

REPORT TO GARIOCH AREA COMMITTEE – 6 OCTOBER 2020

STRATEGIC HOUSING INVESTMENT PLAN 2021 – 2026

1 Reason for Report / Summary

- 1.1 This report seeks comments on the draft Strategic Housing Investment Plan 2021-2026 which is required to be submitted to Scottish Government.

2 Recommendations

The Committee is recommended to provide comments to Communities Committee on the draft Strategic Housing Investment Plan 2021 – 2026 at Appendix 1.

3 Purpose and Decision Making Route

- 3.1 Strategic Housing Investment Plans (SHIP) and Strategic Local Programmes are part of the Local Housing Strategy (LHS) 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 2020, all local authorities are required to submit a SHIP to Scottish Government every year.
- 3.2 The draft Strategic Housing Investment Plan will be presented to the six area committees for comments and thereafter to Communities Committee 5th November 2020 for approval (See Appendix 1, in particular, paragraph 3.3). Accordingly the approved plan will be submitted to Scottish Government no later than mid December 2020, in line with Scottish Government requirements. Consultation has also taken place with a variety of partners and details can be found in the Strategic Housing Investment Plan **Appendix 1, paragraph 4.2**. The Council will receive feedback from the Scottish Government, which will inform the following year's investment decisions.

4 Discussion

- 4.1 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

- 4.2 Following on from the SHIP 2020-2025 the following completions were delivered in Garioch as detailed in Table 1 below:-

TABLE 1		Garioch Completions				
Tenure	1 bed	2 bed	3 bed	4 bed	Totals	
Aberdeenshire Council - social rent	0	0	0	0	0	
Registered Social Landlord - social rent	20	28	9	4	61	
Acquisition by Aberdeenshire Council - social rent	1	0	0	0	1	
Acquisition by RSL - social rent	0	0	1	0	1	
Mid Market Rent - Create Homes	0	0	0	0	0	
Mid Market Rent - Registered Social Landlords	0	0	0	0	0	
Low Cost Shared Equity - New Build	0	0	0	0	0	
Low Cost Shared Equity - Resales	0	3	0	0	3	
Total	21	31	10	4	66	

A total of 23 new affordable units are currently on site across the following projects:- Sauchen 6 units and two sites in Inverurie 17 units.

- 4.3 The SHIP has been drafted in accordance with Scottish Government guidance. Site starts will be subject to the availability of funding from Scottish Government and Aberdeenshire Council's Housing Revenue Account plan as well as Registered Social Landlords' business plans. The Scottish Government is reviewing its capital spending ahead of the 2021-2026 Scottish Parliamentary term. Over the course of the five year period potentially 2027 homes, with around 528 potentially suitable for particular needs households, of which 201 wheelchair accessible, could be delivered across Aberdeenshire subject to grant availability, financial capacity and financial viability. Of these 2027 homes, 397 in total are proposed for Garioch; 334 for social rent with around 79 potentially suitable for particular needs of which 20 wheelchair accessible, 25 for mid market rent and 38 for low cost shared equity, as detailed in **Appendix 2**.
- 4.4 It should be noted that this SHIP is subject to developments coming forward timeously, including obtaining the necessary approvals and consents where appropriate. The local housing market still faces some challenges with a negative trend for five yearly house prices and rental values particularly in light of the ongoing challenges of Covid 19. At this time it is very difficult to accurately gauge the impact of Covid 19 but anecdotal evidence to date suggests that there may be challenges around Health & Safety; pace of construction on site; supply chain; availability of contractors/sub-contractors; availability of both corporate and individual finance; and a drop in oil and gas revenues. 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 SHIP 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 1**.

5 Council Priorities, Implications and Risk

5.1 Affordable housing cuts across the three pillars of Aberdeenshire Council's Strategic Priorities:-

Our People	Our Environment	Our Economy
Education	Infrastructure	Economy & Enterprise
Health & Wellbeing	Resilient Communities	Estate Modernisation

This report relates to the Aberdeenshire Local Housing Strategy 2018-2023 and will influence future housing strategies.

5.2 The table below shows whether risks and implications apply if the recommendation(s) is(are) agreed.

Subject	Yes	No	N/A
Financial	X		
Staffing		X	
Equalities	EIA attached as appendix 3		
Fairer Scotland Duty	EIA attached as appendix 3		
Town Centre First	Town Centre First Impact Assessment attached as appendix 4		
Sustainability	X		
Children and Young People's Rights and Wellbeing	X		

5.3 An equality impact assessment has been carried out as part of the development of the proposals set out above. It is attached as **Appendix 3** and 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. 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 assets/land for the development of affordable housing.

5.4 The financial viability of all potential Council new build projects is assessed in terms of the Housing Revenue Account 30 year business plan, which is currently under review, to ensure that the capital costs generate a reasonable return on investment over the long term. The new build programme as a whole is monitored as part of the HRA capital monitoring process between finance, housing and property, with regular updates to Communities Committee.

- 5.5 More generally all projects across all partners will be subject to grant availability, financial capacity and financial viability. Achieving financial viability can often be challenging in the context of affordable housing delivery due to the requirement to keep rents affordable but also balancing this against increasing costs across the construction sector, land value aspirations, infrastructure costs, problematic brownfield sites as well as small rural sites.
- 5.6 With regards to sustainability, the development of new build housing will increase emissions in the short term, however these new homes will be built to the latest energy efficiency standards in order to meet Energy Efficiency Standard for Social Housing which will assist in reducing fuel poverty and reduction in carbon emissions in the longer term.
- 5.7 In respect of children and young people’s rights and wellbeing, the increase in supply of new build affordable housing will have a positive effect in the terms of safe, healthy and included as indicated in the table below.

	Wellbeing Indicator	Positive	Negative	No Impact
Impact on Wellbeing	Safe	x		
	Healthy	x		
	Achieving			
	Nurtured			
	Active			
	Respected			
	Responsible			
	Included	x		

- 5.8 The following Risks have been identified as relevant to this matter on a Corporate Level:

- [ACORP002](#) – changes in Government legislation, policy and regulation. These will be monitored and reported to the Communities Committee as appropriate.

The following Risks have been identified as relevant to this matter on a Strategic Level:

- [ISSR005](#)– affordable housing – the Strategic Housing Investment Plan 2021-2026 will direct and inform future investment plans to enable the delivery of affordable housing.

6 Scheme of Governance

- 6.1 The Head of Finance and Monitoring Officer within Business Services have been consulted in the preparation of this report and are satisfied that the report complies with the Scheme of Governance and relevant legislation.
- 6.2 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. The SHIP will be submitted to Scottish Government

in line with its required timescale of no later than mid December 2020 subject to Communities Committee comments and approval 5th November 2020.

