

Chapter 3: Particular Housing Needs

Purpose

3.1 This chapter explores the situation in each local authority area within the TAYplan region and how particular housing needs are planned for. Particular housing needs are considered as part of an HNDA in order to ensure the future delivery of housing that supports independent living and enables people to live well and with dignity. The conclusions from this chapter will assist Local Housing Strategies in particular in addressing the needs of particular groups including the deployment of resources and services. Local Housing Strategies will also be able to consider where there are multiple needs that cover one or more of the groupings set out below.

3.2 The information is largely presented at local authority level because it is not generally available at other scales such as housing market area level. The consideration and analysis of information for particular housing needs takes place entirely outside of the CHMA's HNDA Tool. However, members of particular housing needs communities will be included as part of the gross backlog need calculation in Chapter 4: *Current Housing Need* or as newly arising households. Where new homes are required these have then formed part of the calculations in the CHMA's HNDA Tool and the outputs explained in Chapter 5: *Joining up the evidence*.

Groups with particular housing needs

3.3 The Scottish Government's HNDA Guidance Note (2008) is the operational guidance at the time of preparing this HNDA. It identifies the following specific household groups for which specific needs should be investigated:

- Families
- Older People
- Minority ethnic groups
- Disabled and long term ill
- Young people; and
- Gypsy / Travellers

3.4 In addition to the groups above this HNDA also considers the additional groups:

- Those receiving or in need of Community Care (including people with long-term illness and/or a disability);
- Travelling Show People;
- Lesbian /Gay/Bi-sexual/ Transgender;
- Offenders and Ex-Offenders;
- HM Armed Forces; and,
- University Students

3.5 The needs associated with some of the above groups have been taken into consideration when calculating backlog housing needs in chapter 4; e.g. those where adaptations or housing of a particular type are required such as wheelchair access.

How to use this chapter

3.6 This chapter is therefore structured around the following groups or areas of particular needs:

- Families;
- Older People;
- Community Care including people with long-term illness and/or a disability);
- Gypsies and Travellers;
- Travelling Show People;
- Lesbian /Gay/Bi-sexual/ Transgender;
- Offenders and Ex-Offenders;
- Minority Ethnic Groups;
- HM Armed Forces; and,
- University Students.

Families

Angus:

3.7 In Angus the following trends show that:

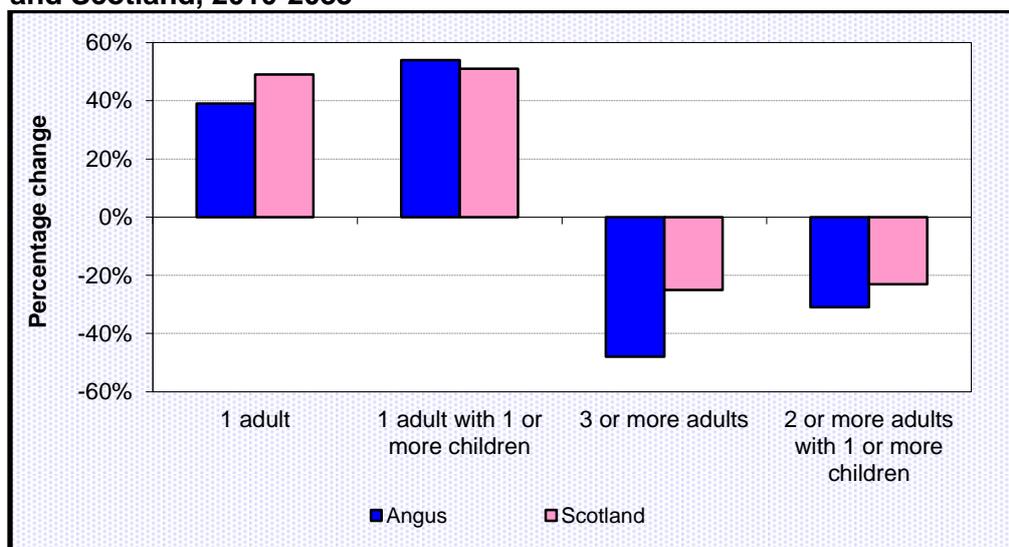
- 14.8% of people are aged 16 to 29; smaller than Scotland where it is 18.7%;
- Birth rates rose from 1,096 to 1,155 (a 5.4% increase) between 2010 and 2011;
- There were 422 marriages in Angus in 2011, a decrease of 5.2% from 2010;
- 47.2% of people marrying in 2011 were aged 25 – 34.
- The number of larger households is projected to fall. The number of households of 2 or more adults with children expected to decrease by 31% over the 25 year period. The average household size is projected to decrease from 2.16 in 2010 to 1.97 in 2035.
- By 2035 there are projected to be 10,930 households with at least one child
- 2011 Census indicates that household sizes have, in the short term at least not fallen as predicted. In the 2011 Census average household sizes in Angus were 2.2.

Figure 3.1: Projected number of households in Angus 2010-2035

Household Type	Base Year 2010	2015	2020	2025	2030	2035	% change 2010-35
1 adult	17,300	18,840	20,300	21,610	22,950	24,110	39%
1 adult with 1 or more children	3,020	3,300	3,610	3,980	4,340	4,660	54%
3 or more adults	3,320	2,980	2,610	2,260	1,950	1,740	-48%
2 or more adults with 1 or more children	9,130	8,170	7,330	6,760	6,480	6,270	-31%
Total households - Angus	50,570	52,210	53,760	55,110	56,300	57,350	13%
Total households - Scotland	2,357,420	2,473,460	2,588,600	2,691,410	2,790,490	2,888,230	23%

Source; National Records of Scotland 2010-based Household Projections Principal Projection Variant

Figure 3.2: Projected percentage change in household, by household type, in Angus and Scotland, 2010-2035



Source; National Records of Scotland 2010-based Household Projections Principal Projection Variant

Dundee City:

3.8 In Dundee City the following trends show that:

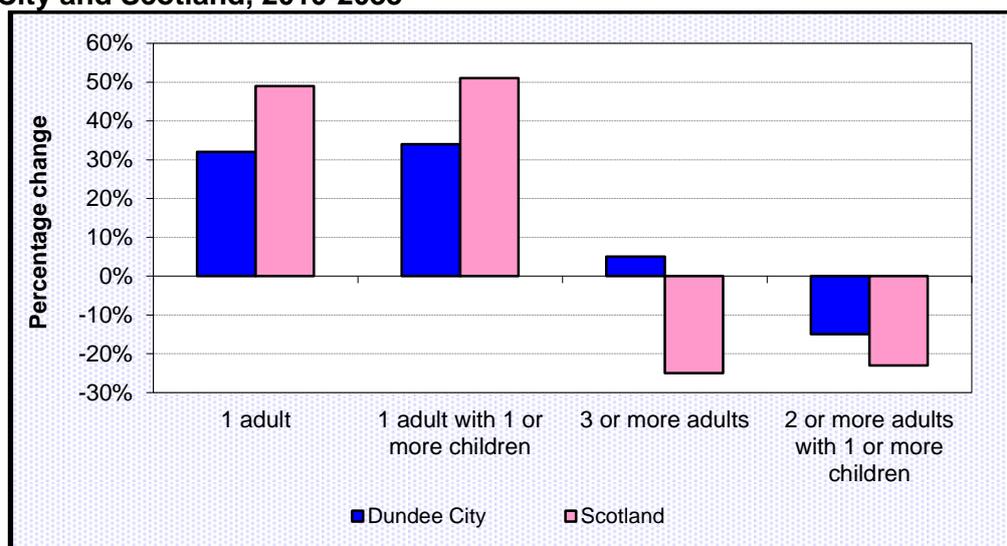
- 23.5 per cent of the population are aged 16 to 29; larger than in Scotland where 18.7%.
- Birth rates rose from 1,745 to 1,765 (a 1.1% increase) between 2010 and 2011; but the number of births in Scotland fell by 0.3%.
- The number of larger households is projected to fall. The number of households of 2 or more adults with children expected to decrease by 15% over the 25 year period.
- The average household size is projected to decrease from 1.97 in 2010 to 1.81 in 2035.
- By 2035 there are projected to be 16,670 households with at least one child
- 2011 Census indicates that household sizes have, in the short term at least not fallen as predicted. In the 2011 Census average household sizes in Dundee City were 2.1.

Figure 3.3: Projected number of households in Dundee City 2010-2035

Household Type	Base Year 2010	2015	2020	2025	2030	2035	% change 2010-35
1 adult	29,700	31840	33,700	35,470	37,190	39,180	32%
1 adult with 1 or more children	6,260	6,940	7,590	8,080	8,280	8,380	34%
3 or more adults	6,070	6,000	5,710	5,690	6,040	6,400	5%
2 or more adults with ,=1 or more children	9,750	9,240	9,020	9,020	8,870	8,290	-15%
Total households - Dundee	70,400	72,870	75,010	77,090	79,390	81,740	16%
Total households - Scotland	2,357,420	2,473,460	2,588,600	2,691,410	2,790,490	2,888,230	23%

Source; National Records of Scotland 2010-based Household Projections Principal Projection Variant

Figure 3.4: Projected percentage change in household, by household type, in Dundee City and Scotland, 2010-2035



Source; National Records of Scotland 2010-based Household Projections Principal Projection Variant

Whole of Fife:

3.9 In Fife the following trends show that:

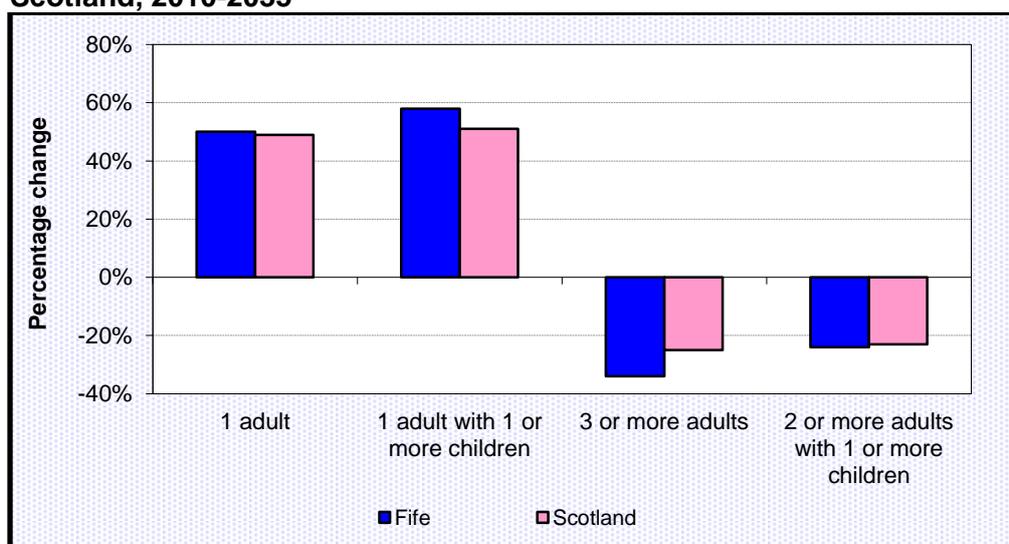
- 18.3 per cent of the population are aged 16 to 29; larger than in Scotland where 18.7%.
- Birth rates rose from 4,172 to 4,268 (a 2.3% increase) between 2010 and 2011; but the number of births in Scotland fell by 0.3%.
- There were 1,631 marriages in Fife in 2011, an increase of 0.2 per cent from 2010.
- The number of larger households is projected to fall. The number of households of 2 or more adults with children expected to decrease by 24% over the 25 year period.
- The average household size is projected to decrease from 2.22 in 2010 to 1.99 in 2035.
- By 2035 there are projected to be 41,360 households with at least one child
- 2011 Census indicates that household sizes have, in the short term at least not fallen as predicted. In the 2011 Census average household sizes in North Fife were 2.4.

