



**REPORT TO COMMUNITIES COMMITTEE
5th NOVEMBER 2020**

STRATEGIC HOUSING INVESTMENT PLAN 2021 - 2026

1 Reason for Report / Summary

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

2 Recommendations

The Committee is recommended to:

- 2.1 Provide comments on and approve the draft Strategic Housing Investment Plan 2021 – 2026.**

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 has been presented to the six area committees for comments as noted in **Appendix 1**. Subject to Communities Committee approval the SHIP 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 2 (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 units were completed across Aberdeenshire as detailed in Table 1 below:-



Table 1 by House Size	Aberdeenshire				19/20 Completions
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

Meantime work has commenced on site for 297 social rent units of which 32 are being delivered through the Council's New Build programme, the remaining 265 through our RSL partners. This includes developments across the following locations:- Fraserburgh, Portsoy, Banff, Inverurie, Sauchen, Ballater, Banchory, Kincardine O'Neil, Stonehaven, Laurencekirk, Marykirk, St Cyrus and Chapleton. Of these 297 units 79 are suitable for particular needs including 19 for wheelchair users. Work has also commenced on site for 34 units for Mid Market Rent by an RSL and 32 units for Shared Equity in Inverurie, Stonehaven, Laurencekirk, Chapleton Finzean and Alford. Of these 66 units 19 are suitable for particular needs including 1 for a wheelchair user.

- 4.3 The SHIP has been drafted in accordance with Scottish Government guidance and it is worth noting that as yet future grant allocations still have to be announced. The grant 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 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, as detailed in **Appendix 3**.
- 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 2**.

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 4		
Fairer Scotland Duty	EIA attached as appendix 4		
Town Centre First	Town Centre First Impact Assessment attached as appendix 5		
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 4** 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.

Impact on Wellbeing	Wellbeing Indicator	Positive	Negative	No Impact
	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 had no comments to make 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 D1.1d of the List of Committee Powers in Part 2A of the Scheme of Governance as it relates to housing policy. The approved SHIP will be submitted to Scottish Government in line with its required timescale of no later than mid December 2020.



Stephen Archer, Infrastructure Services

Report prepared by Elaine Reid, Team Leader – Affordable Housing
Date 22nd September 2020

List of Appendices

- Appendix 1 – Area Committee comments
- Appendix 2 – Strategic Housing Investment Plan
- Appendix 3 – Strategic Housing Invest Plan (Project Details)
- Appendix 4 – Equality Impact Assessment
- Appendix 5 – Town Centre Impact Assessment

Strategic Housing Investment Plan 2021-2026 – Area Committee Comments – still to be added

Date	Area Committee	Comments	Response
29/09/20	Banff and Buchan		
15/09/20	Buchan	<p>Agreed to make following comments to Communities Committee –</p> <p>(1) to welcome report,</p> <p>(2) to note disappointment that the land associated with Phase 1, Nether Aden, Mintlaw, has still not transferred and to emphasise the local need for this project to be progressed as soon as possible, and</p> <p>(3) to note that there are likely to be knock-on effects from Covid in relation to building work timescales etc</p>	
22/09/20	Formartine		
06/10/20	Garioch		
22/09/20	Kincardine and Mearns		
29/10/20	Marr		

Strategic Housing Investment Plan 2021-2026 – Area Committee Comments

Date	Area Committee	Comments	Response
29/09/20	Banff and Buchan	<p>Agreed to provide the following comments to the Communities Committee:</p> <ol style="list-style-type: none"> 1. Child poverty is highest in Banff & Buchan and Buchan areas and there does not appear to be enough emphasis on providing housing for people in poverty - “affordable housing” is not affordable for everyone. 	<p>Social rent is the most affordable tenure of affordable housing. Across Aberdeenshire the SHIP targets the delivery of social rented housing where around 80% of the future affordable housing programme is planned as social rent. There is an even higher proportion of social rent targeted in Banff and Buchan. Over the last five years, 94% of affordable housing delivery in Banff and Buchan has been social rented housing. And over the next SHIP period of 2021-2026, 88% of potential new affordable housing delivery will be social rent in the Banff and Buchan area.</p> <p>As highlighted by the Affordable Housing Report by Audit Scotland in April 2020, there is no one common definition of affordable housing; this can be confusing for both tenants and the public. Generally affordable housing means housing that is available to those households who are unable to access housing without some form of assistance. Affordable housing can cover a wide range of tenures from social rented housing to mid market for rent through to home ownership as below:-</p> <p>Social Rent – properties owned, managed and let through local authorities and registered social landlords and in line with legislation income is not a consideration in terms of the allocation of these properties.</p> <p>Mid Market Rent – properties available at rents lower than or equivalent to Local Housing Allowance rate (which for a 2 bed at the moment is £595 per calendar month in Aberdeenshire) but higher than social rents. Mid market rent is generally for working people / households who don't qualify or are not a priority for</p>

