them live as independently as possible within their own tenancies. The four complexes are located within four different towns.

Table 5 highlights the number of new voids and allocations over a 3 year period from 2015/16 to 2017/18. Since 2015/16 the overall number of voids has decreased and allocations have increased. Average void periods have also reduced, with notable improvement in the Beech Hill Court and Kinloch Court complexes.

Table 5: Supported Housing, Voids and Allocations, 2015/16 to 2017/18

Area	Number of Units	Number of Voids			Number of Allocations			Average Void Period, Days (2015/16)	Average Void Period, Days (2017/18)
		15/16	16/17	17/18	15/16	16/17	17/18		
Brechin, (St Drostans)	14	5	0	5	3	1	4	168	148
Montrose (Provost Johnston Road)	20	7	4	5	6	6	0	153	187
Forfar (Beech Hill Court)	17	5	5	4	0	7	7	217	80
Carnoustie (Kinloch Court)	28	7	6	4	4	8	4	70	15
Total	79	24	15	18	13	22	15	152	107

Demand for supported accommodation has decreased over the past 5 years (Table 6). In 2013/14 there were 64 applicants over the age of 55 who would 'consider' supported accommodation, with 35 of these (55%) assessed as 'requiring' supported accommodation. In 2017/18, the number of 'consider' applicants was 45, whilst those 'requiring' fell to 15 (33%). Most notably, over the period 2012/13 to 2017/18 the number of 'consider' applicants generally increased across the North, East and West HMAs, whilst they decreased in South HMA. For applicants assessed as 'requiring' supported accommodation, numbers have remained relatively stable within West HMA, marginal decrease in North and East HMAs, and significant decline in the South.

Table 6: Angus Council, Housing Applicants Aged Over 55 who would consider and/or require supported accommodation

HMA	Applicant Status	2013/14	2014/15	2015/16	2016/17	2017/18	Totals
North	Consider	14	10	16	17	10	<u>67</u>
	Required	4	7	9	5	3	<u>28</u>
East	Consider	9	11	13	17	12	<u>62</u>
	Required	5	5	10	3	4	<u>27</u>
South	Consider	28	11	10	9	6	<u>64</u>
	Required	18	6	5	4	1	<u>34</u>
West	Consider	13	11	18	17	17	<u>76</u>
	Required	8	7	8	7	7	<u>37</u>
Angus	Consider	<u>64</u>	<u>43</u>	<u>57</u>	<u>60</u>	<u>45</u>	<u>269</u>
	Required	<u>35</u>	<u>25</u>	<u>32</u>	<u>19</u>	<u>15</u>	<u>126</u>

The AHSCP is reviewing how it provides care and support in supported housing, aiming to achieve a better and more consistent model of supported housing for the future. The review was undertaken for a number of reasons, including:

- Confusion regarding the care and support provided within each complex.
- Inconsistent approach to how tenant's care and support needs are being met.
- Reduced demand for the housing on offer.
- Current staffing models may no longer be fit for purpose.
- Changes to current care and support arrangements in complexes where contracts are coming to an end.
- In response to the review, AHSCP in partnership with the Council's Housing Service has undertaken measures that have:
 - Developed a clear picture and understanding of the current model of supported housing in Angus and evaluated the effectiveness of this.
 - Heard what tenants/families and stakeholders preferences are for supported housing and are using this information to influence future models of care and support provision.
 - Assessed the overnight requirements for each complex in line with the national review of overnight care.
 - Began to identify trends of current and future demand for supported housing in Angus.
 - Assessed voids and analysed the issues experienced.
 - Held an analysis event to evaluate what the information gathered to date was telling us and how this would help to inform and drive the review.
 - Undertaken a Older People Housing survey to gain a better understanding of the issues, housing circumstances, characteristics of people's homes, future housing aspirations and plans, and barriers to accessing suitable accommodation.

As part of the review of older peoples housing, considerable work has been undertaken to assemble need and demand data from a range of sources to enable analysis and provide estimate of likely future housing needs.

We are now assessing provision and models of supported housing for older people on a locality basis where recommendations for future provision will be developed starting with the North and West localities. This will feed into the wider review of older people's housing provision. Once data analysis is complete we will use the evidence to develop an older people's housing strategy.

8.5 Learning Disabilities

In Angus there are approximately 518 adults with a learning disability known to the authority, equating to 5.3 adults per 1,000 of the population. Nationally, there are around 23,186 adults or 5.2 per 1,000 (Scottish Commission for Learning Disability (SCLD), 2017).