Figure 3.5: Projected number of households in the whole of Fife 2010-35

Household Type	Base Year 2010	2015	2020	2025	2030	2035	% change 2010-35
1 Adult	56,150	62,270	38,210	72,450	78,630	84,140	50%
1 adult with 1 or more children	11,850	13,200	14,570	16,010	17,470	18,780	58%
3 or more adults	11,440	10,600	9,520	8,440	7,860	7,500	-34%
2 or more adults with 1 or more children	29,750	27,420	25,610	24,470	23,660	22,580	-24%
Total households - Fife	161,270	169,120	176,800	183,320	189,690	195,960	22%
Total households - Scotland	2,357,420	2,473,460	2,588,600	2,691,410	2,790,490	2,888,230	23%

Source; National Records of Scotland 2010-based Household Projections Principal Projection Variant

Figure 3.6: Projected percentage change in household, by household type, in Fife and Scotland, 2010-2035



Source; National Records of Scotland 2010-based Household Projections Principal Projection Variant

Perth & Kinross:

3.10 In Perth & Kinross the following trends show that:

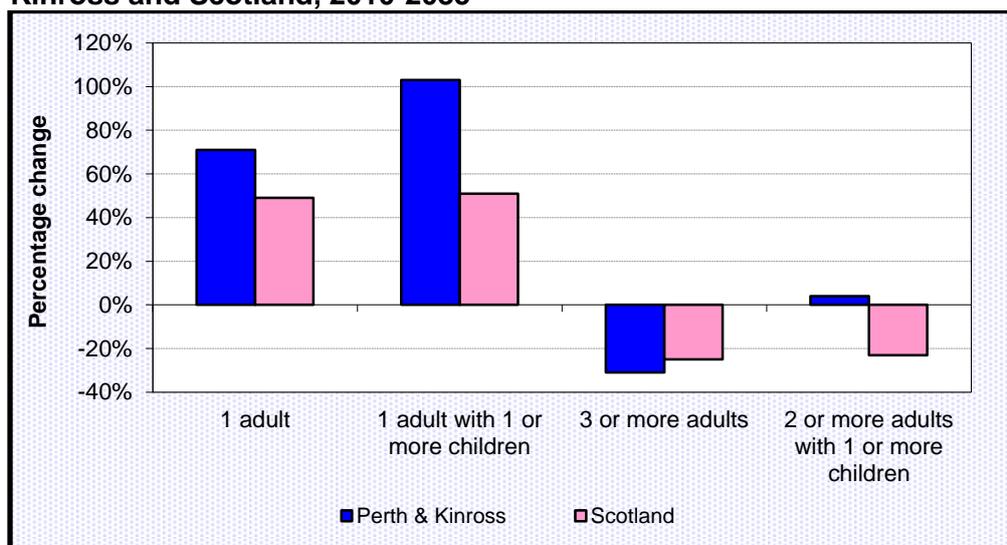
- 17.7 per cent of the population are aged 16 to 29; larger than in Scotland where 18.7%.
- Birth rates rose from 1,466 to 1,447 (an 8.0% increase) between 2010 and 2011; but the number of births in Scotland fell by 0.3%.
- The number of larger households is projected to fall. The number of households of 2 or more adults with children expected to increase by 4% over the 25 year period.
- The average household size is projected to decrease from 2.22 in 2010 to 2.05 in 2035.
- By 2035 there are projected to be 19,420 households with at least one child
- 2011 Census indicates that household sizes have, in the short term at least not fallen as predicted. In the 2011 Census average household sizes in Perth & Kinross were 2.3.

Figure 3.7: Projected number of households Perth & Kinross 2010-2035

Household Type	Base Year 2010	2015	2020	2025	2030	2035	% change 2010-35
1 Adult	22,740	25,660	28,860	32,010	35,480	39,000	71%
1 adult with 1 or more children	3,610	4,280	5,020	5,810	6,590	7,310	103%
3 or more adults	4,040	3,760	3,440	3,130	2,910	2,800	-31%
2 or more adults with 1 or more children	11,640	11,310	11,330	11,620	11,970	12,110	4%
Total households – Perth & Kinross	64,780	69,740	75,320	80,870	86,610	92,410	43%
Total households - Scotland	2,357,420	2,473,460	2,588,600	2,691,410	2,790,490	2,888,230	23%

Source; National Records of Scotland 2010-based Household Projections Principal Projection Variant

Figure 3.8: Projected percentage change in household, by household type, in Perth & Kinross and Scotland, 2010-2035



Source; National Records of Scotland 2010-based Household Projections Principal Projection Variant

3.11 Although the description ‘families’ can often imply two adults with children aged under 18 but it is a far broader description of relatives living in the same household. From and HNDA perspective it is often more useful to consider these as larger households.

3.12 This indicates that the number of larger households is projected to fall across Angus, Dundee City and the North part of Fife for the principal household change variant between 2010 and 2035. In Perth & Kinross the number is anticipated to grow.

3.13 The potential impacts of these projected changes can vary. Larger households tend to need larger homes for the simple reason that there are more people living in the household. This suggests that over time there will be a continued need for larger homes capable of housing larger households. Both Development Plans and Local Housing Strategies will need to consider the extent to which these households require new homes or, alternatively can be accommodated in larger homes vacated by households who are downsizing. Much depends on the choices made in the future by today’s larger households after their children have left home or other circumstances change and these are not easy to predict. Similarly new family sized housing will not always be purchased or rented by larger households. This may be because people aspire to spacious homes, have not yet started a family or have chosen a larger home for investment purposes. Therefore there will continue to be some need to provide some new housing capable of accommodating larger households, including families in each council area, particularly in Perth & Kinross.

Older People

3.14 Changes in the population structure across the TAYplan area show that people are living longer and an increasingly ageing population structure is common across the TAYplan area. In line with this, expectations of living standards have increased. In accordance with direction from the Scottish Government, the TAYplan authorities are committed to shifting the balance of care in favour of older people being able to live independently at home or supported in the community rather than in residential care, where appropriate. Also there will be a number of elderly people who will be able to look after their own needs and provide their own accommodation. In relation to the private sector, each local authority has published its Scheme of Assistance in accordance with the Housing (Scotland) Act 2006. These Schemes provide a range of services and support to help older people remain in their home, principally through the provision of grant assisted home adaptations and information, advice and practical support to help maintain or repair their homes.

3.15 Figures 3.9 and 3.10 show the recent changes in the elderly population. Between 2001 and 2011 the elderly population has grown (See also Chapter 1: *Current Market*) both numerically and as a proportion of the population. This has been particularly apparent in Angus and in Perth & Kinross where the population in the 65 to 80+ age groups have increased by approximately 18%. The exception to this trend is Dundee City which saw a 4.5% fall in the proportion of people aged 65 to 80+. The reasons for this are unclear but Chapter 1: *Current Market* Figure 1.44 shows that on average Dundee City saw net outward migration of all age groups with the exception of 19-24 age ranges. This suggests that some of those who left Dundee City to live elsewhere over the last decade included people within this age group or who left and subsequently have entered this age group.

Figure 3.9: People in the 65 – 80+ age groups in TAYplan Area (2001-11)

Local Authority	2001 Population	% of total population for Authority	2011 Population	% of total population for Authority	% of difference between 2001 - 2011
Angus	19,600	18.1	23,100	19.9	17.8
Dundee	25,800	17.7	24,600	16.7	- 4.5
Whole of Fife	56,700	16.2	64,100	17.5	12.9
Perth & Kinross	25,000	18.5	29,600	20.2	18.1

Source: Census 2001 and Census 2011

Figure 3.10: Total Population (2011) by Age groups 60 – 80+

Local Authority	60 to 64	65 to 69	70 to 74	75 to 79	80 +	Total
Angus	8,700	6,700	5,600	4,600	6,200	31,800
Dundee	8,500	6,400	6,000	5,200	7,000	33,100
Whole of Fife	25,000	19,500	15,700	12,400	16,500	89,100
Perth & Kinross	10,600	8,500	7,200	5,800	8,100	40,200
Total	52,800	41,100	34,500	28,000	37,800	194,200

Source: Census 2011

3.16 Figure 3.11, below, shows the projected changes in the number of households aged 65+ and the proportion of all households that they represent for each of the councils in the TAYplan area. This uses the principal projection variant from the National Records of Scotland 2010-based Household Projections.

3.17 In all four council areas within the TAYplan region there is a projected increase in both the number and the share of all households that are aged 65 and over. The most substantial rise is projected in Angus, from just under one third of all households in 2010 to over 40% by 2035. Both Perth & Kinross and North Fife are projected to be made up of just over one third of households being aged over 65. Dundee City sees the smallest projected increase in households of age 65 and over.

Figure 3.11: Total Households (2010 vs 2035) by Age groups 65+ for each council area within the TAYplan region

Local Authority	2010		2035	
	Households aged 65+	% of all households	Households aged 65+	% of all households
Angus	15,220	30	23,710	41
Dundee City	18,390	26	22,500	28
North Fife	8,293	26	13,125	34
Perth & Kinross	19,270	30	31,430	34
TAYplan	61,173	112	90,765	137

Source: National Records of Scotland 2010Based Household Projections – principal projection variant (North Fife based on assumptions take from CHMA's HNDA Tool)

3.18 Overall these changes strongly show the continuation of a well-recognised trend across the UK and western world of an ageing population structure. There will therefore be more elderly households in all areas and these will represent a higher proportion of all households. The elderly generations of the coming years will, on average, be wealthier and healthier than preceding generations. A greater share of them will be property owners. But, there will always be those who experience mental or physical health conditions that require specialist care (see Community Care Section of this Chapter).