		<p>2. The Strategy should be addressing issues where there is the greatest need, especially in light of Covid-19, with so many people losing their jobs. Much of what is proposed in the new build programme seems to be in more affluent areas.</p> <p>3. In the rural housing market area, Fraserburgh and Peterhead are the only two high priority towns but in the summary tables, only 7% is planned for Banff and Buchan and a pro rata share should be approximately 16%.</p> <p>4. Performance measures, targets and outcomes need to be reviewed continually,</p>	<p>social rented accommodation but cannot afford to buy their own property or rent on the open market. Affordable Home Ownership – essentially targeted at households who have lower, moderate incomes who are unable to access home ownership on the open market without some form of assistance and are either first time buyers or those who have experienced a significant change in their circumstances which has affected their housing need.</p> <p>Noted – The Strategic Housing Investment Plan seeks to direct investment in affordable housing across all of Aberdeenshire. However it is important to note that a high proportion – around 70% - of current and future affordable housing development identified within the SHIP, is or will be as a consequence of the Local Development Plan’s Affordable Housing Policy (whereby “new housing development must contain 25% affordable housing”). As such, these contributions will be dictated by the development industry’s build-out rate, intrinsically linked to the performance of the economy.</p> <p>See above. Officers will continue to seek to secure new opportunities to deliver affordable housing across Banff and Buchan, by working closely with partners to identify suitable assets/land appropriate for the development of/conversion to affordable housing which are financially viable and will deliver housing of the size and type suited to meet local housing need.</p> <p>Noted - Through our Performance Monitoring Framework a comprehensive account of affordable housing delivery is reported through the Local Housing Strategy annual update as well as part of the Strategic Housing Investment Plan process. Details include the number, tenure, provider, size, location, particular needs and whether new build/purchases/empty homes to ensure that delivery meets identified local housing need whilst contributing to wider</p>
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APPENDIX 2

		<p>5. There will be many changes in our town centres and consideration should be given to the possibility of converting retail properties into housing to bring life back into town centres. Developer obligation money could be considered for this in addition to affordable housing on the outskirts of towns. There should also be a firmer focus on developing town centre brownfield sites which would support wider regeneration priorities.</p> <p>6. There did not appear to be any mention of housing for elderly people.</p> <p>7. The Child Poverty Action Plan needs to be dealt with in an holistic way with communication between all stakeholders, and local members should be kept up to date.</p>	<p>strategic outcomes such as fuel poverty, independent living, child poverty, reduced carbon emissions, town centre regeneration, rural sustainment and strategic growth.</p> <p>Agreed – officers continue to pursue opportunities to deliver affordable housing across a variety of different types of projects including new build, both greenfield and brownfield, conversions, empty properties and open market purchases where appropriate to ensure that the right size and type of properties are provided to meet local housing need whilst working within financial parameters to make sure that rents remain affordable.</p> <p>Noted – Particular Needs housing includes housing for elderly people as well as other client groups such as physical disability and learning disability.</p> <p>Noted – the supply of new affordable housing cuts across each of the outcomes in the Child Poverty Action Plan. It makes a significant contribution to action 3.3 – reducing fuel poverty – through the provision of new energy efficient housing, and action 4.6 – housing and homelessness – by reducing pressure on the Council waiting list. The housing service is represented on the Tackling Poverty and Inequalities Strategic Group that manages the Child Poverty Action Plan under the Local Outcomes Improvement Plan.</p>
15/09/20	Buchan	<p>Agreed to make following comments to Communities Committee –</p> <p>(1) to welcome report,</p>	Noted.

		<p>(2) to note disappointment that the land associated with Phase 1, Nether Aden, Mintlaw, has still not transferred and to emphasise the local need for this project to be progressed as soon as possible, and</p> <p>(3) to note that there are likely to be knock-on effects from Covid in relation to building work timescales etc</p>	<p>Noted - Officers continue to progress discussions with Castlehill Housing Association with a view to acquiring the site.</p> <p>Noted - Officers, across all services including Property, continue to monitor this closely to ensure that the new build programme can continue at pace whilst working within the Covid parameters as laid down by Scottish Government.</p>												
22/09/20	Formartine	The Committee confirmed their support for the plan.	Noted.												
06/10/20	Garioch	<p>Agreed to forward the following comments to Communities Committee:-</p> <ol style="list-style-type: none"> 1. welcome the plan and support all of the proposals to develop more affordable housing across Aberdeenshire over the next 5 years; and 2. request that officers investigate and provide information about any constraints that may be being faced by the private sector regarding the delivery of adaptations to housing and envisage any scope for alignment with the Council to improve the delivery rate. 	<p>Noted.</p> <p>Upon investigation it became apparent that incorrect figures had been mistakenly included for the Council years 2018/2019 and 2019/2020. This has now been rectified within the Strategic Housing Investment Plan document and now reads as follows:-</p> <p>Average Days between assessment of need and completion of major adaptations:-</p> <table style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th></th> <th>Local Authority</th> <th>Private Sector</th> </tr> </thead> <tbody> <tr> <td>17/18</td> <td>140</td> <td>140</td> </tr> <tr> <td>18/19</td> <td>100</td> <td>137</td> </tr> <tr> <td>19/20</td> <td>108</td> <td>119</td> </tr> </tbody> </table>		Local Authority	Private Sector	17/18	140	140	18/19	100	137	19/20	108	119
	Local Authority	Private Sector													
17/18	140	140													
18/19	100	137													
19/20	108	119													

