

REPORT TO GARIOCH AREA COMMITTEE – 9 OCTOBER 2018

STRATEGIC HOUSING INVESTMENT PLAN 2019-2024

1 Recommendations

The committee is recommended to provide comments on the draft Strategic Housing Investment Plan 2019 – 2024 to Communities Committee.

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 August 2018. 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 2354 homes, with around 590 potentially suitable for particular needs households, of which 73 wheelchair accessible, could be delivered across Aberdeenshire subject to grant availability and financial capacity. Of these 2354 homes, 446 are proposed for Garioch; 343 for social rent, 25 for mid-market rent and 78 for low cost shared equity as outlined in Table 1 below, with full details available in **Appendix 1**.

Area	BB	B	F	G	KM	M	Aberdeenshire	Scottish Government Resource Planning Allocation £ million
23/24								
Council - Social Rent							0	
RSL - Social Rent	42	65	126	17	12		262	
Create Homes Aberdeenshire - Mid Market Rent	0						0	
RSL - Mid Market Rent	0				11		11	
RSL Low Cost Shared Equity							0	
Aberdeenshire Low Cost Shared Equity	0	2			16	6	24	
Total	42	67	126	17	39	6	297	£30.544
Grand Total	291	363	479	446	508	267	2354	£150.859

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. The local housing market is still 'sluggish' with a negative trend for annual house prices and rental values. This is significant in that 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 and the local housing market. 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 2019-2024)

2.5 The Strategic Housing Investment Plan is being presented to the six area committees for comment. The draft plan will be submitted to Scottish Government 26th October 2018, subject to the approval of Communities Committee 8th November 2018, 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 have been incorporated.

3 Scheme of Governance

3.1 The Committee is able to consider this item in terms of Section B1.2 of the List of Committee Powers of the Scheme of Governance as the committee is

being asked to comment on, and make recommendations to the Communities Committee on a matter which impacts their Area.

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.
- 4.5 The Town Centre First Principle has been embedded throughout the Strategic Housing Investment Plan and a Town Centre Impact Assessment was carried out **Appendix 4** with a potential positive impact noted.

Stephen Archer
Director of Infrastructure Services

Report prepared by Elaine Reid, Team Leader – Affordable Housing
7th September 2018

MORE HOMES DIVISION

STRATEGIC HOUSING INVESTMENT PLAN 2019/20-2023/24

Table 1 - AFFORDABLE HOUSING SUPPLY PROGRAMME - Years 1-5 2019/20-2023/24

LOCAL AUTHORITY: **Aberdeenshire**

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	LCHO - Shared Equity	Total Units	GN	Specialist Provision	Type of Specialist Particular Need (If Known)	Total Units by Type	2019/20	2020/21	2021/22	2022/23	2023/24	TOTAL SITE STARTS OVER PERIOD	2019/20	2020/21	2021/22	2022/23	2023/24	TOTAL AHSP FUNDING REQUIRED OVER SHIP PERIOD
Ballater, Former Outdoor Centre	RHMA	Medium	Grampian HA	27			27	21	6	PD	27	27				27	1.630						1.630
Stonehaven, Ury Estate	AHMA	High	FM Ury/Hillcrest	47			47	34	13	PD	47	47				47	1.760						1.760
Banff, Golden Knowes	RHMA	Medium	Springfield/ RSL	25			25	19	6	PD	25	25				25	0.950						0.950
Kintore, Forest Road	AHMA	Medium	Langstane HA	24			24	16	8	PD	24	24				24	1.160						1.160
Kemnay, Aquithie Road	AHMA	Medium	Sanctuary	48			48	38	10	PD	48	48				48	2.785						2.785
Portsoy, Campbell Hospital	RHMA	Low	Sanctuary	44			44	32	12	PD	44	44				44	1.678						1.678
Portlethen, Coull Cars	AHMA	High	Langstane HA	20			20	12	8	PD	20	20				20	0.832						0.832
Newtonhill, Park Place	AHMA	High	Barratt North Scotland/RSL	27			27	20	7	PD	27	27				27	1.890						1.890
Portlethen, Lonach (Chicken Sheds)	AHMA	High	Stewart Milne Homes/Osprey	11			11	7	4	PD	11	11				11	0.770						0.770
Dunecht, Land to West of Tillybrig	AHMA	Low	Kirkwood/ Osprey	9			9	8	1	PD	9	9				9	0.630						0.630
Fettercairn, Garrol Place	RHMA	Low	Langstane HA	9			9	7	2	PD	9	9				9	0.257						0.257
Peterhead, North Street	RHMA	High	Grampian HA	24			24	12	12	PD	24	24				24	1.283						1.283
Stonehaven, Ury Estate	AHMA	High	FM Ury/Hillcrest	26			26	18	8	PD	26	26				26	1.820						1.820
Stonehaven, Ury Estate	AHMA	High	FM Ury/Hillcrest		12		12	10	2	PD	12	12				12	0.528						0.528
Fraserburgh, Castle Street	RHMA	High	Aberdeenshire Council	6			6	5	1	PD	6	6				6	0.322						0.322
Fraserburgh, Bervie Road	RHMA	High	Aberdeenshire Council	6			6	5	1	PD	6	6				6	0.322						0.322
Fraserburgh, Albert Street	RHMA	High	Aberdeenshire Council	4			4	3	1	PD	4	4				4	0.208						0.208
Fraserburgh, Park Street	RHMA	High	Aberdeenshire Council	8			8	7	1	PD	8	8				8	0.436						0.436
Inverurie, Conglass	AHMA	High	Cala/RSL	14			14	10	4	PD	14	14				14	0.980						0.980
Fraserburgh, Merryhillock	RHMA	High	Claymore Home/ Osprey	32			32	20	12	PD	32	32				32	1.120	1.120					2.240

Port Elphinstone, Blythwood	AHMA	High	Langstane HA	17			17	13	4	PD	17	17					17	0.140					0.140
Inchmarlo, Banchory, Land North of East Mains	AHMA	High	HFM/RSL		12		12	6	6	PD	12	12					12	0.528					0.528
Peterhead, Sovereign Gate	RHMA	High	Muir Group / AC	22			22	16	6	PD	22	22					22	1.540					1.540
Peterhead 51/53 King Street	RHMA	High	Langstane HA	2			2	2	0		2	2					2	0.080					0.080
Peterhead, 9/11 Glebefield Terrace	RHMA	High	Aberdeenshire Council	2			2	1	1	PD	2	2					2	0.140					0.140
Fraserburgh, Cross Street	RHMA	High	Grampian HA	35			35	24	11	PD	35	35					35	0.981					0.981
Banff, Ardannes Brae	RHMA	Medium	Aberdeenshire Council	3			3	3	0		3	3					3	0.171					0.171
Aboyne, Land to West of Castle of Park	RHMA	Medium	Aboyne Castle Estate/RSL	14			14	8	6	PD	14	14					14	0.980					0.980
Laurencekirk, Blackiemuir Avenue (Phase 2)	AHMA	Medium	Muir Group / AC	24			24	16	8	PD	24	24					24	1.368					1.368
Laurencekirk, Conveth Mains	RHMA	Medium	Kirkwood Homes/RSL		11		11	7	4	PD	11	11					11	0.484					0.484
Oldmeldrum Chapel Park	AHMA	Medium	William Lippe/RSL	8			8	8	0		8	8					8	0.560					0.560
Rothienorman, Kinbroom	AHMA	Medium	Aberdeenshire Council	12			12	9	3	PD	12	12					12	0.684					0.684
Chapelton of Elsick	AHMA	Low	Places for People			20	20	20	0	PD	20	20					20	0.560					0.560
Sauchen, Cluny Greens	RHMA	Low	Stewart Milne Homes/ RSL	6			6	5	1	PD	6	6					6	0.420					0.420
Insch, South Road	AHMA	Low	Drumrossie/ Langstane HA	8			8	7	1	PD	8	8					8	0.147					0.147
Hatton The West Church, Main Street	RHMA	Low	Church of Scotland/Grampian HA	20			20	16	4	PD	20	20					20	1.400					1.400
Kincardine O'Neil, land to East and West of Canmore Place	RHMA	Low	Snowdrop Developments/RSL	7			7	3	4	PD	7	4		3			7	0.490					0.490
Lumphanan, Perkhill Road	RHMA	Low	Langstane HA	11			11	6	5	PD	11	11					11	0.500					0.500
Crathes, Land adjoining A957	RHMA	Low	Stewart Milne Homes/RSL	5			5	5	0		5	5					5	0.350					0.350
Auchenblae, Mackenzie Avenue	RHMA	Low	DLB Scotland/ Aberdeenshire Council	6			6	2	4	PD	6	6					6	0.420					0.420
Strachan, Bowbutts Farm	RHMA	Low	Aberdeenshire Council	3			3	3	0		3	3					3	0.151					0.151
Pitmedden Bonnyfarm	AHMA	Low	Kirkwood/Osprey	16			16	14	2	PD	16	16					16	1.120					1.120
Ellon, Former Academy site phase 1	AHMA	High	Aberdeenshire Council/RSL	25			25	21	4	PD	25		25				25	1.175					1.175
Peterhead, Clerkhill Care Village	RHMA	High	Aberdeenshire Council	8			8	0	8	Elderly	8		8				8	0.456					0.456
Port Elphinstone, Blythwood	AHMA	High	Langstane HA	50			50	37	13	PD	50		50				50	3.500					3.500
Inverurie, Hatchery Phase 1 & 2	AHMA	High	Malcolm Allan/RSL	15			15	10	5	PD	15		15				15	1.050					1.050
Peterhead, Wester Clerkhill phase 5	RHMA	High	Claymore Homes/RSL	22			22	16	6	PD	22		22				22	1.540					1.540
Kintore - Town Park	AHMA	High	Scotia Homes/ RSL	20			20	14	6	PD	20		20				20	1.400					1.400
Ellon, Cromleybank	AHMA	High	Scotia Homes/RSL	24			24	16	8	PD/Elderly	24		24				24	1.680					1.680
Blackburn - Site at Blackburn	AHMA	High	Developer/ RSL	25			25	15	10	PD	25		25				25	1.750					1.750
Aboyne, Land to West of Castle of Park	RHMA	Medium	Aboyne Castle Estate/RSL	14			14	10	4	PD	14		14				14	0.980					0.980
Balmedie, Egie Farm, - Phase 1	AHMA	Medium	Castlehill HA	30			30	23	7	PD	30		30				30	2.100					2.100
Macduff, Fyfe Street	RHMA	Medium	Langstane HA	26			26	20	6	PD	26		26				26	1.820					1.820
Huntly, former depot site, King Street	RHMA	Medium	Aberdeenshire Council	14			14	10	4	PD	14		14				14	0.798					0.798
Mintlaw, Nether Aden	RHMA	Medium	Castlehill HA	25			25	17	8	PD	25		25				25	1.750					1.750
Blairs, Blairs College Estate	AHMA	Low	Hermiston Securities/Muir Group/RSL		18		18	12	6	PD	18		18				18	0.792					0.792