3.19 Although elderly people who live independently tend to be smaller households of one or two this does not always mean that they need or want smaller homes. This is particularly the case where the space in larger homes is required for visitors or for looking after family. But, the significant increases in the number of people aged over 65 will mean that at least some of those living in larger homes may, at some point, wish to downsize. It is not possible to estimate how much larger housing would be released back to the market as a result this. But this does point towards at least some new housing being required to allow people to down size, whether new build or existing stock and also whether through market provision or through a variety of state supported options. Development Plans and Local Housing Strategies will therefore need to recognise that some housing suitable for smaller households is needed and also to recognise that there may be more instances where care homes or other forms of managed accommodation represent an appropriate way of meeting both housing and care needs.

3.20 There is also a variety of specific types of housing for older people in the community, these are Sheltered Housing, Very Sheltered Housing, Housing with Care and Amenity or Medium Dependency Housing. There is also Community Alarms which allows the older person to receive the same care and service in their own accommodation.

3.21 Sheltered Housing is designed to meet the needs of individuals who are aged 60 or over, some of the key features of sheltered housing are:

- Lowered light switches and raised electrical sockets;
- A warden service; and,
- A laundry facility

3.22 Very Sheltered Housing is designed to meet the needs of frail older people who require additional support to live independently. These services have all the features of sheltered housing along with the following additional support provision:

- Located in purpose built sheltered housing complexes;
- Controlled entry access to complexes;
- Dining facilities with meals provision; and,
- Specially equipped bathrooms; allowing assisted bathing.

3.23 Housing with Care is for individuals who are 60 years of age and over who require care and support to maintain their independence. It has all the features of very sheltered housing with the addition of an onsite care team, which provides the necessary care and support to tenants. People under the age of 60 can apply for older people's housing who have a medical need or disability. In these situations the housing, support and care needs of each applicant would be assessed. The assessment would clarify the suitability of the accommodation to meet the needs of individual applicants.

3.24 Community Alarm service is available if you have a mobility problems. This is a 24 hour 365 day monitoring service that gives the applicant the freedom to live their life independently knowing that they can obtain assistance when they need it. If they have a problem at home, such as a fall, they can contact the Community Alarm Service, which works via a special alarm unit connected to their telephone line. The alarm unit has a built in button, which they press if they need assistance, or they can use a pendant worn around their neck or a wristband. Trained workers will then decide who the best is person to respond to their home whether that is their key holder, the emergency services or one of the homecare staff.

3.25 The Figure 3.12 below shows the sheltered housing stock for each of the TAYplan local authority's areas as at March 2012;

Figure 3.12: Social Rented Housing Units for Older People TAYplan Area 2012

Housing Provider	Very Sheltered Housing Units	Sheltered Housing Units	Housing With Care Units	Amenity	Community Alarm
Angus Council		586	28		586
Housing Association	27	374	66		374
Owner – Occupier Sector			56		
Charitable / 3 rd party sector					
All Sectors					2,674
Angus	27	960	150		3,634
Dundee City Council	49	2,086	24		2,159
Housing Association	122	1,037	22	114	1,295

Owner – Occupier Sector		91			91
Dundee City	171	3,214	46	114	3,545
Fife Council	232	966	10	51	1,653
Housing Association	228	589		516	
Owner – Occupier Sector					
Whole of Fife	460	1555	10	467	1,653
Perth & Kinross Council		498	18		370
Housing Association	139	443		84	
Owner – Occupier Sector					
Perth & Kinross	139	941	18	84	

Source: Scottish Government Annual Returns.

3.26 Taking this into consideration outlined below is how each of the Local Authorities will address the issues of older people within their respective areas:

Angus	<p>3.27 The development of sustainable and flexible housing and support options for older people has emerged as a key strategic policy priority following the best value review of Older Person’s Services.</p> <p>3.28 Around 790 older people are in receipt of support in a residential care setting. Around half of these service users have complex needs that require 24 hour nursing care or high dependency care.</p> <p>3.29 Older people living in care homes and in the community are supported with community alarm services and Telecare equipment enabling many vulnerable households to live safely and more independently. We have invested significantly over the last few years in upgrading our alarm call systems in sheltered housing and in the dispersed community alarm service in the wider community. These services are integrated through a single call centre with four rapid response teams operating across Angus. The system supports a wide range of telecare and telehealth peripherals that enable people with complex needs to remain independent at home.</p> <p>3.30 In addition Angus Council are:</p> <ul style="list-style-type: none"> • A sustained reduction in care home placement for older people (reduced from 836 in August 2011 to 693 in May 2013); • The increased provision of supported housing (housing with care) by at least 300 units by 2028 (older people) and by at least 106 units by 2028 (learning disabilities); • The continued expansion of assistive technology (community alarm, telecare, telehealth); • Improved pathways and funding for adaptations; • Continued development of OT / Nursing equipment provision; • Continued development and integration of enablement / rehabilitation services; • A planned introduction of “discharge to assess” policy.
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	<p>3.31 Angus Council aim to reduce the proportion of older people placed in residential care homes, shift the balance of care to supporting people to maintain their independence in their own home and support vulnerable and homeless households to sustain their homes.</p> <p>3.32 Angus Council believe that through careful design, accessible housing can be grouped together in such a way as to enable 24 hour support to be provided in a safe and secure environment while at the same time enabling people to retain a home of their own and maintain as much independence as possible.</p> <p>3.33 There are currently 50 supported housing tenancies for older people in Angus and the council are committed to expanding supported housing across Angus by at least 265 properties by 2028.</p> <p>3.34 The council has invested £9m in developing a new care centre and 28 supported housing cottages at Kinloch Street in Carnoustie. The new complex opened in 2012.</p> <p>3.35 With the wider availability of community alarm and community based care and support services the need for traditional sheltered housing is on the decline, as is demand. However many existing sheltered schemes are suitable for conversion to function as supported housing to meet the growing requirement for housing with 24 hour on-site care.</p> <p>3.36 Angus is planning a phased transition of Andy Stewart Court in Arbroath from sheltered housing to supported housing.</p> <p>3.37 Angus will in the future review the options for the transition of other sheltered schemes to enable the provision of 24 hour support. We are also working with Registered Social Landlords and private developers to redevelop other sheltered schemes around Angus and deliver new build schemes for sale as well as for rent.</p> <p>3.38 Angus Council's long term vision is to enable an increasing proportion of the older population and of adults with physical disabilities to receive the care they need while retaining their independence in their own home and to eliminate, as far as possible, the need for people to move into residential care.</p>
Dundee City	<p>3.39 The future community care and support needs, demands and aspirations of older people have raised questions about the current capacity to deliver the required service user outcomes. These factors are compounded by the significant projected increase in the older people's population over the next twenty years, and the reduction in Government public spending, which is not expected to return to 2010 levels in real terms until 2025.</p> <p>3.40 The Scottish Government has set out proposals on health and social care integration to address demographic pressures and achieve more integrated working (Integration of Adult Health and Social care in Scotland, Consultation on Proposals May 2012). The vision for the future is that people should be supported to live well at home or in the community for as much time as they can.</p> <p>3.41 These financial, demographic and service delivery challenges have led the Council of Scottish Local Authorities (COSLA) and National Health Service (NHS) to conclude that a radical reform in the way that older people's services are developed and delivered is required. Reshaping Care for Older People, a Programme for Change is the Government's main flagship policy for radically</p>

	<p>reforming older people's care and support services this applies to all councils.</p> <p>3.42 To facilitate the implementation of Reshaping Care for Older People programme, the Government has introduced a Health and Social Care Change Fund for the period 2012- 2015. To gain access to the monies, the thirty-two Scottish Partnerships are invited to submit an annual Change Plan. Nationally, the fund has an allocation of £80 million for the period 2012-13. In addition the Government has committed £80m for 2013/14 and £70m for 2014/15. The proposed Change Fund allocation to the Dundee Partnership over the three year period is £7.330 million (Annually: 2012- 13: 2.550m; 2013/14: 2.550m; 2014/15: 2.230m).</p> <p>3.43 Similar to the national situation, the Dundee Partnership recognises that its 'current model of service delivery will not allow delivery against the increased demand that will arise as a result of demographic shift' (Dundee Partnership, 2011, p6).</p> <p>3.44 To facilitate the required shift in service delivery over the coming years, Dundee's Older People's Strategic Planning Group has developed an Integrated Care Model for Older People. Dundee's Change Fund allocation between 2012 - 2015 will be used to accelerate the pace of change under this model. In addition, the Dundee Older People's Strategic Planning Group is currently developing an Older People's Commissioning Strategy. The strategy will reflect the aims of the Government's Reshaping Care Policy.</p> <p>3.45 Older People:</p> <ul style="list-style-type: none"> • Agree the bridging funding requirements to modify existing sheltered housing for Housing with Care purposes; and, • Develop a Partnership Agreement to develop additional Housing with Care Units in the Housing Association Sector.
Fife	<p>3.46 The Older Persons Housing Approach has an overall aim of ensuring access to appropriate housing for older people, promoting independent living, and working to prevent service users progressing into intensive care settings.</p> <p>3.47 This will be achieved by developing a range of preventative and anticipatory care services.</p> <p>3.48 The Fife Housing Partnership will develop a range of appropriate housing options including the provision of good advice, access to housing support or tenancy sustainment services, equipment and adaptations. This will encourage and enable older people to retain settled accommodation. There needs to be a spectrum of housing and support options ranging from supporting people in their current home, through to providing Sheltered, Very Sheltered and Extra Care Housing. Beyond this there are residential care options.</p> <p>3.49 Previously housing activities in relation to older people formed part of the Specific Needs Housing Approach. The Scottish Government's National Strategy for Older People presents a ten year vision for housing and housing related support services for older people. This sets out a clear vision and strategy for supporting people to age and live independently in their own homes as long as possible. These priorities echo those articulated in local policy documents and have been a useful guide and reference point for developing the Older Persons' Housing Approach in Fife.</p> <p>3.50 There are a range of resources across Fife dedicated to meeting Older Peoples' housing needs, these relate to:</p>