22/09/20	Kincardine and Mearns	<p>The Committee provided the following comments:</p> <ul style="list-style-type: none"> • To encourage wheelchair accessible properties with developers, • Page 198, current provision for Gypsy Travellers and the provision of sites suggest we use and adopt the Gypsy Traveller Support Plan Across Scotland to help determine the needs and shape the strategy for provision of sites in the future. 	<p>Noted and incorporated with Strategic Housing Investment Plan 2021-2026</p> <p>Noted – The Gypsy/Traveller Sub-Committee agreed to adopt the national plan and align it with the Aberdeenshire action plan. At the sub-committee’s meeting on 1 October 2020 it was agreed to refresh the action plan in light of the impacts of Covid-19.</p>
29/09/20	Marr	<p>The Committee provided the following comments:</p> <ul style="list-style-type: none"> • Noted the heavier weighting of investment in the earlier years of the plan and the lesser weighting in later years; • Noted the potential impacts on the delivery of the programme in relation to Covid-19 and that there were a lot of unknowns at the moment; • Noted that a number of properties were being developed to provide wheelchair access; 	<p>Acknowledged – generally there is more certainty in relation to earlier years than later years within the Strategic Housing Investment Plan, which is a ‘rolling’ plan where more data and information can be added once it becomes available.</p> <p>Agreed - 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. Officers meet regularly internally and externally with other affordable housing providers in Scotland to monitor these issues and take any appropriate action.</p> <p>Noted and incorporated with Strategic Housing Investment Plan 2021-2026</p>

		<ul style="list-style-type: none">• Noted that developer obligation contributions were allocated according to school catchment areas.	Confirmed that this is in line with policy.
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Strategic Housing Investment Plan 2021-2026			Project Details				Appendix 3	
Admin Area	Site	Developer	Tenure	No. of Units	Particular Needs	Year Start	Year Complete	Grant Required £ millions
BB	Fraserburgh, Castle Street	Aberdeenshire Council	Social Rent	6	1	20/21	21/22	£0.064
BB	Fraserburgh, Bervie Road	Aberdeenshire Council	Social Rent	6	1	20/21	21/22	£0.092
BB	Fraserburgh, Merryhillock	Claymore Homes/ Aberdeenshire Council	Social Rent	26	6	20/21	21/22	£0.801
BB	Macduff, Royal British Legion	Developer	LCSE	3	0	21/22	21/22	NA
BB	Macduff, Squash Club	Albert Milne	LCSE	2	0	21/22	21/22	NA
BB	Aberchirder, Grampian McLennan Yard	Grampian McLennans	LCSE	2	0	21/22	22/23	NA
BB	Rathen, Site North West of Roseacre	Colaren Homes	LCSE	2	0	21/22	21/22	NA
BB	88 Mid Street, Fraserburgh	J Willox Car Sales	LCSE	1	0	22/23	22/23	NA
BB	Portsoy, 43 Seafield Street	Mr John Wilkinson	LCSE	1	0	22/23	22/23	NA
BB	Macduff, 20/22 Market Street & 6 Skene Street	Elaine Duthie	LCSE	2	0	22/23	22/23	NA
BB	Fraserburgh, Kirkton	Colaren / RSL	Social Rent	30	10	23/24	24/25	£2.100
BB	Cairnbulg, Westhaven	Claymore Homes/ RSL	Social Rent	12	4	23/24	23/24	£0.840
BB	Lady'sbridge Village Phase 5	Alasdair Ramsay	LCSE	8	0	23/24	23/24	NA
BB	Aberchirder, Former Rose Innes	EWTD properties ltd	LCSE	3	0	23/24	23/24	NA
BB	Macduff, Manner Street Depot	Aberdeenshire Council	Social Rent	20	6	24/25	25/26	£1.140
BB	Macduff, Fyfe Street	Langstane HA	Social Rent	26	6	25/26	25/26	£1.820
Total				150	34			£6.857