St Cyrus, M1 site	RHMA	Low	Snowdrop/RSL	21			21	11	10	PD	21		10	11			21		0.700	0.700			1.400
Tarves Duthie Road	AHMA	low	Scotia/RSL	12			12	12	0		12		12				12		0.840				0.840
Ellon, Former Academy site phase 2	AHMA	High	Aberdeenshire Council	25			25	0	25	LD	25			25			25			1.175			1.175
Ellon, Cromleybank	AHMA	High	Scotia Homes/RSL	24			24	16	8	PD/Elderly	24			24			24			1.680			1.680
Peterhead, Clerkhill Phase 3	RHMA	High	Aberdeenshire Council	26			26	22	4	PD	26			26			26			1.482			1.482
Portlethen, Leathan Fields	AHMA	High	Stewart Milne Homes/RSL	30			30	23	7	PD	30			15	15		30			1.050	1.050		2.100
Portlethen, Leathan Fields	AHMA	High	Stewart Milne Homes/RSL		14		14	10	4	PD	14			8	6		14			0.352	0.265		0.617
Peterhead, Wester Clerkhill phase 5	RHMA	High	Claymore Homes/RSL	11			11	9	2	PD	11			11			11			0.770			0.770
Newmachar, Hillbrae, Kingseat Road	AHMA	Medium	Stewart Milne Homes/ RSL	28			28	16	12	PD	28			28			28			1.960			1.960
Alford, Academy	RHMA	Medium	Aberdeenshire Council	30			30	25	5	PD	30			30			30			1.360			1.360
Laurencekirk, Conveth Mains	AHMA	Medium	Kirkwood Homes/RSL	17			17	10	7	PD	17			17			17			1.190			1.190
Banff, Golden Knowes	RHMA	Medium	Springfield/RSL	15			15	11	4	PD	15			15			15			1.050			1.050
Turriff, EH1 and H1 North of Shannocks View	RHMA	Medium	Springfield/ Langstane HA	40			40	31	9	PD	40			40			40			2.800			2.800
Balmedie Egie Farm, Phase 2	AHMA	Medium	Castlehill H.A	30			30	23	7	PD	30			30			30			2.100			2.100
Kintore, Land to East of Kintore	AHMA	Medium	Barratts/Kirkwood/ Malcolm Allan/ RSL	50			50	38	12	PD	50			25	25		50			1.750	1.750		3.500
Kintore, Land to East of Kintore	AHMA	Medium	Barratts/Kirkwood/ Malcolm Allan/ RSL		25		25	25	0		25			25			25			1.100			1.100
Huntly, OP4 & OP5	RHMA	Medium	Springfield Properties/RSL	40			40	26	14	PD	40			20	20		40			1.400	1.400		2.800
Laurencekirk, Conveth Mains	AHMA	Medium	Kirkwood Homes/RSL		11		11	7	4	PD	11			11			11			0.484			0.484
Chapelton of Elsick	AHMA	Low	Places for People	20			20	13	7	PD	20			20			20			0.560			0.560
Crimmond, The Reisk	RHMA	Low	David Gault Agent/RSL	8			8	4	4	PD	8			8			8			0.560			0.560
Sauchen	RHMA	Low	Stewart Milne Homes/RSL	12			12	10	2	PD	12			12			12			0.840			0.840
Tarves, West of Braiklay Croft Duthie Road	AHMA	Low	Haddo Estate/RSL	3			3	3	0	PD	3			3			3			0.210			0.210
Tarves Duthie Road	AHMA	low	Scotia/RSL	12			12	12	0		12			12			12			0.840			0.840
Blackdog, M1	AHMA	High	Kirkwood Homes/Osprey	20			20	16	4	PD	20			20			20				1.400		1.400
Fraserburgh, Kirkton	RHMA	High	Colaran Homes/ RSL	30			30	20	10	PD	30			30			30				2.100		2.100
Ellon, Cromleybank	AHMA	High	Scotia Homes/RSL	24			24	16	8	PD	24			24			24				1.680		1.680
Banchory, South of Hill of Banchory	AHMA	High	Bancon/RSL	24			24	14	10	PD	24			24			24				1.680		1.680
Laurencekirk, Conveth Mains	AHMA	Medium	Kirkwood Homes/RSL	27			27	17	10	PD	27			27			27				1.890		1.890
Balmedie Egie Farm, Phase 3	AHMA	Medium	Castlehill H.A	30			30	23	7	PD	30			30			30				2.100		2.100
Laurencekirk, NE of Fordoun Road	AHMA	Medium	Barratts/RSL	20			20	12	8	PD	20			20			20				1.400		1.400
Mintlaw, North Woods	RHMA	Medium	Colaren/RSL	32			32	21	11	PD	32			32			32				2.240		2.240
Mintlaw, Nether Aden	RHMA	Medium	Castlehill HA	25			25	17	8	PD	25			25			25				1.750		1.750
Cruden Bay, M1	RHMA	Medium	Claymore Homes/RSL	25			25	20	5	PD	25			25			25				1.750		1.750
Chapelton of Elsick	AHMA	Low	Places for People		12		12	8	4	PD	12			12			12				0.552		0.552
Chapelton of Elsick	AHMA	Low	Places for People			8	8	8	0	PD	8			8			8				0.304		0.304
Edzell, Former Air base	RHMA	Low	Carnegie Base Services	12			12	8	4	PD	12			12			12				0.840		0.840

St Combs, Land off High Street	RHMA	Low	Claymore Homes/AC	4			4	4	0	PD	4				4		4				0.228		0.228
St. Combs	RHMA	Low	Aberdeenshire Council	30			30	21	9	PD	30				30		30				1.710		1.710
Blackdog, M1	AHMA	High	Kirkwood Homes/RSL	42			42	33	9	PD	42					42	42					2.940	2.940
Port Elphinstone, Crichtiebank	AHMA	High	Dandara/ RSL	17			17	13	4	PD	17					17	17					1.190	1.190
Peterhead, ALDP site M1 South Ugie Village	RHMA	High	Baxter Designs/RSL	25			25	18	7	PD	25					25	25					1.750	1.750
Ellon, Cromleybank	AHMA	High	Scotia Homes/RSL	24			24	16	8	PD/Elderly	24					24	24					1.680	1.680
Peterhead, Sovereign Gate phase 2	RHMA	High	Muir Group / AC	18			18	13	5	PD	18					18	18					1.260	1.260
Peterhead, Wester Clerkhill phase 5	RHMA	High	Claymore Homes/RSL	22			22	16	6	PD	22					22	22					1.540	1.540
Turriff, M1	RHMA	Medium	Jim Ironside/RSL	30			30	25	5	PD	30					30	30					2.100	2.100
Banff, Depot Tannery Street	RHMA	Medium	RSL	30			30	24	6	PD	30					30	30					2.100	2.100
Edzell, Former Air base	RHMA	Medium	Carnegie Base Services	12			12	8	4	PD	12					12	12					0.840	0.840
Turriff, EH1 and H1 North of Shannocks View	RHMA	Medium	Springfield/ Langstane HA	30			30	18	12	PD	30					30	30					2.100	2.100
Laurencekirk, Conveth Mains	AHMA	Medium	Kirkwood Homes/RSL		11		11	7	4	PD	11					11	11					0.484	0.484
Cairnbulg, Westhaven	RHMA	Low	Claymore Homes/ RSL	12			12	8	4	PD	12					12	12					0.840	0.840
Total				1949	126	28	2103	1500	603	0	2103	684	338	419	389	273	2103	34.575	23.451	25.413	26.089	18.824	128.352