	<ul style="list-style-type: none"> • Continue to develop a 'housing with care' model for Fife through new build housing and the adaptation of existing housing stock. • Explore with our customers the potential to develop retirement housing for older people. • Physical assets – specific housing for older people e.g. retirement, amenity, sheltered and very sheltered housing, and residential homes. In addition major adaptations can be carried out to existing housing such as extensions, ramps, wet floor showers and minor modifications including installation of tele-care and community alarms. <p>3.51 Within the general population of older people, there are older service users who will require:</p> <ul style="list-style-type: none"> • Specific accommodation: wheelchair accessible properties; properties built to specialist models, for example, dementia housing; • Specific approaches: protocols or arrangements for accessing accommodation and support services, for example, hospital re-provisioning.
<p>Perth & Kinross</p>	<p>3.52 There will be an increasing and substantial demand for housing across all tenures which are built specifically or can be adapted to suit the needs of people with particular needs who are aged over 65 years.</p> <p>3.53 Within the context of the overall increase in the older population, there is a need to explore opportunities for a range of housing options for frail older people. This could include the development of additional amenity housing, very sheltered housing or intensive housing support and/or social care for those who wish to remain in their own homes or dedicated housing with care.</p> <p>3.54 As such the Council shall develop housing with care service which shall re-orientate existing sheltered and very sheltered housing towards meeting the housing, and care needs requirements of those in greatest need. This may involve upgrading or reconfiguring existing Council and RSL sheltered or very sheltered housing services.</p> <p>3.55 This will be progressed as part of a wider framework of service development through the Change Fund to support 'Reshaping Care for Older People'.</p>

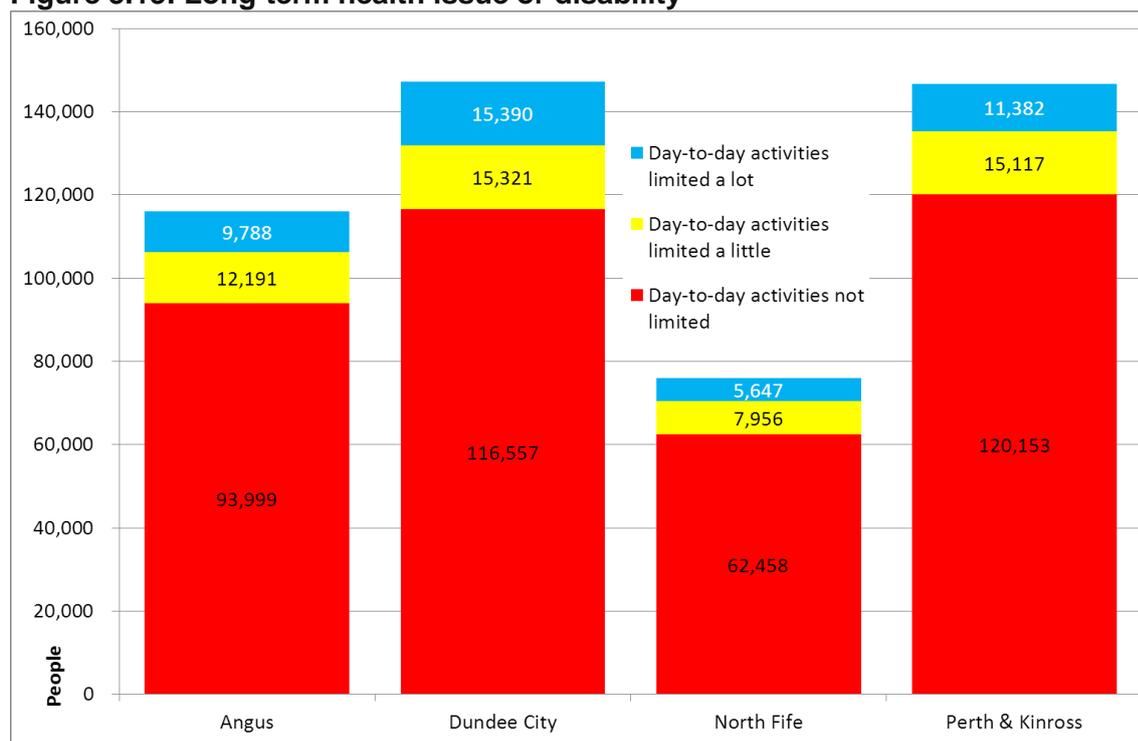
Community Care (including people with a long term illness and / or a disability)

3.56 The Scottish Government's Vision for community care in the 21st Century is to further develop the concept of independent living, thereby continuing the long-term national policy to shift the balance of care from institutional care settings to community based service provision. This will be achieved by allowing individuals to have more control and influence on how, where and when they receive their care and support services. In this respect, services will become more focused on service user outcomes rather than organisational out-puts. It is recognised nationally that Housing and Housing Support Services have a significant role to play in realising the Government's vision.

3.57 The 2011 Census provides a snap shot of the number of people who have a disability or experience long term health issues. The Census distinguishes between the impacts that disabilities or long term health issues have on people's day to day lives. Figure 3.13 (below) shows that, although the number of people whose day to day activities are 'limited a little' or 'limited a lot' vary from area to area these represent relatively similar proportions of the population in each council area within TAYplan. In each case these categories represent between 18% and 21% of the population. Some of the factors affecting people in these categories may be related to mental health, physical health or both. This is important because these factors influence the appropriate housing or care solution.

3.58 This information does not, however, distinguish by age and therefore does not indicate those who are for example elderly. This is important because some long term health issues may be as a result of age related health conditions. The key issue for this HNDA is that around 20% of the population experience some form of limitation resulting from long term health issues or disabilities. Some of these may require community care solutions referred to below. Others may require property adaptations described in this chapter and also considered in Chapter 4: *Current Housing Need* in the gross and net backlog housing need calculations.

Figure 3.13: Long-term health issue or disability



Source: 2011 Census table QS303SC

3.59 The region's councils are already providing support in conjunction with other agencies for those where the limitations on day to day activities mean that they cannot meet their own needs.

Angus	<p>3.60 There is a proportion of current and projected unmet need for affordable and market housing that comes from:</p> <ul style="list-style-type: none"> • People with disabilities; • People with Learning Disabilities; • People with a mental health condition; • Older people; • People suffering from substance misuse; and, • People with dementia and other long term conditions. <p>These households may also have housing support and care needs. These, and other vulnerable people, often struggle to sustain healthy independent lifestyles within the community.</p> <p>3.61 Angus Council aims to reduce the proportion of older people placed in residential care homes, shift the balance of care to supporting people to maintain their independence in their own home and support vulnerable and homeless households to sustain their homes. To achieve this, the council will:</p>
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	<ul style="list-style-type: none"> • work in partnership with Social Work & Health to enable people to live independently through providing a range of support services including increasing the use of community alarm and telecare and expanding the community alarm response teams; • develop an enablement focused assessment process providing a period of intensive support of up to 6 weeks to assist service users to regain their independent living skills and confidence after a period of hospitalisation or a change in their community care needs; • streamline access to housing adaptations and improve the joint equipment loan service including the provision of “smart” technologies; • expand the provision of supported housing as an alternative to residential care. <p>3.62 Households with support needs represent a significant support challenge for Angus. Within the Angus Community Care and Health Partnership there are plans to develop a Joint Commissioning Plan, which will set out the procurement process for the required support services. This forms part of a wider program of work contained in the Community Care Change Programme in Social Work and the Community Medicine and Redesign Programme to deliver positive individual outcomes.</p>
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Dundee City	<p>Mental Health</p> <p>3.63 The Strategic Planning Group's focus over the coming years will be to increase the availability and choice of community based care and support services, thereby assisting more individuals to live independently in community settings. The development of services will be in accordance with the priorities outlined in the Scottish Government's “Mental Health Strategy for Scotland: 2012-2015”.</p> <p>3.64 To facilitate the development of community-based care and support services, the Strategic Planning Group developed the <i>Dundee Adult Mental Health and Mental Well-Being Strategy 2008-2012</i>. The strategy sets out nine work-streams and associated working groups; the most relevant to housing is the “Where We Live” stream.</p> <p>3.65 The Strategic Planning Group has indicated that to facilitate its long-term objective to increase adult mental health care and support services within communities, the city requires approximately two supported housing units per annum over the next five years.</p> <p>Learning Disabilities</p> <p>3.66 <u>“The Same as you?” A review of services for people with learning disabilities</u> (2000) report has been at the centre of Government learning disabilities policy development over the last twelve years. It advocates the empowerment of individuals with learning disabilities. Within each of thirty-two Local Authority areas of Scotland, the Partnership in Practice Agreement (PIP) is the driving force behind the implementation of “Same as you” national objectives at a local level. These objectives include the development of housing and housing support options for individuals with learning disabilities.</p> <p>3.67 The Dundee Learning Disabilities Strategic Planning Group is currently in the process of developing its forth PIP Agreement; with an anticipated completion date of spring 2013. During the interim period, the Learning Disabilities Strategic Planning Group has indicated that it requires twenty-one supported housing units over the duration of the Dundee LHS.</p>
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	<p>3.68 Once the Dundee Partnership PIP Agreement is complete, any additional, identified housing and housing support requirements will be reflected in future Dundee LHS annual updates.</p> <p>3.69 The following service users have been identified by the Strategic Planning Group as a priority for supported housing over the next five years:</p> <ul style="list-style-type: none"> • Individuals with learning disabilities living with older carers; • Individuals with profound and multiple learning disabilities; • Individuals with complex needs; and, • Individuals with forensic needs. <p>Physical Disability and Sensory Impairment</p> <p>3.70 Dundee Partnership has recently developed a <i>Dundee Health and Social Care Interim Strategy for People with a Physical Disability, and Sensory Impairment, 2012-2014</i>. The Partnership anticipates that the related Strategic Planning Group will be set-up, and will be responsible for planning service provision in the city. When the details of service planning becomes available, related housing and housing support aspects will be reflected in the Dundee Local Housing Strategy annual updates.</p> <p>3.71 With specific reference to social rented housing for people who require wheelchair adapted housing in the city, waiting list demand over recent years has almost halved; reducing from sixty-five applicants in 2009/10 to thirty-five in 2012/13. Dundee's <i>Housing Needs Demand and Affordability Study</i> highlights an increase in demand for physically adapted housing in future years, but believes that the needs of the majority of service users 'can be met through in-situ-solutions; such as adapting existing housing'. However, to ensure sufficient supply of suitable housing for waiting list applicants requiring wheelchair or level access accommodation, Dundee City Council plans to build twelve ambulant, disabled flats by 2013, and is working in partnership with Registered Social Landlords to ensure that wheelchair and level access accommodation is provided within the Affordable Housing Supply Programme.</p>
Fife	<p>3.72 Within the Fife Council area the main issues in terms of specific housing needs are that almost 20% of applicants within the Fife Housing Register are households with a social/medical needs.</p> <p>3.73 There are difficulties in matching households requiring specific needs housing, particularly with housing support / care needs, with suitable property types. There are also difficulties meeting these needs due to a lack of knowledge of adapted / adaptable properties including numbers, types and locations, particularly in the social rented sector.</p> <p>3.74 There are 9,000 households across the whole of Fife containing someone with mobility impairment or other specific support needs living in unsuitable dwellings (e.g. accessed via steps). These needs will mainly be met by major adaptations commissions across housing tenures although the commissions delivered per annum are well short of the expressed need.</p> <p>3.75 The previous Fife Housing Need and Demand Assessment (2010) concluded an indicative 22% affordable housing requirement for accommodation suitable to meet specific housing needs; including wheelchair and amenity homes. This became the overall target within the current Fife Local Housing Strategy. The Fife Housing Partnership requires its lead developer to meet this target in the provision of subsidised housing, and encourages private developers to adopt this target in delivering unsubsidised affordable housing products.</p>

Perth & Kinross

3.76 There is a substantial and increasing demand, from people of all ages, for housing which is suited to the needs of people with a range of physical disabilities. As well as the provision of new build housing built to 'varying needs standards'. In addition, the development of wheelchair standard units may be appropriate in accordance with identified need and there is a requirement to make the best use of existing stock.