Admin Area	Site	Developer	Tenure	No. of Units	Particular Needs	Year Start	Year Complete	
B	Peterhead, North Street	Grampian HA	Social Rent	24	12	15/16	23/24	£1.283
B	Peterhead Fair Isle Crescent	Chap/Aberdeenshire Council	Social Rent	26	12	20/21	22/23	£0.982
B	Mintlaw, Nether Aden Phase 1	Aberdeenshire Council	Social Rent	73	22	20/21	24/25	£4.374
B	Peterhead, Wester Clerkhill phase 5 A	Claymore Homes/RSL	Social Rent	22	6	21/22	22/23	£1.540
B	Peterhead, Clerkhill Care Village	Aberdeenshire Council	Social Rent	8	8	22/23	23/24	£0.456
B	Peterhead, Clerkhill Phase 3	Aberdeenshire Council	Social Rent	26	4	22/23	23/24	£1.482
B	Peterhead, Wester Clerkhill phase 5 B	Claymore Homes / RSL	Social Rent	11	2	22/23	23/24	£0.770
B	Peterhead, Sovereign Gate Phase 2	Muir Group / Aberdeenshire Council	Social Rent	10	6	22/23	23/24	£0.570
B	Mintlaw, North Woods	Colaren/RSL	Social Rent	32	11	22/23	23/24	£2.240
B	St. Combs	Aberdeenshire Council	Social Rent	12	3	22/23	23/24	£0.684
B	St Combs, Land off High Street	Claymore Homes/Aberdeenshire Council	Social Rent	4	0	22/23	22/23	£0.228
B	Longside, Bridgend Farm	Taylor Design	LCSE	2	0	22/23	22/23	
B	New Deer, Adjacent to Fordyce Drive	Baxter Design	LCSE	3	0	22/23	22/23	NA
	Cruden Bay, M1	Claymore Homes/RSL	Social Rent	25	5	23/24	24/25	£1.750
B	Peterhead, Sovereign Gate Phase 2	Muir Group	LCSE	10	0	23/24	24/25	NA
B	Peterhead, Wester Clerkhill phase 5 C	Claymore / RSL	Social Rent	22	6	24/25	25/26	£1.540
B	Crimmond, The Reisk	David Gault Agent/RSL	Social Rent	8	4	24/25	24/25	£0.560
B	Peterhead, ALDP site M1 South Ugie Village	Claymore Homes	Social Rent	10	4	25/26	25/26	£0.700
B	Peterhead, ALDP site M1 South Ugie Village	Claymore Homes	LCSE	5	0	25/26	25/26	
Total				333	105			£19.159