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Report prepared by Elaine Reid, Team Leader – Affordable Housing
Date 18th August 2020

List of Appendices

- Appendix 1 – Strategic Housing Investment Plan
- Appendix 2 – Strategic Housing Invest Plan (Project Details)
- Appendix 3 – Equality Impact Assessment
- Appendix 4 – Town Centre Impact Assessment



Strategic Housing Investment Plan 2021 - 2026

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 July 2020, this SHIP 2021 - 2026 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. And it also contributes towards the delivery of the Scottish Government's Housing to 2040 vision.

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. Affordable housing cuts across the three pillars of Aberdeenshire Council’s Strategic Priorities:-

Our People
Education
Health & Wellbeing

Our Environment
Infrastructure
Resilient
Communities

Our Economy
Economy & Enterprise
Estate Modernisation

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 225 units per year.
 - 2) Increase the supply of intermediate housing, including mid-market housing and affordable home ownership by 25 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 where appropriate and financially viable.

The Housing Need and Demand Assessment 2017 and Aberdeenshire Council’s waiting list 2020 demonstrate housing need across all towns and villages within Aberdeenshire. Housing data, waiting lists, housing stock and relets, 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. 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.

- **Rapid Rehousing Transition Action Plan** - the priorities above, both in terms of location and house size align with the Rapid Rehousing Transition Plan, where there is a focus on delivering properties of an appropriate size and type in the right location that will address the demand from homeless applicants. Increasing the supply of affordable housing will assist in meeting the Rapid Rehousing Transition Plan's strategic aims of homeless prevention, identifying permanent settled solutions quickly, ensuring that stays in temporary accommodation are minimised and that appropriate support is provided to enable tenancies to be sustained and break the cycle of homelessness.
- **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.

The Housing service continue to work closely with Aberdeenshire Health & Social Care Partnership (AHSCP) to further develop understanding of the housing requirements for older people and people with disabilities. A joint partnership project team is working to implement a 'Particular Needs Planning and Delivery Process' which ensures a robust evidence base of housing need for particular needs clients to feed into the SHIP. Importantly the process allows for clear identification of the individuals requiring housing and the model of housing and support required by use of the 'Housing Requirements Planning Tool'.

The 'Accommodation Specification Document' (ASD), which forms parts of the 'Particular Needs Planning and Delivery Process' also allows for clear identification of the specification and design of the required model of housing

as well as providing costs, identifying and agreeing funding streams from all parties, and gives an audit trail and record of decisions made demonstrating best value for money and a commitment to a person-centred approach with the clients' interests fully at the centre of the considerations.

The ASD sits alongside the improved and formalised 'Pre-nomination process' which outlines clear procedures and actions for all services and partners involved in the process of identifying particular needs clients for nomination for new build properties in both Local Authority and RSL, as well as working closely with the OTs at as early a stage as is possible.

Extra care housing developments for Learning Disability Clients have been included in the SHIP for the Ellon and Peterhead areas and discussions are ongoing regarding the appropriate model of housing and specifications required.

Wheelchair Accessible Targets

Aberdeenshire Council supports the Scottish Government recommendations to include Wheelchair accessible targets within the Local Housing Strategy (LHS) and accordingly have set a target of 10% of new affordable housing as fully wheelchair accessible within the affordable housing sector. Furthermore the Council will encourage 10% of all new housing developments in the private sector on developments of 20 or more units.

The improved evidence base from the 'Housing Requirements Planning Tool' will provide information on the need for fully wheelchair accessible housing and will form part of the wider existing information and data used for reviewing and setting targets in subsequent years.

Adaptations

Continuous improvement and streamlining of processes and improved recording systems in both Local Authority and Private Sector (Care & Repair) has ensured consistent progress in the delivery of adaptations and has demonstrated reduced waiting times as follows:-

Average Days between assessment of need and completion of the adaptation:-

	Local Authority	Private Sector
2017/18	140	140
2018/19	37	137
2019/20	45	119

Improvement exercises on both major and minor adaptations has ensured continued alignment to the Scottish Governments Adapting for Change Policy and alignment with the person-centred approach and recommendations in Housing LINs' *Adaptations with Delay* publication commissioned by the Royal College of Occupational Therapists (June 2019) encouraging effective partnership working and good communication to ensure the most appropriate intervention for the client. The Aberdeenshire Working Group for Adaptations are currently working with RSLs with an aim to achieving consistency across tenures on the delivery of adaptations. It is intended that part of the work of the Group will be to consider implementation of the recommended 'Housing

Solutions & Adaptations Partnership Joint Protocol' from Health Improvement Care Scotland ihub's, Place, Home and Housing Improvement Programme.

Housing Solutions Training

Training has been rolled out across Aberdeenshire and has been well received. From October 2018 until November 2019, 13 training sessions were held and approximately 160 staff across Housing and AHSCP received the training. It has been challenging to enable NHS staff to attend the training and a particular focus was intended to support this for 2020, however due to Covid-19 it has not been possible to run the training. At the appropriate time the training will be considered for re-introduction.

Housing Support services

Aberdeenshire continue to invest in the **Disabled Persons Housing Service, Houseability**, supporting national and local strategy to improve services for disabled people and to support Independent Living. Houseability support and enable the process of equity for disabled people in the additional challenges they face in accessing appropriate housing by offering an independent and individual visiting service to clients to assess at first hand their current living situation and providing advocacy when requested. During 2019/20, 149 Clients accessed the service with 124 receiving a home visit and 139 Clients requesting and receiving advocacy. 23 Clients were visited in hospital to facilitate quicker hospital discharge.

- **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 stopover sites that meet the needs of the Gypsy/Traveller community.

There are two Aberdeenshire Council Gypsy/Traveller Sites; Aikey Brae, Stopover Site at Maud which is accessible throughout the year and Greenbanks Travellers Site in Banff which is open on a seasonal basis from April to September. There is also a range of private site provision including sites at Boyndie, New Pitsligo, Peterhead, Boddam, Kemnay and North Esk. Support and assistance are available to the Gypsy/Traveller community through the Gypsy/Traveller Liaison Officer.

Four sites are identified under the current Local Development Plan, although it is unlikely that these sites will be developed in the short term. However, officers continue to investigate other opportunities to take forward for delivery through the Site Provision Strategy.

Aberdeenshire Council provides assistance to Gypsy/Travellers who would like to develop private sites, as well as providing support for Gypsy/Travellers who wish to access housing services.

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

2.2 **Child Poverty (Scotland) Act 2017**

Aberdeenshire's Child Poverty Action Plan identifies that child poverty after housing costs is highest in the Banff and Buchan and Buchan areas. The SHIP identifies up to 483 affordable homes to be developed in these settlements, of which 439 will be targeted for social rent. These properties will meet the energy efficiency standard for social housing and will complement the significant investment from the Council and local RSLs to meet the standard for its existing stock. Furthermore, child poverty action plan and the local housing strategy recognise the impact of fuel poverty and have invested to ensure income maximisation, money advice and welfare rights services are accessible, including in rural and remote areas. These combined efforts will help to close the inequalities gap and improve the life chances for children and their families living in poverty.