Learning Disabilities

3.77 Most people with a learning disability are able to live in mainstream accommodation with adaptations if required, with individual support packages. Enabling individuals to live successfully in the community through supported living arrangements with suitable housing is a major issue. This is required specifically for people currently resident in institutional care or living in unsuitable accommodation in the community.

Mental Health

3.78 The vast majority of people with mental health problems live in mainstream housing with varying levels of support.

3.79 Negotiations are on-going to identify options for the discharge of a number of individuals from hospital sites. This will create additional demands for housing with support.

3.80 Enabling individuals to live successfully in the community through supported living arrangements with suitable housing is a priority for people living in inappropriate institutional care or in the community with inadequate support.

3.81 The council's approach to meeting the needs of people with particular needs focuses predominantly on a 'supported living' approach which seeks to enable individuals to live independently within their own homes integrated within existing communities.

3.82 This approach has proved successful in resettlement programmes for people with learning disabilities and mental health problems.

3.83 For future provision for particular needs it is envisaged that this need will be met mainly within housing for varying needs mainstream developments with a small number of fully wheelchair standard units incorporated wherever practical and required.

3.84 The Council's approach is to enable integrated developments with appropriate support and management arrangements to assist individuals with community care needs to live independently rather than develop 'specialist' schemes.

3.85 There are some instances where the community care response for those who have long term health issues or a disability is the same as the solutions to support independent living for the elderly. Local Housing Strategies will therefore need to consider the cumulative and multifunctional benefits of measures such as adaptations to properties in the response to these issues. Above there is already some demonstration of this.

Gypsy/Traveller Community

3.86 The gypsy/traveller community is a small but distinctive ethnic and cultural minority within the Scottish population. The Scottish Government recognises that this community has particular needs and should receive the same level of protection from prejudice and discrimination as other minority ethnic groups in Scotland. The current definition of Gypsies/Travellers excludes Travelling Show people/Circus and New (Age) Travellers.

3.87 Figure 3.14 (below) shows the number of gypsies and travellers living in each council area that covers the TAYplan region on Census day 2011. The gypsy and traveller community represent less than half of one per cent of the population of each of the four councils. There were just over 4,200 Gypsies/Travellers in Scotland according to the 2011 Census. It is not possible to determine the proportion of the Scottish Gypsy/Traveller population living within the TAYplan area because the figures for Fife cover the whole of Fife as census data to construct sub-local authority geographies was not available at the time of writing. However, leaving the whole of Fife aside it is clear that at least 16.7% of Scotland's Gypsies and Travellers lived in the TAYplan region on Census day 2011. These figures are thought to represent the permanent population who rent pitches on permanent sites and travel for part of the year but return to this area when not travelling.

Figure 3.14: Gypsies/Travellers living in the four councils that cover the TAYplan region (including the whole of Fife) as at Census day 2011

	Gypsies/Travellers	% Population that are Gypsies/Travellers	% Scotland's Gypsies/Travellers within Council areas
Angus	189	0.2	4.5
Dundee City	98	0.1	2.3
Whole of Fife	316	0.1	7.5
Perth & Kinross	415	0.3	9.9

Source: 2011 Census

3.88 The most recent published count of Gypsies/Travellers from Scottish Government (Count Number 16) was carried out in July 2009 and published in August 2010. The Count is based on an estimate of the number of Gypsy/Traveller households living on:

- Sites provided by Councils or Registered Social Landlords (RSLs);
- Privately owned sites; and,
- Unauthorised encampments.

3.89 It is therefore a Count of the site/encampment based population only and does not capture those living in mainstream housing. The Figure 3.15 (below) compares the counts from July of each year from 2006 to 2009 to give some understanding of how the Gypsy/Traveller population has changed. The figures in bold (labelled D) are the total numbers. A, B and C are council/RSL sites, unauthorised encampments and private sites respectively.

Figure 3.15: Gypsy/Traveller Households by Local Authority Area and Type of Site, July 2006 to July 2009

Local Authority	July 2006				July 2007				July 2008				July 2009			
	A	B	C	D	A	B	C	D	A	B	C	D	A	B	C	D
Angus	12	16	0	28	16	0	5	21	5	0	5	10	6	0	8	14
Dundee City	16	0	13	29	12	0	0	12	13	0	8	21	20	0	0	20
Whole of Fife	15	20	41	76	26	31	61	118	38	32	25	95	38	47	6	91
Perth & Kinross	18	0	10	28	8	5	9	22	20	25	10	55	16	14	14	41

A Estimated households on Council/RSL Sites C Estimated households on Unauthorised Encampments

B Estimated households on Private Sites

D Total estimated number of Households

Source: Scottish Government twice yearly count of Gypsies and Travellers

Angus	<p>3.90 The St. Christopher's in Brechin Road, Montrose was one of the first purpose built sites for Gypsy/Travellers in Scotland opened in 1978. Improvements have been carried out over the years and a major refurbishment was completed in 2008 to improve facilities at St Christopher's in line with recommendations from the Communities Scotland Inspection report 2003/04. There are 18 stances each with facilities for two caravans and an individual toilet block and washing facility for each stance. The most recent audit carried out in 2012 suggested the size of the site was adequate to meet the needs of Angus Gypsy / Travellers and there are no plans to increase the size of the site</p>
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	<p>or the number of stances at this time. Other recommendations in the audit are under consideration such as exploring the cost of providing a play area.</p> <p>3.91 Angus Council recognises the different and complex needs of Gypsy Travellers families and will respond as necessary to on-going demand. Work to identify housing need of broader minority groups will be required in the short to medium term. This includes Gypsies/Travellers whose needs are sometimes complex and may require more carefully thought-out solutions than other social groups. There has been an identification of the requirement for a transit site from previous research.</p>
Dundee City	<p>3.92 Dundee City Council provides a purpose built caravan park for use by Gypsies/Travelling people. It is located in a rural setting at Balmuir Wood, Tealing about 6 miles from Dundee.</p> <p>3.93 The site has 20 individual pitches each with its own utility unit, a hook up facility for electricity and hard-standing for parking caravans and motor vehicles. There is also a safe children's play area. Each utility unit has been refurbished with a new kitchen and bathroom with shower, there is also room for storage.</p> <p>3.94 Research was carried out in 2004 into the needs of Gypsies/Travellers as part of the Local Housing Strategy. The issues identified from this research were unlike the other sites in the research (Perth & Kinross and Angus council areas).</p> <p>3.95 Dundee's Travelling People's site at Balmuir Wood has a young transient population with fluctuating levels of occupation. Dundee City Council has been experiencing issues of under occupation of the site. At the present time, most of the current residents are long-term and willing to stay.</p>
Fife	<p>3.96 Research was undertaken by Craigforth in 2010 to assess the accommodation needs of Gypsy/Travellers in Fife. The research estimated that 178 Gypsy/Traveller households were living on official and private sites, encampments and in permanent housing across Fife – equivalent to around 630 people. As a proportion of the resident population of Gypsies/Travellers are twice more prevalent in Fife than across Scotland as a whole.</p> <p>3.97 There is one Council owned Gypsy/Traveller site in the TAYplan part of Fife, Tarvit Mill near Cupar offering 20 pitched, although the area also contains private Gypsy Traveller sites. Evidence from the research suggests permanent brick and mortar housing accounts for around a third of Gypsy/Traveller households in Fife.</p> <p>3.98 A total of 423 encampments were reported across Fife in the year to July 2010, a high level of activity for Fife and well above that reported in previous years. Most involved Gypsy/Travellers from outwith Scotland; primarily a large group of Irish Gypsies/Travellers who together accounted for at least 5 encampments.</p> <p>3.99 Fife Council is currently developing plans for up to three stop-over sites, allowing Gypsies/Travellers short stays at appropriate locations. These sites will form part of the Council's Co-operation Policy and Gypsies and Travellers, with the aim of offering Gypsies and Travellers viable, alternative accommodation with access to amenities while minimising impact on the local community.</p>
Perth & Kinross	<p>3.100 In recent years Perth and Kinross Council has made concerted efforts to address, the needs of Gypsies/Travellers, through commissioning research and</p>

consulting with travellers' representatives and tenants' associations.

3.101 The outcomes have included Perth and Kinross Council successfully obtaining Scottish Government grants to refurbish the existing Gypsy/Traveller site at Double Dykes. Amenities at Double Dykes were inadequate with problems with heating and condensation/dampness and this was having a detrimental effect on residents' health.

3.102 20 new chalets have been provided with services and standards compatible with those of tenants in Council housing. In addition to the Double Dykes project the Council has up-dated the accommodation at the Bobbin Mill site in Pitlochry to provide 6 refurbished chalets to the Bobbin Mill community whose family has lived on the site for many years. The Council shall monitor the requirements of this client group.

3.103 The Council has also undertaken research projects (2003, 2007 and 2011) with input from the Gypsy/Traveller communities to help define their needs more specifically. This research has helped input into the local service delivery.

3.104 The count and the research show that there are two permanent Council owned sites, 3 privately owned sites providing pitch spaces and several unauthorised encampments spread across Perth and Kinross. The number of unauthorised encampments reflects a requirement for temporary 'short-stay' sites.

3.105 It is considered that overall Perth and Kinross has lost in the region of 40 temporary pitches over the last 10 years due to landowners selling or a change of use in the land. There is a requirement for more temporary pitches and sites to enable Gypsies/Travellers to move around, following their travelling lifestyle.

3.106 The need for temporary encampments increases during the summer months, where the length of stay is typically around two or three weeks.