Nationally around 62% of adults with learning disabilities live in mainstream housing (with or without support), 16% live in supported accommodation and 8% live in registered care homes. In Angus, 58% live in mainstream housing, 17% in supported housing and 16% in registered care homes (SCLD, 2017).

The Scottish Consortium for Learning Disabilities defines mainstream accommodation as accommodation where a person lives in their own home or in the family home with or without paid or organised support. The proportion of Angus adults with learning disabilities living in mainstream housing has reduced by 5% since 2015. This may be attributed to the increasing numbers of people with complex disabilities in Angus, and may explain why the number of people in care home placements remains higher in Angus than the national average. It may also be attributed to the fact that there remain individuals in Angus residing in The Gables registered care home who can live in supported accommodation. This situation will be remedied with the planned replacement of the Gables Care Home with a supported housing development.

Adults with learning disabilities are experiencing greater longevity and are often cared for by ageing parents. 31.4% of adults with learning disabilities known to local authorities lived with a family carer in 2017. Angus has a high proportion of adults with learning disabilities living with a family carer, 44.8% in 2017, although this is a slight decline from the 46.1% recorded in 2015. Angus is currently ranked 5th highest of the 32 local authorities for the number of adults with learning disabilities known to local authorities living with a family carer.

In 2017, 19% of adults with a learning disability in Scotland lived in supported accommodation, decreasing from 24% in 2014. In Angus 17% of adults with a learning disability lived in supported accommodation, increasing from 13% in 2015. This may be attributed to the focused work that has taken place in Angus since the implementation of 'The Same As You' national review of learning disability services, to enable people to live in their own homes with support.

In Angus there are currently around 22% of adults known to the learning disability service identified as being on the autism spectrum, rising from 9% in 2008. The current level is marginally above the national average (20.5%) and ranks Angus as 13th highest out of the 32 local authorities in relation of proportion of adults known to the learning disability service who have autism.

It is likely that this data represents a significant underestimate of the number of adults who are on the autism spectrum but have no associated learning disability. This is partly due to the fact that the data is collected directly from local authority learning disability services, excluding adults on the autism spectrum who may not have had direct contact or because they may not be receiving formal support.

There are currently around 17% of adults with a learning disability residing in a care home. This is well above the national average (9%) and has remained relatively static since 2015. A contributory factor to this may be the high number of people with complex autism who reside in Angus and require a residential placement. The success that Angus has had in resettling long stay hospital patients to community settings may also be contributing to the relatively high number of residential home placements.

More individuals are presenting with complex and profound needs and co-existing conditions such as autism, profound and multiple learning disabilities and behaviour that challenges. Many of the people still residing in long stay hospital placements have complex and challenging needs making finding housing solutions in local

community settings difficult. For many, the only option may be a registered care home environment.

In Angus, we have been successful in resettling long stay hospital patients within supported housing settings rather than care homes. However, there remain a number of people with complex care needs in Angus where a care home is the most appropriate setting for them. This may explain the deviance in Angus from the national trend.

Table 7: Angus Council, Learning Disabilities, S

Area		Number of Units
North	Brechin	10
	Montrose	15
East	Arbroath	15
West	Forfar	32
Total		72

Angus Community Charitable Trust, Hillcrest Housing Association, Ark Housing Association and Angus Housing Association provide specialist housing for people with learning disabilities in Angus. There are a total of 72 tenancies provided. 10 of these units are for people with a learning disability and/or autism.

Of the adults with learning disabilities known to the local authority, just under 200 of these require core supported housing, whether immediate or for future use. Table 8 highlights the areas where users will require suitable accommodation, underlining the shortfall across each locality. Around 60% (120) of these cases will require accommodation within the next 6 years, and just over half of these require the accommodation immediately.

Table 8: Learning Disabilities Demand, Demand, Core Supported

Core Supported Housing Need by Locality (current & future need)	Number of Users
Arbroath	52
Brechin/Montrose	46
Carnoustie/Monifieth	29
Forfar/Kirriemuir/South Angus	70
Total	197

Table 9: Learning Disabilities Residential Care

Residential Care Housing Need by Locality (current & future need)	Number of Users
Arbroath	31
Brechin/Montrose	13
Carnoustie/Monifieth	2
Forfar/Kirriemuir/South Angus	28
No defined Area	7
Total	81

For adults requiring residential care (Table 9), around 80% (64) of cases will require accommodation within the next 6 years, and almost three quarters of these require the accommodation immediately. Given that there are 72 units currently catering for these needs, there will be a significant shortfall in provision as more adults approach the stage when it is appropriate for them to acquire the supported accommodation model that meets their needs. We are also aware that these levels of demand only represent adults with learning disabilities known to the local authority, and therefore

accuracy may be an issue and further clarity is required to truly understand levels of demand.

