

## REPORT TO FORMARTINE AREA COMMITTEE – 3 OCTOBER 2017

### Strategic Housing Investment Plan 2018-2023

#### 1 Recommendations

The committee is recommended to:

##### 1.1 Comment on the draft Strategic Housing Investment Plan 2018 – 2023.

#### 2 Background / Discussion

- 2.1 Strategic Housing Investment Plans and Strategic Local Programmes are part of the Local Housing Strategy process. They are the statements of affordable housing investment priorities in each local authority area which will guide the application of Scottish Government and other funding. In line with Scottish Government guidance issued July 2017. All local authorities are required to submit a SHIP to Scottish Government every year.
- 2.2 The core purpose of the SHIP is to set out investment priorities for affordable housing over a five year period to achieve the outcomes set out in the local housing strategy. The SHIP will provide a practical plan detailing how the LHS investment priorities will be delivered and forms the basis for more detailed programme planning. Essentially the SHIP:
- Sets out key investment priorities for affordable housing
  - Demonstrates how these will be delivered
  - Identifies the resources required to deliver these priorities
  - Enables the involvement of key partners
- 2.3 The SHIP has been drafted in accordance with the Resource Planning Assumptions as indicated by Scottish Government. This funding is intended to enable the delivery of affordable housing and sits alongside the City Region Deal. Over the course of the five year period potentially 2623 homes, with around 394 potentially suitable for particular needs households, could be delivered across Aberdeenshire subject to grant availability and financial capacity. Of these homes, 451 are proposed for Formartine; 441 social rent and 10 for low cost shared equity as outlined in Table 1 below, with full details available in **Appendix 1**.



Council - Social Rent							0	
RSL - Social Rent	42	32	125	55	106	32	392	
Create Homes Aberdeenshire - Mid Market Rent							0	
RSL - Mid Market Rent					23		23	
Low Cost Shared Equity				1	6	6	13	
<b>Total</b>	<b>42</b>	<b>32</b>	<b>125</b>	<b>56</b>	<b>135</b>	<b>38</b>	<b>428</b>	<b>Not Available</b>
<b>Grand Total</b>	<b>191</b>	<b>401</b>	<b>451</b>	<b>559</b>	<b>631</b>	<b>389</b>	<b>2622</b>	<b>£73.389</b>

2.4 It should be noted that this plan is subject to developments coming forward timeously, including obtaining the necessary approvals and consents where appropriate. With the local housing market continuing to feel the effect of the economic downturn, it is important to recognise that a high proportion of current and future affordable housing developments will be in the form of contributions via the Affordable Housing Policy which are dictated by the development industry's build-out rate which is intrinsically linked to the economy. It should be noted that sites which are included in the plan are included for forward planning purposes only and inclusion does not represent a contract or award of funding for projects. Further background details are available in **Appendix 2** attached (Strategic Housing Investment Plan 2018-2023)

2.5 The Strategic Housing Investment Plan will be presented to the six area committees for comment. The draft plan will be submitted to Scottish Government 27<sup>th</sup> October 2017, subject to the approval of Communities Committee 9<sup>th</sup> November 2017, in line with Scottish Government requirements. The Council will receive feedback from the Scottish Government, which will inform the following year's investment decisions.

2.6 The Head of Finance and Monitoring Officer within Business Services have been consulted in the preparation of this report and their comments incorporated.

### 3 Scheme of Governance

3.1 The Committee is able to consider this item in terms of Section D1.1d of the List of Committee Powers in Part 2A of the Scheme of Governance as it relates to housing policy

### 4 Implications and Risk

4.1 An Equalities Impact Assessment has been carried out as part of the development of the plan and is included as **Appendix 3**. The following impacts have been identified which can be mitigated as follows:

Whilst the plan will deliver affordable housing it will not meet all identified housing need and this will include households who fall within the nine Protected Characteristics. The constrained economic climate has inevitably impacted upon the local housing market and this is of particular relevance to the availability and timing of contributions through the Affordable Housing

Policy. This will be mitigated by maximising funding streams to optimise the delivery of affordable housing and continuing to identify suitable land for the development of affordable housing.

- 4.2 The staffing requirements relating to this report will be met within existing resources.
- 4.3 In terms of the Council New Build Programme all potential developments will be financially assessed in relation to the Housing Revenue Account capacity and continuously monitored.
- 4.4 The following Risks have been identified as relevant to this matter on a Strategic Level as noted in the [Directorate Risk Registers](#): Lack of affordable house development sites means dependence on S75 agreements with developers; Oil and gas downturn impacts on rate of house building causing Government affordable housing targets to be missed; Fall in average cost of rental properties has made mid-market developments less desirable and more properties are becoming harder to let; Demand for affordable housing exceeds supply causing rise in homelessness. This will be mitigated by continuing to identify suitable assets/land suitable for the development of affordable housing and maximising all funding streams to optimise the delivery of affordable housing across all tenures to meet housing need.

**Stephen Archer**  
**Director of Infrastructure Services**

Report prepared by Elaine Reid, Team Leader – Affordable Housing  
7<sup>th</sup> September 2017

**MORE HOMES DIVISION**

**Strategic Housing Investment Plan - 2018/19  
- 2023**

**Table 1 - Affordable Housing Supply Programme -  
Years 1-5 2018/19 -2023**

LOCAL AUTHORITY:

PROJECT	SUB-AREA	PRIORITY  Low / Medium / High	DEVELOPER	UNITS - TENURE			UNITS - TYPE				UNITS SITE STARTS					SG AHSP FUNDING REQUIREMENT (£0.000M)					
				Social Rent	Mid Market Rent	Total Units	GN	Specialist Provision	Type of Specialist Particular Need (If Known)	Total Units by Type	2018/19	2019/20	2020/21	2021/22	2022/23	TOTAL SITE STARTS OVER PERIOD OF SHIP	2018/19	2019/20	2020/21	2021/22	2022/23
Ballater, Former Outdoor Centre	RHMA	Medium	Grampian HA	27		27	23	4	PD	27	27				27						0.000
Portsoy, Campbell Hospital	RHMA	Low	Sanctury	44		44	38	6	PD	44	44				44	1.670					1.670
Peterhead, North Street	RHMA	High	Grampian HA	24		24	20	4	PD	24	24				24						0.000
Stonehaven, Ury Estate	AHMA	High	FM Ury/Sanctuary	51		51	43	8	PD	51	51				51	2.268					2.268
Stonehaven, Ury Estate	AHMA	High	FM Ury/Sanctuary		12	12	12	0		12	12				12	0.528					0.528
Peterhead, Clerkhill Care Village	RHMA	High	Aberdeenshire Council	8		8	8	8	PD/Elderly	16	8				8	0.456					0.456
Peterhead, Windmill Street	RHMA	High	Grampian HA	17		17	14	3	PD	17	17				17	1.190					1.190
Fraserburgh, Castle Street	RHMA	High	Aberdeenshire Council	6		6	5	1	PD	6	6				6	0.342					0.342
Fraserburgh, Bervie Road	RHMA	High	Aberdeenshire Council	6		6	5	1	PD	6	6				6	0.342					0.342
Ellon, Former Academy site Annexe	AHMA	High	Aberdeenshire Council/RSL	25		25	21	4	PD	25	25				25	1.750					1.750
Portlethen, Coull Cars	AHMA	High	Langstane HA	20		20	17	3	PD	20	20				20	1.400					1.400
Stonehaven, Carron Den/Dunnottar Park	AHMA	High	Stewart Milne Homes/RSL	32		32	27	5	PD	32	32				32	2.240					2.240
Stonehaven, Carron Den/Dunnottar Park	AHMA	High	Stewart Milne Homes/RSL		11	11	11	0	PD	11	11				11	0.484					0.484
Banchory, South Hill of	AHMA	High	Bancon/RSL	36		36	30	6	PD	36	36				36	2.520					2.520
Fraserburgh, Merryhillock	RHMA	High	Claymore Home/ RSL	32		32	28	4	PD	32	32				32	1.260	1.120				2.380
Port Elphinstone, Blythwood	AHMA	High	Langstane HA	73		73	62	11	PD	73	35	38			73	2.450	2.660				5.110
Inverurie, Uryside Phase 4, Ospray Heights	AHMA	High	Barratts/RSL	20		20	17	3	PD	20	20				20	1.400					1.400
Inverurie, Hatchery Phase 1 & 2	AHMA	High	Malcolm Allan/RSL	15		15	13	2	PD	15	15				15	1.050					1.050