2.3 **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 and challenges include the build out rate of developers, previous levels of affordable housing delivery and the availability of resources. Based on the assessment and the factors above, the housing supply target for affordable housing for Aberdeenshire has been revised to 250 units per year; 225 social rent and 25 intermediate.

2.4 **Housing Market**

The number of all new build completions for 2018-2019 is 1050 units compared to 1155 for 2016-17 (Scottish Government) and data from Q2 2019 (ASPC and Citylets) suggests that the local housing market still faces some challenges with a negative trend for five yearly house prices and rental values, particularly in light of the ongoing challenges of Covid 19. At this time it is very difficult to accurately gauge the impact of Covid 19 but anecdotal evidence to date suggests that there may be challenges around Health & Safety; pace of construction on site; supply chain; availability of contractors/sub-contractors; availability of both corporate and individual finance; and a drop in oil and gas revenues. 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. 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 Affordable Housing Completions

During the period April 2019 to March 2020, 249 affordable homes have been completed across Aberdeenshire across all partners: 249 new homes for social rent of which 63 were delivered by Aberdeenshire Council and 186 by our RSL partners; 11 for mid-market rent; and 10 for low cost shared equity. There were also 11 acquisitions for social rent. Of these units, 61 are suitable for particular needs including 6 suitable for wheelchair users. A further 14 households accessed affordable home ownership through the 'resale' of existing low cost shared equity properties. Table 2 below details completions by provider, tenure and property size.

Table 2 Aberdeenshire		19/20 Completions by House Size			
Tenure	1 bed	2 bed	3 bed	4 bed	Totals
Aberdeenshire Council - social rent	24	6	24	9	63
Registered Social Landlord - social rent	31	76	60	19	186
Acquisition by Aberdeenshire Council - social rent	9	0	0	1	10
Acquisition by RSL - social rent	0	0	1	0	1
Mid Market Rent - Create Homes	0	0	0	0	0
Mid Market Rent - Registered Social Landlords	4	1	6	0	11
Low Cost Shared Equity - New Build	0	2	8	0	10
Low Cost Shared Equity - Resales	0	7	7	0	14
Total	68	92	106	29	295

3.2 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 the Affordable Housing Hub is now in place which seeks to accelerate the delivery of affordable housing through a collaborative and dedicated approach to 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 2027 new affordable homes; a summary of the SHIP is outlined in Table 3 below.

Area	BB	B	F	G	KM	M	Aberdeenshire
24/25							
Council - Social Rent	20	0	70	0	0	0	90
RSL - Social Rent		30	36	0	22	0	88
Create Homes Aberdeenshire - Mid Market Rent	0	0	0	0	0	0	0
RSL - Mid Market Rent	0	0	0	25	21	0	46
RSL Low Cost Shared Equity	0	0	0	0	10	0	10
Aberdeenshire Low Cost Shared Equity	0	0	6	1	6	3	16
Total	20	30	112	26	59	3	250
Area	BB	B	F	G	KM	M	Aberdeenshire
25/26							
Council - Social Rent	0	0	0	0	0	0	0
RSL - Social Rent	26	10	51	0	32	0	119
Create Homes Aberdeenshire - Mid Market Rent	0	0	0	0	0	0	0
RSL - Mid Market Rent	0	0	0	0	0	0	0
RSL Low Cost Shared Equity	0	0	0	0	0	0	0
Aberdeenshire Low Cost Shared Equity	0	5	0	0	10	0	15
Total	26	15	51	0	42	0	134
Area	BB	B	F	G	KM	M	Aberdeenshire
21/26							
Council - Social Rent	58	159	203	0	21	104	545
RSL - Social Rent	68	154	318	334	186	94	1154
Create Homes Aberdeenshire - Mid Market Rent	0	0	0	0	0	0	0
RSL - Mid Market Rent	0	0	0	25	63	37	125
RSL Low Cost Shared Equity	0	0	0	0	20	6	26
Aberdeenshire Low Cost Shared Equity	24	20	21	38	31	43	177
Total	150	333	542	397	321	284	2027

- 3.4 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.

3.5 Affordable Housing Reserve Fund (Capital Plan)

In order to enable and support the delivery of affordable housing, Aberdeenshire Council have made available a dedicated funding resource, 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. Previously £842,000 has been spent supporting the delivery of 96 new affordable homes in Peterhead, Inverurie, Huntly and Turriff. A further £3 million has been allocated in principle to several developments across Aberdeenshire which, subject to appropriate approvals and consents, will enable the further delivery of a further 350 units. Meantime future projects will be considered as and when appropriate.

3.6 2nd Homes Council Tax and Empty Homes

As at March 2020 just over £21m has been collected since 2005 through second homes council tax, approximately £1.2 million per annum. During 2019/20 these monies have assisted in the delivery of 108 affordable homes across 7 developments through the Council’s New Build programme, around just over half of which are now complete. Future funds are fully committed to the Council’s New Build programme for the period up to 2024/25 in order to optimise capacity within the HRA. Empty homes revenues are not currently used to support the delivery of affordable housing or bringing empty properties back into use.

As part of our collaborative approach to bringing empty properties back into use, Aberdeenshire Council along with our Registered Social Landlord partners have purchased 7 empty properties and converted one empty building into 6 new affordable homes across 7 sites in Aberdeenshire. This has resulted in the delivery of 13 new energy efficient affordable homes for social rent; not only does this assist in meeting housing need but also supports wider aims such as regeneration, community safety and carbon neutrality for example. Furthermore our dedicated emptyhomes@aberdeenshire.gov.uk service provides advice and information to individuals who are looking for help to bring their empty property back into use.

3.7 Developer Obligations

During 19/20 there were 270 new build affordable housing completions in Aberdeenshire as detailed in Table 4 below.

Number of Completions	S75	Non S75	Total
Scottish Government Funding	102	147	249
Without Scottish Government Funding	21	0	21
Total	123	147	270

Of these completions 123 were delivered through S75 - Affordable Housing policy - land and/or commuted sums, with 102 of these units also supported by Scottish Government funding through the Affordable Housing Supply Programme. The remaining 147 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 5 below identifies funds received.