3.107 The research has highlighted a lack of quality, and lack of access and provision of, private sites plus the loss of some private sites to Gypsies/Travellers as landowners moved toward higher density migrant worker encampments or holiday accommodation. It evidenced a lack of sites and facilities for seasonal travelling and temporary encampments in a range of locations across Perth and Kinross. To assist with addressing these needs, Perth and Kinross Council shall have planning policy with supporting supplementary guidance in the LDP to help assess planning applications for permanent and temporary 'short-stay' sites in small groupings.

3.108 Overall there is a specific need to provide additional pitches to meet the needs of the gypsy/traveller community over the coming years. In particular more transit/temporary sites are required in Angus and in Perth & Kinross. The Dundee City Council site is presently experiencing some under occupation. In Fife the identified need for additional transit sites is presently being resolved.

Travelling Show People

3.109 Travelling show People is a term used to describe groups that travel nationally to provide fairground rides, amusement and fairs, traditionally through the summer months and then to a permanent residential base in the winter months. However, these patterns have changed over the past few years with more fairs travelling during the winter months e.g. Christmas / New Year period.

3.110 They do not identify themselves as Gypsy and Travellers and perceive themselves as Show People. They tend to live in owned private housing in the Glasgow area and consider this to be their permanent home.

3.111 When the shows or fairs are operating their operators live on or near to the show site, often in the accommodation they bring with them. These sites are within designated areas as agreed with the local authority as part of the arrangements for the show or fair. Currently there is no identified housing needs for Show People within this area that are not already considered as part of the processes and arrangements within local authorities for the accommodation of travelling fairs and shows

Lesbian / Gay / Bisexual and Transgender Groups (LGBT)

3.112 There is no specific data to quantify the scale of the population in the Lesbian / Gay / Bisexual and Transgender Groups. There is nothing immediately to suggest that there are any specific housing needs for the people in this group which differ from the housing needs of others. Those LGBT people who are also vulnerable, elderly, affected by abuse or who fall into other listed household groups will be identified because of their need rather than because of their sexual orientation.

Offenders

3.113 Broader analysis shows that those leaving institutions are particularly vulnerable to losing contact, rough sleeping and failing to find sustainable accommodation. This in turn has a link to high levels of repeat presentation amongst this client group.

3.114 Figure 3.16 shows that Dundee has the highest levels of homeless presentations from those discharged from institutions, especially prison. These presentations are mainly from single households. The reasons for this appears, in part, to reflect the relatively high level of services within Dundee for those released from prison; former offenders are likely to be drawn into the city to access these services.

3.115 The issues and needs of offenders have been recognised by the Criminal Justice Service (CJS) Resettlement Teams who are currently working on an Innovation Project to address these issues. In addition there is work on-going on the development of a protocol in relation to discharge from Perth Prison, with partners in Angus and Perth & Kinross Councils.

Figure 3.16: Homeless - Previous circumstances of applications Prison

Area	2011/12	2010/11	2009/10
Angus	18	24	24
Dundee	145	124	200
Whole of Fife	148	121	135
Perth & Kinross	44	43	62

Source; Scottish Government Homelessness Statistics

3.116 Fife, as part of the Multi – Agency Public Protection Arrangements, has a team dedicated to the re-housing of offenders. Checks and support assessments are undertaken before any Offender is re-housed. Housing advice surgeries are held in the main local prisons to ensure a smooth transition back into the Community. There are two new initiatives around working with Offenders:

- Supporting Women Offenders with additional advice and support to assist with independent living.

- The management of domestic abused perpetrators called the MATAC meeting represented by a range of services.

Minority Ethnic Groups

3.117 Minority Ethnic Groups have been defined in the 2011 Census and results have been released to council level (Figures 3.17 and 3.18, below). Although Chapter 1: *Current Market* shows the changes since 2001 to 2011 for each council area within TAYplan Figures 3.17 and 3.18, below, consider the Minority Ethnic Groups identified by the 2011 Census in more detail.

3.118 Figure 3.17 shows that ‘*White British*’ is the dominant ethnic group in Scotland as a whole and in the four councils that cover the TAYplan region. It should be noted that the figures are presented for the whole of Fife because data for sub-local authority geographies were not available at the time of writing. This indicates that Dundee City is slightly more ethnically diverse than Scotland as a whole but the other council areas are less so.

Figure 3.17: Proportion of Minority Ethnic Groups within the Population

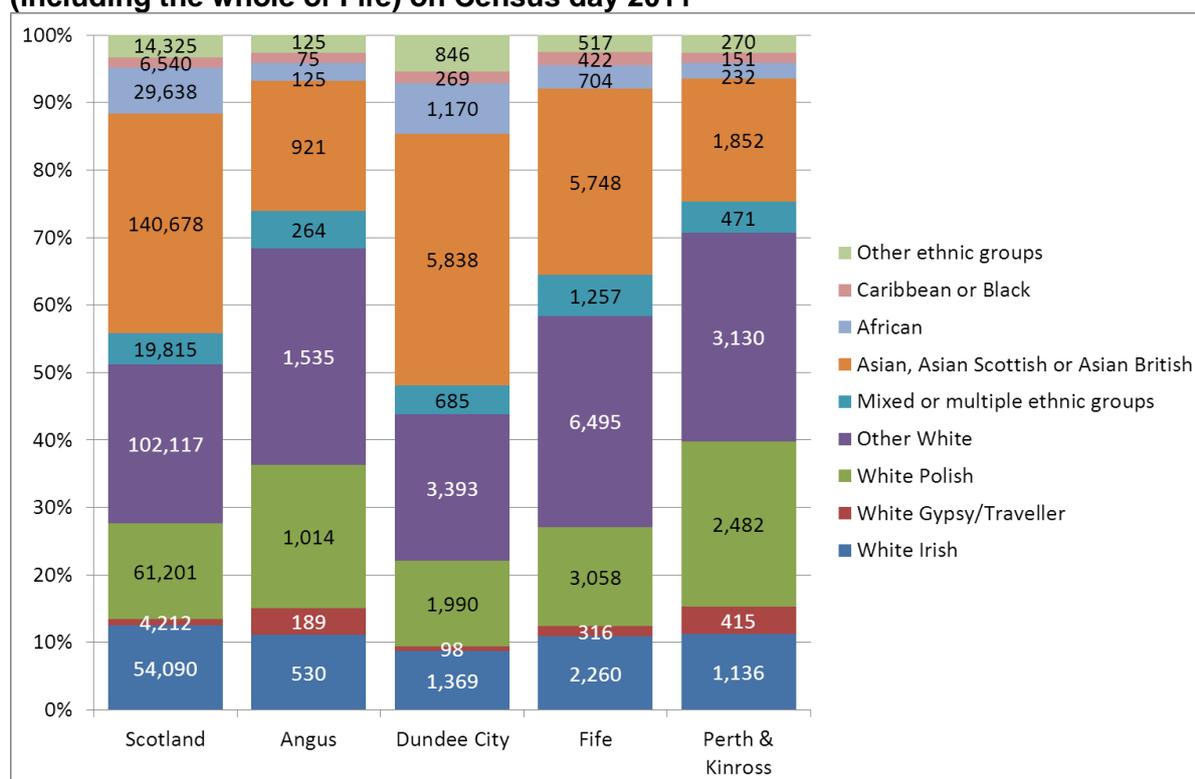
	White British		Other Ethnicities	
	Number	% of the population	Number	% of the population
Scotland	4,862,787	91.83	432,616	8.17
Angus	111,200	95.88	4,778	4.12
Dundee City	131,610	89.37	15,658	10.63
Whole of Fife	344,421	94.31	20,777	5.69
Perth & Kinross	136,513	93.09	10,139	6.91

Source: Census 2011

3.119 Figure 3.18 examines the ‘*Non-white British*’ population by broad ethnic groupings defined in the 2011 Census. In particular this has identified White Polish and Other White groupings. This has been examined because these two groups are considered to be representative of at least some of the eastern European migrant workers from the European Union Accession Countries. There is strong qualitative evidence that these groups have come to the UK as a whole over the last decade and in the TAYplan area in particular, have been involved in the agricultural sector.

3.120 In all four council areas and also in Scotland the largest Minority Ethnic Groups are ‘*White Polish*’, ‘*Other White*’ and ‘*Asian, Asian Scottish or Asian British*’. The proportions of the Minority Ethnic Population made up of White Polish and Other White groups are larger in both Angus and Perth & Kinross than for Scotland, Dundee City and for the Whole of Fife. It is plausible to suggest that this is because there are no major concentrations of university students in these areas and also that these are areas where agriculture has been a significant employer of eastern European migrant workers in particular.

Figure 3.18: Minority Ethnic Groups living in Council areas within the TAYplan region (including the whole of Fife) on Census day 2011



Source: Census 2011

Eastern European Migrant Workers

3.121 There is a well-known and well established community of Eastern European migrants, particularly focussed around the agricultural sector. These have a notable presence in towns such as Arbroath and Brechin in Angus as well as smaller settlements in Angus, and also in Perth & Kinross and North Fife. Many live in agricultural accommodation provided on farms themselves, sometimes in caravan accommodation.

3.122 Many taking up casual labour in Perth & Kinross, for example, may be housed in temporary accommodation most often provided by their employers. To address any issues which may arise from this situation an accommodation standard guide has been produced by the Council's Environment Services. The longer term impact that these groups may have on the level of need for affordable housing remains less clear.

3.123 In Angus there has been provision of temporary housing for International workers, it has also been identified that International workers are also accessing social rented and Low Cost Home Ownership housing. Nonetheless the private rented sector is understood to play an important role in the accommodation needs of these groups.

3.124 In Fife a survey was conducted in 2009 in order to gather information on the extent, quality and associated hazards that exist in agricultural/migrant worker accommodation on agricultural holdings and to assess the quality of the accommodation being provided. The survey confirmed that there were 19 farms involved in employing and accommodating workers from Romania, Bulgaria, Poland, Hungary, Latvia, Czech Republic, Lithuania and Britain. Nearly all accommodation provided were caravans – 313 in total accommodating approx. 1,228 workers. Four farms were using converted building to house approximately 54 workers.

3.125 All farms were found to have satisfactory services and amenities available i.e. the provision of meals, portable water supply, toilet facilities, wash up and showering

investigation established that none of the farms were using their private water supply for their workers accommodation. Three farms were required to apply for a licence to operate these buildings as Houses in Multiple Occupancy. Two identified as needing HMO licences were brought into the Council HMO licensing scheme and the other farmer decided to no longer operate the premises as a HMO.

3.126 Fife Council is considering the options available to ensure that it has an effective strategy for monitoring all agricultural/migrant worker accommodation in Fife. This is likely to include the reconvening of the inter-service working group and working collaboratively with farmers and other stakeholders/partner agencies in developing a strategy for migrant workers.