The AHSCP IJB agreed three priorities for accommodation for people with learning disabilities. They were:

- Priority 1 – People with a learning disability requiring to move from a hospital setting
- Priority 2 – Replacement of the Gables Care Home
- Priority 3 - Core supported housing development in Carnoustie/Monifieth

Valuable progress has been made toward these priorities with housing playing an integral role. A development was completed in partnership with Angus Community Care Charitable Trust (ACCCT) to achieve the resettlement to the community for people requiring to move from a hospital setting. An agreement has also been reached to replace the existing Gables Care Home. This will be delivered in a partnership between Angus Council, the AHSCP and Caledonia Housing Association. The Housing, Health and Social Care Strategic Planning Group is aware of the identified need for core supported housing for adults with learning disabilities in the Carnoustie area. Following discussions, several options were identified to meet this need, however the AHSCP is unable to meet the revenue funding required for staffing costs for such a development and therefore until funding can be sourced, no further progress can be made on this priority.

8.6 Mental Health

There are currently 15 tenancies provided for adults with severe and enduring mental health problems.

Location	Number of Tenancies
Cliffview Court, Arbroath	12
Chapelbond, Montrose	3

Created to reduce the need for long-term inpatient services and support individuals to live in the community, these tenancies have been found to be unsuitable as a blanket arrangement where all users do not tend to require such care needs and those who do need this support have more complex needs.

Work is underway to develop a new model encompassing a dual throughput process tackling complex long-term needs and short-term rehabilitation needs. The model will focus on supporting localities, including allocations procedures and aim to support people to live independently in their own homes. This holistic approach will also serve as an opportunity to re-evaluate staffing skillset requirements to compliment user needs.

Tenancy sustainment remains a core priority for mental health services, aided in part by the current work underway to determine the likely future housing need for adults with severe and enduring mental health issues. It is acknowledged that the current data for future housing need is not robust and requires holistic overhaul. This action has been identified by the Housing, Health and Social Care Group and will feed into the review of the housing models to support adults with severe and enduring mental health problems.

8.7 Delayed Discharge

The housing sector can play a significant role to help manage and reduce delayed discharge, such as the timing of housing applications being made or being notified where an alternative housing solution is required.

LHS 2017-22 outlined the commitment to 'work with partners in health and social care to reduce delayed discharge related to housing issues', however analysis of recent data over a 3 year period from 2015 to 2018 shows that the existing protocols in place are effective in minimising waiting times. There were cases where delays were notably high due to patients awaiting placement in sheltered housing, and isolated cases where clients experienced delay waiting for housing adaptations. It has also come to our attention that access to the appropriate wheelchair accessible accommodation can be a barrier. However the recent review and revision of the adaptations policy has been undertaken to reduce waiting times for all service users. The Housing, Health and Social Care Partnership group will continue to monitor the situation and respond where necessary.

9 Strategic Housing Investment Plan

The Strategic Housing Investment Plan (SHIP) outlines investment priorities for affordable housing over a five year period which is consistent with and achieves the outcomes set out in the Angus LHS 2017-22. Developed in partnership with RSLs, the Angus HSCP, planning and property services, the SHIP includes affordable housing supply through new provision, replacement, rehabilitation, remodelling, housing provided or assisted by Scottish Government and housing provided by the council and other partners.

Angus Council's Resource Planning Assumption (RPA) for the Affordable Housing Supply Programme (AHSP) is £25.074m over the period 2018/19 -22/23. This is broken down as: £7.511m for 2018/19; £8.497m for 2019/20; and £9.066m for 2020/21. To date no funding assumptions have been given for years four and five however as the Council intends to deliver a rolling programme of housing investment, projects have been identified with funding requirements closer to historic later year RPAs of around £2m.

The SHIP projects that around 617 units could be delivered in the period 2018/19 to 2022/23. Subsidy of £35.874m would be required to deliver the programme. The SHIP has been prudently overcommitted to enable the Council to manage any programme slippage effectively. Table 10 outlines the anticipated programme in each Housing Market Area (HMA). The Housing Supply Target (HST) within the LHS requires delivery of around 120 units per annum to March 2023 which is achievable based on the current programme, whilst the LHS also commits to provide 20% of affordable units for particular needs housing with half of these to wheelchair standard.