Table 5 - Developer Obligations Commuted Payments As At August 2020					
Catchment	Total cash	Paid in	Committ ed	Expended	Balance
Aberdeenshire	£238,621	£239,971	£1,750	£237,515	£706
Aboyne	£440,274	£379,588	£0	£261,650	£117,938
Alford	£537,778	£519,028	£0	£383,271	£135,757
Banchory	£795,137	£812,474	£0	£514,896	£297,578
Banff	£679,807	£757,239	£103,303	£344,774	£309,162
Ellon	£613,351	£526,979	£162,824	£364,155	£0
Fraserburgh	£637,482	£625,544	£130,272	£495,272	£0
Huntly	£647,467	£603,512	£0	£603,512	£0
Inverurie	£1,493,569	£1,482,455	£0	£1,423,423	£59,032
Kemnay	£759,104	£800,890	£0	£718,677	£82,213
Mackie (Stonehaven)	£832,445	£780,686	£0	£456,027	£324,659
Mearns (Laurencekirk)	£363,819	£364,257	£0	£359,702	£4,555
Oldmeldrum	£1,262,621	£1,239,523	£57,706	£1,181,817	£0
Mintlaw	£574,406	£517,196	£248,714	£268,482	£0
Peterhead	£430,018	£438,768	£0	£438,768	£0
Portlethen	£163,455	£155,072	£0	£155,072	£0
Turriff	£589,771	£578,697	£0	£570,447	£8,250
Westhill	£94,240	£94,240	£0	£94,240	£0
Other Towns/Areas	£271,470	£271,470	£89,050	£155,420	£27,000
LCHO Resales		£903,303			£903,303
LCHO Staircasing		£171,561			£171,561
Total	£11,424,835	£12,262,453	£793,619	£9,027,119	£2,441,715

During 2019/20 £1,123,462 of this funding stream has assisted in the delivery of:- 61 new affordable homes across the Council's new build programme, 2 purchases from the open market and adaptations. 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.
- 6) Particular needs adaptations.

3.8 **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 371 properties sold mainly to first time buyers since 2008, with 69 of these properties being resold.

3.9 **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. 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. Further opportunities continue to be explored and assessed with projects progressing where appropriate subject to viability and consents.

3.10 **Open Market Shared Equity**

Out-turn figures have as yet still to be published by Scottish Government – these will be included as soon as they become available.

3.11 **Help to Buy**

Since 2013 Grampian Housing Association has administered the Scottish Government's Help To Buy scheme across the Grampian area. During 2019-2020 forty-six households have purchased properties in Aberdeenshire. Anecdotal evidence would suggest that the introduction of the First Home Fund, in December 2019, has impacted upon level of interest and applications in the Help to Buy scheme.

3.12 **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 2 community groups; Tarland and Braemar both

of whom are now seeking to progress with the main fund application with support from Rural Housing Scotland. Two other groups, one in Ballater and one in Braemar are exploring the potential of the fund for 2 sites. Aberdeenshire Council will continue to promote this scheme assisting where appropriate.

3.13 Procurement

In order to maximise the delivery of affordable housing in procurement terms, Aberdeenshire Council is a funding member of the Scotland Xcel New Build Residential Framework which was launched 26th August 2019 and runs to 31st July 2021, with an option to extend to 2023. This framework will assist in the delivery of the Strategic Housing Investment Plan 2021 – 2026 by accelerating the process, as well as freeing up resources and finances that can be invested in employment initiatives, deliver community benefits and reduce environmental impact.

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 at Live Tenant Engagement Event.

4.3 This SHIP was also considered and commented upon by the six Area Committees and will be reported to Communities Committee 5th November 2020 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.

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.

Strategic Housing Investment Plan 2021-2026				Project Details
Admin Area	Site	Developer	Tenure	No. of Units
BB	Fraserburgh, Castle Street	Aberdeenshire Council	Social Rent	6
BB	Fraserburgh, Bervie Road	Aberdeenshire Council	Social Rent	6
BB	Fraserburgh, Merryhillock	Claymore Homes/ Aberdeenshire Council	Social Rent	26
BB	Macduff, Royal British Legion	Developer	LCSE	3
BB	Macduff, Squash Club	Albert Milne	LCSE	2
BB	Aberchirder, Grampian McLennan Yard	Grampian McLennans	LCSE	2
BB	Rathen, Site North West of Roseacre	Colaren Homes	LCSE	2
BB	88 Mid Street, Fraserburgh	J Willox Car Sales	LCSE	1
BB	Portsoy, 43 Seafield Street	Mr John Wilkinson	LCSE	1
BB	Macduff, 20/22 Market Street & 6 Skene Street	Elaine Duthie	LCSE	2
BB	Fraserburgh, Kirkton	Colaren / RSL	Social Rent	30
BB	Cairnbulg, Westhaven	Claymore Homes/ RSL	Social Rent	12
BB	Ladysbridge Village Phase 5	Alasdair Ramsay	LCSE	8
BB	Aberchirder, Former Rose Innes	EWTD properties ltd	LCSE	3
BB	Macduff, Manner Street Depot	Aberdeenshire Council	Social Rent	20
BB	Macduff, Fyfe Street	Langstane HA	Social Rent	26
Total				150
Admin Area	Site	Developer	Tenure	No. of Units
B	Peterhead, North Street	Grampian HA	Social Rent	24
B	Peterhead Fair Isle Crescent	Chap/Aberdeenshire Council	Social Rent	26
B	Mintlaw, Nether Aden Phase 1	Aberdeenshire Council	Social Rent	73
B	Peterhead, Wester Clerkhill phase 5 A	Claymore Homes/RSL	Social Rent	22
B	Peterhead, Clerkhill Care Village	Aberdeenshire Council	Social Rent	8
B	Peterhead, Clerkhill Phase 3	Aberdeenshire Council	Social Rent	26
B	Peterhead, Wester Clerkhill phase 5 B	Claymore Homes / RSL	Social Rent	11
B	Peterhead, Sovereign Gate Phase 2	Muir Group / Aberdeenshire Council	Social Rent	10
B	Mintlaw, North Woods	Colaren/RSL	Social Rent	32

B	St. Combs	Aberdeenshire Council	Social Rent	12
B	St Combs, Land off High Street	Claymore Homes/Aberdeenshire Council	Social Rent	4
B	Longside, Bridgend Farm	Taylor Design	LCSE	2
B	New Deer, Adjacent to Fordyce Drive	Baxter Design	LCSE	3
	Cruden Bay, M1	Claymore Homes/RSL	Social Rent	25
B	Peterhead, Sovereign Gate Phase 2	Muir Group	LCSE	10
B	Peterhead, Wester Clerkhill phase 5 C	Claymore / RSL	Social Rent	22
B	Crimmond, The Reisk	David Gault Agent/RSL	Social Rent	8
B	Peterhead, ALDP site M1 South Ugie Village	Claymore Homes	Social Rent	10
B	Peterhead, ALDP site M1 South Ugie Village	Claymore Homes	LCSE	5
Total				333
Admin Area	Site	Developer	Tenure	No. of Units
F	Blackdog, M1Phase 1	Kirkwood Homes/Aberdeenshire Council	Social Rent	56
F	Ellon, Former Academy site, Phase 2 (Phase C)	Aberdeenshire Council	Social Rent	40
F	Ellon, Former Academy site, Phase 3 (Phase D)	Aberdeenshire Council	Social Rent	23
F	Oldmeldrum Chapel Park phase 1	Scotia Homes/Grampian HA	Social Rent	15
F	Pitmedden Bonnyfarm	Kirkwood/Osprey	Social Rent	16
F	Newburgh, Toors O'Ythan Culterty	Nicolas Schellingburg	LCSE	1
F	Belhelvie OP1	Willie Lippe	LCSE	3
F	Udny Green Site to South of Udny Green School	Robin Sutherland Architecture	LCSE	3
F	Balmedie, Egie Farm, Phase 1	Castlehill HA	Social Rent	30
F	Turriff, M1 phase 1	Jim Ironside/RSL	Social Rent	18
F	Tarves Duthie Road Phase 1	Scotia/RSL	Social Rent	12
F	Tarves Duthie Road Phase 2	Scotia/RSL	Social Rent	8
F	Tarves Duthie Road Phase 3	Scotia/RSL	Social Rent	4
F	Tarves Duthie Road	Scotia	LCSE	4
	Ellon, Former Academy Annexe Site	Aberdeenshire Council	Social Rent	14
	Ellon, Cromleybank Phase 1	Scotia Homes/RSL	Social Rent	24
F	Ellon, Cromleybank phase 2	Scotia Homes/RSL	Social Rent	22