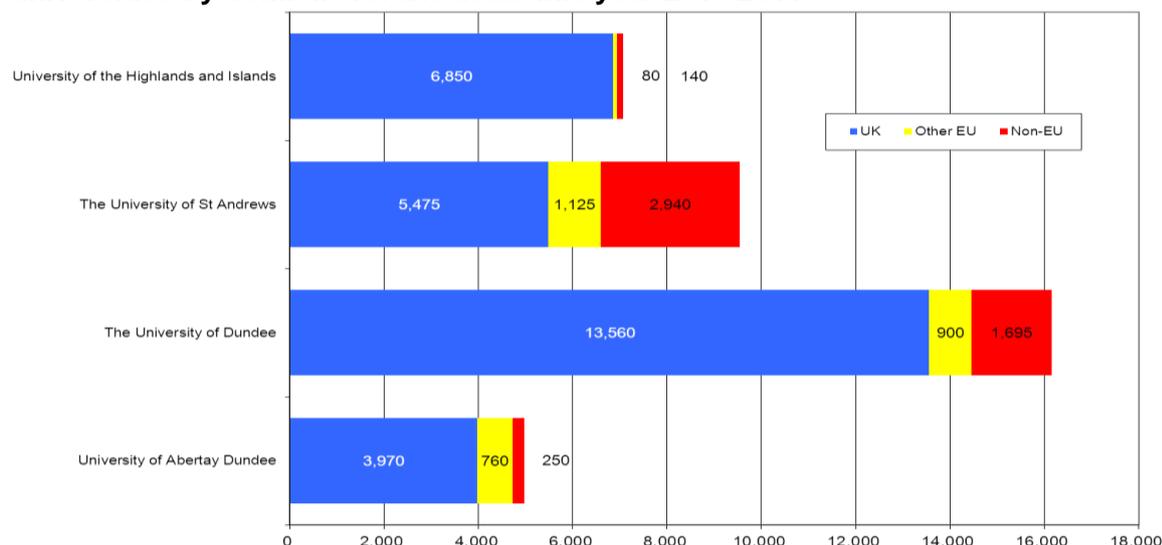
Students from outside of the UK

3.127 Figure 3.19 examines information from the Higher Education Statistics Authority (HESA). This information has been presented in Chapter 1: *Current Market*. It shows student numbers at Universities within the TAYplan region by domicile. This is helpful because it indicates those who are part of Minority Ethnic Groups living in the region because they are studying here. Figure 3.19 uses the 2010/11 academic year because this coincides with Census day 2011.

3.128 Figure 3.19 shows that the majority of those attending the University of the Highlands and Islands are UK based. This is a multi-campus university with many on distance learning courses. There is one campus in Perth. This information suggests that the Minority Ethnic Population of Perth & Kinross is unlikely to be made up of many students.

3.129 In the 2010/11 academic year both universities in Dundee City (Abertay and the University of Dundee) together accounted for 3,605 people whose origin was outside of the UK. This represents approximately one fifth of the Minority Ethnic population in Dundee City on Census day 2011. Similarly the University of St. Andrews accounted for 4,065 people whose origin was outside of the UK. This represents approximately one fifth of the Minority Ethnic population of the Whole of Fife, but, is concentrated in a part of the TAYplan region.

Figure 3.19: Undergraduate and Postgraduate Students attending the regions universities by domicile for the academic year 2010/2011



Source: Higher Education Statistics Authority (HESA)

3.130 Although slightly crude this suggests that students attending the region's universities account for a notable proportion of Minority Ethnic Groups. Their housing needs are considered to be similar to those of other students and this is covered in the section of this chapter that specifically considers student housing needs.

Housing needs of Minority Ethnic Groups

3.131 The housing needs of Minority Ethnic Groups will not always be different to those of the majority 'White British' ethnic group. Families or larger households, elderly people and those in need of community care will all experience similar issues irrespective of their ethnic background. The housing needs of families, students, the elderly and those in need of community care have been considered in other sections of this chapter. The most easily identifiable housing need that is not considered elsewhere relates to migrant workers in the agricultural sector, discussed above. Over the last decade housing solutions ranging from specific accommodation on farm premises to the private rented sector have been identified and are in place. Local Housing Strategies and Development Plans will need to be alert to any increase in the need for housing. The dominant issue is thought to relate to the quality of accommodation.

HM Armed Forces

3.132 Following the Strategic Defence and Security Review (2010) and the subsequent basing strategy (2012) there will be some changes to regular military forces presently based in the TAYplan region (Figure 3.20, below):

- Despite initial rumours they would move to join the rest of 3 Commando Brigade in southwest England, and be replaced by an unnamed Army unit; 45 Commando Royal Marines and their supporting British Army personnel will continue to be based at RM Condor in Arbroath; and,
- RAF Leuchars in North Fife will close as a military air station and be transferred to the British Army between 2013 and 2015. The Royal Scots Dragoon Guards will return from Germany from 2015 to be based at Leuchars. The 2nd Close Support Battalion, Royal Electrical and Mechanical Engineers (REME) will join them from 2017. Each unit is around 500 to 600 personnel. This represents very little change from the 1,100 to 1,200 RAF personnel presently based at RAF Leuchars, but the phasing means that for a short time there will be one unit only based at Leuchars.

Figure 3.20: UK Regular Forces basing by local authority area as at 1 July 2011

	Royal Navy (including Royal Marines)	British Army	Royal Air Force	Total HM Armed Forces
Angus	760	120		880
Dundee City		40		40
Whole of Fife	90	50	1,140	1,280
Perth & Kinross		10		10
Scotland	4,680	3,200	4,030	11,910

Source: Defence and Analytical Statistics Agency (DASA)

3.133 Since the 1990s the Ministry of Defence has tried to base military units in single locations for lengthy periods of time with interspersed operational deployments. This is aimed at reducing disturbance to schooling, jobs for non-service partners and to allow personnel to purchase housing in the area and integrate with the community rather than live on base. Therefore only a proportion of personnel will live on base and others will buy into the local housing market.

3.134 There will be some refurbishment and improvements made to RAF Leuchars to make it suitable for the incoming Army units. This may include the improvements to the 700 or so on-base homes and it could include the provision of some additional ones although this is presently unclear. What is clear is that some personnel will continue to live on base, in family or single person accommodation. It is often the case that single personnel, who are often younger, junior soldier or officer ranks, will live on base. Others will buy in the local housing market which may include properties in both the Greater Dundee Housing Market Area and the St. Andrews and East Fife Housing Market Area.

3.135 It is probable that the military will make arrangements to link up RAF personnel who are selling market properties with Army personnel seeking to buy. But the housing market will need to bridge some of this gap in the period when the second Army unit arrives. This is because the remaining RAF personnel may sell to others in the market; who are not forces personnel.

3.136 Figure 3.21 (below) shows that a small number of homelessness presentations in each council area are made up of former armed forces personnel. There is not necessarily a direct relationship between basing locations and discharged personnel with homelessness issues. However, those with previous military service gain points on the housing waiting list. Angus Council is also planning to build 5 houses in Carnoustie to meet the needs of Disabled ex-forces personnel.

3.137 The Fife Housing Register partners, in showing commitment to improving access to housing, have developed a protocol aligned to the Scottish Government's Guidance Framework Circular HAR1/2009 "Housing for People Leaving the Armed Forces". The partners have set out policy and procedure to achieve best practice and ensure compliance with legal and regulatory guidance in responding to individual circumstances through the housing application and wider housing access system. This protocol recognises the range of circumstances where people are required to leave armed forces accommodation and makes provision for these situations.

Figure 3.21: Homeless - Previous circumstances of applications Armed Service Accommodation

Area	2011/12	2010/11	2009/10
Angus	11	15	3
Dundee City	4	2	4
Whole of Fife	18	12	16
Perth & Kinross	6	4	6

Source: Scottish Government Homelessness Annual Statistics

University Students

3.138 Figure 3.22, below, shows the number students attending Universities based in the TAYplan area. The University of Highland and Islands (UHI) has a campus in Perth but students are based at numerous campuses across Scotland and many are on distance learning courses. Therefore the UHI figures represent students from across Scotland and not just within Perth & Kinross. There are understood to be approximately 1,260 UHI students using the Perth Campus in 2011/12.

3.139 The student numbers do not directly indicate what kind of effect there will be on housing demand. Many new undergraduate students secure accommodation in halls of residence, whilst returning students may choose to share privately rented accommodation, creating a strong market, particularly in parts of Dundee City and St Andrews close to the Universities. Some students also continue to live at home during their studies but there are no statistics to quantify this. There is also no statistical information to indicate the number of students that continue to live in the area once their studies are over.

Figure 3.22: Students attending undergraduate and post-graduate courses at Higher Education Institutions in the TAYplan area by domicile 2010/11

University	UK	Other EU	Non EU	Total
University of Abertay Dundee	3,970	760	250	4,980
University of Dundee	13,560	900	1,695	16,155
University of St. Andrews	5,475	1,125	2,940	9,540
University of the Highlands and Islands	6,850	80	140	7,070

Source: Higher Education Statistics Agency (HESA)

Note: University of Highlands and Islands is a multi-campus institution with a large number of distance learning courses. The Perth Campus is just one of these campuses.

Student Accommodation in TAYplan Area

3.140 The private rented sector has traditionally offered choice and a flexible response to demand. Changes in legislation, including the mandatory licensing of Houses in Multiple Occupancy (HMOs) by local authorities and compulsory Landlord Registration have improved standards in the private rented sector and given tenants improved safeguards. More recently, in response to demand for convenient, affordable and safe accommodation, specialist student housing companies have entered the market and have absorbed some of the growth in student numbers observed over the last decade.

Figure 3.23: Specific Student Residences by Authority area 2013

Authority Provider	No Residences	No. Student Places
Dundee City		
University of Dundee	7	1,587
University of Abertay	4	215
Dundee College	5	541
North Fife		
University of St Andrews	10	3,032
Perth & Kinross		
University of Highlands and Islands	1	72
TAYplan Total	27	5,447

Note: Dundee City is approximate figures as the residences are used by all the Further Education establishments within Dundee.

Source: Universities

3.141 Figure 3.24 shows information obtained from the Higher Education Statistics Authority (HESA) shows the term time residential arrangements for students attending universities within the TAYplan region. This includes University of Highlands and Islands (UHI) using the Perth Campus.

3.142 The categories listed differentiate between those accommodated in private or university run hall of residence, those living with parents/guardians, their own residence or renting other forms of accommodation including private rent. It also includes the joint categories of not known/other. This includes all other categories, where the accommodation is not known and where the student is not in attendance at the university. Not in attendance at the university refers to students on one year sandwich courses which include work placements or overseas language courses at the time of the data.