Summary	Units started	Units completed	SG Funding	RPA
2019/20	126	382	34.575	28.683
2020/21	28	398	23.451	30.544
2021/22	2103	441	25.413	30.544
2022/23	1500	370	26.089	30.544
2023/24	603	512	18.824	30.544
TOTALS	4360	2103	128.352	150.859

MORE HOMES DIVISION

STRATEGIC HOUSING INVESTMENT PLAN 2019/20-2023/24

Table 2 - HOUSING INFRASTRUCTURE FUND (HIF) PROJECTS

Grant or Loan - Any which state a mixed

TABLE 2.1 - GRANT PROJECTS

PROJECT	PRIORITY Low / Medium / High	APPLICANT	PLANNING	DOES APPLICANT	CURRENT SITE	BRIEF DESCRIPTION OF WORKS FOR WHICH	HOUSING										GRANT					CAPACITY - UNITS NOT							
							AFFORDABLE				MARKET		PRIVATE				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			
Peterhead - Clerkhill	High	Aberdeenshire Council	Greenfield Site. Planning Consent in Place for 31 Units	Yes	Aberdeenshire Council	Lime Stabilisation to Ensure Developable Ground Conditions; Drainage Infrastructure outwith Site. Extended SUDS basin due to Ground Conditions.	31	0	0	0	31	0	0	0	0	0	0	0	0	0	0	0.775	0.000	0.000	0.000	0.775	34		The affordable housing will comprise 31 units for affordable social rent including provision for particular needs tenants.
Nether Aden Mintlaw	Medium	Castlehill Housing Association	Greenfield site PPIP granted for 73 units	Yes	Castlehill Housing Association	Development cannot proceed unless Newlands Road is completed linking Station Road with the existing housing. There are further infrastructure costs associated with the development for drainage, residential streets, sewers, service connections, pavements and paths.			30	43	73					0						0.000	0.000	0.522	0.000	0.522	43		Potential site for 73 Affordable units.
Eige Farm Balmedie	High	Castlehill Housing Association	Greenfield site PPIP submitted	Yes	Y - Phase 1 in the ownership of Castlehill Housing Association. Part of future development land is owned by Aberdeenshire Council.	In developing the first phase of this development the infrastructure will be developed to accommodate the wider development totalling 220 units. There are additional costs related to the drainage infrastructure required to be developed along with phase 1. This site is connected to an existing housing estate and two access points will be required for the development and this will be an additional cost to be funded for the first phase of the development.			30	60	90	0	0	50	20	70						0.000	0.000	0.450	0.450	0.900	50		Site for 220 units of Affordable and Market housing.
										0						0									0.000				
Total							31	0	60	103	194	0	0	50	20	70	0	0	0	0	0	0.775	0.000	0.972	0.450	2.197	4		

TABLE 2.2 - LOAN PROJECTS

PROJECT	PRIORITY Low / Medium / High	APPLICANT	PLANNING	DOES APPLICANT	CURRENT SITE	BRIEF DESCRIPTION OF WORKS FOR WHICH	HOUSING										FUNDING					CAPACITY - UNITS NOT							
							AFFORDABLE				MARKET		PRIVATE				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										0.000			
											0					0										0.000			
											0					0										0.000			
Total							0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.000	0.000	0.000	0.000	0.000	0		

MORE HOMES DIVISION

**STRATEGIC HOUSING
INVESTMENT PLAN
2019/20-2023/24**

Table 3 - POTENTIAL HIF

LOCAL AUTHORITY:

PROJECT	SUB-AREA	PRIORITY Low / Medium / High	DEVELOPER	UNITS -				UNITS -				UNITS -				UNIT SITE STARTS				SG AHSP FUNDING REQUIREMENT (£0.000M)						
				Social Rent	Mid Market Rent	LCHO - Shared Equity	Total Units	Rehab	Off the Shelf	NB	Total Units	GN	Specialist Provision	Type of Specialist Particular Need (If Known)	Total Units by Type	2018/19	2019/20	2020/21	POST 2020/21	TOTAL SITE STARTS OVER PERIOD OF SHIP	2018/19	2019/20	2020/21	POST 2020/21	TOTAL AHSP FUNDING REQUIRED OVER SHIP PERIOD	
Peterhead - Clerkhill	RHMA	High	Aberdeenshire Council	30			30			30	30	22	8		30	Pre					0	1.710				1.710
Mintlaw	RHMA	Medium	Castlehill Housing Association	60			60			60	60	50	10	PD and Elderly	60			25	25	50			1.750	1.750	3.500	
Balmedie	AHMA	High	Castlehill Housing Association	90			90			90	90	74	16	PD	90			30	60	90			2.100	4.200	6.300	
							0				0				0					0					0.000	
							0				0				0					0					0.000	
							0				0				0					0					0.000	
Total				180	0	0	180	0	0	180	180	146	34	0	180	0	0	55	85	140	1.710	0.000	3.850	5.950	11.510	

Drop Down Table Values	
Numerical Value	Geographic Code
1	West Highland/Island Authorities/Remote/Rural Argyll -RSL - SR - Greener RSL - SR - Greener
2	West Highland/Island Authorities/Remote/Rural Argyll RSL - SR - Other
3	Other Rural RSL - SR - Greener
4	Other Rural RSL - SR - Other
5	City and Urban RSL - SR - Greener
6	City and Urban RSL - SR - Other
7	All RSL - Mid-Market Rent - Greener
8	All RSL - Mid-Market Rent - Other
9	All Council - SR - Greener
10	All Council -SR - Other

MORE HOMES DIVISION

STRATEGIC HOUSING INVESTMENT PLAN 2019/20-2023/24

LOCAL AUTHORITY: Aberdeenshire

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

PROJECT ADDRESS	SUB-AREA	DEVELOPER	FUNDING SUPPORT SOURCE	APPROVAL DATE	UNIT START					TOTAL	NON SG FUNDING TOTAL £0.000M	OTHER NON-AHSP SG FUNDING (IF APPLICABLE) £0.000M	TOTAL FUNDING £0.000M
					Financial Year (Actual or Estimated)	2019/20	2020/21	2021/22	2022/23				
Inverurie, Mortimers Lane	AHMA	William Lippe	S75 Agreement	19/20	1					1			0.000
Fraserburgh, Castlebar	RHMA	Castlehomes Ltd	S75 Agreement	19/20	1					1			0.000
Fraserburgh, Mid Street	RHMA	J Willox Car Sales	S75 Agreement	19/20	1					1			0.000
Inverurie, Middlemuir Road	AHMA	Craigdon Construction	S75 Agreement	19/20	3					3			0.000
Newtonhill, Park Place	AHMA	Barratt North Scotland	S75 Agreement	19/20	3					3			0.000
Stonehaven, 12 David Street	AHMA	West Coast Estates Ltd	S75 Agreement	19/20	1					1			0.000
Ellon Land to the North of Waterton House	AHMA	William Lippe	S75 Agreement	19/20	2					2			0.000
Peterhead, Sovereign Gate	RHMA	Muir Group	S75 Agreement	19/20	3					3			0.000
Macduff, 20/22 Market Street & 6 Skene Street	RHMA	Elaine Duthie	S75 Agreement	19/20	2					2			0.000
Inverbervie, Spring Works	RHMA	Bruce Developments	S75 Agreement	19/20	7					7			0.000

Aboyne, land to West of Castle Park	RHMA	AJC Homes Scotland	S75 Agreement	19/20	4					4			0.000
Laurencekirk, South of Blackiemuir Avenue	RHMA	Muir Group	S75 Agreement	19/20	4					4			0.000
Huntly, Strathbogie Hotel	RHMA	Charles McCall Smith	S75 Agreement	19/20	1					1			0.000
Alford, Vale Hotel	RHMA	N &MLD Ltd	S75 Agreement	19/20	1					1			0.000
Longside, Bridgend Farm	RHMA	Taylor Design	S75 Agreement	19/20	2					2			0.000
Ladysbridge	RHMA	Alasdair Ramsay	S75 Agreement	19/20	3					3			0.000
Marykirk, Wester Balmanno Way	RHMA	FM Property	S75 Agreement	19/20	8					8			0.000
Kingseat, Kingseat Farm	AHMA	Buchan Property Holdings	S75 Agreement	19/20	1					1			0.000
Kingseat, Marshall McKenzie Road	AHMA	William Lippe	S75 Agreement	19/20	4					4			0.000
Strachan, Gateside Farm	RHMA	Castleglen	S75 Agreement	19/20	3					3			0.000
Finzean, Hall Wood	RHMA	AJC	S75 Agreement	19/20	2					2			0.000
Aberchirder	RHMA	EWTD properties ltd	S75 Agreement	19/20	3					3			0.000
Drumoak, Irvine Arms	AHMA	The Firm of the Irvine Arms	S75 Agreement	19/20	3					3			0.000
Inverbervie, Former Nicholsons Dairy	AHMA	Alan Dow Investments	S75 Agreement	19/20	1					1			0.000
Westhill, South of Strawberry Field Road	AHMA	Mr Williamson	S75 Agreement	20/21					2				0.000
Stonehaven, Ury Estate	AHMA	FM Ury	S75 Agreement	20/21					6				0.000
Inverurie, North Street	AHMA	William Lippe	S75 Agreement	20/21					4				0.000
Ellon, Cromleybank	AHMA	Scotia Homes	S75 Agreement	20/21					1				0.000
Inchmarlo, Land North of East mains	AHMA	HFM	S75 Agreement	20/21					8				0.000
Blackburn	AHMA	Developer	S75 Agreement	20/21					7				0.000
Aboyne, land to West of Castle Park	RHMA	AJC Homes Scotland	S75 Agreement	20/21					4				0.000
Alford, Greystone Road	RHMA	Stewart Milne Homes	S75 Agreement	20/21					1				0.000