F	Turriff, EH1 and H1 North of Shannocks View Phase 1	Springfield/ Langstane HA	Social Rent	24
F	Balmedie Egie Farm, Phase 2	Castlehill H.A	Social Rent	30
F	Balmedie Egie Farm, Phase 3	Castlehill H.A	Social Rent	25
F	Tarves, West of Braiklay Croft Duthie Road	Haddo Estate/RSL	Social Rent	3
F	Oldmeldrum Meldrum Motors Market Square	Tinto Architecture	LCSE	2
F	Ellon, Cromleybank Phase 2	Scotia Homes -	LCSE	2
F	Ellon, Cromleybank Phase 3	Scotia Homes/RSL	Social Rent	16
F	Balmedie Chapelwell phase 1	Aberdeenshire Council	Social Rent	42
F	Balmedie Chapelwell phase 2	Aberdeenshire Council	Social Rent	28
F	Ellon, Cromleybank Phase 4	Scotia Homes/RSL	Social Rent	20
F	Ellon Land to the North of Waterton House	William Lippe	LCSE	2
F	Turriff, Land at Castlehill	Alasdair Ramsay	LCSE	2
F	Newburgh, Toors O'Ythan Culterty	Nicolas Schellingburg	LCSE	2
F	Ellon, Cromleybank Phase 5	Scotia Homes/RSL	Social Rent	18
F	Turriff, EH1 and H1 North of Shannocks View Phase 2	Springfield/ Langstane HA	Social Rent	33
Total				542
Admin Area	Site	Developer	Tenure	No. of Units
G	Westhill - Straik Road	Robertson/ Hillcrest	Social Rent	52
G	Port Elphinstone, Crichton phase 1	Dandara/ Hillcrest	Social Rent	25
G	Port Elphinstone, Blythwood	RSL	Social Rent	67
G	Inverurie, Uryside Phase 3	Barratt North Scotland/RSL	Social Rent	20
G	Inverurie, Hatchery Phase 1	Malcolm Allan/RSL	Social Rent	6
G	Kemnay, Milton	Malcolm Allan/RSL	Social Rent	5
G	Kintore - Town Park	Scotia Homes/ RSL	Social Rent	18
G	Inverurie, Mortimers Lane	William Lippe	LCSE	1
G	Westhill, South of Strawberry Field Road	Mr Williamson	LCSE	1
G	Kintore, Rear of Kintore Arms	John R Criag Ltd	LCSE	1
G	Inverurie - Former Foundry	Malcolm Allan	LCSE	2
G	Inverurie, Middlemuir Road	Craigdon Construction	LCSE	3
G	Inverurie, Hatchery Phase 2	Malcolm Allan/RSL	Social Rent	9
G	Port Elphinstone - Crichton Phase 2	Dandara/ Hillcrest	Social Rent	25
G	Kintore, Land to East of Kintore Phase 1	Barratts/RSL	Social Rent	25
G	Sauchen, Cluny Greens	Stewart Milne Homes/ RSL	Social Rent	12
G	Inverurie North Street	Scot Beef/RSL	Social Rent	15

G	Port Elphinstone - Crichtie Phase 3	Dandara/ Hillcrest	Social Rent	24
G	Kintore, Land to East of Kintore - Phase 2	Barratts/Kirkwood/ Malcolm Allan/ RSL	Social Rent	25
G	Old Rayne - Barreldyke Way	Ian Duncan/ RSL	Social Rent	6
G	Inverurie, North Street	Private Developer	LCSE	4
G	Kintore, Land to East	Barratt Homes/ Malcolm Allan/Kirkwood Homes	LCSE	25
G	Kintore, Land to East of Kintore - Phase 3	Barratts/Kirkwood/ Malcolm Allan/ RSL	Mid Market Rent	25
G	Chapel of Garioch, Land at Pitbee	James Burges Lumsden	LCSE	1
Total				397
Admin Area	Site	Developer	Tenure	No. of Units
KM	Newtonhill, Park Place	Barratt North Scotland/RSL	Social Rent	30
KM	Portlethen, Lonach (Chicken Sheds)	Stewart Milne Homes/Osprey	Social Rent	11
KM	Stonehaven, Carlton House, Arduthie Road	Aberdeenshire Council	Social Rent	15
KM	Drumoak, H1 site	Stewart Milne Homes	LCSE	2
KM	Johnshaven, land at Goldenacre	Fotheringham Property Developments Ltd	LCSE	4
KM	Portlethen, Leathan Fields phase 1	Stewart Milne Homes/RSL	Social Rent	30
KM	Portlethen, Coull Cars	Langstane HA	Social Rent	20
KM	Portlethen, Leathan Fields phase 2	Stewart Milne Homes/RSL	Mid Market Rent	14
KM	Chapelton phase 2a	Elsick Development Co/RSL	Social Rent	10
KM	Chapelton phase 2b	Elsick Development Co/RSL	Mid Market Rent	10
KM	Chapelton phase 2c	Elsick Development Co/RSL	LCHO Shared Equity	10
KM	Fettercairn, Garrol Place	Langstane HA	Social Rent	9
KM	Blairs, Blairs College Estate phase 1	Hermiston Securities/Muir Group/RSL	Mid Market Rent	18
KM	Blairs, Blairs College Estate phase 2	Hermiston Securities/Muir Group/RSL	Social Rent	22
KM	Auchenblae, Mackenzie Avenue	DLB Scotland/ Aberdeenshire Council	Social Rent	6
KM	Drumlithie, Land to South and East of Bowling Club	Peterkin Homes	LCSE	1