Table 10: Strategic Housing Investment Plan, 2018/19 to 2022/23

Housing Market Area	Affordable Units	Particular Needs Units
North	139	29
East	287	52
South	80	14
West	111	28
Total	617	123

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.

The forward programme will build on the outputs achieved in 2017/18 where there were 88 affordable completions, of which 10% were for particular needs and two thirds of those were to wheelchair standard. Some targets were not achieved due to delays in a single site completion, but given the relatively short period since the adoption of LHS 2017-22 and associated commitments toward housing for particular needs, good progress is being made to achieve the desired outcomes.

10 Priorities and Challenges

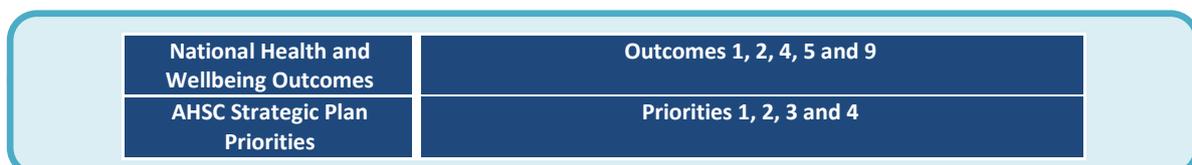
Notable progress across a range of objectives demonstrates the commitment Housing, Health and Social Care partners have to working together to achieve shared priorities. These will continue to evolve as we identify and learn from increased shared knowledge and the impact of remodelled services. As we make the transition a number of group priorities have been identified that will be of mutual benefit across services.

10.1 Collaborative working and Data Sharing

The joined up approach continues however it is recognised that further work is required to improve collaboration, ensuring we co-ordinate our approach, avoid duplication and provide comprehensive data sets of value to partners. Refining how we record, use and share our data whilst providing further clarity over responsibilities will be central as a foundation for much of what we plan to do, particularly in respect of refining data to locality level to help inform how we transfer Angus resources to locality need.

10.2 Housing Options and Support

The introduction of Rapid Rehousing Transition Plans will drive a fundamental change in the homelessness landscape, requiring Housing, Health and Social Care Partnerships to consider if current supported accommodation options will continue to meet the RRTP response and how clients with complex or multiple needs will be managed. The model separates the provision of housing and support but close partnership working will be fundamental to its success and the requirement to determine the scale of realignment in housing supply and service provision. The implementation of RRTP will contribute to the successful delivery of LHS Outcome 2, and support:



Considerable work has been undertaken to identify anticipated future need for particular needs provision, primarily when we use the HH&SC platform to share knowledge and data, and establish co-working practices. Maintaining a shared evidence base will remain a key priority throughout this HCS, with particular regard to improving the quality and reliability of information relating to specialist needs groups such as adults with severe and enduring mental health problems.

We will closely monitor the Strategic Housing Investment Plan against the particular needs and wheelchair standard targets set within the LHS. As the SHIP evolves we will draw upon the refined shared evidence base to inform future investment programmes. Additionally the continued input from Health and Social Care at planning arrangements will be key to influencing new build projects, ensuring provision is timely and in the appropriate location.

Further consideration of how the wider housing sector can contribute to meeting health and social care needs will be explored. This may be steered by future national policy but work is already underway to raise awareness within the private sector, outlining what the projected needs data is telling us, demonstrating that the social sector alone cannot satisfy the demands of an ageing population and adults with other varying needs. Through our LHS (Outcome1) and SHIP commitments to increase the supply of housing for people with particular needs, we are supporting:

National Health and Wellbeing Outcomes	Outcomes 1, 2, 4, 5 and 9
AHSC Strategic Plan Priorities	Priorities 1, 2 and 4

10.4 Adaptations

Identified as an immediate priority for the HH&SC Strategic Planning Group, significant progress has been made to improve the adaptations service with the implementation of the Housing Adaptations Joint Working Policy and supporting performance monitoring framework. The remodelling ensures we deliver a timeous tenure neutral service with successful outcomes that maximises our resources, whilst also promoting joint working between services, accentuating the values of integration.