Admin Area	Site	Developer	Tenure	No. of Units	Particular Needs	Year Start	Year Complete	
F	Blackdog, M1Phase 1	Kirkwood Homes/ Aberdeenshire Council	Social Rent	56	14	20/21	22/23	£2.492
F	Ellon, Former Academy site, Phase 2 (Phase C)	Aberdeenshire Council	Social Rent	40	11	20/21	22/23	£1.300
F	Ellon, Former Academy site, Phase 3 (Phase D)	Aberdeenshire Council	Social Rent	23	21	21/22	23/24	£1.311
F	Oldmeldrum Chapel Park phase 1	Scotia Homes/Grampian HA	Social Rent	15	2	21/22	21/22	£1.050
F	Pitmedden Bonnyfarm	Kirkwood/Osprey	Social Rent	16	2	21/22	22/23	£1.120
F	Newburgh, Toors O'Ythan Culterty	Nicolas Schellingburg	LCSE	1	0	21/22	21/22	NA
F	Belhelvie OP1	Willie Lippe	LCSE	3	0	21/22	23/24	NA
F	Udny Green Site to South of Udny Green School	Robin Sutherland Architecture	LCSE	3	0	21/22	21/22	NA
F	Balmedie, Egie Farm, Phase 1	Castlehill HA	Social Rent	30	14	22/23	23/24	£2.100
F	Turriff, M1 phase 1	Jim Ironside/RSL	Social Rent	18	6	22/23	23/24	£1.260
F	Tarves Duthie Road Phase 1	Scotia/RSL	Social Rent	12	2	22/23	22/23	£0.840
F	Tarves Duthie Road Phase 2	Scotia/RSL	Social Rent	8	2	22/23	23/24	£0.560
F	Tarves Duthie Road Phase 3	Scotia/RSL	Social Rent	4	0	22/23	23/24	£0.420
F	Tarves Duthie Road	Scotia	LCSE	4	0	22/23	22/23	
	Ellon, Former Academy Annexe Site	Aberdeenshire Council	Social Rent	14	1	23/24	24/25	£0.798
	Ellon, Cromleybank Phase 1	Scotia Homes/RSL	Social Rent	24	8	23/24	24/25	£1.680
F	Ellon, Cromleybank phase 2	Scotia Homes/RSL	Social Rent	22	4	23/24	24/25	£1.540
F	Turriff, EH1 and H1 North of Shannocks View Phase 1	Springfield/ Langstane HA	Social Rent	24	8	23/24	24/25	£1.680
F	Balmedie Egie Farm, Phase 2	Castlehill H.A	Social Rent	30	12	23/24	24/25	£2.100
F	Balmedie Egie Farm, Phase 3	Castlehill H.A	Social Rent	25	7	23/24	25/26	£1.750
F	Tarves, West of Braiklay Croft Duthie Road	Haddo Estate/RSL	Social Rent	3	0	23/24	23/24	£0.210
F	Oldmeldrum Meldrum Motors Market Square	Tinto Architecture	LCSE	2	0	23/24	23/24	NA
F	Ellon, Cromleybank Phase 2	Scotia Homes -	LCSE	2	0	23/24	24/25	NA
F	Ellon, Cromleybank Phase 3	Scotia Homes/RSL	Social Rent	16	2	24/25	25/26	£1.120
F	Balmedie Chapelwell phase 1	Aberdeenshire Council	Social Rent	42	10	24/25	25/26	£2.394
F	Balmedie Chapelwell phase 2	Aberdeenshire Council	Social Rent	28	10	24/25	25/26	£1.596
F	Ellon, Cromleybank Phase 4	Scotia Homes/RSL	Social Rent	20	4	24/25	25/26	£1.400
F	Ellon Land to the North of Waterton House	William Lippe	LCSE	2	0	24/25	24/25	NA
F	Turriff, Land at Castlehill	Alasdair Ramsay	LCSE	2	0	24/25	24/25	NA
F	Newburgh, Toors O'Ythan Culterty	Nicolas Schellingburg	LCSE	2	0	24/25	24/25	NA
F	Ellon, Cromleybank Phase 5	Scotia Homes/RSL	Social Rent	18	2	25/26	25/26	£1.260
F	Turriff, EH1 and H1 North of Shannocks View Phase 2	Springfield/ Langstane HA	Social Rent	33	6	25/26	25/26	£1.881
Total				542	148			£31.862

Admin Area	Site	Developer	Tenure	No. of Units	Particular Needs	Year Start	Year Complete	
G	Westhill - Straik Road	Robertson/ Hillcrest	Social Rent	52	8	20/21	22/23	£3.040
G	Port Elphinstone, Crichtie phase 1	Dandara/ Hillcrest	Social Rent	25	6	21/22	22/23	£1.750
G	Port Elphinstone, Blythwood	RSL	Social Rent	67	13	21/22	22/23	£4.274
G	Inverurie, Uryside Phase 3	Barratt North Scotland/RSL	Social Rent	20	8	21/22	23/24	£1.400
G	Inverurie, Hatchery Phase 1	Malcolm Allan/RSL	Social Rent	6	2	21/22	21/22	£0.420
G	Kemnay, Milton	Malcolm Allan/RSL	Social Rent	5	0	21/22	21/22	£0.350
G	Kintore - Town Park	Scotia Homes/ RSL	Social Rent	18	6	21/22	22/23	£1.260
G	Inverurie, Mortimers Lane	William Lippe	LCSE	1	0	21/22	22/23	NA
G	Westhill, South of Strawberry Field Road	Mr Williamson	LCSE	1	0	21/22	21/22	NA
G	Kintore, Rear of Kintore Arms	John R Criag Ltd	LCSE	1	0	21/22	21/22	NA
G	Inverurie - Former Foundry	Malcolm Allan	LCSE	2	0	21/22	22/23	NA
G	Inverurie, Middlemuir Road	Craigdon Construction	LCSE	3	0	21/22	22/23	NA
G	Inverurie, Hatchery Phase 2	Malcolm Allan/RSL	Social Rent	9	3	22/23	22/23	£0.630
G	Port Elphinstone - Crichtie Phase 2	Dandara/ Hillcrest	Social Rent	25	6	22/23	22/23	£1.750
G	Kintore, Land to East of Kintore Phase 1	Barratts/RSL	Social Rent	25	8	22/23	23/24	£1.750
G	Sauchen, Cluny Greens	Stewart Milne Homes/ RSL	Social Rent	12	0	22/23	22/23	£0.840
G	Inverurie North Street	Scot Beef/RSL	Social Rent	15	5	23/24	23/24	£1.050
G	Port Elphinstone - Crichtie Phase 3	Dandara/ Hillcrest	Social Rent	24	6	23/24	23/24	£1.680
G	Kintore, Land to East of Kintore Phase 2	Barratts/Kirkwood/ Malcolm Allan/ RSL	Social Rent	25	8	23/24	24/25	£1.750
G	Old Rayne - Barreldyke Way	Ian Duncan/ RSL	Social Rent	6	0	23/24	23/24	£0.420
G	Inverurie, North Street	Private Developer	LCSE	4	0	23/24	23/24	NA
G	Kintore, Land to East	Barratt Homes/ Malcolm Allan/Kirkwood Homes	LCSE	25	0	23/24	24/25	
G	Kintore, Land to East of Kintore Phase 3	Barratts/Kirkwood/ Malcolm Allan/ RSL	Mid Market Rent	25	0	24/25	25/26	£1.110
G	Chapel of Garioch, Land at Pitbee	James Burges Lumsden	LCSE	1	0	24/25	24/25	
Total				397	79			£23.474