KM	Kirkton of Maryculter	Goldcrest Highland Ltd	LCSE	1
KM	Drumoak, Irvine Arms	The Firm of the Irvine Arms	LCSE	3
KM	Fettercairn, Fasque Estate	Mr Dick Reid	LCSE	4
KM	Laurencekirk, Conveth Mains phase 1	Developer/RSL	Mid Market Rent	11
KM	Edzell, Former Air Base phase 1	Carnegie Base Services	Social Rent	12
KM	Chapelton phase 3a	Elsick Development Co/RSL	Mid Market Rent	10
KM	Chapelton phase 3b	Elsick Development Co/RSL	LCHO Shared Equity	10
KM	Chapelton phase 3c	Elsick Development Co/RSL	Social Rent	10
KM	Edzell, Former Air Base	Carnegie Base Services	LCSE	6
KM	Edzell, Former Air base phase 2	Carnegie Base Services	Social Rent	12
KM	Laurencekirk, NE of Fordoun Road	Developer/RSL	Social Rent	20
KM	Laurencekirk, Land to North East Fordoun Road	Developer	LCSE	4
KM	Laurencekirk, adjacent to Gauger Burn	Scotia	LCSE	6
Total				321
Admin Area	Site	Developer	Tenure	No. of Units
M	Huntly, Deveron Road	Morrison Construction /Aberdeenshire Council	Social Rent	37
M	Huntly, former depot site, King Street	Aberdeenshire Council	Social Rent	13
M	Johnshaven, Land at Goldenacre	Fotheringham Property Developments /RSL	Social Rent	13
M	Banchory, South of Hill of Banchory	Bancon/RSL	Social Rent	24
M	Aboyne, Land to West of Castle of Park Phase 1a	Aboyne Castle Estate/RSL	Social Rent	14
M	Braemar, West of Kindrochit Court	Braemar Community Ltd	Mid Market Rent	15
M	Huntly, Strathbogie Hotel	Charles McCall Smith	LCSE	1
M	Alford, Greystone Road	Stewart Milne Homes	LCSE	1
M	Kennethmont, site to South of Rannes Hall	David Grant	LCSE	1
M	Strachan, Gateside Farm	Castleglen	LCSE	3
M	Aboyne, land to West of Castle Park Phase 1	AJC Homes Scotland	LCSE	6

M	Banchory, South of Hill of Banchory	Bancon	LCSE	6
M	Banchory, land to East of Woodend Barn	North Banchory Company/Places For People	Social Rent	8
M	Aboyne, Land to West of Castle of Park Phase 1b	Aboyne Castle Estate/RSL	Social Rent	14
M	Tarland, Village Farm site	Tarland Group/RSL	Social Rent	10
M	Tarland, Village Farm site	Tarland Group/RSL	LCHO Shared Equity	6
M	Tarland, Village Farm site	Tarland Group/RSL	Mid Market Rent	10
M	Strachan, Bowbutts Farm	Aberdeenshire Council	Social Rent	3
M	Aboyne, land to West of Castle Park Phase 2	AJC Homes Scotland	LCSE	6
M	Inchmarlo, Banchory, Land North of East Mains	HFM/RSL	Mid Market Rent	12
M	Alford, Academy	Aberdeenshire Council	Social Rent	30
M	Alford, Castle Road	Kirkwood Homes/ Aberdeenshire Council	Social Rent	21
M	Lumphanan, Perkhill Road	Langstane HA	Social Rent	11
M	Cairnie, site to East of Cruickshank Terrace	Strathdee properties Ltd	LCSE	2
M	Aboyne, land to West of Castle Park Phase 3	AJC Homes Scotland	LCSE	6
M	Inchmarlo, Land North of East mains	HFM	LCSE	8
M	Rhynie, Essie Road	George Beverly	LCSE	3
Total				284

Grand Total				2027
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Appendix 2

Particular Needs	Year Start	Year Complete	Grant Required £ millions
1	20/21	21/22	£0.064
1	20/21	21/22	£0.092
6	20/21	21/22	£0.801
0	21/22	21/22	NA
0	21/22	21/22	NA
0	21/22	22/23	NA
0	21/22	21/22	NA
0	22/23	22/23	NA
0	22/23	22/23	NA
0	22/23	22/23	NA
10	23/24	24/25	£2.100
4	23/24	23/24	£0.840
0	23/24	23/24	NA
0	23/24	23/24	NA
6	24/25	25/26	£1.140
6	25/26	25/26	£1.820
34			£6.857
Particular Needs	Year Start	Year Complete	
12	15/16	23/24	£1.283
12	20/21	22/23	£0.982
22	20/21	24/25	£4.374
6	21/22	22/23	£1.540
8	22/23	23/24	£0.456
4	22/23	23/24	£1.482
2	22/23	23/24	£0.770
6	22/23	23/24	£0.570
11	22/23	23/24	£2.240

3	22/23	23/24	£0.684
0	22/23	22/23	£0.228
0	22/23	22/23	
0	22/23	22/23	NA
5	23/24	24/25	£1.750
0	23/24	24/25	NA
6	24/25	25/26	£1.540
4	24/25	24/25	£0.560
4	25/26	25/26	£0.700
0	25/26	25/26	
105			£19.159
Particular Needs	Year Start	Year Complete	
14	20/21	22/23	£2.492
11	20/21	22/23	£1.300
21	21/22	23/24	£1.311
2	21/22	21/22	£1.050
2	21/22	22/23	£1.120
0	21/22	21/22	NA
0	21/22	23/24	NA
0	21/22	21/22	NA
14	22/23	23/24	£2.100
6	22/23	23/24	£1.260
2	22/23	22/23	£0.840
2	22/23	23/24	£0.560
0	22/23	23/24	£0.420
0	22/23	22/23	
1	23/24	24/25	£0.798
8	23/24	24/25	£1.680
4	23/24	24/25	£1.540

8	23/24	24/25	£1.680
12	23/24	24/25	£2.100
7	23/24	25/26	£1.750
0	23/24	23/24	£0.210
0	23/24	23/24	NA
0	23/24	24/25	NA
2	24/25	25/26	£1.120
10	24/25	25/26	£2.394
10	24/25	25/26	£1.596
4	24/25	25/26	£1.400
0	24/25	24/25	NA
0	24/25	24/25	NA
0	24/25	24/25	NA
2	25/26	25/26	£1.260
6	25/26	25/26	£1.881
148			£31.862
Particular Needs	Year Start	Year Complete	
8	20/21	22/23	£3.040
6	21/22	22/23	£1.750
13	21/22	22/23	£4.274
8	21/22	23/24	£1.400
2	21/22	21/22	£0.420
0	21/22	21/22	£0.350
6	21/22	22/23	£1.260
0	21/22	22/23	NA
0	21/22	21/22	NA
0	21/22	21/22	NA
0	21/22	22/23	NA
0	21/22	22/23	NA
3	22/23	22/23	£0.630
6	22/23	22/23	£1.750
8	22/23	23/24	£1.750
0	22/23	22/23	£0.840
5	23/24	23/24	£1.050