Inverurie, Portstown	AHMA	High	Malcolm Allan/RSL	24		24	20	4	PD	24	24					24	1.680					1.680
Peterhead, Land at West Road	RHMA	High	Muir Group / AC	22		22	19	3	PD	22	22					22	1.540					1.540
Newtonhill, Park Place	AHMA	High	Barratt North Scotland/RSL	28		28	24	4	PD	28	28					28	1.960					1.960
Portlethen, Lonach	AHMA	High	Stewart Milne Homes/RSL	11		11	9	2	PD	11	11					11	0.770					0.770
Inverurie, Conglass	AHMA	High	William Lippe	21		21	18	3	PD	21	21					21	1.470					1.470
Mintlaw, Land at Nether Aden	RHMA	Medium	Castlehill H.A	30		30	25	5	PD/Elderly	30	30					30	2.100					2.100
Egie Farm, Balmedie - Phase 1	AHMA	Medium	Castlehill H.A	25		25	21	4	PD	25	25					25	1.750					1.750
Kintore, Forest Road	AHMA	Medium	Langstane HA	24		24	20	4	PD	24	24					24	1.710					1.710
Kemnay	AHMA	Medium	Langstane HA	49		49	42	7	PD	49	49					49	3.430					3.430
Turriff, EH1 and H1 North of Shannocks View	RHMA	Medium	Springfield/ Langstane HA	38		38	31	7	PD	38	38					38	2.660					2.660
Banff, Depot	RHMA	Medium	RSL	30		30	25	5	PD	30	30					30	2.100					2.100
Aboyne, Land to West of Castle of Park	RHMA	Medium	Aboyne Castle Estate/RSL	23		23	20	3	PD	23	23					23	1.771					1.771
Newmachar, Hillbrae, Kingseat Road	AHMA	Medium	Stewart Milne Homes/RSL	60		60	51	9	PD	60	30	30				60	2.100	2.100				4.200
Alford, land at Wellheads	RHMA	Medium	Kirkwood Homes/RSL	24		24	20	4	PD	24	24					24	1.680					1.680
Huntly, Deveron Road	RHMA	Medium	Deveron Homes/RSL	40		40	34	6	PD	40	40					40	2.800					2.800
Sauchen, Cluny Greens	RHMA	Low	Stewart Milne Homes/Osprey	6		6	5	1	PD	6	6					6	0.420					0.420
Insch, South Road	AHMA	Low	Langstane HA	8		8	7	1	PD	8	8					8	0.647					0.647
Braemar, West of Kindrochit Court	RHMA	Low	Gordon Land/RSL	11		11	9	2	PD	11	11					11	0.770					0.770
Boddam, Buchanness Hotel	RHMA	Low	Langstane HA	14		14	10	4	PD	14	14					14	0.980					0.980
Blackdog, M1	AHMA	Low	Kirkwood Homes/Osprey	20		20	17	3	PD	20	20					20	1.400					1.400
Marykirk, Kirkton Place	RHMA	Low	Sanctuary HA	9		9	7	2	PD	9	9					9	0.630					0.630
Hatton The West Church, Main Street	RHMA	Low	Church of Scotland/Grampian HA	20		20	17	3	PD	20	20					20	1.400					1.400
Kincardine O'Neil, land to East and West of Canmore Place	RHMA	Low	Snowdrop Developments/RSL	10		10	6	4	PD	10	10					10	0.700					0.700
Ellon, Former Academy site	AHMA	High	Aberdeenshire Council	25		25	0	25	LD	25		25				25		1.425				1.425
Portlethen, Leathen Fields	AHMA	High	Stewart Milne Homes/RSL	30		30	25	5	PD	30		15	15			30		1.050	1.050			2.100
Portlethen, Leathen fields	AHMA	High	StewartMilne Homes/RSL		16	16	16	0		16		8	8			16		0.352	0.352			0.704
Peterhead, Wester Clerkhill phase 5	RHMA	High	Claymore Homes/RSL	30		30	25	5	PD	30		30				30		2.100				2.100
Stoneahven, Ury Estate	AHMA	High	FM Ury/Sanctuary	31		31	26	5	PD	31		31				31		2.170				2.170
Egie Farm, Balmedie - Phase 1	AHMA	Medium	Castlehill HA	25		25	21	4	PD	25		25				25		1.750				1.750
Macduff, Fyfe Street	RHMA	Medium	Langstane HA	26		26	22	4	PD	26		10	16			26		0.700	1.120			1.820
Laurencekirk, Conveth Mains	RHMA	Medium	Kirkwood Homes/RSL		22	22	22	0	PD	22		11	11			22		0.484	0.484			0.968
Huntly, former depot site, King Street	RHMA	Medium	Aberdeenshire Council	10		10	8	2	PD	10		10				10		0.570				0.570
Aboyne, Land to West of Castle of Park	RHMA	Medium	Aboyne Castle Estate/RSL	23		23	20	3	PD	23		23				23		1.771				1.771

Lumphanan, Perkill Road	RHMA	Low	Langstane HA	11		11	9	2	PD	11		11				11		0.770				0.770
Newburgh, Knockhall	AHMA	Low	Scotia Homes/ Grampian HA	10		10	8	2	PD	10		10				10		0.700				0.700
Crathes, Land adjoining A957	RHMA	Low	Stewart Milne Homes/RSL	5		5	5			5		5				5		0.350				0.350
Auchenblae, Mackenzie Avenue	RHMA	Low	DLB Scotland/ Aberdeenshire Council	6		6		6	PD	6		6				6		0.342				0.342
Tarland Village Farm	RHMA	Low	McRobert Trust/ RSL	8		8	7	1	PD	8		8				8		0.560				0.560
Fettercairn, Garrol Place	RHMA	Low	Langstane HA	10		10	8	2	PD	10		10				10		0.700				0.700
Inchmarlo, Land North of East Mains	AHMA	High	HFM/RSL		12	12	12	0		12			12			12			0.528			0.528
Alford, Academy	RHMA	Medium	Aberdeenshire Council	30		30	25	5	PD	30			30			30			1.710			1.710
Turriff, EH1 and H1 North of Shannocks View	RHMA	Medium	Springfield/ Langstane HA	32		32	27	5	PD	32			32			32			2.240			2.240
Laurencekirk, Conveth Mains	RHMA	Medium	Kirkwood Homes/RSL	17		17	14	3	PD	17			17			17			1.190			1.190
Blackdog, M1	AHMA	Low	Kirkwood Homes/RSL	42		42	36	6	PD	42			42			42			2.940			2.940
Crimmond, The Reisk	RHMA	Low	David Gault Agent/RSL	8		8	7	1	PD	8			8			8			0.560			0.560
Chapelton of Elsick	AHMA	High	Elsick Development Co/RSL	24		24	21	3	PD	24				12	12	24				0.840	0.840	1.680
Newtonhill, Park Place	AHMA	High	Barratts/RSL	12		12	11	1	PD	12				12		12				0.840		0.840
Newtonhill, Park Place	AHMA	High	Barratts/RSL		6	6	6	0		6				6		6				0.264		0.264
Inverurie, North Street	AHMA	High	William Lippe/ RSL	15		15	13	2	PD	15				15		15				1.050		1.050
Port Elphinstone, Crichtiebank	AHMA	High	Dandara/ RSL	30		30	25	5	PD	30				30		30				2.100		2.100
Peterhead, Wester Clerkhill phase 5	RHMA	High	Claymore Homes/RSL	12		12	10	2	PD	12				12		12				0.840		0.840
Eilon, Cromleybank	AHMA	High	Scotia Homes/RSL	40		40	34	6	PD/Elderly	40				40		40				2.800		2.800
Peterhead, ALDP site M1 South Ugie Village	RHMA	High	Baxter Designs/RSL	25		25	21	4	PD	25				25		25				1.750		1.750
Peterhead, Clerkhill Phase 3	RHMA	High	Aberdeenshire Council	26		26	22	4	PD	26				26		26				1.482		1.482
Peterhead, Land at West Road	RHMA	High	Muir Group / AC	23		23	20	3	PD	23				23		23				1.610		1.610
Banchory, South of Hill of	AHMA	High	Bancon/RSL	24		24	20	4	PD	24				12	12	24				0.840	0.840	1.680
Blairs, Blairs College Estate	AHMA	High	Hermiston Securities/Muir Group/RSL	20		20	18	2	PD	20					20	20					1.400	1.400
Alford Donside Road	RHMA	Medium	Langstane HA	14		14	12	2	PD	14				14		14				0.980		0.980
Newmachar, Hillbrae	AHMA	Medium	Stewart Milne Homes/RSL	25		25	21	4	PD	25				25		25				1.750		1.750
Mintlaw, Nether Aden	RHMA	Medium	Castlehill HA	30		30	25	5	PD	30				30		30				2.100		2.100
Laurencekirk, Conveth Mains	AHMA	Medium	Kirkwood Homes/RSL	27		27	24	3	PD	27				27		27				1.890		1.890
Inverbervie, Hallgreen	RHMA	Medium	Peterkin Homes/RSL	30		30	27	3	PD	30				15	15	30				1.050	1.050	2.100
Balmedie Egie Farm, Phase 1	AHMA	Medium	Castlehill H.A	25		25	21	4	PD	25				25		25				1.750		1.750
Kintore, Land to East of Kintore	AHMA	Medium	Barratts/Kirkwood/ Malcolm Allan/ RSL	50		50	42	8	PD	50				25	25	50				1.750	1.750	3.500
Laurencekirk, Conveth Mains	RHMA	Medium	Kirkwood Homes/RSL	27		27	23	4	PD	27				27		27				1.890		1.890
Edzell, Former Air base	RHMA	Medium	Carnegie Base Services	24		24	20	4	PD	24				12	12	24				0.840	0.840	1.680
Huntly, OP4 & OP5	RHMA	Medium	Springfield Properties/RSL	40		40	34	6	PD	40				20	20	40				1.400	1.400	2.800

Tarves, West of Braiklay Croft Duthie Road	AHMA	Low	Haddo Estate/RSL	3		3	2	1	PD	3				3		3				0.210		0.210
St Combs, Land off High Street	RHMA	Low	Claymore Homes/AC	4		4	3	1	PD	4				4		4				0.228		0.228
St. Combs	RHMA	Low	Aberdeenshire Council	30		30	25	5	PD	30				30		30				1.710		1.710
Cruden Bay, Brickworks	RHMA	Low	Aggregate Industries / RSL	14		14	12	2	PD	14				14		14				0.980		0.980
Cruden Bay, M1	RHMA	Low	Claymore Homes/RSL	25		25	23	2	PD	25				25		25				1.750		1.750
Udny Station	AHMA	Low	Devron Homes/RSL	6		6	5	1	PD	6				6		6				0.420		0.420
Fraserburgh, Kirkton	RHMA	High	Colaran Homes/ RSL	30		30	25	5	PD	30					30	30					2.100	2.100
Port Elphinstone, Crichtiebank	AHMA	High	Dandara/ RSL	30		30	25	5	PD	30					30	30					2.100	2.100
Ellon, Cromleybank	AHMA	High	Scotia Homes/RSL	40		40	34	6	PD	40					40	40					2.800	2.800
Balmedie Egie Farm, Phase 2	AHMA	Medium	Castlehill H.A	25		25	21	4	PD	25					25	25					1.750	1.750
Laurencekirk, NE of Fordoun Road	RHMA	Medium	Barratts/RSL		12	12	12	0		12					12	12					0.528	0.528
Turriff, M1	RHMA	Medium	Jim Ironside/RSL	30		30	25	5	PD	30					30	30					2.100	2.100
Turriff, EH1 and H1 North of Shannocks View	RHMA	Medium	Springfield/ Langstane HA	30		30	25	5	PD	30					30	30					2.100	2.100
Mintlaw, North Woods	RHMA	Medium	Colaren/RSL	32		32	27	5	PD	32					32	32					2.240	2.240
Laurencekirk, South of Laurecekirk	RHMA	Medium	Scotia/RSL	25		25	22	3	PD	25					12	12				0.840	0.910	1.750
Laurencekirk, Conveth Mains	RHMA	Medium	Kirkwood Homes/RSL		11	11	11	0		11					11	11					0.484	0.484
Cairnbulg, Westhaven	RHMA	Low	Claymore Homes/ RSL	12		12	10	2	PD	12					12	12					0.840	0.840
St Cyrus, M1 site	RHMA	Low	Snowdrop/RSL	12		12	10	2	PD	12					12	12					0.840	0.840
Fettercairn, H1 site	RHMA	Low	Kirkwood Homes/RSL	10		10	8	2	PD	10					10	10					0.700	0.700
						0				0					0	0						0.000
<b>Total</b>				<b>2263</b>	<b>102</b>	<b>2365</b>	<b>1989</b>	<b>384</b>	<b>0</b>	<b>2373</b>	<b>938</b>	<b>306</b>	<b>191</b>	<b>515</b>	<b>402</b>	<b>2352</b>	<b>57.818</b>	<b>21.674</b>	<b>12.174</b>	<b>35.954</b>	<b>27.612</b>	<b>155.232</b>

Geographic Code	
West Highland/Island Authorities/Remote/Rural Argyll -RSL - SR - Greener	RSL - SR - Greener
West Highland/Island Authorities/Remote/Rural Argyll	RSL - SR - Other
Other Rural	RSL - SR - Greener
Other Rural	RSL - SR - Other
City and Urban	RSL - SR - Greener

Summary	Units started	Units completed	SG Funding	RPA
2018/19	938	372	57.818	19.393
2019/20	306	725	21.674	25.313
2020/21	191	325	12.174	28.683
2021/22	515	324	35.954	N/A
2022/23	402	594	27.612	N/A



MORE HOMES DIVISION

STRATEGIC HOUSING INVESTMENT PLAN 2018/19-2022/23

Table 2 - HOUSING INFRASTRUCTURE FUND (HIF) PROJECTS

Note: Projects should be entered as either Grant or Loan - Any which state a mixed category e.g. Grant/Loan or Grant or Loan will not be considered

TABLE 2.1 - GRANT PROJECTS

PROJECT	PRIORITY Low / Medium / High	GEOGRAPHIC COORDINATES (X:EASTING Y:NORTHING)	APPLICANT	PLANNING STATUS (OUTLINE/ MASTERPLAN/ FULL CONSENT IN PLACE) (Y/N)	DOES APPLICANT OWN OR HAVE POTENTIAL TO OWN THE SITE? (Y/N)	CURRENT SITE OWNER	BRIEF DESCRIPTION OF WORKS FOR WHICH INFRASTRUCTURE FUNDING IS SOUGHT (PROVIDE WORK HEADINGS - DO NOT INSERT "INFRASTRUCTURE WORKS")	IS PROJECT LINKED TO DIRECT PROVISION OF AFFORDABLE HOUSING? (Y/N)	AFFORDABLE HOUSING UNITS DIRECTLY PROVIDED BY INFRASTRUCTURE FUNDING - BY ESTIMATED COMPLETION DATE												HIF GRANT FUNDING REQUIRED				POTENTIAL ADDITIONAL CAPACITY - UNITS NOT DIRECTLY FUNDED BUT UNLOCKED BY INFRASTRUCTURE FUNDING								
									AFFORDABLE				MARKET				PRIVATE RENT				TOTAL HIF GRANT FUNDING REQUIRED				UNITS - POTENTIAL ADDITIONAL CAPACITY IN EITHER LATER PHASES OR OTHER SITES		TENURE - AFFORDABLE / MARKET /PRIVATE RENTED						
									2018/19	2019/20	2020/21	POST 2020/21	AFFORDABLE TOTAL OVER PLAN OVER SHIP PERIOD	2018/19	2019/20	2020/21	POST 2020/21	MARKET TOTAL OVER PLAN OVER SHIP PERIOD	2018/19	2019/20	2020/21	POST 2020/21	PRIVATE RENT TOTAL OVER PLAN OVER SHIP PERIOD	2018/19	2019/20	2020/21	POST 2020/21	TOTAL HIF GRANT FUNDING REQUIRED					
Ellon - Cromelybank	TO BE PROGRESSSED												0					0					0					0.000					
Ellon - former academy site	TO BE PROGRESSSED												0					0					0					0.000					
Balmorie	TO BE PROGRESSSED												0					0					0					0.000					
Mintlaw	TO BE PROGRESSSED												0					0					0					0.000					
Peterhead - Clerkhill	TO BE PROGRESSSED												0					0					0					0.000					
Oldmeldrum - Millbank	TO BE PROGRESSSED												0					0					0					0.000					
													0					0					0					0.000					
													0					0					0					0.000					
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													0					0					0					0.000					
<b>Total</b>									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.000	0.000	0.000	0.000	0	

TABLE 2.2 - LOAN PROJECTS

PROJECT	PRIORITY Low / Medium / High	GEOGRAPHIC COORDINATES (X:EASTING Y:NORTHING)	APPLICANT	PLANNING STATUS (OUTLINE/ MASTERPLAN/ FULL CONSENT IN PLACE) (Y/N)	DOES APPLICANT OWN OR HAVE POTENTIAL TO OWN THE SITE? (Y/N)	CURRENT SITE OWNER	BRIEF DESCRIPTION OF WORKS FOR WHICH INFRASTRUCTURE FUNDING IS SOUGHT (PROVIDE WORK HEADINGS - PLEASE "INFRASTRUCTURE WORKS")	IS PROJECT LINKED TO DIRECT PROVISION OF AFFORDABLE HOUSING? (Y/N)	AFFORDABLE HOUSING UNITS DIRECTLY PROVIDED BY INFRASTRUCTURE FUNDING - BY ESTIMATED COMPLETION DATE												HIF LOAN FUNDING REQUIRED				POTENTIAL ADDITIONAL CAPACITY - UNITS NOT DIRECTLY FUNDED BUT UNLOCKED BY INFRASTRUCTURE FUNDING								
									AFFORDABLE				MARKET				PRIVATE RENT				TOTAL HIF LOAN FUNDING REQUIRED				UNITS - POTENTIAL ADDITIONAL CAPACITY IN EITHER LATER PHASES OR OTHER SITES		TENURE - AFFORDABLE / MARKET /PRIVATE RENTED						
									2018/19	2019/20	2020/21	POST 2020/21	AFFORDABLE TOTAL OVER PLAN OVER SHIP PERIOD	2018/19	2019/20	2020/21	POST 2020/21	MARKET TOTAL OVER PLAN OVER SHIP PERIOD	2018/19	2019/20	2020/21	POST 2020/21	PRIVATE RENT TOTAL OVER PLAN OVER SHIP PERIOD	2018/19	2019/20	2020/21	POST 2020/21	TOTAL HIF LOAN FUNDING REQUIRED					
													0					0					0					0.000					
													0					0					0					0.000					
													0					0					0					0.000					
													0					0					0					0.000					
													0					0					0					0.000					
													0					0					0					0.000					
													0					0					0					0.000					
													0					0					0					0.000					
													0					0					0					0.000					
<b>Total</b>									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.000	0.000	0.000	0.000	0	



**MORE HOMES DIVISION**

**STRATEGIC HOUSING INVESTMENT PLAN 2018/19-2022/23**

LOCAL AUTHORITY:

**TABLE 4 - AFFORDABLE HOUSING PROJECTS FUNDED OR SUPPORTED BY SOURCES OTHER THAN THE RPA/TMDF BUDGET**

PROJECT ADDRESS	SUB-AREA	PRIORITY  Low / Medium / High	GEOGRAPHIC COORDINATES (X:EASTING Y:NORTHING)	DEVELOPER	FUNDING SUPPORT SOURCE	APPROVAL DATE  Financial Year (Actual or Estimated)	UNIT COMPLETIONS					TOTAL SITE STARTS	UNIT COMPLETIONS					TOTAL UNIT COMPLETIONS	NON SG FUNDING TOTAL £0.000M	OTHER NON-AHSP SG FUNDING (IF APPLICABLE) £0.000M	TOTAL FUNDING £0.000M		
							2018/19	2019/20	2020/21	2021/22	2022/23		2018/19	2019/20	2020/21	2021/22	2022/23						
Stonehaven, Cameron Street	AHMA	High	AB39 2HE	Create Homes Aberdeenshire LLP	Private Finance	18/19	8					8	8					8			0.000	KM	
Inverurie, Uryside, Ospray Heights	AHMA	High		Barratt Homes	S75 Agreement	18/19	1					1	1					1			0.000	G	S75A
Inverurie, Conglass	AHMA	High	AB51 5DN	Bancon Homes	S75 Agreement	18/19	6					6	6					6			0.000	G	S75A
Inverurie, Mortimers Lane	AHMA	High		William Lippe	S75 Agreement	18/19	1					1	1					1			0.000	G	S75B
Newmachar, Hillbrae	AHMA	High		Stewart Milne Homes	S75 Agreement	18/19	5	5				10	5	5				10			0.000	G	S75A
Stonehaven, Ury Estate	AHMA	High		FM Ury	S75 Agreement	18/19	6					6	6					6			0.000	KM	S75A
Chapelton of Elsick	AHMA	High		Elsick Development Co	S75 Agreement	18/19	10					10	10					10			0.000	KM	S75A
Banchory, South of Hill of,	AHMA	High		Bancon	S75 Agreement	18/19	6					6	6					6			0.000	M	S75B
Macduff, 20/22 Market Street & 6 Skene Street	RHMA	Medium	AB44 1QN	Elaine Duthie	S75 Agreement	18/19	2					2	2					2			0.000	BB	S75B
Inverbervie, Spring Works	RHMA	Medium		Bruce Developments	S75 Agreement	18/19	7					7		7				7			0.000	KM	S75A
Kingseat, Kingseat Avenue	AHMA	Low	AB21 0AZ	Bett Homes	S75 Agreement	18/19	6					6	6					6			0.000	G	S75B
Pitmedden, South of Aberdeen/Tarves Road	AHMA	Low		Claymore Homes	S75 Agreement	18/19	3					3	3					3			0.000	F	S75A
Longside, Bridgend Farm	RHMA	Low		Taylor Design	S75 Agreement	18/19	2					2	2					2			0.000	B	S75B
Marykirk, Wester Balmanno Way	RHMA	Low		FM Property	S75 Agreement	18/19	8					8	8					8			0.000	KM	S75A
Strachan, Bowbutts Farm	RHMA	Low		Aberdeenshire Council	Developer Obligations	18/19	3					3	3					3			0.000	M	DO
Newburgh, Toors O'Ythan Culterty	AHMA	Low		Nicolas Schellingburg	S75 Agreement	18/19	1					1	1					1			0.000	F	S75B
Strachan, Gateside Farm	RHMA	Low		Castleglen	S75 Agreement	18/19	3					3	3					3			0.000	M	S75A
Finzean, Hall Wood	RHMA	Low		AJC	S75 Agreement	18/19	2					2	2					2			0.000	M	S75A
Inverurie, Conglass	AHMA	High		William Lippe	S75 Agreement	19/20		4				4		4				4			0.000	G	S75A
Inverurie	AHMA	High		Craigdon Construction	S75 Agreement	19/20			3			3		3				3			0.000	G	S75B
Westhill, South of Strawberry Field Road	AHMA	High		Mr Williamson	S75 Agreement	19/20			2			2		2				2			0.000	G	S75A
Inverurie, Former Foundry	AHMA	High		Malcolm Allan	S75 Agreement	19/20			8			8		8				8			0.000	G	S75A
Banchory, South of Hill of,	AHMA	High		Bancon	S75 Agreement	19/20		6			6	12		6		6		12			0.000	M	S75B

Newtonhill, Park Place	AHMA	High		Barratt North Scotland	S75 Agreement	19/20			4						4					4	0.000	KM	S75B		
Stonehaven, 12 David Street	AHMA	High		West Coast Estates Ltd	S75 Agreement	19/20			1						1					1	0.000	KM	S75A		
Kintore	AHMA	Medium		William Lippe	S75 Agreement	19/20			9						9					9	0.000	G	S75B		
Laurencekirk, South of Blackiemuir Avenue	RHMA	Medium		Muir Group	S75 Agreement	19/20		6	6						12		6	6		12	0.000	KM	S75A		
Laurencekirk, Land to North East fordoun Road	RHMA	Medium		Barratt North Scotland	S75 Agreement	19/20			4						4					4	0.000	KM	S75B		
Cammachmore, Cammie's Restaurant	AHMA	Medium		Roicin Developments	S75 Agreement	19/20			1						1					1	0.000	KM	S75B		
Huntly, Strathbogie Hotel	RHMA	Medium		Charles McCall Smith	S75 Agreement	19/20			1						1					1	0.000	M	S75A		
Drumoak, Irvine Arms	AHMA	Low		The Firm of the Irvine Arms	S75 Agreement	19/20			3						3					3	0.000	KM	S75B		
Drumoak, H1 site	AHMA	Low		Stewart Milne Homes	S75 Agreement	19/20			2						2					2	0.000	KM	S75A		
Cairnie, site to East of Cruickshank Terrace	RHMA	Low		Strathdee properties Ltd	S75 Agreement	19/20			2						2					2	0.000	M	S75A		
Luthermuir, School Road	RHMA	Low		Fotheringham Property Developments Ltd	S75 Agreement	19/20			2						2					2	0.000	KM	S75B		
Drumliethie, Land to South and East of Bowling Club	RHMA	Low		Peterkin Homes	S75 Agreement	19/20			1						1					1	0.000	KM	S75A		
Newburgh, Toors O'Ythan Culterty	AHMA	Low		Nicolas Schellingburg	S75 Agreement	19/20			2						2					2	0.000	F	S75B		
Dunecht, Land West of Tillybrig	AHMA	Low	AB32 7BA	Kirkwood Homes	S75 Agreement	19/20			4						4					4	0.000	G	S75A		
Inverurie, North Street	AHMA	High	AB51 4TL	William Lippe	S75 Agreement	20/21			4						4					4	0.000	G	S75B		
Ellon, Cromleybank	AHMA	High		Scotia Homes	S75 Agreement	20/21			1						1					1	0.000	F	S75B		
Inchmarlo, Land North of East mains	AHMA	High		HFM	S75 Agreement	20/21			8						8					8	0.000	M	S75A		
Alford, Greystone Road	RHMA	Medium		Stewart Milne Homes	S75 Agreement	20/21			1						1					1	0.000	M	S75B		
Boddam, land at Inchmore Gardens	RHMA	Low		William Lippe Architects	S75 Agreement	20/21			2						2					2	0.000	B	S75B		
Kingseat, Marshall McKenzie Road	AHMA	Low		William Lippe	S75 Agreement	20/21			4						4					4	0.000	G	S75A		
Insch, Land to West of Rothney	AHMA	Low		Drumrossie	S75 Agreement	20/21			3						3					3	0.000	G	S75A		
Fettercairn, Fasque Estate	RHMA	Low		Mr Dick Reid	S75 Agreement	20/21			4						4					4	0.000	KM			
Ellon, Cromleybank	AHMA	High		Scotia Homes -	S75 Agreement	21/22				1					1					1	0.000	F	S75B		
Kintore, Land to East	AHMA	High		Barratt Homes/ Malcolm Allan/Kirkwood Homes	S75 Agreement	21/22			12	13					25					12	13	25	0.000	G	S75A
Port Elphinstone, Crichtiebank	AHMA	High		Dandara	S75 Agreement	21/22				10	8				18					10	8	18	0.000	G	S75B
Turriff, Land at Castlehill	RHMA	Medium		Alasdair Ramsay	S75 Agreement	21/22			2						2					2	0.000	F	S75B		
New Deer, Auchreddie Road East	RHMA	Medium		Baxter Design	S75 Agreement	21/22			3						3					3	0.000	B	S75A		
Edzell, Former Air Base	AHMA	Medium		Carnegie Base Services	S75 Agreement	21/22			6						6					6	0.000	KM	S75B		
Rathen, Site North West of Roseacre	RHMA	Low		Colaren Homes	S75 Agreement	21/22			2						2					2	0.000	BB	S75A		
Portsoy, 43 Seafield Street	RHMA	Low	AB45 2QT	Mr John Wilkinson	S75 Agreement	21/22				1					1					1	0.000	BB	S75B		
Rhynie, Essie Road	RHMA	Low		George Beverly	S75 Agreement	21/22			3						3					3	0.000	M	S75A		
Laurencekirk, adjacent to Gauger Burn	RHMA	Medium		Scotia	S75 Agreement	22/23					6				6					6	0.000	KM	S75A		
Chapel of Garioch, Land at Pitbee	AHMA	Low	AB51 5HH	James Burges Lumsden	S75 Agreement	22/23					1				1					1	0.000	G	S75A		
															0					0	0.000				
<b>Total</b>									<b>80</b>	<b>70</b>	<b>33</b>	<b>40</b>	<b>34</b>		<b>257</b>	<b>73</b>	<b>77</b>	<b>25</b>	<b>48</b>	<b>34</b>	<b>257</b>	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>	

**MORE HOMES DIVISION**

**STRATEGIC HOUSING INVESTMENT PLAN 2018/19-2022/23**

LOCAL AUTHORITY:

**TABLE 5.1: COUNCIL TAX ON SECOND AND EMPTY HOMES(£0.000M)**

	TAX RAISED OR IN HAND	TAX USED TO SUPPORT AFFORDABLE HOUSING	TAX CARRIED FORWARD TO SUBSEQUENT YEARS
PRE - 2015/16	1.024		
2015/16	1.365	£0.000	2.389
2016/17	1.595	£0.000	3.984

**TABLE 5.2: DEVELOPER CONTRIBUTIONS (£0.000M)**

	SUMS			UNITS		
	RAISED OR IN HAND	USED TO ASSIST HOUSING	SUM CARRIED FORWARD TO SUBSEQUENT YEARS	AFFORDABLE UNITS FULLY FUNDED FROM CONTRIBUTIONS	UNITS PARTIALLY ASSISTED FROM CONTRIBUTIONS	UNITS TOTAL
PRE - 2015/16	£3.137					
2015/16	£1.551	£1.543	3.145	2	71	73
2016/17	£0.887	£0.362	3.670	1	96	97

**Note: These tables are used to capture financial information. Details of how this has been used to fund/as housing should be contained in the text of the SHIP as described in the guidance.**

PROJECT	SUB-AREA	PRIORITY	DEVELOPER	UNITS - TENURE			UNITS - TYPE	Specialist Provision	Type of Specialist Particular Need (If Known)	Total Units by Type	UNITS - SITE STARTS						SG FUNDING REQUIRED							
				Social Rent	Mid Market Rent	Total Units					GN	PRE 2018/19	2018/19	2019/20	2020/21	2021/22	2022/23	PRE 2018/19	2018/19	2019/20	2020/21	2021/22	2022/23	TOTAL SG FUNDING
Ellon, Former Academy site Annexe	AHMA	High	Aberdeenshire Council/RSL	25		25	21	4	PD	25		25						1.750						1.750
Egie Farm, Balmedie - Phase 1	AHMA	Medium	Castlehill H.A	25		25	21	4	PD	25		25						1.750						1.750
Turriff, EH1 and H1 North of Shannocks View	RHMA	Medium	Springfield/Langstane HA	38		38	31	7	PD	38		38						2.660						2.660
Blackdog, M1	AHMA	Low	Kirkwood Homes/Osprey	20		20	17	3	PD	20		20						1.400						1.400
Ellon, Former Academy site	AHMA	High	Aberdeenshire Council	25		25	0	25	LD	25			25						1.425					1.425
Egie Farm, Balmedie - Phase 1	AHMA	Medium	Castlehill HA	25		25	21	4	PD	25			25						1.750					1.750
Newburgh, Knockhall	AHMA	Low	Scotia Homes/Grampian HA	10		10	8	2	PD	10			10						0.700					0.700
Turriff, EH1 and H1 North of Shannocks View	RHMA	Medium	Springfield/Langstane HA	32		32	27	5	PD	32				32						2.240				2.240
Blackdog, M1	AHMA	Low	Kirkwood Homes/RSL	42		42	36	6	PD	42				42							2.940			2.940
Ellon, Cromleybank	AHMA	High	Scotia Homes/RSL	40		40	34	6	PD/Elderly	40					40							2.800		2.800
Balmedie Egie Farm, Phase 1	AHMA	Medium	Castlehill H.A	25		25	21	4	PD	25					25							1.750		1.750
Tarves, West of Braiklay Croft Duthie Road	AHMA	Low	Haddo Estate/RSL	3		3	2	1	PD	3					3							0.210		0.210
Udny Station	AHMA	Low	Devron Homes/RSL	6		6	5	1	PD	6					6							0.420		0.420
Ellon, Cromleybank	AHMA	High	Scotia Homes/RSL	40		40	34	6	PD	40						40							2.800	2.800
Balmedie Egie Farm, Phase 2	AHMA	Medium	Castlehill H.A	25		25	21	4	PD	25						25							1.750	1.750
Turriff, M1	RHMA	Medium	Jim Ironside/RSL	30		30	25	5	PD	30						30							2.100	2.100
Turriff, EH1 and H1 North of Shannocks View	RHMA	Medium	Springfield/Langstane HA	30		30	25	5	PD	30						30							2.100	2.100
<b>Total</b>				441	0	441	349	92		441	0	108	60	74	74	125	0.000	7.560	3.875	5.180	5.180	8.750		30.545

## **Strategic Housing Investment Plan 2018 – 2023**

### **1. Introduction**

- 1.1 The Strategic Housing Investment Plan (SHIP) sets out the strategic policy approach by Aberdeenshire Council and its partners to delivering affordable housing in accordance with the strategic outcome statements within the Local Housing Strategy.
- 1.2 In line with Scottish Government guidance issued July 2017, this SHIP 2018 - 2023 sets out the strategic investment priorities for affordable housing over the 5 year period to achieve the outcomes as set out in the Local Housing Strategy. It also informs Scottish Government housing investment decisions.
- 1.3 Essentially this SHIP
- Sets out investment priorities for affordable housing
  - Demonstrates how these will be delivered
  - Identifies the resources required to deliver these priorities
  - Enables the involvement of key partners
- 1.4 Aberdeenshire Council and Aberdeen City Council work closely together to support the Aberdeen City Region Deal agreed with the Scottish and UK Governments. Both Strategic Housing Investment Plans will be closely monitored jointly by both local authorities with the Scottish Government to maximise the potential investment into the North East of Scotland.
- 1.5 This SHIP will enable the delivery of high quality and energy efficient homes including specialist housing provision (and appropriate support) as well as assist in reducing fuel poverty and carbon emissions. It will also enable choice of tenure. Furthermore it will aid house building across the Aberdeenshire area by supporting and creating employment in the house building sector and assist with initiatives such as modern apprenticeships.

### **2. Strategic Context**

#### **2.1 Local Housing Strategy**

The SHIP is informed by the Local Housing Strategy 2012 -2017 and a series of Strategic Outcome Statements which set out Aberdeenshire Council's key strategic housing priorities and outcomes. The LHS was developed in partnership and public consultation before it was approved by Social Work and Housing Committee on 6<sup>th</sup> June 2013. A new Local Housing Strategy is currently being drafted, with consultation taking place over the next few

months for presentation to Communities Committee December 2017 for approval. The Local Housing Strategy contributes to the delivery of the Council Plan and the Aberdeenshire's Local Outcome Improvement Plan. Within the LHS, the Strategic Outcome Statements are reviewed annually to ensure they respond to changing pressures and new opportunities. The three Strategic Outcome Statements which relate directly to this SHIP are:-

- **Affordable Housing Strategic Outcome Statement** - People will have access to an increased supply of quality affordable housing.

(1) Deliver the following new affordable housing units

**18/19 350 units**  
**19/20 350 units**  
**20/21 350 units**  
**21/22 350 units**  
**22/23 350 units**

Of these around 70% will be aimed at housing for social rent with the remaining providing some form of intermediate housing either for rent or home ownership.

The Housing Need and Demand Assessment 2011 and Aberdeenshire Council's waiting lists demonstrate housing need across all towns and villages within Aberdeenshire. Housing data, waiting lists, housing stock and relets for example, is analysed to highlight any settlements with increased pressure and these are highlighted in Table 1 below in accordance with the Housing Need and Demand Assessment 2011 subareas - Housing Market Areas - and are reflected in this SHIP's programme. As well as meeting housing need, it is acknowledged that housing development will also contribute to a range of strategic priorities in Aberdeenshire such as town centre regeneration, rural sustainment and strategic growth.

<b>Table 1 - Aberdeen Housing Market Area</b>	
<b>High Priority</b>	<b>Medium Priority</b>
Banchory	Balmedie
Blackburn	Kintore
Ellon	Newmachar
Inverurie	Oldmeldrum
Newtonhill	
Portlethen	
Stonehaven	
Westhill	
<b>Rural Housing Market Area</b>	
<b>High</b>	<b>Medium</b>
Fraserburgh	Aboyne
Peterhead	Alford
	Ballater
	Banff
	Huntly



	Insch
	Inverbervie
	Kemnay
	Laurencekirk
	Macduff
	Mintlaw
	Strichen
	Turriff

**(2)** Secure existing housing stock from the private sector as affordable housing to reduce the number of households in housing need by 10 per year:

- **3 units to be purchased from the open housing market**
  - **7 empty units to be brought back into use.**
- **Particular Needs Strategic Outcome Statement**– Enable people with an identified particular need to have access to appropriate affordable housing and support to allow them to sustain and improve their health to live as independently as possible.

At least 15% of affordable new build development will be allocated to particular needs households.

Since the development of the Housing Contribution Statement, Housing has continued to work as an integral part of the strategic planning process for Aberdeenshire Health and Social Care Partnership (AHSCP) and the Integrated Joint Board for Aberdeenshire.

Work to improve and streamline the adaptations processes across all tenures of housing continues in Aberdeenshire, involving Local Authority, Private Sector and Registered Social Landlords partners; effectively seeking to secure a person-centred, tenure-neutral approach. Best value and procurement are an essential part of both new build delivery and the adaptations process.

- **Minority Ethnic Communities Strategic Outcome Statement** – Minority Ethnic Communities, including Gypsy/Travellers, will have access to appropriate land, housing and support encouraging social integration.

Provision of well-maintained permanent and stop over sites that meet the needs of the Gypsy/Traveller community.

Four sites have been identified under the current Local Development Plan, however, it is unlikely these sites will be developed in the short term and there is a need for more immediate site provision. As part of the Council's previously agreed Gypsy/ Traveller Site Provision Strategy the Council has secured planning permission for a seasonal Gypsy/ Traveller stopover site at Aikey Brae. This is currently going through the tender process with regards to building out the site with an anticipated completion date of Spring 2018.

## 2.2 **Housing Need and Demand Assessment**

The Housing Need and Demand Assessment 2011 identified a need for 540 new affordable homes per annum within Aberdeenshire. A new Housing Need and Demand Assessment is in preparation to provide estimates of housing need and demand across the Aberdeen City and Aberdeenshire Strategic Development Plan area as well as at local authority area and housing market area level. It will inform the next Strategic Development Plan and subsequent Local Development Plan and Local Housing Strategy, particularly in relation to land allocations and housing supply targets, taking into account the wider housing market and economic context. As such, the SHIP has been prepared within the timetable for the development plan process with the new Local Development Plan adopted in April 2017 and the new Strategic Development Plan anticipated to be adopted in 2019. It is estimated that the Housing Need and Demand Assessment will be published by the end of 2017.

## 2.3 **Housing Market**

The downturn in the oil and gas sector has inevitably impacted upon the local housing market with a reduction in house sales transactions, house prices and average monthly private rents, whilst the time taken to sell or relet properties has typically increased since 2012. Similarly the number of new build completions in the private sector has fallen slightly over the last couple of years since 2014. This is particularly significant in relation to contributions from the private development industry to affordable housing through the Local Development Plan's Affordable Housing Policy whereby "new housing development must contain 25% affordable housing". A high proportion – around 70% - of current and future affordable housing development is or will be as a consequence of this policy. As such, it will be dictated by the development industry's build-out rate, intrinsically linked to the performance of the economy. However data published this year (ASPC and Citylets) indicates that there could be very early signs of a gradual recovery of the local housing market should this improved position continue; volumes of houses sales having increased by 14.3% compared to the same quarter 2016 and an easing of the rate of decline in the rental market with the Aberdeen average monthly rental sitting £1 below the national average. This current market trend will be monitored in terms of the potential impact on the deliverability and viability of affordable housing developments (across all tenures), particularly in terms of alignment with Scottish Government funding.

## 3. **Delivery**

### 3.1 **SHIP Programme Priorities**

Aberdeenshire Council has developed a programme of affordable housing providing a range of tenures from renting to home ownership, delivered by a range of partners including Registered Social Landlords, private landlords and private developers, effectively seeking to maximise all available funding streams. This programme has been planned so that each development has been placed in the actual year that it could start if resources were available;



RSL - Mid Market Rent					19	12		31	
Low Cost Shared Equity		2	1	11	10	9		33	
<b>Total</b>	<b>16</b>	<b>10</b>	<b>75</b>	<b>11</b>	<b>61</b>	<b>51</b>		<b>224</b>	<b>£28.683</b>
<b>21/22</b>									
Council - Social Rent		60						60	
RSL - Social Rent		129	74	95	105	46		449	
Create Homes Aberdeenshire - Mid Market Rent								0	
RSL - Mid Market Rent					6			6	
Low Cost Shared Equity	3	3	3	43	6	3		61	
<b>Total</b>	<b>3</b>	<b>192</b>	<b>77</b>	<b>138</b>	<b>117</b>	<b>49</b>		<b>576</b>	<b>Not Available</b>
<b>22/23</b>									
Council - Social Rent								0	
RSL - Social Rent	42	32	125	55	106	32		392	
Create Homes Aberdeenshire - Mid Market Rent								0	
RSL - Mid Market Rent					23			23	
Low Cost Shared Equity				1	6	6		13	
<b>Total</b>	<b>42</b>	<b>32</b>	<b>125</b>	<b>56</b>	<b>135</b>	<b>38</b>		<b>428</b>	<b>Not Available</b>
<b>Grand Total</b>	<b>191</b>	<b>401</b>	<b>451</b>	<b>559</b>	<b>631</b>	<b>389</b>		<b>2622</b>	<b>£73.389</b>

3.3 The Council and Registered Social Landlords' new build programmes seek to maximise the delivery of affordable housing through all available funding streams. Partners will continue to investigate and implement new and innovative delivery mechanisms. A small number of landbank sites held by partners will be developed as appropriate; however as noted previously, a significant proportion of current and future programmes will be as a consequence of the Affordable Housing Policy. As such, timing and alignment with Scottish Government funding will be fundamental to the deliverability of our future programme.

#### 3.4 **Aberdeenshire Council – Affordable Housing Reserve Fund**

In order to enable and support the delivery of affordable housing, Aberdeenshire Council have made up to £4m, potentially available to supplement, where appropriate, existing funding streams. Essentially this funding will bridge the gap between total development costs and existing funding stream limitations with potential projects subject to scrutiny and assessment to ensure Best Value. In these instances funding will be awarded where it is considered that without 'gap funding' these developments would

not otherwise proceed. To date £187,000 has been spent supporting the delivery of 41 new affordable homes in Peterhead and Inverurie. A further £2.357million has been committed to several developments across Aberdeenshire which will enable the further delivery of a further 191 units. In order to facilitate a more effective sustained increase in the delivery of affordable housing, it is proposed to use the uncommitted Affordable Housing Reserve Fund monies of £1.375million to act as a 'front-funding' mechanism. Essentially it is proposed that these monies will be used to 'kick-start' new affordable housing projects – both RSL and Council - during 2017/18, with the view that the monies would be repaid during April 2018 once further Scottish Government grant becomes available as part of the Resource Planning Allocations - £25.313 million - for 2018/19. Once the monies have been repaid, these monies then become available to support further affordable housing projects. Internal discussions are ongoing with a view to obtaining the requisite approvals to facilitate this approach.

### 3.5 2nd Homes Council Tax

As at March 2017 just over £15.6m has been collected since 2005, approximately £1.2 million per annum, assisting in the delivery of affordable housing in 29 developments across Aberdeenshire, including Registered Social Landlords and Council new-build. Since 2014 these funds have enabled the delivery of 127 new Council homes with a further 130 units currently programmed. Future funds are fully committed to the Council's New Build programme for the period up to 2019/20.

### 3.6 Developer Obligations – Commuted Payments

Through the Local Development Plan's Affordable Housing Policy, commuted payments are in exceptional circumstances received in lieu of on-site affordable housing provision. Table 3 below identifies funds received to date.

<b>Catchment</b>	<b>Total cash</b>	<b>Paid in</b>	<b>Committed</b>	<b>Expended</b>	<b>Balance</b>
Aberdeenshire	£225,121	£226,471	£0	£226,471	£0
Aboyne	£427,870	£372,317	£144,439	£187,133	£40,745
Alford	£565,028	£546,278	£0	£260,504	£285,774
Banchory	£665,558	£670,454	£0	£259,738	£410,716
Banff	£642,250	£678,057	£0	£214,950	£463,107
Ellon	£504,460	£492,513	£0	£300,589	£191,924
Fraserburgh	£632,982	£578,545	£64,342	£497,072	£17,131
Huntly	£627,476	£592,853	£354,603	£233,000	£5,250
Inverurie	£1,441,757	£1,429,118	£0	£1,421,923	£7,194
Kemnay	£746,604	£778,701	£0	£718,677	£60,024
Mackie (Stonehaven)	£578,275	£578,932	£313,792	£252,122	£13,018
Mearns (Laurencekirk)	£376,755	£370,080	£131,227	£93,291	£145,562

Oldmeldrum	£1,197,781	£1,183,567	£304,680	£870,487	£8,400
Mintlaw	£562,647	£498,887	£85,407	£156,653	£256,827
Peterhead	£430,018	£438,384	£66,386	£362,013	£9,985
Portlethen	£154,805	£150,244	£80,965	£69,279	£0
Turriff	£573,869	£565,866	£246,640	£297,796	£21,430
Westhill	£94,240	£94,240	£0	£94,240	£0
<b>Other Towns/Areas</b>	£310,749	£310,749	£46,850	£104,486	£159,413
<b>LCHO Resales</b>		£305,154			£305,154
<b>LCHO Staircasing</b>		£217,474			£217,474
<b>Total</b>	<b>£11,068,993</b>	<b>£11,389,633</b>	<b>£1,886,181</b>	<b>£6,724,911</b>	<b>£2,778,541</b>

Since 2015 this funding stream has assisted the delivery of 164 new affordable homes across the Council's and Registered Social Landlords' new build programme and 3 homes through private estates. A further 3 homes were purchased from the open market and brought into the Council's housing stock. Priorities for spend of commuted payments are:-

- 1) Council New Build Programme.
- 2) Enabling Registered Social Landlord development programme.
- 3) Enabling empty properties to be brought back into use.
- 4) Enabling delivery of affordable housing through private estates.
- 5) Purchase of open market housing for use as affordable housing; either mainstream or temporary accommodation subject to identified housing need.

### 3.7 Low Cost Shared Equity

Through the Local Development Plan's Affordable Housing Policy, Aberdeenshire Council, in partnership with private developers, deliver low cost homes for sale in the form of shared equity through S75 agreements. The Deed of Conditions ensures that properties remain affordable and providing an element of control over future sales price in the event that any properties are sold. This unsubsidised affordable housing tenure has proved successful with 318 properties sold mainly to first time buyers since 2009.

### 3.8 NHT Council Variant

Create Homes Aberdeenshire (CHA) LLP, the partnership between Aberdeenshire Council and the Scottish Futures Trust Limited, became a registered company in 2015, with the backing of the Scottish Government. With an agreed facility for up to £20m borrowing through Aberdeenshire Council, it delivers mid-market rented accommodation across the shire. CHA has already acquired 39 units across three developments with a further 12 units on site due for completion autumn 2017 and a further 8 units

anticipated for completion winter 2018. Further opportunities continue to be explored and assessed with projects progressing subject to viability. This model enables the delivery of affordable housing without the requirement for Scottish Government grant whilst maintaining a neutral impact on the Housing Revenue Account.

### 3.9 **Open Market Shared Equity**

The Scottish Government's Open Market Shared Equity Scheme (OMSE) through Grampian Housing Association enabled a further 25 households to purchase properties during 2016 to 2017; a total of 126 households accommodated since its inception in 2009/10.

### 3.10 **Help to Buy**

Since 2013 Grampian Housing Association has administered the Scottish Government's Help To Buy scheme across the Grampian area. During 2016-17 fifty-one households have purchased properties in Aberdeenshire. Application numbers continue to remain low due to the reduction in the purchase threshold limit, stricter affordability checks and the local economic downturn in the oil and gas sector.

### 3.11 **Rural Housing Fund**

Scottish Government's Rural Housing Fund aims to increase the availability of affordable housing for rent and sale in rural areas through grants or loans. It is open to a wide range of organisations and seeks to empower communities by helping them to meet local housing need. This funding stream is particularly relevant in predominantly rural Aberdeenshire. Aberdeenshire Council continue to promote this scheme to increase the supply of affordable housing and a few expressions of interests have been noted in the scheme.

### 3.12 **Housing Infrastructure Fund**

As part of the Aberdeen City Region Deal, a £20m Housing Infrastructure Fund has been made available for Aberdeen City and Aberdeenshire to accelerate the delivery of affordable housing in the North East of Scotland. Interest has been noted with regards to seven different sites as detailed in the SHIP xls tables. Officers will continue to work with the interested parties to provide advice and support to maximise any potential opportunities.

### 3.13 **Procurement**

In order to maximise the delivery of affordable housing in the context of Best Value and best practice, existing procurement mechanisms will be considered and where appropriate re-evaluated and improved, which includes examining existing frameworks, collaborating with RSL partners and Aberdeen City Council, as well as exploring innovative delivery mechanisms. As such a Project Team comprising of officers across various disciplines, has been formed to take this forward.

## 4. **Consultation**

- 4.1 This SHIP is produced using the existing partnership approach currently adopted within the Local Housing Strategy; a multi-agency Housing Strategy

Group, an Affordable Housing Forum and an Affordable Housing Delivery Team which all meet on a regular basis. These enable a shared understanding of the issues and challenges and help shape and inform the agreed Local Housing Strategy, the Strategic Outcome Statements and the SHIP.

4.2 Further to the public engagement on the development of the Local Housing Strategy, a number of consultations have taken place to inform this SHIP. These include:

- Discussions with Registered Social Landlord partners, private developers and other services including Planning, Health & Social Care and Property.
- Tenant consultation through a presentation to the relevant Tenant/Officer Function Group as well as information produced through the Local Housing Strategy update newsletter.
- Feedback from the citizens' panel survey of November 2016 to determine priorities for the next Local Housing Strategy.

4.3 This SHIP was also considered and commented upon by the six Area Committees and will be reported to Communities Committee 9th November 2017 for approval.

## 5. **Equalities**

5.1 An Equalities Impact Assessment has been carried out and is included as additional information. Positive impacts have been identified and these link clearly to the strategic outcomes of the Local Housing Strategy as outlined above at 2.1 Local Housing Strategy.

## 6. **Strategic Environmental Assessment**

6.1 A Pre-Screening report was submitted to the SEA Gateway stating that a Strategic Environmental Assessment is not required for the SHIP as it will have no or minimal environmental effects. This has been accepted by the consultation authorities and a copy is attached for information.

## 7. **Outcome**

7.1 The main outcome of this SHIP to enable the delivery of high quality, energy efficient housing. This will be done across a variety of tenures whilst maximising a range of funding streams and delivery options.



## EQUALITY IMPACT ASSESSMENT

Stage 1: Title and aims of the activity (“activity” is an umbrella term covering policies, procedures, guidance and decisions).	
Service	Infrastructure Services (Housing)
Section	Housing Strategy
Title of the activity etc.	Strategic Housing Investment Plan 2018-2023
Aims of the activity	Sets out key investment priorities for affordable housing; demonstrates how these will be delivered; identifies the resources required to deliver these priorities and enables the involvement of key partners.
Author(s) & Title(s)	Elaine Reid Team Leader (Affordable Housing), Laumon Dougall, Affordable Housing Officer and Liz Hamilton, Strategic Housing Officer.
Stage 2: List the evidence that has been used in this assessment.	
Internal data (customer satisfaction surveys; equality monitoring data; customer complaints).	Housing Needs and Demand Assessment (2011) Local Housing Strategy 2012 – 2017  Data collection on waiting list, relets, house sales, housing stock and housing market activity. Analysis of potential housing development opportunities.
Internal consultation with staff and other services affected.	Ongoing consultation with: Housing Options & Homelessness, Asset Management, Tenancy Services, Housing Accountants, Health and Social Care, Legal and Governance, Property – Estates, Quantity Surveying and Architectural Services, Planning, Roads and Landscape Services and Developer Obligations.
External consultation (partner organisations, community groups, and councils).	Scottish Government Private Developers Registered Social Landlords Planning for the Future Tenant Group Tenant Participation Promotion Team As part of the planning process consultation would be carried out with the local community groups
External data (census, available statistics).	Registered Social Landlord stock and relets data

Other (general information as appropriate).	Any properties developed as part of the Strategic Housing Investment Plan 2018-2023, will be allocated in accordance with either Aberdeenshire Council's Allocation Policy or the corresponding Registered Social Landlord Allocation Policy.
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Stage 3: Evidence Gaps.	
Are there any gaps in the information you currently hold?	No

Stage 4: Measures to fill the evidence gaps.		
What measures will be taken to fill the information gaps before the activity is implemented? These should be included in the action plan at the back of this form.	Measures:	Timescale:

Stage 5: Are there potential impacts on protected groups? Please complete for each protected group by inserting "yes" in the applicable box/boxes below.				
	Positive	Negative	Neutral	Unknown
Age – Younger	Yes	Yes		
Age – Older	Yes	Yes		
Disability	Yes	Yes		
Race – (includes Gypsy/Travellers)	Yes	Yes		
Religion or Belief	Yes		Yes	
Gender – male/female	Yes		Yes	
Pregnancy and maternity	Yes		Yes	
Sexual orientation – (includes Lesbian/ Gay/Bisexual)	Yes		Yes	

Gender reassignment – (includes Transgender)	Yes		Yes	
Marriage and Civil Partnership	Yes		Yes	

Stage 6: What are the positive and negative impacts?		
Impacts.	Positive (describe the impact for each of the protected characteristics affected)	Negative (describe the impact for each of the protected characteristics affected)
Please detail the potential positive and/or negative impacts on those with protected characteristics you have highlighted above. Detail the impacts and describe those affected.	Providing affordable housing for those in need including those who fall within the nine Protected Characteristics. It will increase access to affordable housing, well designed and safer communities. It will also contribute to improved health and assist in reducing fuel poverty.	Whilst the Strategic Housing Investment Plan 2018-2023 will deliver affordable housing it will not meet all the identified housing need and this will include households which fall within the nine Protected Characteristics.
	In particular, properties are being developed for older people and those with a disability. The appropriate housing support will also be put in place.	
	Increasing affordable housing supply to ensure everyone will have the option to either rent – social or mid-market - or purchase affordable housing, for those in need including those who fall within the nine Protected Characteristics.	
	Planning has been approved and work is ongoing to develop a stopover site for Gypsies/Travellers	

Stage 7: Have any of the affected groups been consulted?

<p>If yes, please give details of how this was done and what the results were. If no, how have you ensured that you can make an informed decision about mitigating steps?</p>	<p>As part of the development process, consultation will be carried out in accordance with the project timescales to ensure that particular need properties meet the specific needs of the individual households.</p>
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**Stage 8: What mitigating steps will be taken to remove or reduce negative impacts?**

	Mitigating Steps	Timescale
<p>These should be included in any action plan at the back of this form.</p>	<p>The Housing Service will continue to maximise funding streams to optimise the delivery of affordable housing; this may include preparing bids to Scottish Government for further funding, using alternative funding models where appropriate, for example National Housing Trust and providing other affordable housing tenures to address housing need.</p>	<p>Ongoing process</p>
	<p>The Housing Service will continue to identify suitable land for the development of affordable housing through discussions with stakeholders, both internal and external, for example Property Estate, Planning, other public bodies and private developers.</p>	<p>Ongoing process</p>

**Stage 9: What steps can be taken to promote good relations between various groups?**

<p>These should be included in the action plan.</p>	<p>Good planning and design will ensure that all developments within the Strategic Housing Investment Plan 2018-2023 will form part of mixed and sustainable communities, advancing equality of opportunity.</p>
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**Stage 10: How does the policy/activity create opportunities for advancing equality of opportunity?**

<p>Creating mixed and sustainable communities will promote good relations and encourage integration and promote equalities.</p>
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**Stage 11: What equality monitoring arrangements will be put in place?**

These should be included in any action plan (for example customer satisfaction questionnaires).	<p>Equality monitoring is carried out through applications to Apply4Homes.</p> <p>Equality monitoring is carried out through applications for mid-market tenures and affordable to purchase properties.</p> <p>Post occupancy surveys will be carried out. This will include monitoring across the nine Protected characteristics</p>
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Stage 12: What is the outcome of the Assessment?			
Please complete the appropriate box/boxes	<table border="1"> <tr> <td data-bbox="391 421 571 468">1</td> <td data-bbox="571 421 1509 468">No negative impacts have been identified –please explain.</td> </tr> </table>	1	No negative impacts have been identified –please explain.
	1	No negative impacts have been identified –please explain.	
	<table border="1"> <tr> <td data-bbox="391 667 571 792">2</td> <td data-bbox="571 667 1509 792">           Negative Impacts have been identified, these can be mitigated - please explain.            * Please fill in Stage 13 if this option is chosen.         </td> </tr> </table>	2	Negative Impacts have been identified, these can be mitigated - please explain. * Please fill in Stage 13 if this option is chosen.
	2	Negative Impacts have been identified, these can be mitigated - please explain. * Please fill in Stage 13 if this option is chosen.	
<p>The Housing Service will continue to maximise funding streams to optimise the delivery of affordable housing; this may include preparing bids to Scottish Government for further funding, using alternative funding models where appropriate and providing other affordable housing tenures to address housing need.</p> <p>The Housing Service will continue to identify suitable land for the development of affordable housing through discussions with stakeholders, both internal and external, for example Property Estate, Planning, other public bodies, private developers and landowners.</p>			
<table border="1"> <tr> <td data-bbox="391 1128 571 1254">3</td> <td data-bbox="571 1128 1509 1254">           The activity will have negative impacts which cannot be mitigated fully – please explain.            * Please fill in Stage 13 if this option is chosen         </td> </tr> </table>	3	The activity will have negative impacts which cannot be mitigated fully – please explain. * Please fill in Stage 13 if this option is chosen	
3	The activity will have negative impacts which cannot be mitigated fully – please explain. * Please fill in Stage 13 if this option is chosen		

* Stage 13: Set out the justification that the activity can and should go ahead despite the negative impact.
<p>The delivery of the identified projects within the Strategic Housing Investment Plan will meet some of the identified housing need, including those within the protected characteristics groups.</p>

Stage 14: Sign off and authorisation.			
Sign off	<table border="1"> <tr> <td data-bbox="215 2067 496 2150">1) Service and Team</td> <td data-bbox="496 2067 1509 2150">Housing Strategy</td> </tr> </table>	1) Service and Team	Housing Strategy
1) Service and Team	Housing Strategy		

2) Title of Policy/Activity	Strategic Housing Investment Plan 2018-2023	
3) <b>Authors:</b> I/We have completed the equality impact assessment for this policy/activity.	Name: Elaine Reid Position: Team Leader (Affordable Housing) Date: 4 <sup>th</sup> September 2017 Signature:	Name: Laumon Dougall Position: Affordable Housing Officer Date: 4 <sup>th</sup> September 2017 Signature:
	Name: Liz Hamilton Position: Strategic Housing Officer Date: 4 <sup>th</sup> September 2017 Signature:	Name: Position: Date: Signature:
4) Consultation with Service Manager	Name: Alexander MacLeod, Housing Manager, Strategy Date: 4 <sup>th</sup> September 2017  Signature:	
5) Authorisation by Director or Head of Service	Name: Rob Simpson Position: Head of Housing Date: 4 <sup>th</sup> September 2017 Signature	Name: Position: Date:
6) If the EIA relates to a matter that has to go before a Committee, Committee report author sends the Committee Report and this form, and any supporting assessment documents, to the Officers responsible for monitoring and the Committee Officer of the relevant Committee. e.g. Communities Committee.	Date:	
7) EIA author sends a copy of the finalised form to: eia@abdnshire	Date:	
(Equalities team to complete) Has the completed form been published on the website? YES/NO		Date:

Action Plan					
Action	Start	Complete	Lead Officer	Expected Outcome	Resource Implications
Consultation with appropriate stakeholders as part of the development process.	2018	2023	Affordable Housing Development Staff within Aberdeenshire Council and appropriate Registered Social Landlord staff.	Consultation outcomes and feedback will inform the development proposals to ensure appropriate development within the local community to meet housing need.	Within existing resources
Equalities Monitoring is carried out as part of the Apply4Homes process.	2018	Ongoing	Service Development Officer (Options)	Feedback will inform future development proposals and allocations policy.	Within existing resources
Post occupancy surveys will be carried out in accordance with each development	2018	2023	Tenancy Services staff within Aberdeenshire Council and appropriate Registered Social Landlord staff.	Feedback will inform future development proposals.	Within existing resources
Consultation with particular needs households	2018	2023	Affordable Housing Development Staff within Aberdeenshire Council and appropriate Registered Social Landlord staff.	Properties will be developed and delivered which meet the specific needs of those identified particular need households.	Within existing resources
Consultation with Gypsies/Travellers	2018	2023	Minority Ethnic Communities Officer/Gypsy/Traveller Liaison Officer	Feedback will inform future proposals to meet identified need.	Within existing resources