Newburgh, Toors O'Ythan Culterty	AHMA	Nicolas Schellingburg	S75 Agreement	20/21		3				3		0.000
Kincardine O'Neil, land to East and West of Canmore Place	RHMA	Snowdrop Developments	S75 Agreement	20/21		3				3		0.000
Alford, Gordons of Alford	RHMA	James A Gordon &son	S75 Agreement	20/21		3				3		0.000
Drumoak, H1 site	AHMA	Stewart Milne Homes	S75 Agreement	20/21		2				2		0.000
Cairnie, site to East of Cruickshank Terrace	RHMA	Strathdee properties Ltd	S75 Agreement	20/21		2				2		0.000
Luthermuir, School Road	RHMA	Fotheringham Property Developments Ltd	S75 Agreement	20/21		2				2		0.000
Drumlithie, Land to South and East of Bowling Club	RHMA	Peterkin Homes	S75 Agreement	20/21		1				1		0.000
Boddam, land at Inchmore Gardens	RHMA	William Lippe Architects	S75 Agreement	20/21		2				2		0.000
Fettercairn, Fasque Estate	RHMA	Mr Dick Reid	S75 Agreement	20/21		4				4		0.000
Braemar, West of Kindrochit Court	RHMA	Braemar Community Ltd	Rural Housing Fund	20/21		11				11		0.000
Tarland, Village farm	RHMA	The Tarland Group/McRobert Trust	Rural Housing Fund	20/21		7				7		0.000
Kirkton of Maryculter	AHMA	Goldcrest Highland Ltd	S75 Agreement	20/21		1				1		0.000
Tarves Duthie Road	AHMA	Scotia	S75 Agreement	20/21		4				4		0.000
Udny Green Site to South of Udny Green School	AHMA	Robin Sutherland Architecture	S75 Agreement	20/21		3				3		0.000
Newmachar, Hillbrae	AHMA	Stewart Milne Homes	S75 Agreement	21/22			4	6		10		0.000
Ellon, Cromleybank	AHMA	Scotia Homes -	S75 Agreement	21/22			1			1		0.000
Inverurie - Former Foundry	AHMA	Malcolm Allan	S75 Agreement	21/22			2			2		0.000
Aboyne, land to West of Castle Park	RHMA	AJC Homes Scotland	S75 Agreement	21/22			6			6		0.000
Turriff, Land at Castlehill	RHMA	Alasdair Ramsay	S75 Agreement	21/22			2			2		0.000
Rathen, Site North West of Roseacre	RHMA	Colaren Homes	S75 Agreement	21/22			2			2		0.000
Portsoy, 43 Seafiel Street	RHMA	Mr John Wilkinson	S75 Agreement	21/22			1			1		0.000
Rhynie, Essie Road	RHMA	George Beverly	S75 Agreement	21/22			3			3		0.000

Aberchirder, Grampian McLennan Yard	RHMA	Grampian McLennans	S75 Agreement	21/22				2			2			0.000		
Kintore, Land to East	AHMA	Barratt Homes/ Malcolm Allan/Kirkwood Homes	S75 Agreement	22/23				12	13		25			0.000		
Port Elphinstone, Crichtiebank	AHMA	Dandara	S75 Agreement	22/23				10	8		18			0.000		
Aboyne, land to West of Castle Park	RHMA	AJC Homes Scotland	S75 Agreement	22/23				4			4			0.000		
New Deer, Auchreddie Road East	RHMA	Baxter Design	S75 Agreement	22/23				3			3			0.000		
Oldmeldrum Meldrum Motors Market Square	AHMA	Tinto Architecture	S75 Agreement	22/23				2			2			0.000		
Chapel of Garioch, Land at Pitbee	AHMA	James Burges Lumsden	S75 Agreement	22/23				1	0		1			0.000		
Banchory, South of Hill of Banchory	AHMA	Bancon	S75 Agreement	23/24					6		6			0.000		
Peterhead, Sovereign Gate	RHMA	Muir Group	S75 Agreement	23/24					2		2			0.000		
Laurencekirk, Land to North East fordoun Road	RHMA	Barratt North Scotland	S75 Agreement	23/24					4		4			0.000		
Edzell, Former Air Base	AHMA	Carnegie Base Services	S75 Agreement	23/24					6		6			0.000		
Laurencekirk, adjacent to Gauger Burn	RHMA	Scotia	S75 Agreement	23/24					6		6			0.000		
Total								64	81	23	38	45	251	0.000	0.000	0.000

MORE HOMES DIVISION	
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HOUSING

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 - 2016/17	2.390		
2016/17	1.595	£0.000	3.985
2017/18	1.243	£3.182	2.046

TABLE 5.2: DEVELOPER CONTRIBUTIONS (£0.000M)

	SUMS		UNITS			UNITS TOTAL
	RAISED OR IN HAND	USED TO ASSIST HOUSING	SUM CARRIED FORWARD TO SUBSEQUENT YEARS	AFFORDABLE UNITS FULLY FUNDED FROM	UNITS PARTIALLY ASSISTED FROM CONTRIBUTIONS	
PRE - 2016/17	£3.145					
2016/17	£0.887	£0.362	3.670	2	71	73
2017/18	£0.436	£0.734	3.372	1	96	97

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

RSL - Mid Market Rent				25	25		50	
RSL Low Cost Shared Equity							0	
Aberdeenshire Low Cost Shared Equity	5		3	12		9	29	£30.544
Total	20	45	137	127	92	79	500	
Area	BB	B	F	G	KM	M	Aberdeenshire	Scottish Government Resource Planning Allocation £ million
22/23								
Council - Social Rent		34					34	
RSL - Social Rent	30	82	74		59	24	269	
Create Homes Aberdeenshire - Mid Market Rent							0	
RSL - Mid Market Rent					12		12	
RSL Low Cost Shared Equity					8		8	
Aberdeenshire Low Cost Shared Equity		3	2	44		4	53	£30.544
Total	30	119	76	44	79	28	376	
Area	BB	B	F	G	KM	M	Aberdeenshire	Scottish Government Resource Planning Allocation £ million
23/24								
Council - Social Rent							0	
RSL - Social Rent	42	65	126	17	12		262	
Create Homes Aberdeenshire - Mid Market Rent	0						0	
RSL - Mid Market Rent	0				11		11	
RSL Low Cost Shared Equity							0	
Aberdeenshire Low Cost Shared Equity	0	2			16	6	24	£30.544
Total	42	67	126	17	39	6	297	
Grand Total	291	363	479	446	508	267	2354	£150.859

Banff & Buchan

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	LCHO - Shared Equity	Total Units	GN	Specialist Provision	Type of Specialist Particular Need (If Known)	Total Units by Type	2019/20	2020/21	2021/22	2022/23	2023/24	TOTAL SITE STARTS OVER PERIOD OF SHIP	2019/20	2020/21	2021/22	2022/23	2023/24	TOTAL AHSP FUNDING REQUIRED OVER SHIP PERIOD	
Banff, Golden Knowes	RHMA	Medium	Springfield/ RSL	25			25	19	6	PD	25	25					25	0.950						0.950
Portsoy, Campbell Hospital	RHMA	Low	Sanctury	44			44	32	12	PD	44	44					44	1.678						1.678
Fraserburgh, Castle Street	RHMA	High	Aberdeenshire Council	6			6	5	1	PD	6	6					6	0.322						0.322
Fraserburgh, Bervie Road	RHMA	High	Aberdeenshire Council	6			6	5	1	PD	6	6					6	0.322						0.322
Fraserburgh, Albert Street	RHMA	High	Aberdeenshire Council	4			4	3	1	PD	4	4					4	0.208						0.208
Fraserburgh, Park Street	RHMA	High	Aberdeenshire Council	8			8	7	1	PD	8	8					8	0.436						0.436
Fraserburgh, Merryhillock	RHMA	High	Claymore Home/ Osprey	32			32	20	12	PD	32	32					32	1.120	1.120					2.240
Fraserburgh, Cross Street	RHMA	High	Grampian HA	35			35	24	11	PD	35	35					35	0.981						0.981
Banff, Ardannes Brae	RHMA	Medium	Aberdeenshire Council	3			3	3	0		3	3					3	0.171						0.171
Macduff, Fyfe Street	RHMA	Medium	Langstane HA	26			26	20	6	PD	26		26				26		1.820					1.820
Banff, Golden Knowes	RHMA	Medium	Springfield/RSL	15			15	11	4	PD	15			15			15				1.050			1.050
Fraserburgh, Kirkton	RHMA	High	Colaran Homes/ RSL	30			30	20	10	PD	30				30		30				2.100			2.100
Banff, Depot Tannery Street	RHMA	Medium	RSL	30			30	24	6	PD	30					30	30					2.100		2.100
Cairnbulg, Westhaven	RHMA	Low	Claymore Homes/ RSL	12			12	8	4	PD	12				12	12						0.840		0.840
Total				276	0	0	276	201	75	0	276	163	26	15	30	42	276	6.188	2.940	1.050	2.100	2.940		15.218