3.143 Private and institutional halls of residence represent a comparatively small proportion of accommodation; between 9.5% and 13% for the universities in Dundee City and 18.7% for St. Andrews University. This represents just over 3% for the Perth Campus of UHI. This indicates that the vast majority of student housing needs are met by means other than halls of residence.

3.144 For the two universities based in Dundee (Abertay and Dundee Universities) the largest shares of housing need are met by 'own residence' and 'parental/guardian home' (83% and 60% respectively). This suggests that many students may be from the local area. But, it should also be noted that 'other rented accommodation' is comparatively low. But there is strong anecdotal evidence that the private rented sector in close proximity to the universities plays a significant role in housing students, particularly around the Perth Road part of Dundee. This could suggest that a large number of those whose accommodation is 'not known or other' are also private renters. Overall the student population of the Universities of Dundee and Abertay collectively represents approximately 11% of the population of Dundee City. Collectively around 21% of students accommodation needs are met by means other than halls of residence, own residence or parent/guardian home. The impacts of this are most significant in the immediate surroundings of the universities and are most likely to be felt within the private rented sector.

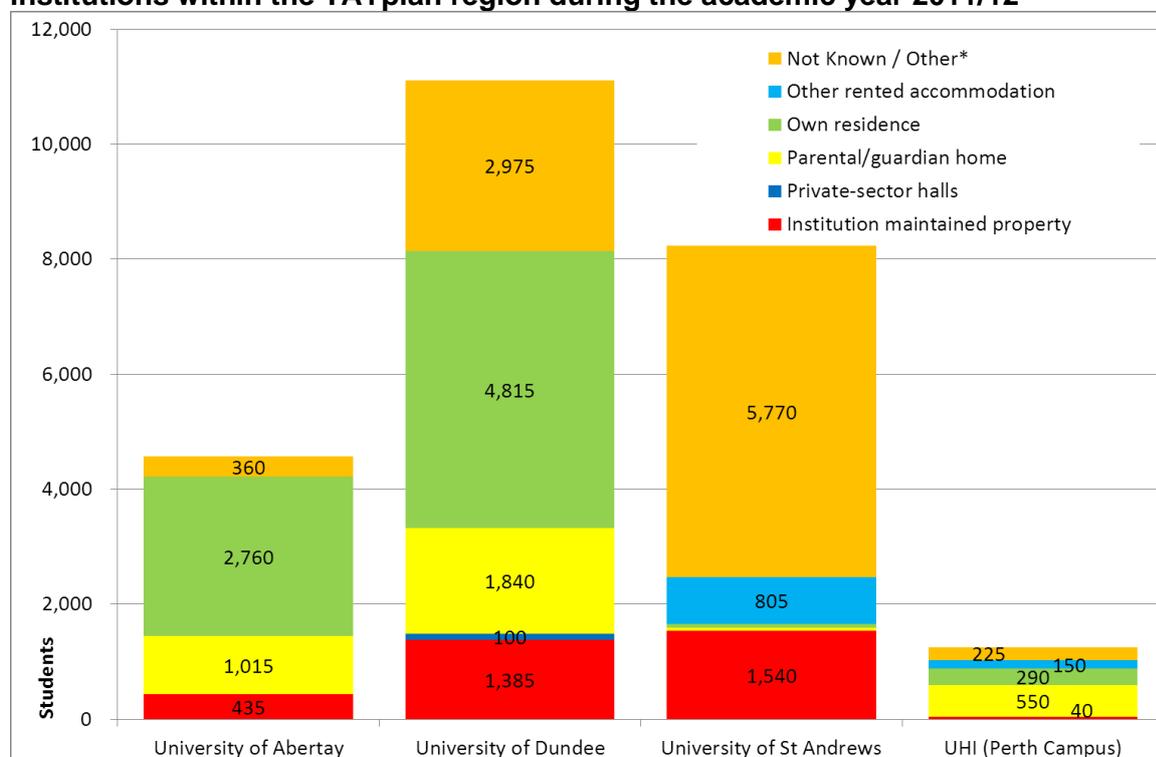
3.145 There is strong anecdotal evidence that the University of St. Andrews has a significant share of students from outside of the local area and wider across the UK. The comparatively minor proportions of students living in 'own residence' or 'parental/guardian homes' (1.45%) may further reinforce this. The 'not known/other' category is also substantial for the University of St. Andrews. This represents approximately 80% of all accommodation for students here. Anecdotal evidence suggests that there is a significant likelihood that private renting forms a large component of this 'not known/other' category. Students attending the University of St. Andrews represent approximately half of the population of St. Andrews itself. With 80% being accommodated by means other than halls of residence this suggests that there is a significant impact on the town from housing the student population.

3.146 Joint research is currently underway between Fife Council and St. Andrews University assessing the housing needs and demands of lower salaried staff groups and post-graduate researchers of the University of St. Andrews; and the impact of student-occupied houses in Multiple Occupation on the wider St. Andrews community. The research is expected to be concluded towards the end of 2013.

3.147 At the UHI Perth Campus the largest share of students (66%) have their housing need met by 'own residence' and 'parental/guardian home'. This strongly suggests local attendance of the university courses offered. 'Other rented' represents 150 students or 12%. Overall the Perth Campus of UHI represents around 2% of the population of Perth and, although this may have some specific localised impacts, is not considered to have a substantial impact on housing need and demand in the city.

3.148 Overall the student housing needs of the region are experienced differently dependent on the number of students attending the university, the size of the settlement and the proportion of students originating from the local area.

Figure 3.24: Term time living arrangements for university students attending institutions within the TAYplan region during the academic year 2011/12



Source: Higher Education Statistics Authority (HESA)

Conclusions for Particular Housing Needs

3.144 The examination of particular housing need has not raised any issues that had not been previously identified as part of earlier HNDA exercises or as part of Local Housing Strategies. This continues to reinforce the important roles that Local Housing Strategies play in responding to need.

Core Output 4: Estimates of Household Groups

3.145 Core Output 4 aims to make sure that the key issues for housing need and demand of groups with particular needs have been identified and properly considered. Some of the most significant changes are apparent in the demographic make-up of the population and future households. As people live longer there will be more elderly households and these will represent a greater proportion of all households. Although there may be an increase in the number of families, these will represent a diminishing share of all households.

Partnerships should be able to produce an estimate of household groups who have specific housing requirements e.g. families, older people, minority ethnic groups, disabled people, young people etc.

The requirements of Core Output 4 are summarised below:

<p>Families</p>	<p>The number of families is projected to increase in Perth & Kinross but to fall elsewhere. The issue for Development Plans and Local Housing Strategies will be to ensure that there continues to be a supply of homes that are large enough to accommodate larger households including families. This will include both the existing stock and new homes.</p>
<p>Older People</p>	<p>As more people live longer there will be more, smaller households that are older. Many will live independent lives and may continue to do so in the family home. This trend is anticipated in all areas in the future.</p> <p>This may require additional smaller homes to enable some to down size. There will also be cases where elderly people live in care homes or other forms of managed accommodation. This will have an impact on the types of new development which come forward and how existing properties can be used or re-used. There may also be a need to respond to the community care and support needs of many more elderly households.</p>
<p>Community Care (including people with a long-term illness and/or a disability)</p>	<p>There is a need to recognise the inter-relationship between community care needs and the growth in the number of elderly households. An increasingly elderly population structure can also bring the likelihood that more people will need community care because of their age or age related health conditions. However, elderly people are also increasingly fitter and healthier than preceding generations and are able to live independent lives. Therefore not all elderly people will need community care.</p> <p>Similarly there are those who have a disability or experience long term health issues who are not elderly but who require similar interventions and who will also become elderly as time goes on. There are also those for whom the care or support needs are entirely different and where more tailored forms of support are required.</p> <p>Local Housing Strategies will need to consider how property adaptations and other measures can support the needs of these groups. Collectively these factors emphasises the importance of designing new homes and neighbourhoods with features that help avoid or minimise future costs of adaptation. But it also presents challenges that require care services and housing authorities to continue to work together. Many of these features may take place as a result of the implementation of the Adult Health and Social Care Bill.</p>

Gypsies and Travellers	Although recent research and physical works have been carried out to improve accommodation for Gypsy/Traveller communities there will be a need for continued maintenance of existing sites. There is also a need for new transit/temporary sites in Angus and Perth & Kinross. In Fife the need for new sites is presently being tackled.
Travelling Show People	There are no specific additional needs for Travelling Show People that have not or cannot be dealt with through the existing arrangements for temporary encampments or fairs.
Lesbian/Gay /Bi-sexual/ Transgender (LGBT)	There is no specific data to quantify the scale of the population in the Lesbian / Gay / Bisexual and Transgender Groups. There is nothing immediately to suggest that there are any specific housing needs for the people in this group which differ from the housing needs of others. Those LGBT people who are also vulnerable, elderly, affected by abuse or who fall into other household groups are identified by their need rather than by their sexual orientation.
Offenders	Broader analysis shows that those leaving institutions are particularly vulnerable to losing contact, rough sleeping and failing to find sustainable accommodation. This in turn has a link to high levels of repeat presentation amongst this client group. There is already a strong link up between criminal justice social work teams in councils and the probation services.
Minority Ethnic Groups	The minority ethnic population accounts for just over 10% of the population of the population in Dundee City and less for Angus, the whole of Fife and Perth & Kinross. At least one fifth in Dundee City and in the whole of Fife are students attending universities. Their housing needs are considered as part of the wider issue of university students. The needs of other minority ethnic groupings for the elderly, families and larger households, serving forces personnel and those in need of community care will be similar to those of the 'white British' ethnic group and these have been considered as a whole in those sections of this Chapter. The housing needs of eastern European migrant workers appears to be the most significant individual issue for minority ethnic groups that is not considered elsewhere. Local authorities have already been investigating the quality and issues of accommodation that is provided.
HM Armed Forces	The changes brought about by the Strategic Defence and Security Review (2010) will lead to some significant housing market activity in North Fife as RAF personnel sell up and incoming Army personnel purchase homes. This can be managed well for the large part by the military linking up service personnel wishing to buy and sell and also any resettlement packages offered by the Ministry of Defence. There will also be some works to the base at Leuchars itself. This is therefore not considered to bring a specific additional housing requirement beyond what has already been planned for the area.
University Students	The needs of the student population are presently catered for with a mix of university/college accommodation, private halls of residence and the private rented sector. The local university population has meant that in Dundee in particular parent/guardian homes and own residences play an important role in housing the majority of students. The most significant impacts from the student population are apparent St Andrews where students make up around half of the population. Here the Local Housing Strategy will need to consider the results of research into the impact of the student market in St. Andrews and respond accordingly.