Admin Area	Site	Developer	Tenure	No. of Units	Particular Needs	Year Start	Year Complete	
KM	Newtonhill, Park Place	Barratt North Scotland/RSL	Social Rent	30	7	20/21	22/23	£0.900
KM	Portlethen, Lonach (Chicken Sheds)	Stewart Milne Homes/Osprey	Social Rent	11	4	21/22	22/23	£0.792
KM	Stonehaven, Carlton House, Arduthie Road	Aberdeenshire Council	Social Rent	15	6	21/22	22/23	£0.855
KM	Drumoak, H1 site	Stewart Milne Homes	LCSE	2	0	21/22	21/22	NA
KM	Johnshaven, land at Goldenacre	Fotheringham Property Developments Ltd	LCSE	4	0	21/22	21/22	NA
KM	Portlethen, Leathan Fields phase 1	Stewart Milne Homes/RSL	Social Rent	30	7	22/23	24/25	£2.160
KM	Portlethen, Coull Cars	Langstane HA	Social Rent	20	8	22/23	23/24	£1.000
KM	Portlethen, Leathan Fields phase 2	Stewart Milne Homes/RSL	Mid Market Rent	14	4	22/23	24/25	£0.616
KM	Chapelton phase 2a	Elsick Development Co/RSL	Social Rent	10	6	22/23	23/24	£0.700
KM	Chapelton phase 2b	Elsick Development Co/RSL	Mid Market Rent	10	4	22/23	23/24	£0.440
KM	Chapelton phase 2c	Elsick Development Co/RSL	LCHO Shared Equity	10	0	22/23	23/24	£0.440
KM	Fettercairn, Garrol Place	Langstane HA	Social Rent	9	2	22/23	23/24	£0.500
KM	Blairs, Blairs College Estate phase 1	Hermiston Securities/Muir Group/RSL	Mid Market Rent	18	6	23/24	24/25	£0.792
KM	Blairs, Blairs College Estate phase 2	Hermiston Securities/Muir Group/RSL	Social Rent	22	6	23/24	24/25	£1.540
KM	Auchenblae, Mackenzie Avenue	DLB Scotland/Aberdeenshire Council	Social Rent	6	4	23/24	24/25	£0.420
KM	Drumlithie, Land to South and East of Bowling Club	Peterkin Homes	LCSE	1	0	23/24	24/25	NA
KM	Kirkton of Maryculter	Goldcrest Highland Ltd	LCSE	1	0	23/24	24/25	NA
KM	Drumoak, Irvine Arms	The Firm of the Irvine Arms	LCSE	3	0	23/24	24/25	NA
KM	Fettercairn, Fasque Estate	Mr Dick Reid	LCSE	4	0	23/24	24/25	NA
KM	Laurencekirk, Conveth Mains phase 1	Developer/RSL	Mid Market Rent	11	4	24/25	25/26	£0.484
KM	Edzell, Former Air Base phase 1	Carnegie Base Services	Social Rent	12	4	24/25	25/26	£0.840
KM	Chapelton phase 3a	Elsick Development Co/RSL	Mid Market Rent	10	2	24/25	24/25	£0.440
KM	Chapelton phase 3b	Elsick Development Co/RSL	LCHO Shared Equity	10	2	24/25	24/25	£0.440
KM	Chapelton phase 3c	Elsick Development Co/RSL	Social Rent	10	4	24/25	24/25	£0.700
KM	Edzell, Former Air Base	Carnegie Base Services	LCSE	6	0	24/25	24/25	NA
KM	Edzell, Former Air base phase 2	Carnegie Base Services	Social Rent	12	4	25/26	25/26	£0.840
KM	Laurencekirk, NE of Fordoun Road	Developer/RSL	Social Rent	20	8	25/26	25/26	£1.400
KM	Laurencekirk, Land to North East Fordoun Road	Developer	LCSE	4	0	25/26	25/26	NA
KM	Laurencekirk, adjacent to Gauger Burn	Scotia	LCSE	6	0	25/26	25/26	NA
Total				321	92			£16.299