Buchan

PROJECT	SUB-AREA	PRIORITY	DEVELOPER	UNITS - TENURE				UNITS - TYPE				UNITS SITE STARTS						SG AHSP FUNDING REQUIREMENT (£0.000M)						
				Social Rent	Mid Market Rent	LCHO - Shared Equity	Total Units	GN	Specialist Provision	Type of Specialist Particular Need (If Known)	Total Units by Type	2019/20	2020/21	2021/22	2022/23	2023/24	TOTAL SITE STARTS OVER PERIOD OF SHIP	2019/20	2020/21	2021/22	2022/23	2023/24	TOTAL AHSP FUNDING REQUIRED OVER SHIP PERIOD	
Peterhead, North Street	RHMA	High	Grampian HA	24			24	12	12	PD	24	24						24	1.283					1.283
Peterhead, Sovereign Gate	RHMA	High	Muir Group / AC	22			22	16	6	PD	22	22						22	1.540					1.540
Peterhead 51/53 King Street	RHMA	High	Langstane HA	2			2	2	0		2	2						2	0.080					0.080
Peterhead, 9/11 Glebefield Terrace	RHMA	High	Aberdeenshire Council	2			2	1	1	PD	2	2						2	0.140					0.140
Hatton The West Church, Main Street	RHMA	Low	Church of Scotland/Grampian HA	20			20	16	4	PD	20	20						20	1.400					1.400
Peterhead, Clerkhill Care Village	RHMA	High	Aberdeenshire Council	8			8	0	8	Elderly	8		8					8		0.456				0.456
Peterhead, Wester Clerkhill phase 5	RHMA	High	Claymore Homes/RSL	22			22	16	6	PD	22		22					22		1.540				1.540
Mintlaw, Nether Aden	RHMA	Medium	Castlehill HA	25			25	17	8	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, Wester Clerkhill phase 5	RHMA	High	Claymore Homes/RSL	11			11	9	2	PD	11			11				11			0.770			0.770
Crimmond, The Reisk	RHMA	Low	David Gault Agent/RSL	8			8	4	4	PD	8			8				8			0.560			0.560
Mintlaw, North Woods	RHMA	Medium	Colaren/RSL	32			32	21	11	PD	32				32			32				2.240		2.240
Mintlaw, Nether Aden	RHMA	Medium	Castlehill HA	25			25	17	8	PD	25				25			25				1.750		1.750
Cruden Bay, M1	RHMA	Medium	Claymore Homes/RSL	25			25	20	5	PD	25				25			25				1.750		1.750
St Combs, Land off High Street	RHMA	Low	Claymore Homes/AC	4			4	4	0	PD	4				4			4				0.228		0.228
St. Combs	RHMA	Low	Aberdeenshire Council	30			30	21	9	PD	30				30			30				1.710		1.710
Peterhead, ALDP site M1 South Ugie Village	RHMA	High	Baxter Designs/RSL	25			25	18	7	PD	25					25		25					1.750	1.750
Peterhead, Sovereign Gate phase 2	RHMA	High	Muir Group / AC	18			18	13	5	PD	18					18		18					1.260	1.260
Peterhead, Wester Clerkhill phase 5	RHMA	High	Claymore Homes/RSL	22			22	16	6	PD	22					22		22					1.540	1.540
Total				351	0	0	351	245	106	0	351	70	55	45	116	65	351	4.443	3.746	2.812	7.678	4.550	23.229	

Formartine

PROJECT	SUB-AREA	PRIORITY	DEVELOPER	UNITS - TENURE					UNITS - BUILT FORM	NUMBER OF BEDROOMS					PROPERTY TYPE							UNITS - TYPE	GREENER STANDARDS	APPROVAL DATE	UNITS - SITE STARTS					UNITS - COMPLETIONS	SG AHSP FUNDING REQUIREMENT (€0.000M)					TOTAL AHSP FUNDED OVER SHIP PERIOD	STATUS	REFERENCE															
				Social Rent	Mid Market Rent	LCHO - Shared Equity	LCHO - Shared Ownership	LCHO - Improvement for Sale		PSR	Total Units	Refurb	Off the Shelf	NB	Total Units	1	2	3	4	5+	Detached				Semi Detached	Mid Terrace	End Terrace	Bungalow	Flat		GN	Specialist Provision	Type of Specialist Particular Need (if Known)	Total Units by Type	Enter Y or N				Financial Year (Estimated or Actual)	2019/20	2020/21	2021/22	2022/23	2023/24	TOTAL SITE STARTS OVER PERIOD OF SHIP	2019/20	2020/21	2021/22	2022/23	2023/24	TOTAL COMPLETIONS OVER PERIOD OF SHIP	2019/20	2020/21
Oldmeldrum Chapel Park	AHMA	Medium	William Lippe/RSL	8							8	8	4	2	2	0	0	0	4	0	0	4	9	3	PD	12	N	19/20	8						8	8					0.560					0.560	F	S75B					
Rothienorman, Kinbroom	AHMA	Medium	Aberdeenshire Council	12							12	12	4	4	4	0	0	0	4	2	2	0	4	9	3	PD	12	N	19/20	12						12	12					0.684					0.684	F	CGF				
Pitmadden Bonnyfarn	AHMA	Low	Kirkwood/Osprey	16							16	16	4	4	7	1	0	0	12	0	0	0	4	14	2	PD	16	N	19/20	16						16	16	16							1.120					1.120	F	RSL	
Ellon, Former Academy site phase 1	AHMA	High	Aberdeenshire Council/RSL	25							25	25	10	4	9	2	0	1	10	2	2	0	10	21	4	PD	25	N	20/21							25		25							1.175					1.175	F	CHRA	
Ellon, Cromleybank	AHMA	High	Scotia Homes/RSL	24							24	24	8	10	5	1	0	0	6	2	2	2	12	16	8	PD/Elderly	24	N	20/21							24		24							1.680					1.680	F	S75B	
Balmedie, Egie Farm, - Phase 1	AHMA	Medium	Castlehil HA	30							30	30	8	10	10	2	0	0	14	2	2	2	10	23	7	PD	30	N	20/21							30									2.100					2.100	F	CHRA	
Tarves Duthie Road	AHMA	low	Scotia/RSL	12							12	12	4	5	3	0	0	0	4	2	2	0	4	12	0		12	N	20/21							12									0.840					0.840	F	S75B	
Ellon, Former Academy site phase 2	AHMA	High	Aberdeenshire Council	25							25	25	25	0	0	0	0	0	0	0	0	0	25	0	25	LD	25	N	21/22							25									1.175					1.175	F	CHRA	
Ellon, Cromleybank	AHMA	High	Scotia Homes/RSL	24							24	24	8	10	5	1	0	0	6	2	2	2	12	16	8	PD/Elderly	24	N	21/22							24		24							1.680					1.680	F	S75B	
Turriff, EH1 and H1 North of Shanrocks View	RHMA	Medium	Springfield/ Langstane HA	40							40	40	14	10	14	2	0	0	18	4	2	2	14	31	9	PD	40	N	21/22							40									2.800					2.800	F	S75B	
Balmedie Egie Farm, Phase 2	AHMA	Medium	Castlehil H.A	30							30	30	8	10	10	2	0	0	14	2	2	2	10	23	7	PD	30	N	21/22							30									2.100					2.100	F	CHA	
Tarves, West of Braiklay Croft Duthie Road	AHMA	Low	Haddo Estate/RSL	3							3	3	0	3	0	0	0	0	0	1	2	0	0	3	0	PD	3	N	21/22							3									0.210					0.210	F	S75B	
Tarves Duthie Road	AHMA	low	Scotia/RSL	12							12	12	4	5	3	0	0	0	4	2	2	0	4	12	0		12	N	21/22							12									0.840					0.840	F	S75B	
Blackdog, M1	AHMA	High	Kirkwood Homes/Osprey	20							20	20	8	6	6	0	0	0	6	4	2	0	8	16	4	PD	20	N	22/23							20									1.400					1.400	F	S75A	
Ellon, Cromleybank	AHMA	High	Scotia Homes/RSL	24							24	24	8	10	5	1	0	0	6	2	2	2	12	16	8	PD	24	N	22/23							24									1.680					1.680	F	S75B	
Balmedie Egie Farm, Phase 3	AHMA	Medium	Castlehil H.A	30							30	30	8	10	10	2	0	0	14	2	2	2	10	23	7	PD	30	N	22/23							30									2.100					2.100	F	CHRA	
Blackdog, M1	AHMA	High	Kirkwood Homes/RSL	42							42	42	14	10	16	2	0	0	20	4	2	2	14	33	9	PD	42	N	23/24							42									2.940					2.940	F	S75A	
Ellon, Cromleybank	AHMA	High	Scotia Homes/RSL	24							24	24	8	10	5	1	0	0	6	2	2	2	12	16	8	PD/Elderly	24	N	23/24							24		24							1.680					1.680	F	S75B	
Turriff, M1	RHMA	Medium	Jim Ironside/RSL	30							30	30	8	15	5	2	0	0	9	1	2	2	16	25	5	PD	30	N	23/24							30									2.100					2.100	F	S75B	
Turriff, EH1 and H1 North of Shanrocks View	RHMA	Medium	Springfield/ Langstane HA	30							30	30	10	8	10	2	0	0	14	2	2	2	10	18	12	PD	30	N	23/24							30									2.100					2.100	F	S75B	
Total				461	0	0	0	0	0	461	0	0	461	165	146	129	21	0	1	171	38	34	22	195	335	126	461							36	91	134	74	126	461	20	52	94	139	156	461	2,364	5,795	8,805	5,180	8,820	30,964		