6	23/24	23/24	£1.680
8	23/24	24/25	£1.750
0	23/24	23/24	£0.420
0	23/24	23/24	NA
0	23/24	24/25	
0	24/25	25/26	£1.110
0	24/25	24/25	
79			£23.474
Particular Needs	Year Start	Year Complete	
7	20/21	22/23	£0.900
4	21/22	22/23	£0.792
6	21/22	22/23	£0.855
0	21/22	21/22	NA
0	21/22	21/22	NA
7	22/23	24/25	£2.160
8	22/23	23/24	£1.000
4	22/23	24/25	£0.616
6	22/23	23/24	£0.700
4	22/23	23/24	£0.440
0	22/23	23/24	£0.440
2	22/23	23/24	£0.500
6	23/24	24/25	£0.792
6	23/24	24/25	£1.540
4	23/24	24/25	£0.420
0	23/24	24/25	NA

0	23/24	24/25	NA
0	23/24	24/25	NA
0	23/24	24/25	NA
4	24/25	25/26	£0.484
4	24/25	25/26	£0.840
2	24/25	24/25	£0.440
2	24/25	24/25	£0.440
4	24/25	24/25	£0.700
0	24/25	24/25	NA
4	25/26	25/26	£0.840
8	25/26	25/26	£1.400
0	25/26	25/26	NA
0	25/26	25/26	NA
92			£16.299
Particular Needs	Year Start	Year Complete	
9	20/21	21/22	£1.800
3	20/21	21/22	£0.241
4	21/22	21/22	£0.910
10	21/22	22/23	£1.680
6	21/22	22/23	£0.980
3	21/22	21/22	£1.050
0	21/22	22/23	NA
0	21/22	21/22	NA
0	21/22	23/24	NA
0	21/22	22/23	NA
0	21/22	22/23	NA

0	21/22	22/23	NA
4	22/23	23/24	£0.576
4	22/23	23/24	£0.980
4	22/23	23/24	£0.700
	22/23	23/24	£0.420
2	22/23	23/24	£0.700
0	22/23	23/24	£0.151
0	22/23	23/24	NA
6	23/24	24/25	£0.840
6	23/24	24/25	£1.710
4	23/24	24/25	£1.197
5	23/24	24/25	£0.600
0	23/24	24/25	NA
0	23/24	24/25	NA
0	23/24	24/25	NA
0	24/25	25/26	NA
70			£14.535

528			£112.186
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EQUALITY IMPACT ASSESSMENT

EIA Version	Date	Author	Changes
One	6 th August 2020	Elaine Reid	

Stage 1: Title and aims of the activity (“activity” is an umbrella term covering policies, procedures, guidance and decisions including those that affect services the council delivers).	
Service	Infrastructure Services (Housing)
Section	Housing Strategy
Title of the activity etc.	Strategic Housing Investment Plan 2021-2026
Aims and desired outcomes 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), Clarke Dalziel, Affordable Housing Officer and Liz Hamilton, Strategic Housing Officer.

Stage 2: List the evidence that has been used in this assessment and explain what it means in relation to the activity you are assessing.		
Evidence	What does it say?	What does it mean?
Internal data (customer satisfaction surveys; equality monitoring data; customer complaints).	Housing Needs and Demand Assessment (2017) Local Housing Strategy 2018 – 2023 Rapid Rehousing Transition Action Plan Data collection on waiting list, relets, house sales, housing stock and housing market activity. Analysis of potential housing development opportunities.	It informs the key priorities for affordable housing investment through information and data collected and analysed.

<p>Internal consultation with staff and other services affected.</p>	<p>Ongoing consultation with: Housing Options & Homelessness, Asset Management, Tenancy Services, Finance, Health and Social Care, Legal and Governance, Property – Estates, Quantity Surveying and Architectural Services, Planning, Roads and Landscape Services and Developer Obligations.</p>	<p>It informs the key priorities for affordable housing investment through information and data collected and analysed</p>
<p>External consultation (partner organisations, community groups, and councils).</p>	<p>Scottish Government Private Developers Registered Social Landlords Tenant Groups Tenant Participation Promotion Team As part of the planning process consultation would be carried out with the local community groups</p>	<p>It informs the key priorities for affordable housing investment through information and data collected and analysed, in consultation with tenants and external partners.</p>
<p>External data (census, available statistics).</p>	<p>Registered Social Landlord stock and relets data</p>	<p>It informs the key priorities for affordable housing investment through information and data collected and analysed, alongside ongoing dialogue with RSL partners.</p>
<p>Other (general information as appropriate).</p>	<p>Any properties developed as part of the Strategic Housing Investment Plan 2021-2026, will be allocated in accordance with either Aberdeenshire Council's Allocation Policy or the corresponding Registered Social Landlord Allocation Policy.</p>	<p>Properties are allocated in accordance with procedures and policies in place.</p>

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: What steps can be taken to promote good relations between various groups/areas?	
These should be included in the action plan.	Good planning and design will ensure that 2021-2026 will form part of mixed and sustainable communities, advancing equality of opportunity.

Stage 6: How does the policy/activity create opportunities for advancing equality of opportunity?	
Creating mixed and sustainable communities will promote good relations and encourage integration and promote equalities.	

Stage 7a:

Are there potential impacts on protected groups?

The protected groups covered by the equality duty are: age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

Who is affected by the activity or who is intended to benefit from the proposed activity and how?
Complete the table below for each protected group by inserting “yes” in the applicable box/boxes below.

	Positive	Negative	Neutral	Unknown
Age – Younger/Older	Yes	Yes		
Age - Older	Yes	Yes		
Disability	Yes	Yes		
Race – (includes Gypsy Travellers)	Yes	Yes		
Religion or Belief			Yes	
Sex			Yes	
Pregnancy and maternity			Yes	
Sexual orientation – (includes Lesbian/ Gay/Bisexual)			Yes	
Gender reassignment – (includes Transgender)			Yes	
Marriage and Civil Partnership			Yes	

Stage 7b: Do you have evidence or reason to believe that this policy, activity etc. will or may impact on socio-economic inequalities?

This is about trying to be fair to everyone. Part of that is realising that not everyone may be starting at the same place. Some individuals and families may have low income, may have very little or no savings which means they are living from month to month therefore changes to council policies/services may have a greater adverse impact on them.

On this basis you should consider potential impacts on individuals/families by:

- Place: on specific vulnerable areas or communities (SIMD, regeneration, rural) e.g. housing, transport.
- Pockets: household resources, (Income, benefits, outgoings) ability to access a service
- Prospects: peoples life chances e.g.access to, or ability to access: employment, training, services (such as council or health) or support.