Admin Area	Site	Developer	Tenure	No. of Units	Particular Needs	Year Start	Year Complete	
M	Huntly, Deveron Road	Morrison Construction /Aberdeenshire Council	Social Rent	37		9 20/21	21/22	£1.800
M	Huntly, former depot site, King Street	Aberdeenshire Council	Social Rent	13	3	20/21	21/22	£0.241
M	Johnshaven, Land at Goldenacre	Fotheringham Property Developments /RSL	Social Rent	13	4	21/22	21/22	£0.910
M	Banchory, South of Hill of Banchory	Bancon/RSL	Social Rent	24	10	21/22	22/23	£1.680
M	Aboyne, Land to West of Castle of Park Phase 1a	Aboyne Castle Estate/RSL	Social Rent	14	6	21/22	22/23	£0.980
M	Braemar, West of Kindrochit Court	Braemar Community Ltd	Mid Market Rent	15	3	21/22	21/22	£1.050
M	Huntly, Strathbogie Hotel	Charles McCall Smith	LCSE	1	0	21/22	22/23	NA
M	Alford, Greystone Road	Stewart Milne Homes	LCSE	1	0	21/22	21/22	NA
M	Kennethmont, site to South of Rannes Hall	David Grant	LCSE	1	0	21/22	23/24	NA
M	Strachan, Gateside Farm	Castleglen	LCSE	3	0	21/22	22/23	NA
M	Aboyne, land to West of Castle Park Phase 1	AJC Homes Scotland	LCSE	6	0	21/22	22/23	NA
M	Banchory, South of Hill of Banchory	Bancon	LCSE	6	0	21/22	22/23	NA
M	Banchory, land to East of Woodend Barn	North Banchory Company/Places For People	Social Rent	8	4	22/23	23/24	£0.576
M	Aboyne, Land to West of Castle of Park Phase 1b	Aboyne Castle Estate/RSL	Social Rent	14	4	22/23	23/24	£0.980
M	Tarland, Village Farm site	Tarland Group/RSL	Social Rent	10	4	22/23	23/24	£0.700
M	Tarland, Village Farm site	Tarland Group/RSL	LCHO Shared Equity	6		22/23	23/24	£0.420
M	Tarland, Village Farm site	Tarland Group/RSL	Mid Market Rent	10	2	22/23	23/24	£0.700
M	Strachan, Bowbutts Farm	Aberdeenshire Council	Social Rent	3	0	22/23	23/24	£0.151
M	Aboyne, land to West of Castle Park Phase 2	AJC Homes Scotland	LCSE	6	0	22/23	23/24	NA
M	Inchmarlo, Banchory, Land North of East Mains	HFM/RSL	Mid Market Rent	12	6	23/24	24/25	£0.840
M	Alford, Academy	Aberdeenshire Council	Social Rent	30	6	23/24	24/25	£1.710
M	Alford, Castle Road	Kirkwood Homes/ Aberdeenshire Council	Social Rent	21	4	23/24	24/25	£1.197
M	Lumphanan, Perhill Road	Langstane HA	Social Rent	11	5	23/24	24/25	£0.600
M	Cairnie, site to East of Cruickshank Terrace	Strathdee properties Ltd	LCSE	2	0	23/24	24/25	NA
M	Aboyne, land to West of Castle Park Phase 3	AJC Homes Scotland	LCSE	6	0	23/24	24/25	NA
M	Inchmarlo, Land North of East mains	HFM	LCSE	8	0	23/24	24/25	NA
M	Rhynie, Essie Road	George Beverly	LCSE	3	0	24/25	25/26	NA
Total				284	70			£14.535
Grand Total				2027	528			£112.186

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).	<p>Housing Needs and Demand Assessment (2017)</p> <p>Local Housing Strategy 2018 – 2023</p> <p>Rapid Rehousing Transition Action Plan</p> <p>Data collection on waiting list, relets, house sales, housing stock and housing market activity.</p> <p>Analysis of potential housing development opportunities.</p>	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
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)
Please detail the potential positive and/or negative impacts you have highlighted above. Detail the impacts and describe those affected.	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.	Whilst the Strategic Housing Investment Plan 2021-2026 will deliver affordable housing it will not meet all the identified housing need.
	In particular, properties are being developed for older people, those with a disability and vulnerable households. The appropriate support will be put in place.	
	Increasing affordable housing supply to ensure there are options to either rent –social or mid-market - or purchase affordable housing.	
	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.	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 9: Have any of the affected groups/areas been involved, engaged with or consulted?	
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?	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.