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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	LCHO - Shared Equity	Total Units	GN	Specialist Provision	Type of Specialist Particular Need (If Known)	Total Units by Type	2019/20	2020/21	2021/22	2022/23	2023/24	TOTAL SITE STARTS OVER PERIOD OF SHIP	2019/20	2020/21	2021/22	2022/23	2023/24	TOTAL AHSP FUNDING REQUIRED OVER SHIP PERIOD
Kintore, Forest Road	AHMA	Medium	Langstane HA	24			24	16	8	PD	24	24				24	1.160					1.160	
Kemnay, Aquithie Road	AHMA	Medium	Sanctury	48			48	38	10	PD	48	48				48	2.785					2.785	
Dunecht, Land to West of Tillybrig	AHMA	Low	Kirkwood/ Osprey	9			9	8	1	PD	9	9				9	0.630					0.630	
Inverurie, Conglass	AHMA	High	Cala/RSL	14			14	10	4	PD	14	14				14	0.980					0.980	
Port Elphinstone, Blythwood	AHMA	High	Langstane HA	17			17	13	4	PD	17	17				17	0.140					0.140	
Sauchen, Cluny Greens	RHMA	Low	Stewart Milne Homes/ RSL	6			6	5	1	PD	6	6				6	0.420					0.420	
Insch, South Road	AHMA	Low	Drumrossie/ Langstane HA	8			8	7	1	PD	8	8				8	0.147					0.147	
Port Elphinstone, Blythwood	AHMA	High	Langstane HA	50			50	37	13	PD	50		50			50		3.500				3.500	
Inverurie, Hatchery Phase 1 & 2	AHMA	High	Malcolm Allan/RSL	15			15	10	5	PD	15		15			15		1.050				1.050	
Kintore - Town Park	AHMA	High	Scotia Homes/ RSL	20			20	14	6	PD	20		20			20		1.400				1.400	
Blackburn - Site at Blackburn	AHMA	High	Developer/ RSL	25			25	15	10	PD	25		25			25		1.750				1.750	
Newmachar, Hillbrae, Kingseat Road	AHMA	Medium	Stewart Milne Homes/ RSL	28			28	16	12	PD	28			28		28			1.960			1.960	
Kintore, Land to East of Kintore	AHMA	Medium	Barratts/Kirkwood/ Malcolm Allan/ RSL	50			50	38	12	PD	50			25	25	50			1.750	1.750		3.500	
Kintore, Land to East of Kintore	AHMA	Medium	Barratts/Kirkwood/ Malcolm Allan/ RSL		25		25	25	0		25			25		25			1.100			1.100	
Sauchen	RHMA	Low	Stewart Milne Homes/RSL	12			12	10	2	PD	12			12		12			0.840			0.840	
Port Elphinstone, Crichtiebank	AHMA	High	Dandara/ RSL	17			17	13	4	PD	17				17	17					1.190	1.190	
Total				343	25	0	368	275				126	110	90	25	17	368	6.262	7.700	5.650	1.750	1.190	22.552

Kincardine & Mearns

PROJECT	SUB-AREA	PRIORITY	DEVELOPER	UNITS - TENURE				UNITS - TYPE				UNITS SITE STARTS					TOTAL SITE STARTS OVER PERIOD OF SHIP	TOTAL AHSP FUNDING REQUIRED OVER SHIP PERIOD				
				Social Rent	Mid Market Rent	LCHO - Shared Equity	Total Units	GN	Specialist Provision	Type of Specialist Particular Need (If Known)	Total Units by Type	2019/20	2020/21	2021/22	2022/23	2023/24						
Stonehaven, Ury Estate	AHMA	High	FM Ury/Hillcrest	47			47	34	13	PD	47	47				47	1.760					1.760
Portlethen, Coull Cars	AHMA	High	Langstane HA	20			20	12	8	PD	20	20				20	0.832					0.832
Newtonhill, Park Place	AHMA	High	Barratt North Scotland/RSL	27			27	20	7	PD	27	27				27	1.890					1.890
Portlethen, Lonach (Chicken Sheds)	AHMA	High	Stewart Milne Homes/Osprey	11			11	7	4	PD	11	11				11	0.770					0.770
Fettercairn, Garrol Place	RHMA	Low	Langstane HA	9			9	7	2	PD	9	9				9	0.257					0.257
Stonehaven, Ury Estate	AHMA	High	FM Ury/Hillcrest	26			26	18	8	PD	26	26				26	1.820					1.820
Stonehaven, Ury Estate	AHMA	High	FM Ury/Hillcrest		12		12	10	2	PD	12	12				12	0.528					0.528
Laurencekirk, Blackiemuir Avenue (Phase 2)	AHMA	Medium	Muir Group / AC	24			24	16	8	PD	24	24				24	1.368					1.368
Laurencekirk, Conveth Mains	RHMA	Medium	Kirkwood Homes/RSL		11		11	7	4	PD	11	11				11	0.484					0.484
Chapelton of Elsick	AHMA	Low	Places for People			20	20	20	0	PD	20	20				20	0.560					0.560
Auchenblae, Mackenzie Avenue	RHMA	Low	DLB Scotland/ Aberdeenshire Council	6			6	2	4	PD	6	6				6	0.420					0.420
Blairs, Blairs College Estate	AHMA	Low	Hermiston Securities/Muir Group/RSL		18		18	12	6	PD	18		18			18		0.792				0.792
St Cyrus, M1 site	RHMA	Low	Snowdrop/RSL	21			21	11	10	PD	21		10	11		21		0.700	0.700			1.400
Portlethen, Leathan Fields	AHMA	High	Stewart Milne Homes/RSL	30			30	23	7	PD	30			15	15	30				1.050	1.050	2.100
Portlethen, Leathan Fields	AHMA	High	Stewart Milne Homes/RSL		14		14	10	4	PD	14			8	6	14				0.352	0.265	0.617
Laurencekirk, Conveth Mains	AHMA	Medium	Kirkwood Homes/RSL	17			17	10	7	PD	17			17		17				1.190		1.190
Laurencekirk, Conveth Mains	AHMA	Medium	Kirkwood Homes/RSL		11		11	7	4	PD	11			11		11				0.484		0.484
Chapelton of Elsick	AHMA	Low	Places for People	20			20	13	7	PD	20			20		20				0.560		0.560
Laurencekirk, Conveth Mains	AHMA	Medium	Kirkwood Homes/RSL	27			27	17	10	PD	27				27	27				1.890		1.890
Laurencekirk, NE of Fordoun Road	AHMA	Medium	Barratts/RSL	20			20	12	8	PD	20				20	20				1.400		1.400
Chapelton of Elsick	AHMA	Low	Places for People		12		12	8	4	PD	12				12	12				0.552		0.552
Chapelton of Elsick	AHMA	Low	Places for People			8	8	8	0	PD	8				8	8				0.304		0.304
Edzell, Former Air base	RHMA	Low	Carnegie Base Services	12			12	8	4	PD	12				12	12				0.840		0.840
Edzell, Former Air base	RHMA	Medium	Carnegie Base Services	12			12	8	4	PD	12				12	12				0.840		0.840
Laurencekirk, Conveth Mains	AHMA	Medium	Kirkwood Homes/RSL		11		11	7	4	PD	11				11	11				0.484		0.484

Total				189	89	28	306	307	139	0	446	73	28	82	100	23	306	3.360	1.492	4.336	6.301	1.324	16.813
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PROJECT	SUB-AREA	PRIORITY	DEVELOPER	UNITS - TENURE				UNITS - TYPE				UNITS SITE STARTS					SG AHSP FUNDING REQUIREMENT (£0.000M)						
				Social Rent	Mid Market Rent	LCHO - Shared Equity	Total Units	GN	Specialist Provision	Type of Specialist Particular Need (If Known)	Total Units by Type	2019/20	2020/21	2021/22	2022/23	2023/24	TOTAL SITE STARTS OVER PERIOD OF SHIP	2019/20	2020/21	2021/22	2022/23	2023/24	TOTAL AHSP FUNDING REQUIRED OVER SHIP PERIOD
Ballater, Former Outdoor Centre	RHMA	Medium	Grampian HA	27			27	21	6	PD	27	27					27	1.630					1.630
Inchmarlo, Banchory, Land North of East Mains	AHMA	High	HFM/RSL		12		12	6	6	PD	12	12					12	0.528					0.528
Aboyne, Land to West of Castle of Park	RHMA	Medium	Aboyne Castle Estate/RSL	14			14	8	6	PD	14	14					14	0.980					0.980
Kincardine O'Neil, land to East and West of Canmore Place	RHMA	Low	Snowdrop Developments/RSL	7			7	3	4	PD	7	4		3			7	0.490					0.490
Lumphanan, Perkhill Road	RHMA	Low	Langstane HA	11			11	6	5	PD	11	11					11	0.500					0.500
Crathes, Land adjoining A957	RHMA	Low	Stewart Milne Homes/RSL	5			5	5	0		5	5					5	0.350					0.350
Strachan, Bowbutts Farm	RHMA	Low	Aberdeenshire Council	3			3	3	0		3	3					3	0.151					0.151
Aboyne, Land to West of Castle of Park	RHMA	Medium	Aboyne Castle Estate/RSL	14			14	10	4	PD	14		14				14		0.980				0.980
Huntly, former depot site, King Street	RHMA	Medium	Aberdeenshire Council	14			14	10	4	PD	14		14				14		0.798				0.798
Alford, Academy	RHMA	Medium	Aberdeenshire Council	30			30	25	5	PD	30			30			30			1.360			1.360
Huntly, OP4 & OP5	RHMA	Medium	Springfield Properties/RSL	40			40	26	14	PD	40			20	20		40			1.400	1.400		2.800
Banchory, South of Hill of Banchory	AHMA	High	Bancon/RSL	24			24	14	10	PD	24				24		24				1.680		1.680
Total				189	12	0	201	137	64	0	201	76	28	53	44	0	201	4.629	1.778	2.760	3.080	0	12.247