We acknowledge that further work is required to safeguard an equitable service, particularly in respect of RSL funding as highlighted by the EHRC report. This remains a concern for the partnership but we take encouragement from EHRC recommendations to review and increase funding for adaptations. The ongoing work regarding our adaptations service will contribute to the successful delivery of LHS Outcome 2 and support:

National Health and Wellbeing Outcomes	Outcomes 1, 2, 4, 5 and 9
AHSC Strategic Plan Priorities	Priorities 1, 2, 3 and 4

The Housing, Health and Social Care Strategic Planning Group will continue to provide progress reports to the Angus Housing Partnership and IJB, and offer the strategic pathway to inform future group priorities.

Appendix A

National Health and Wellbeing Outcomes			
Outcome 1: People are able to look after and improve their own health and wellbeing and live in good health for longer			
Outcome 2: People, including those with disabilities or long term conditions, or who are frail, are able to live, as far as reasonably practicable, independently and at home or in a homely setting in their community			
Outcome 3: People who use health and social care services have positive experiences of those services, and have their dignity respected			
Outcome 4: Health and social care services are centred on helping to maintain or improve the quality of life of people who use those services			
Outcome 5: Health and social care services contribute to reducing health inequalities			
Outcome 6: People who provide unpaid care are supported to look after their own health and wellbeing, including to reduce any negative impact of their caring role on their own health and well-being			
Outcome 7: People using health and social care services are safe from harm			
Outcome 8: People who work in health and social care services feel engaged with the work they do and are supported to continuously improve the information, support, care and treatment they provide			
Outcome 9: Resources are used effectively and efficiently in the provision of health and social care services			
Angus Health and Social Care Strategic Plan Priorities			
Priority 1 Improving Health, Wellbeing and Independence	Priority 2 Supporting care needs at Home	Priority 3 Developing integrated and enhanced Primary care and community responses	Priority 4 Improving Integrated care pathways for priorities in care

Housing Commitments

LHS Outcome 1	The supply and availability of good quality, affordable housing is improved
	Assess the need and demand for older and disabled people, working with H&SC to establish projected needs data and use the data to inform our own new build programme and raise awareness among developers of the requirements for older and disabled people
	Ensure 20% of new affordable housing supply is for particular needs, and 50% of these are to wheelchair standard
	Increase the supply of housing to meet the needs of older and disabled people
	Look at different models for delivery specialist need housing, such as shared equity for older/disabled people

Key Outcome	Increase the supply of housing suitable for people with particular needs, ensuring our projected needs data is robust and accessible
Link to National Outcomes	Outcomes 1, 2, 4, 5 and 9
Link to Local Priorities	Priorities 1, 2 and 4

LHS Outcome 2	People can access appropriate housing options and related services to meet their needs and enable them to live independently
	Ensure all homeless cases have a Housing Support assessment carried out and those assessed as requiring support go on to receive it
	Review service standards for Housing Options
	Improve outcomes for individuals by ensuring there is a consistent approach in the delivery of the Housing Options Service in line with current policies and procedures
	Monitor referrals and review outcomes in line with Housing Support Services (Homelessness) (Scotland) Regulations 2012
	Reduce delayed discharge related to housing issues, reviewing protocols in partnership with H&SC and use findings to implement solutions and explore alternative housing models for discharge patients
	Improve our quality of data on adapted and adaptable social housing stock, and review current adaptation procedures for streamlined service / equalities.
	Reduce the average length of stay in temporary accommodation & implement HARSAG recommendations
	Ensure that older and disabled residents in all tenures can access services, including targeted housing options which support them to plan for their future housing needs and move to more suitable accommodation as appropriate
Key Outcome	Ensure there is enough suitable affordable housing for the ageing population to live independently in their homes, minimise newly arising need by supporting vulnerable households, and tackle and prevent homelessness
Link to National Outcomes	Outcomes 1, 2, 4, 5 and 9
Link to Local Priorities	Priorities 1, 2, 3 and 4

LHS Outcome 3	The Quality and energy efficiency of all housing stock is improved and we contribute towards targets to reduce CO2 emissions in Angus
	Increase the uptake of high quality information, advice and financial assistance to address fuel poverty and improve energy efficiency across all tenures
	Meet the Energy Efficiency Standard for Social Housing (EESH) by 2020
	Reduce the number of private sector below tolerable standard properties and properties in serious disrepair, and the number of private rented properties not meeting the repairing standard
	Ensure that all council new build homes are built to greener standard
Key Outcome	Improve the quality and energy efficiency of all housing stock, ensuring we have well maintained and secure housing that is suitable to maintain people in their homes for as long as possible, and help tackle fuel poverty to ensure people live in good health for longer
Link to National Outcomes	Outcomes 1, 2, 5 and 9
Link to Local Priorities	Priorities 1 and 2