Stage 10: What mitigating steps will be taken to remove or reduce negative impacts?		
	Mitigating Steps	Timescale
These should be included in any action plan at the back of this form.	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.	Ongoing process
	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.	Ongoing process

Stage 11: What monitoring arrangements will be put in place? How the EIA will be used to monitor the proposal	
These should be included in any action plan (for example customer satisfaction questionnaires).	<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?	
Please complete the appropriate box/boxes	1 No negative impacts have been identified –please explain.
	2 Negative Impacts have been identified, these can be mitigated - please explain. * Please fill in Stage 13 if this option is chosen.

	<p>The Housing Service will continue to maximise funding streams to optimise the delivery of affordable housing; this may include preparing bids to Scottish Government for further funding, using alternative funding models where appropriate and providing other affordable housing tenures to address housing need.</p> <p>The Housing Service will continue to identify suitable land for the development of affordable housing through discussions with stakeholders, both internal and external, for example Property Estate, Planning, other public bodies, private developers and landowners.</p>	
	3	<p>The activity will have negative impacts which cannot be mitigated fully – please explain.</p> <p>* Please fill in Stage 13 if this option is chosen</p>

* 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: 20.8.20 Signature:	Name: Clarke Dalziel Position: Affordable Housing Officer Date: 20.8.20 Signature:
		Name: Liz Hamilton Position: Strategic Housing Officer Date: 20.8.20 Signature:	Name: Position: Date: Signature:

	4) Consultation with Service Manager	Name: Alexander MacLeod, Housing Manager, Strategy Date: 20.8.20	
	5) Authorisation by Director or Head of Service	Name: Rob Simpson Position: Head of Housing Date: 21.8.20	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: 10.9.20

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 5
TOWN CENTRE FIRST IMPACT ASSESSMENT

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

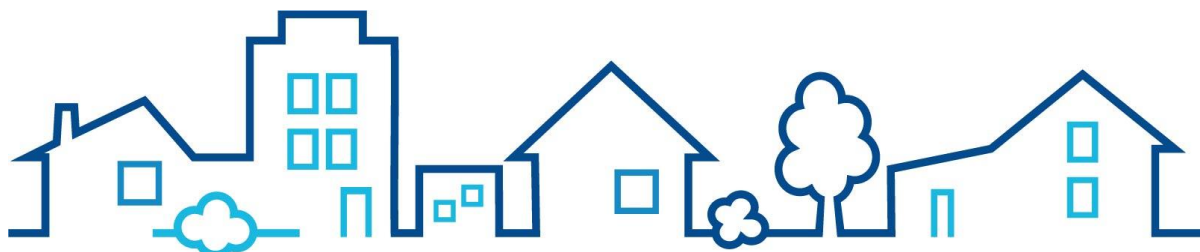
The Town Centre First Impact Assessment allows officers in all services to identify the detrimental and beneficial effects that decisions we take may have on our town centres. It will allow officers to consider any implications that council decisions may have on Aberdeenshire's key town centres. Examples 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	Additional Scottish Government Capital Funding for Gypsy/Travellers Sites to improve the lives of Gypsy/Travellers.
Service	Infrastructure Services
Department	Housing
Author	Alexander Macleod
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 – In Banff	

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	

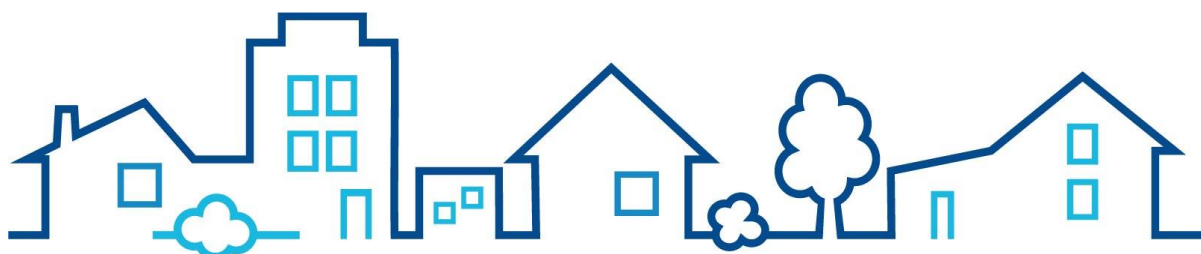




3)	
Please describe the aims of the committee paper?	To seek views of the Gypsy/Traveller Sub Committee on proposals to use Aberdeenshire's allocation of the Scottish Government's capital funding for improving Gypsy/Traveller Sites.

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"> - Potentially generating additional Households - Potentially generating additional footfall in Banff - Contributing to the local economy - 	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: Liz Hamilton Position: Strategic Housing Officer Date: 22/09/2020 Signature:
4) Consultation with Service Manager	Name: Alexander MacLeod Position: Housing Manager Date: 22/09/2020
5) Authorisation by Director or Head of Service	Name: Rob Simpson Position: Head of Housing Date:
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: xxx