Strategic Housing Investment Plan 2019 – 2024

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 Local Housing Strategy.
- 1.2 In line with Scottish Government guidance issued August 2018, this SHIP 2019 - 2024 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 including the Strategic Local Programme Agreement and Affordable Housing Supply Programme.
- 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 2018 -2023 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 Communities Committee 21 December 2017. The Local Housing Strategy contributes to the delivery of the Council Plan and the Aberdeenshire's Local Outcome Improvement Plan. The LHS is monitored and reviewed annually to ensure that it responds to changing pressures and new opportunities. The three outcomes which relate directly to this SHIP are:-

- **Affordable Housing** - People will have access to an increased supply of affordable housing.
 - 1) Increase the supply of social rented housing by 340 units per year.
 - 2) Increase the supply of intermediate housing, including mid-market housing and affordable home ownership by 85 units per year.

This will primarily take the form of new build units. However where appropriate partners will also seek to maximise delivery through the acquisition of 'second hand' stock and also seek to bring empty properties back into use through the rehabilitation of existing stock.

The Housing Need and Demand Assessment 2017 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. These are highlighted in Table 1 below in accordance with the Housing Need and Demand Assessment 2017 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.

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

	Insch
	Inverbervie
	Kemnay
	Laurencekirk
	Macduff
	Mintlaw
	Turriff

There is pressure across properties of all sizes, with significant pressure on one-bedroom stock. This pressure is expected to increase as Rapid Rehousing Transition Plans are developed during 2018/19. In addition, the Housing Need and Demand Assessment states that according to the 2014 household projections, there will be a 42% rise in the number of single-person households over the next 25 years.

- **Independent Living** – 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.

Particular Needs clients are identified jointly by the Aberdeenshire Health and Social Care Partnership (AHSCP) and the Housing service as requiring specifically adapted property and an OT assessment will provide the property specific bespoke requirements of individuals.

In Aberdeenshire all new build properties are built to Housing for Varying needs standards to allow for flexibility and to accommodate the changing needs of individuals. Our New build process includes a process for detailing Particular Needs specifications, including fully accessible wheelchair provision. This process allows for early identification and effective collaboration and communication by all parties involved from the initial development opportunity whilst enabling pre-allocation with identification of Clients individual requirements to enable the delivery of bespoke properties where appropriate.

Our waiting list along with the Housing Needs and Demand Assessment 2017 shows there are 100 applicants on the waiting list who are wheelchair users. Additionally from the latest Census 26.9% of the population live with one or more long term health conditions and since 2001 the numbers of people living with activity-limited health problems or disability increased from 15.3% to 15.5%.

Work continues through our continuous improvement programme with partners to enhance our processes for identifying need and establishing accommodation requirements for both mainstream and supported accommodation. This includes better identification of wheelchair users on our waiting list and exploring the potential for a separate wheelchair user waiting list.

Supported accommodation for Learning Disability Clients has been included in the SHIP for the Ellon area. The exact model of housing and specifications have still to be decided by Housing and AHSCP. Communication will take place with AHSCP re the allocation of tenancies and the particular requirements for tenants including the potential requirement for fully wheelchair accessible properties.

Work to improve adaptations processes continues in Aberdeenshire through our established multi-partnership working group for Adaptations. Our approach is tenure-neutral and person-centred and service re-design has focussed on improved data collection, streamlining access to adaptations and processes and a client outcomes questionnaire has been developed. Future work is intended on measuring the need and demand for adaptations, Housing Solutions training and complex case management.

- **Minority Ethnic Communities** – 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.

As part of the Council's previously agreed Gypsy/ Traveller Site Provision Strategy, a seasonal Gypsy/Traveller stopover site at Aikey Brae, Maud opened on the 8th May 2018. The site has 10 pitches, each with a portable toilet and electric point as well as waste bins and water provided on site. The site is managed by the Gypsy/Traveller Liaison Officer, who provides support, advice and assistance to occupants. Four sites are also identified under the current Local Development Plan, however, it is unlikely these sites will be developed in the short term.

Aberdeenshire Council will continue to identify barriers to meeting the housing needs of the minority ethnic community, including migrant workers and provide appropriate housing information and advice. It will also work toward ensuring minority ethnic people living in the private rented sector have accommodation that meets their needs.

2.2 **Housing Need and Demand Assessment**

The Housing Need and Demand Assessment 2017 informs the Aberdeen City and Shire Strategic Development Plan, the Local Development Plan as well as the Local Housing Strategy. The assessment projects need and demand over three different scenarios up to 2039. In setting a housing supply target, local authorities must take account of economic and market factors. Influences include the build out rate of developers and the availability of resources. Based on the assessment and the factors above, the housing supply target for affordable housing in Aberdeenshire is 425 per year.

2.3 **Housing Market**

Data from published Q2 2018 (ASPC and Citylets) suggests that the local housing market is still sluggish; both the sales and rental market showing a decline with a continuing negative trend for annual house prices and rental values. Similarly the number of new build completions has also fallen with 889 completions during 2017 (Scottish Government). 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 quarterly data published by ASPC and Citylets indicates that there is an easing in the rate of decline which could be levelling off, with the local economy more optimistic with Brent Crude Oil price levels remaining at a reasonable level. 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; developments are in the main within allocated sites within the Local Development Plan with the action programme a key tool in driving delivery and addressing any identified constraints. Furthermore an Affordable Housing Hub, whereby a collaborative and dedicated approach to accelerating the delivery of affordable housing, is to be implemented. This will involve a wide variety of partners across different services and partners to drive forward the delivery of affordable housing by identifying and resolving any planning or delivery issues timeously. Within each year, the developments are prioritised as high, medium, and low in terms of addressing housing need as set out in Table 1 above. Potentially the SHIP could deliver 2354 new affordable homes; a summary of the SHIP is outlined in Table 2 below.

3.2 Affordable Housing Supply Programme

Through the Affordable Housing Supply Programme, the Scottish Government has advised of the following Resource Planning Assumptions which are outlined in Table 2 below.

Area	BB	B	F	G	KM	M	Aberdeenshire	Scottish Government Resource Planning Allocation £ million
23/24								
Council - Social Rent							0	
RSL - Social Rent	42	65	126	17	12		262	
Create Homes Aberdeenshire - Mid Market Rent	0						0	
RSL - Mid Market Rent	0				11		11	
RSL Low Cost Shared Equity							0	
Aberdeenshire Low Cost Shared Equity	0	2			16	6	24	
Total	42	67	126	17	39	6	297	£30.544
Grand Total	291	363	479	446	508	267	2354	£150.859

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 £493,000 has been spent supporting the delivery of 51 new affordable homes in Peterhead, Inverurie, Huntly and Turriff. A further £1.516

million has been committed to several developments across Aberdeenshire which will enable the further delivery of a further 133 units. Meantime future projects will be considered as and when appropriate.

3.5 2nd Homes Council Tax and Empty Homes

As at March 2018 just under £16.9m has been collected since 2005 through second homes council tax, approximately £1.2 million per annum. During 2018/19 these monies have assisted in the delivery of 158 affordable homes across 13 developments through the Council's New Build programme the majority of which are now complete. Future funds are fully committed to the Council's New Build programme for the period up to 2021/22. Empty homes revenues are not currently used to support the delivery of affordable housing or bringing empty properties back into use.

3.6 Developer Obligations

During 17/18 there were 170 affordable housing completions in Aberdeenshire.

Aberdeenshire Completions 2017/18			
Number of Completions	S75	Non S75	Total
Scottish Government Funding	119	31	150
Without Scottish Government Funding	20	0	20
Total	139	31	170

Of these completions 139 were delivered through S75 - Affordable Housing policy - land and/or commuted sums, with 119 of these units also supported by Scottish Government funding through the Affordable Housing Supply Programme. The remaining 31 units were not delivered through the Affordable Housing policy but did receive Scottish Government funding.

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.