Groups of people who may be impacted include, but not limited to:

<ul style="list-style-type: none"> • Unemployed • Single parents and vulnerable families • People on benefits • Those involved in the criminal justice system • People in the most deprived communities • People who live in rural areas 	<ul style="list-style-type: none"> • Pensioners • Looked after children • Carers including young carers • Veterans • Students • Single adult households • People who have experienced the asylum system 	<ul style="list-style-type: none"> • Those leaving the care setting including children and young people and those with illness • Homeless people • People with low literacy/numeracy • People with lower educational qualifications • People in low paid work • People with one or more protected characteristic
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Please complete by inserting “yes” in the applicable box/boxes below.

Socio-economic disadvantage	Positive	Negative	Neutral	Unknown
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Pockets: Low income/income poverty – cannot afford to maintain regular payments such as bills, food, clothing	Yes			
Pockets: Low and/or no wealth – enough money to meet basic living costs and pay bills but have no savings to deal with any unexpected spends and no provision for the future	Yes			
Pockets: Material deprivation – being unable to access basic goods and services i.e. financial products like life insurance, repair/replace broken electrical goods, warm home, leisure and hobbies	Yes			
Place: Area deprivation – where you live, where you work	Yes			
Prospects: Socioeconomic background – social class i.e. parents education, employment and income, educational achievement.	Yes			

Stage 8: 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)

<p>Please detail the potential positive and/or negative impacts you have highlighted above. Detail the impacts and describe those affected.</p>	<p>Providing affordable housing will increase access to energy efficient, affordable housing, contributing to well designed and safer communities. It will also contribute to improved health and wellbeing and assist in reducing fuel poverty and carbon emissions.</p>	<p>Whilst the Strategic Housing Investment Plan 2021-2026 will deliver affordable housing it will not meet all the identified housing need.</p>
	<p>In particular, properties are being developed for older people, those with a disability and vulnerable households. The appropriate support will be put in place.</p>	
	<p>Increasing affordable housing supply to ensure there are options to either rent –social or mid-market - or purchase affordable housing.</p>	
	<p>Aberdeenshire Council currently has two Gypsy/Traveller sites, one stopover site accessible throughout the year and one seasonal site open from April to September. Work continues to identify additional sites throughout Aberdeenshire.</p>	<p>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.</p>

Stage 9: Have any of the affected groups/areas been involved, engaged with or 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 10: 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 11: What monitoring arrangements will be put in place? How the EIA will be used to monitor the proposal	
<p>These should be included in any action plan (for example customer satisfaction questionnaires).</p>	<p>The SHIP Annual review will highlight any gaps and issues to be addressed to ensure it is achieving its aims.</p> <p>Equality monitoring is carried out through the Allocations process for housing.</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 Gypsy/Traveller site.</p> <p>Post occupancy surveys will be carried out. This will include monitoring across the nine Protected characteristics</p>

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>	

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* Stage 13: Set out the justification that the activity can and should go ahead despite the negative impact.

The delivery of the identified projects within the Strategic Housing Investment Plan will increase the supply of affordable housing and assist in meeting housing need.

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 2021-2026		
	3) Authors: I/We have completed the equality impact assessment for this policy/activity.	Name: Elaine Reid Position: Team Leader (Affordable Housing) Date: Signature:	Name: Clarke Dalziel Position: Affordable Housing Officer Date: Signature:	
		Name: Liz Hamilton Position: Strategic Housing Officer Date: Signature:	Name: Position: Date: Signature:	
	4) Consultation with Service Manager	Name: Alexander MacLeod, Housing Manager, Strategy Date:		
	5) Authorisation by Director or Head of Service	Name: Rob Simpson Position: Head of Housing Date:	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.	Date:		

	7) EIA author sends a copy of the finalised form to: equalities@aberdeenshire.gov.uk	Date:
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Action Plan					
Action	Start	Complete	Lead Officer	Expected Outcome	Resource Implications
Consultation with appropriate stakeholders as part of the development process.	2021	2026	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 Allocations process.	2021	2026	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	2021	2026	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	2021	2026	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	2021	2026	Strategic Housing Officer/Gypsy/Traveller Liaison Officer	Feedback will inform future proposals to meet identified need	Within existing resources



APPENDIX 4

TOWN CENTRE FIRST IMPACT ASSESSMENT

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

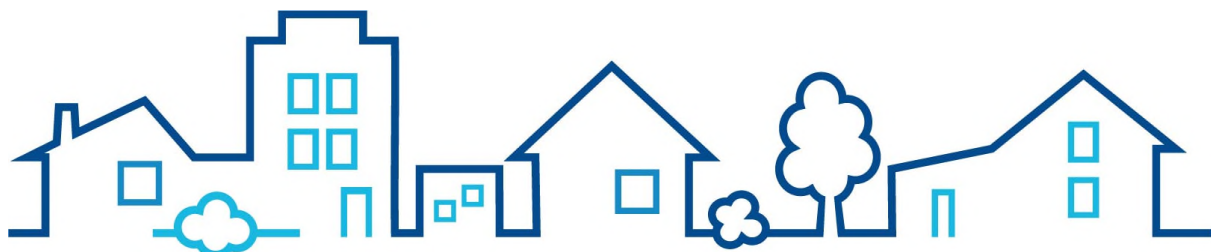
The Town Centre First Impact Assessment allows officers in all services to identify the detrimental and beneficial effects that decisions we take may have on our town centres. It will allow officers to consider any implications that council decisions may have on Aberdeenshire’s key town centres. Examples 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 2021-2026
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	

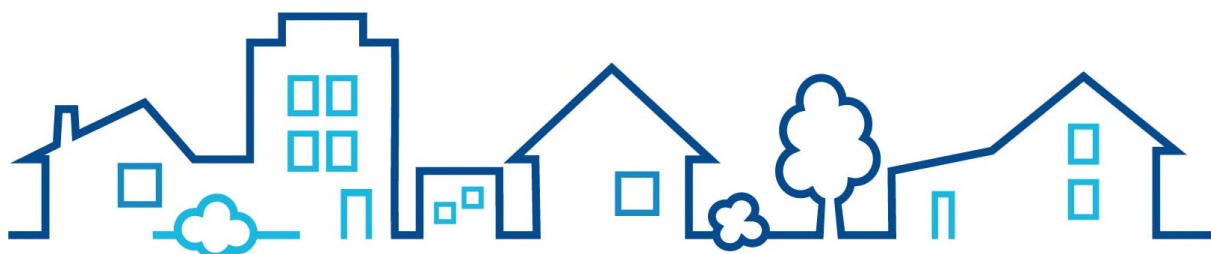




3)	
Please describe the aims of the committee paper?	To seek approval of the draft Strategic Housing Investment Plan 2021-2026 for submission to Scottish Government.

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: 27/08/20 Signature:
4) Consultation with Service Manager	Name: Alexander MacLeod Position: Housing Manager Date: 27/08/20
5) Authorisation by Director or Head of Service	Name: Rob Simpson Position: Head of Housing Date: 28/8/20
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: 28/08/20