Table 3 - Developer Obligations Commuted Payments As At August 2018				
Catchment	Paid in	Committed	Expended	Balance
Aberdeenshire	£226,471	£0	£225,765	£0
Aboyne	£378,506	£144,439	£187,133	£46,934
Alford	£548,778	£0	£260,504	£288,274
Banchory	£676,969	£100,155	£259,738	£317,376
Banff	£705,044	£0	£214,950	£490,094
Ellon	£492,513	£0	£300,589	£191,924
Fraserburgh	£581,995	£84,922	£497,072	£0
Huntly	£600,801	£0	£481,638	£119,162

Inverurie	£1,438,018	£0	£1,421,923	£16,094
Kemnay	£792,768	£0	£718,677	£74,091
Mackie (Stonehaven)	£662,886	£326,810	£252,122	£83,954
Mearns (Laurencekirk)	£362,643	£0	£212,598	£150,045
Oldmeldrum	£1,183,874	£0	£1,181,817	£2,057
Mintlaw	£510,537	£85,106	£157,253	£268,178
Peterhead	£438,384	£8,869	£429,899	£0
Portlethen	£155,072	£0	£155,072	£0
Turriff	£577,947	£0	£577,947	£0
Westhill	£94,240	£0	£94,240	£0
Other Towns/Areas	£299,749	£46,850	£148,520	£104,379
LCHO Resales	£469,293			£469,293
LCHO Staircasing	£218,428			£218,428
Total	£11,414,914	£797,151	£7,777,458	£2,840,284

During 2017/18 £733,400 of this funding stream has assisted the delivery of 45 new affordable homes across the Council's new build programme. 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 for 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 338 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 acquired 51 units across four developments. 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/LINK enabled a further 70 households to purchase properties during 2017-2018.

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 2017-2019 fifty-two 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. To date feasibility funding has been awarded to a community group in Tarland, with two other groups having expressed an interest in exploring this further. Aberdeenshire Council will continue to promote this scheme assisting where appropriate.

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. It is anticipated that applications will be submitted with regards to two different sites as detailed in the SHIP xls tables. Officers will continue to work with interested parties to provide advice and support to maximise any further potential opportunities which meet Scottish Government criteria.

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. Consequently Aberdeenshire Council is actively participating in the establishment of a new build framework for the delivery of affordable housing projects in partnership with other local authorities across Scotland through the Association of Local Authorities Chief Housing Officers.

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 helped shape and inform the agreed Local Housing Strategy as well as inform 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.
- Participation in the Main Issues Report workshops for the forthcoming Local Development Plan. The provision of affordable housing was identified as a priority for a number of local communities throughout the consultation process.

4.3 This SHIP was also considered and commented upon by the six Area Committees and will be reported to Communities Committee 8th November 2018 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 2019-2024
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 (2017) Local Housing Strategy 2018 – 2023 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 2019-2024, 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 2019-2024 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 was approved for a new Gypsies/Traveller stopover site, which was opened for business on the 8 th May 20018. Work continues to identify additional sites throughout Aberdeenshire.	Although the new site goes some way to addressing the accommodation needs of the Gypsy/Traveller community, it does not meet all identified need. This will include Gypsy/Travellers which fall within the nine Protected Characteristics.

Stage 7: Have any of the affected groups been consulted?
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<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 such as Rural Housing Fund and Housing Infrastructure Fund for example, as well as using alternative funding models where appropriate, 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 2019-2024 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>

Stage 11: What equality monitoring arrangements will be put in place?

<p>These should be included in any action plan (for example customer satisfaction questionnaires).</p>	<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>Equality monitoring is carried out through applications for the stop over site.</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?	
<p>Please complete the appropriate box/boxes</p>	<p>1 No negative impacts have been identified –please explain.</p>
	<p>2 Negative Impacts have been identified, these can be mitigated - please explain. * Please fill in Stage 13 if this option is chosen.</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 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>
	<p>3 The activity will have negative impacts which cannot be mitigated fully – please explain. * Please fill in Stage 13 if this option is chosen</p>

<p>* Stage 13: Set out the justification that the activity can and should go ahead despite the negative impact.</p>
<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 and authorisation.	1) Service and Team	Housing Strategy		
	2) Title of Policy/Activity	Strategic Housing Investment Plan 2018-2023		
	3) Authors: I/We have completed the equality impact assessment for this policy/activity.	Name: Elaine Reid Position: Team Leader (Affordable Housing) Date: 14 th September 2018 Signature:	Name: Laumon Dougall Position: Affordable Housing Officer Date: 14 th September 2018 Signature:	
		Name: Liz Hamilton Position: Strategic Housing Officer Date: 14 th September 2018 Signature:	Name: Position: Date: Signature:	
	4) Consultation with Service Manager	Name: Alexander MacLeod, Housing Manager, Strategy Date: 14 th September 2018 Signature:		
	5) Authorisation by Director or Head of Service	Name: Rob Simpson Position: Head of Housing Date: 14 th September 2018 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.	2019	2024	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.	2019	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	2019	2024	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	2019	2024	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	2019	2024	Minority Ethnic Communities Officer/Gypsy/Traveller Liaison Officer	Feedback will inform future proposals to meet identified need.	Within existing resources



TOWN CENTRE FIRST IMPACT ASSESSMENT (TCFIA)

Aberdeenshire Council recognises that town centres have an important role to play in the sustainable development of local economies.

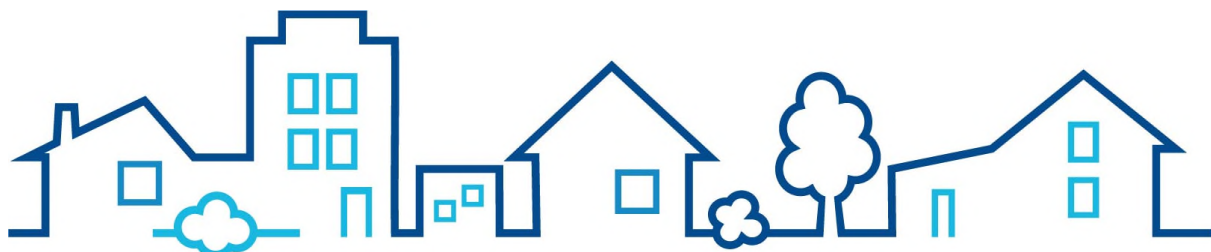
The Town Centre First Impact Assessment (TCFIA) allows officers in all services to identify the detrimental and beneficial effects that decisions we take may have on our town centres. It will allow officers to consider any implications that council decisions may have on Aberdeenshire's key town centres. Examples of this include changes to: the provision of civic and community facilities, employment land, retail, residential buildings, cultural assets, transportation, leisure and tourism.

A Town Centre Ambassador has been nominated within your service, you can locate your Town Centre First Ambassador through the Town Centre First Principle Arcadia pages.

Project Information	
Title of Committee Paper	Strategic Housing Investment Plan 2019/2024
Service	Infrastructure Services
Department	Housing
Author	Elaine Reid
Have you consulted your Town Centre First Ambassador?	Yes

1) Could your Project Paper cause an impact in one (or more) of the identified town centres? – Peterhead, Fraserburgh, Inverurie, Westhill, Stonehaven, Ellon, Portlethen, Banchory, Turriff, Huntly, Banff, Macduff.	
Yes – all of the identified town centres	

2) If approved would your project cause an impact (either positive or negative) with regards to the footfall of any of these town centres?	
Yes	

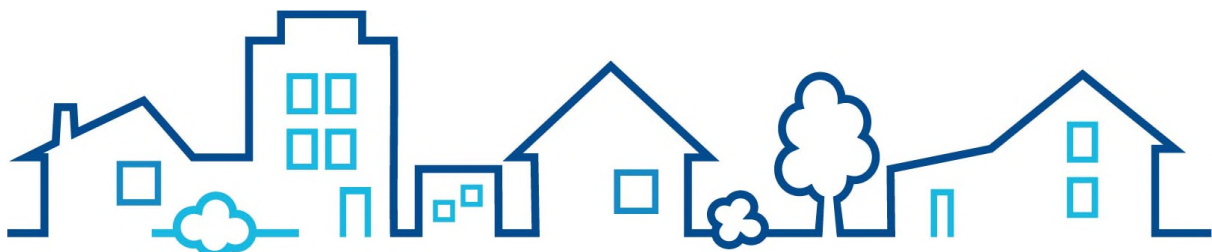




3)	
Please describe the aims of the committee paper?	To seek approval of the draft Strategic Housing Investment Plan 2019/2024 for submission to Scottish Government.

4) What are the positive and negative impacts?		
Impact	Describe the positive impact?	Describe the negative impact?
Please detail any potential positive and negative impact the project may have on Aberdeenshire's Key Town Centres.	<ul style="list-style-type: none"> - Increase in households within the identified towns which could lead to a potential increase in footfall within the town centres. - The SHIP covers all affordable housing providers and we will work with partners to mitigate any potential impacts as and when individual developments come forward. 	n/a

5) What mitigating steps will be taken to reduce or remove negative impacts? If none see Q6	
Mitigating Steps	Timescale
n/a	





6) Set out the justification that the activity can and should go ahead despite the negative impact.
n/a

Question 7: Sign off and Authorisation	
3) Author: I have completed the TCIA impact assessment for this policy/ activity.	Name: Elaine Reid Position: Team Leader - Affordable Housing Date: 13/09/2018 Signature:
4) Consultation with Service Manager	Name: Alexander MacLeod Position: Housing Manager Date: 13/09/18
5) Authorisation by Director or Head of Service	Name: Rob Simpson Position: Head of Housing Date: 13/09/18
6) Have you consulted with your Town Centre First Ambassador?	Yes
7) TCFIA author sends a copy of the finalised form to: tcfia@aberdeenshire.gov.uk	Date Sent:

