

REPORT TO COMMUNITIES COMMITTEE – 2 SEPTEMBER 2021

LOCAL HOUSING STRATEGY 2020/2021 ANNUAL REPORT

1 Reason for Report / Summary

- 1.1 The report provides an annual progress update on the delivery of the Aberdeenshire Local Housing Strategy during 2020/2021.

2 Recommendations

The Committee is recommended to:




2.1 Review the annual report.

3 Purpose and Decision Making Route

- 3.1 The purpose of the report is to review the annual report on the Aberdeenshire Local Housing Strategy 2018-2023.
- 3.2 Aberdeenshire Council agreed the Local Housing Strategy 2018-2023 in December 2017 and receives an annual update to monitor. The strategy aligns with Scottish Government guidance on the development of local housing strategies and identifies six priorities of affordable housing; energy efficiency, fuel poverty and climate change; homelessness and housing options; independent living; minority ethnic communities; and private sector housing.
- 3.3 Progress on the homelessness and housing options priority is reported separately through the monitoring arrangements in place for the Rapid Rehousing Transition Plan. Performance for 2020/2021 is consistently positive in meeting the targets set out in the Rapid Rehousing Transition Plan.

4 Discussion

- 4.1 Appendix 1 reports progress during the year in delivering the Local Housing Strategy. For each priority there is a range of performance information and action plan monitoring included.
- 4.2 Covid-19 has had a significant impact on the delivery of the priorities in the Local Housing Strategy. As a result from 24 performance indicators, 9 are considered on track, 1 is amber, while 14 have not met their target. The commentary boxes for each indicator show what action has been taken to mitigate this impact and recover from the pandemic.

	Alert	14
	Warning	1
	OK	9

5 Council Priorities, Implications and Risk

- 5.1 The Aberdeenshire Local Housing Strategy supports the delivery of the three Council strategic pillars of Our People, Our Environment and Our Economy and the priorities of Health and Wellbeing, Infrastructure and Resilient Communities. It delivers the Council priorities of everyone having access to appropriate accommodation and housing support where required; tenancies are sustained; and appropriate support is provided for those who are facing homelessness.
- 5.2 The strategy supports the delivery of the Local Outcomes Improvement Plan and the Infrastructure Services Directorate Plan.
- 5.3 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 and Fairer Scotland Duty			x
Children and Young People's Rights and Wellbeing			x
Health and Wellbeing			x
Town Centre First			x

- 5.4 An equality impact assessment, town centre impact assessment and strategic environmental assessment pre-screening were carried out and previously reported to this committee as part of the development of the Local Housing Strategy 2018-2023.
- 5.5 The following Risks have been identified as relevant to this matter on a Corporate Level:
- ACORP001 – Budget Pressures. This is mitigated through budget management by this committee.
 - ACORP002 – Changes in government policy. This is mitigated by officers working closely with the Scottish Government and reporting to this committee.
 - ACORP005 – Working with other organisations. The Council works closely with partners through formal and informal arrangements to deliver the strategy.

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

- ISSR005 – Affordable Housing. This committee monitors this priority through this report and regular progress updates.

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 D 7.1 of the List of Committee Powers in Part 2A of the Scheme of Governance as it relates to improvements to matters within the committee's remit.

Alan Wood, Director of Infrastructure Services

Report prepared by Ally Macleod, Housing Strategy and Building Standards Manager
Date 29 July 2021

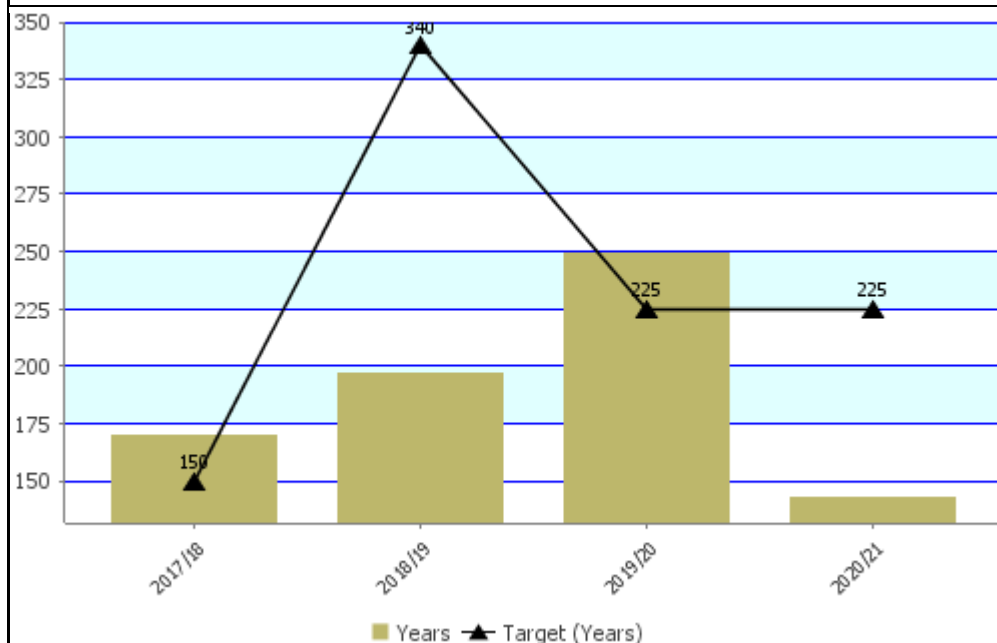
List of Appendices – Appendix 1: Local Housing Strategy Annual Report 2020/2021

Appendix 1 – Annual Report on the Local Housing Strategy

PI Status		Long Term Trends		Short Term Trends	
	Alert		Improving		Improving
	Warning		No Change		No Change
	OK		Getting Worse		Getting Worse
	Unknown				
	Data Only				

LHS1 Affordable Housing

Indicator		LHS01.1: Number of social rented properties completed per year				Red T'hold	Amber T'hold
	Target	Status	Value	Long Trend	Short Trend	191.25	202.5
2017/18	150	✓	170	↑	↑		
2018/19	340	✗	197	↑	↑		
2019/20	225	✓	249	↑	↑		
2020/21	225	✗	143	↓	↓		



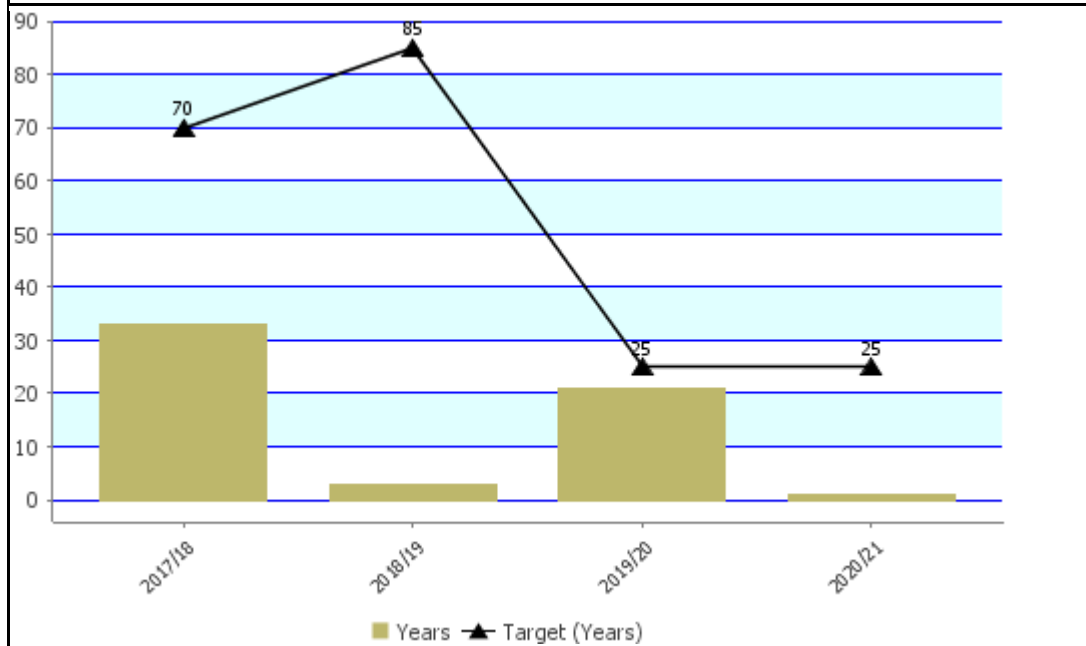
Completions - During the period April 2020 to March 2021, given the Covid 19 restrictions, 143 units were completed, 30 across the Council New Build programme, 113 units across our RSL partners. A mixture of 40 x 1 bed, 38 x 2 bed, 50 x 3 bed, 12 x 4 bed and 3 x 5 bed properties were provided. This included developments across the following locations Banff, Portsoy, Sandhaven, Inverurie, Sauchen, Kincardine O'Neil, Crathes, Laurencekirk, and Stonehaven. A further 17 properties were bought for social rent through the Council. These properties were in Fraserburgh, Macduff, Peterhead, Boddam, Ellon, Oldmeldrum, Inverurie, Port Elphinstone, Kintore, Huntly, Aboyne and Stonehaven. Of these 160 new supply units, 29 were suitable for particular needs including 10 for wheelchair users.

Starts Meantime work has commenced on site for 312 units of which 67 are being delivered through the Council's New Build programme, the remaining 245 through our RSL partners. This includes developments across the following locations Fraserburgh, Banff, Peterhead, Newburgh, Kintore, Inch, Ballater, Banchory, Kincardine O'Neil, Stonehaven, Newtonhill Laurencekirk, Marykirk and St Cyrus. Of these 312 units 79 are suitable for particular needs including 23 for wheelchair users.

There continues to be various challenges upon the development programme as we ease out of Covid 19 restrictions; these include a slowdown in pace of development, availability of contractors; supply chain issues; rising costs; and availability of finance for example. There may however be new opportunities to accelerate and or increase the delivery of affordable housing. Officers continue to monitor delivery through the

	Affordable Housing Hub and Partnership Delivery Forum and take action where appropriate.
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Indicator		LHS01.2: Number of Mid Market and Low Cost Shared Equity properties completed each year				Red T'hold	Amber T'hold
	Target	Status	Value	Long Trend	Short Trend	21.25	22.5
2017/18	70	●	33	↑	↓		
2018/19	85	●	3	↓	↓		
2019/20	25	●	21	↓	↑		
2020/21	25	●	1	↓	↓		

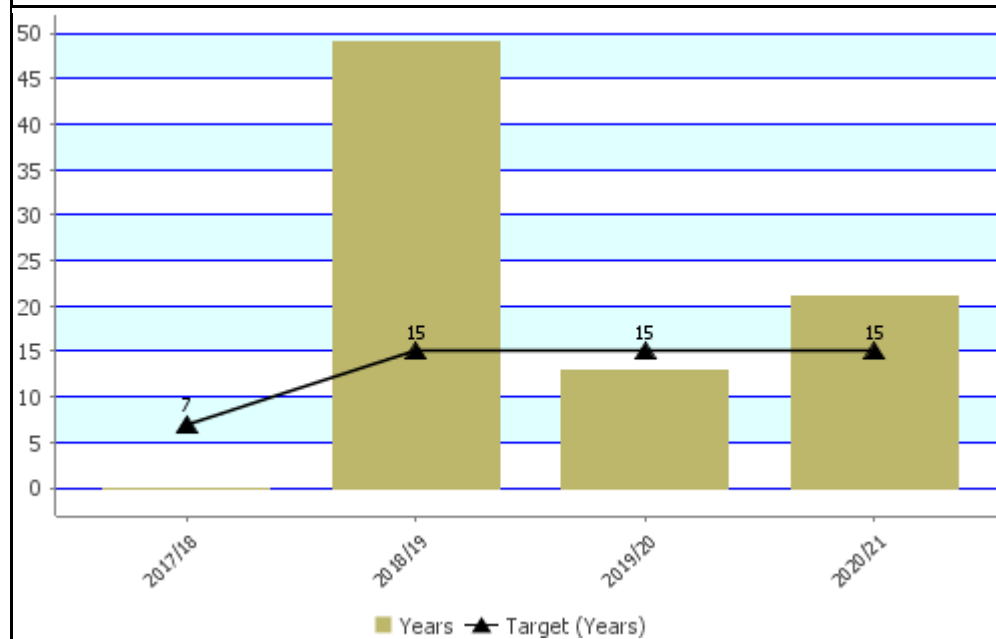


Completions During the period April 2020 to March 2021 1 Low Cost Shared Equity home in Alford was completed. A further 10 Resale LCSE properties were sold in Fraserburgh, Mintlaw, Stuartfield, Longside, Methlick, Tarves, and Insch. Of these 10 units 1 is suitable for particular needs.

Starts Meantime work has commenced on site for 34 units for Mid Market Rent by an RSL and 23 units for Shared Equity and 2 units for LCSE in Stonehaven, Chapleton and Ellon. Of these 59 units 18 are suitable for particular needs including 1 for a wheelchair user.

Some evidence suggests that mid market housing can still be a sought after tenure subject to properties being of the right type, size and in the right location with properties with the recent development at Chapleton through Places for People experiencing healthy levels of interest in both the mid market and shared equity properties with all properties due for completion autumn 2021.

Indicator		LHS01.3: Number of Empty Homes brought back into use per year				Red T'hold	Amber T'hold
	Target	Status	Value	Long Trend	Short Trend	13.5	14.85
2017/18	7	🛑	0	▬	▬		
2018/19	15	✅	49	⬆️	⬆️		
2019/20	15	🛑	13	⬆️	⬆️		
2020/21	15	✅	21	⬆️	⬆️		



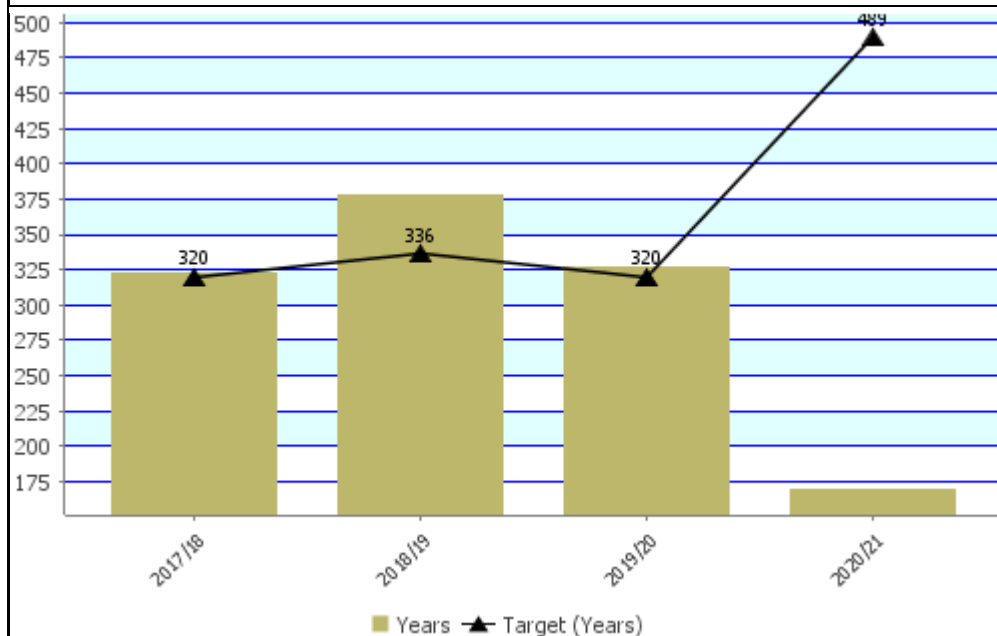
During 2020/ 21 -21 new affordable homes were delivered as a result of bringing back empty homes into use.: - 9 empty properties were bought from the open market in Fraserburgh, Peterhead, Boddam, Stonehaven, Inverurie and Oldmeldrum. One empty property converted to 8 new affordable homes in Stonehaven, another empty property converted to 3 new affordable homes in Banff and 1 empty property refurbished in Alford for LCSE as part of a larger development.

Furthermore other work continues to bring empty properties into use with 58 enquiries received within this period at Emptyhomes@aberdeenshire.gov.uk:

- 9 seeking advice re buying and or selling including the Matchmakers scheme
- 1 seeking advice re renting
- 3 reporting an empty property
- 39 funding and financial related queries
- 6 general queries

LHS2 Fuel Poverty, Sustainability and Energy Efficiency

Indicator		LHS02.1: Energy efficiency measures installed in the private sector housing				Red T'hold	Amber T'hold
	Target	Status	Value	Long Trend	Short Trend	440.1	484.11
2017/18	320	✓	322	↓	↓		
2018/19	336	✓	377	↓	↑		
2019/20	320	✓	326	↓	↓		
2020/21	489	⊘	169	↓	↓		



The bid for 20/21 Energy Efficiency Scotland:ABS funding resulted in £3.22 million being awarded to install energy efficiency measures in private sector housing throughout Aberdeenshire.

This funding will enable a total of 489 energy efficiency measures including: 226 External Wall Insulations (EWI), 30 Hard To Treat Cavities (HTTC) 188 Q-bot underfloor insulation (Q-bot), 10 injected bead internal wall insulation (IWI) 15 boiler replacements and 20 loft insulation installations.

To 30 June 2021, 100 EWI, 4 HTTC, 52 Q-bot, 3 boiler replacements, 9 lofts and 1 IWI have been completed.

Sites were first terminated on 23 March 2020 in line with COVID guidance, with the contractor, Everwarm, back on site on 20 June 2020, to commence works. These works were to initially continue with the 19/20 installs, with priority given to those properties where scaffolding has been in place since March 2020.

Therefore, works for the 20/21 programme did not commence until late October 2020. However, further COVID restrictions resulted in all works, apart from outdoor work where surveys had previously been completed, ceasing once more.

Surveys and installations of all energy efficiency measures resumed again on 26 April 2021, ensuring all relevant guidelines issued by the Scottish Government are

adhered to.

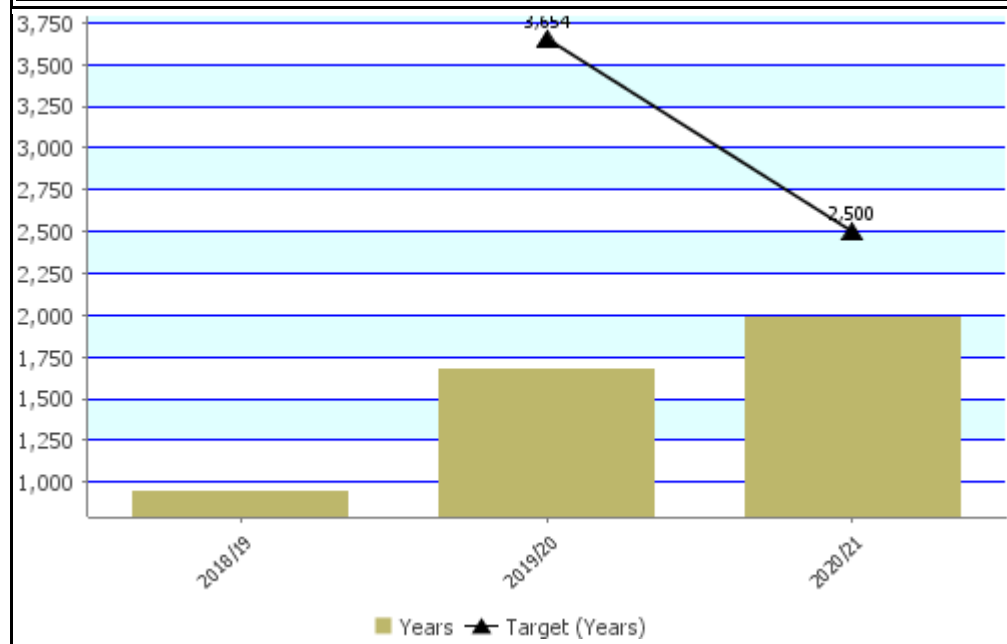
The Scottish Government has extended the timeline, in which to complete all works, the end of September 2021, although it is anticipated this will further be extended to accommodate the challenging and unprecedented times the Pandemic has resulted in. Not only have contractors had to adhere to the COVID restrictions, which has drastically slowed down the process of installing measures, but as a result of the Pandemic, sourcing building materials has now become difficult for all trades across all local authority areas.

Aberdeenshire Council are in regular contact with both their contractor and the Scottish Government regarding the matter and will continue to monitor the situation closely.

To date we have spent £1.48M and are reasonably confident the remaining £1.7m can be spent if the anticipated extension of the timeframe is made.

The health and safety of employees, householders and the general public will be at the forefront of considerations at all times.

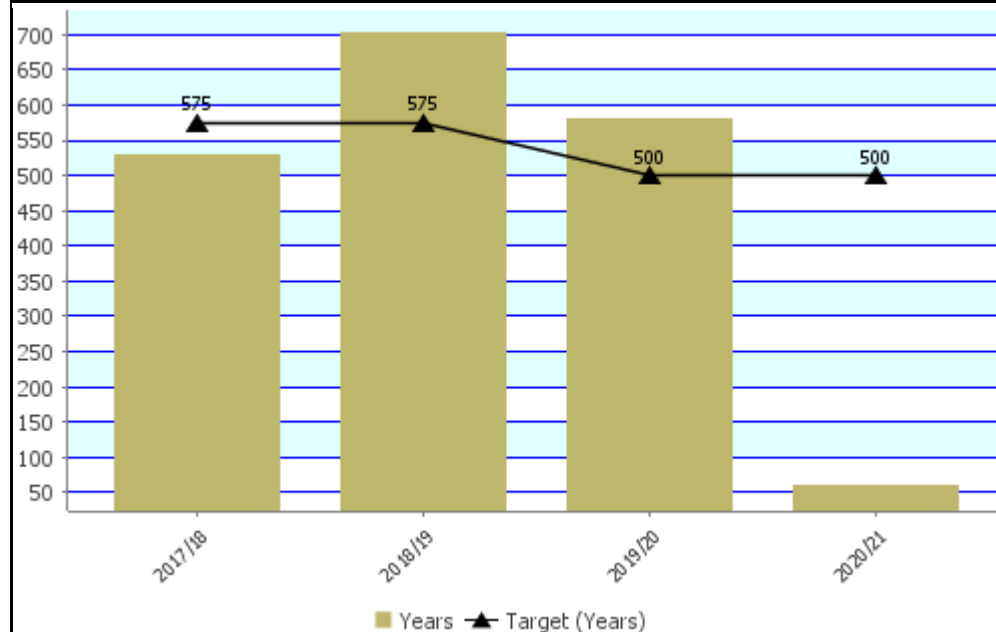
Indicator		LHS02.2: Energy efficiency measures installed in the social sector housing				Red T'hold	Amber T'hold
	Target	Status	Value	Long Trend	Short Trend	2,250	2,475
2019/20	3,654	●	1,680	↑	↑		
2020/21	2,500	●	1,981	↑	↑		



The coronavirus (COVID-19) has created an unprecedented environment which has and is impacting on the progress of the Housing Improvement Programme. As part of the broad range of actions to support the public health response to the pandemic, activity paused in the four areas from 23 March 2020 until restrictions were lifted by the Scottish Government on 10 June 2020. From June 2020 contractors entered a soft start period, progressively returning the original workforce to optimum capacity in August 2020, before ceasing the opening of any new upgrade's week commencing 14 December 2020, prior to closure for the festive period. The Scottish Government then announced a further lockdown, resulting in the contractors not returning to work in January 2021. Restrictions were subsequently lifted again on 26 April 2021, with contractors now in a soft start period, slowly returning the workforce to full capacity over May and the beginning of June.

The number of energy efficiency measures installed in social sector housing during 2020/21 was 1,981, which included:- 393 gas boiler upgrades; 15 oil boiler upgrades; 341 Quantum Heating installs; 478 Photovoltaic systems; 93 internal wall insulation installations; 48 external wall insulation installations; 4 cavity wall insulation installations, 244 external door upgrades and 365 window upgrades.

Indicator	LHS02.3: Households receiving in-house, in-depth energy efficiency advice					Red T'hold	Amber T'hold
	Target	Status	Value	Long Trend	Short Trend	450	495
2017/18	575	▲	530	↑	↑		
2018/19	575	✓	702	↑	↑		
2019/20	500	✓	580	↑	↓		
2020/21	500	●	59	↓	↓		



Aberdeenshire Council's contract with SCARF enables home visits to be made by their Home Energy Advice Team (HEAT) to carry out a full Home Energy Check (HEC). The householder is provided with beneficial advice on how simple behaviour changes can reduce their energy costs.

From April 2020 to end of March 2021, 59 households received in-house, in-depth energy efficiency advice, support and information.

Although the number of in-home visits was well below the target set, this was due to the COVID 19 restrictions imposed. SCARF provided an enhanced telephone service to ensure that for the duration of the pandemic, householders continued to receive energy efficiency advice, support and information as required.

The total enquiries received by SCARF during 2020/21 was 771, of which 768 referrals were made to other agencies for further support.

Fuel Poverty Details were collected from 225 households, of which 137 households were calculated to be in fuel poverty. Suitable advice was given to assist these households reduce the level of fuel poverty they were experiencing and / or to remove them from fuel poverty.

The change of energy efficiency behaviour advice provided to the households contacting SCARF would generate annual savings of £87,545 and carbon savings of 264.18 (tCO₂), if the changes were adopted.

41 households were determined to benefit from supplier switching, which resulted in total savings of £5,959 (an average of £145 per household).




SCARF assisted 4 households to write off debt totalling £1,792.29

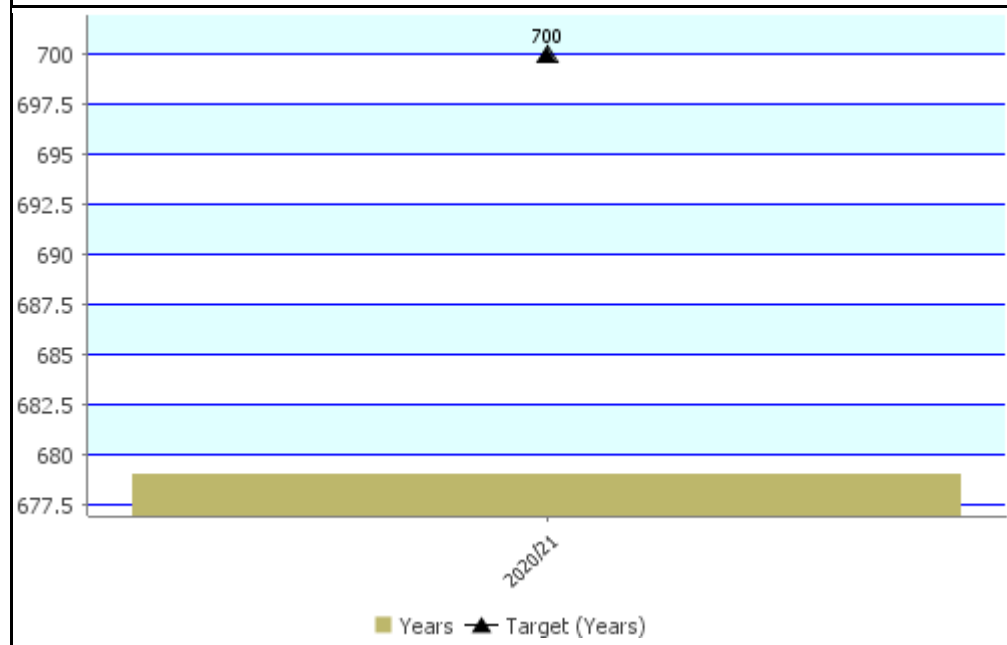
Fuel Bill Discounts

The Warmer Homes Discount assisted 77 households with a total saving of £10,780

The Redress Fund assisted 207 households with a total savings of £15,631 (112 of these households were assisted twice)

The SCARF HEAT fund – established in April 2020 to assist householders with credit for pre-payment meters, minor boiler repairs etc., assisted 14 customers with a total £495 in funding. Each household can be assisted up to 3 times per annum.




Indicator		LHS02.4: Households provided with social tariff referrals				Red T'hold	Amber T'hold
	Target	Status	Value	Long Trend	Short Trend	630	693
2020/21	700		679				

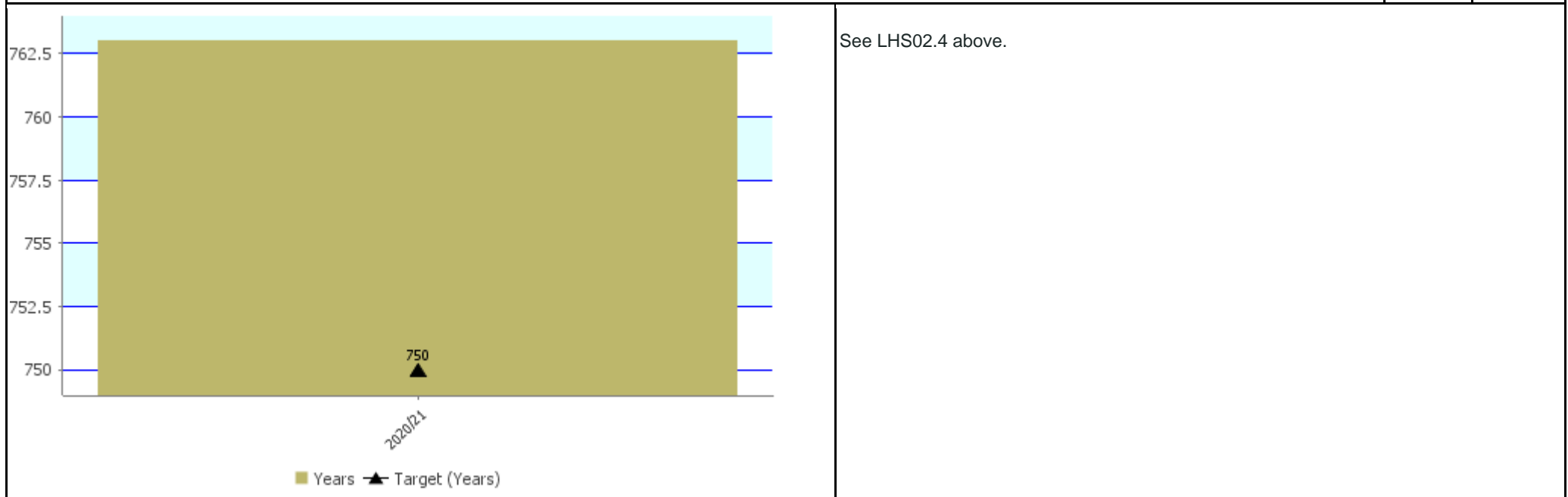


Aberdeenshire Council's contract with SCARF enables home visits and telephone advice to be provided to all households across Aberdeenshire. Householders are provided with beneficial advice and referrals to other agencies and partners to assist in reducing fuel costs and making their home more comfortable and energy efficient. This includes switching energy suppliers & tariffs and referrals for social tariffs.

The effects and impact of the Covid-19 pandemic over the past 18 months are still all too evident and it is thought this will continue to be the case for many years to come. For people who were already living in hardship before the pandemic, this has been increased and for those previously at risk, has been accelerated. As the crisis emergency funds cease, the issue remains for those in need and the challenge is to ensure valuable support, in the form of advice and referral to energy efficiency improvement schemes continues to be enabled. Both SCARF and Aberdeenshire Council will continue to ensure all households receive the support, information and advice required to reduce fuel costs and access the most cost effective energy tariff.

- SCARF assisted **41** households to switch fuel supplier, resulting in total actual fuel bill savings of **£5,959.86** (an average of £145 per household)
- The redress fund, top up fuel vouchers for **£49 provided to 207** households with pre-payment meters amounted to **£15,631** (with **112** of these households being assisted twice)
- SCARF's Heat service offered **2,381** pieces of behavioural advice to **771** households to help reduce fuel costs, with a potential saving of **£87,545** and **264.18 (tCO2)**
- SCARF also assisted **4** households to have a total of **£1,792.29** of debt written off.
- The Warmer Home Discount (WHD) funding of **£10,780** assisted **77** households.
- SCARF's **Heat Fund** helped **14** households, saving a total of **£495**. Each household can be assisted up to 3 times per annum.

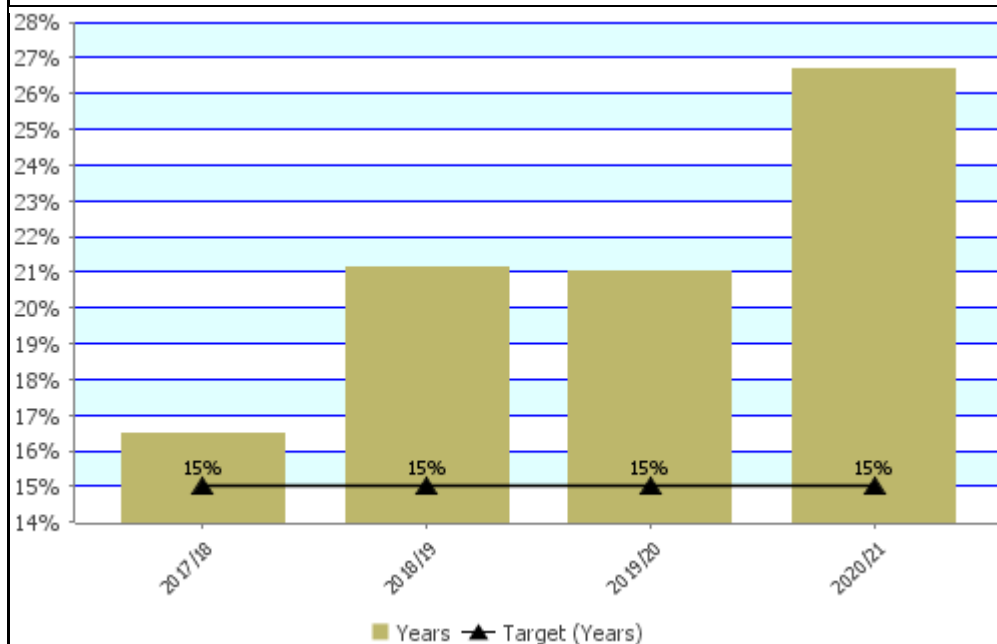
Indicator		LHS02.5: Households assisted to maximise their income				Red T'hold	Amber T'hold
	Target	Status	Value	Long Trend	Short Trend	675	742.5
2020/21	750		763				



See LHS02.4 above.

LHS4 Independent Living

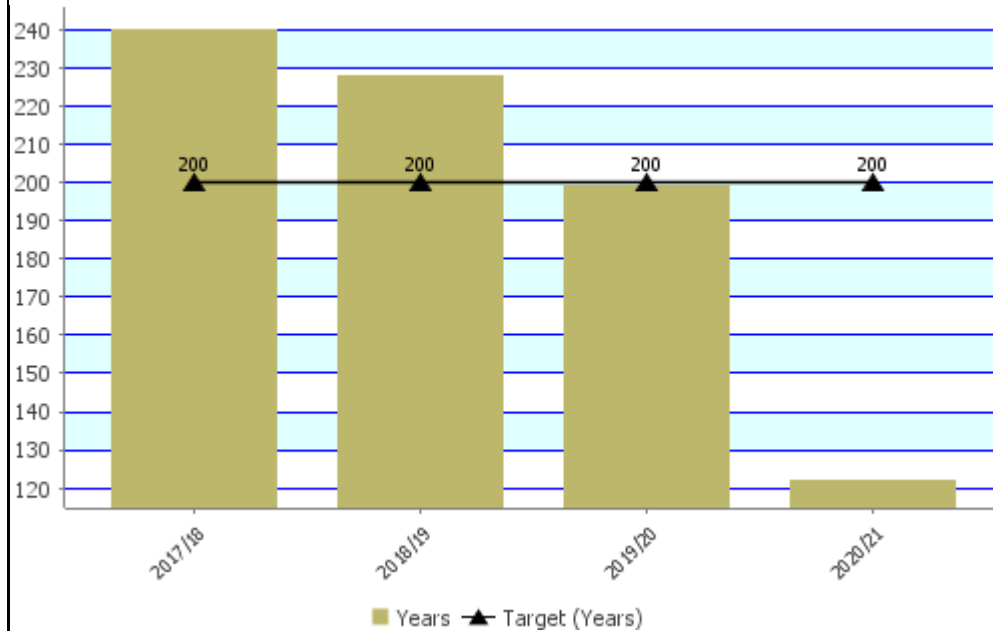
Indicator		LHS04.1: Number and percentage of new build properties developed and fully accessible for clients with a particular need				Red T'hold	Amber T'hold
	Target	Status	Value	Long Trend	Short Trend	12.75%	13.5%
2017/18	15%	✓	16%	↓	↑		
2018/19	15%	✓	21%	↑	↑		
2019/20	15%	✓	21%	↑	↓		
2020/21	15%	✓	27%	↑	↑		



An improvement exercise for the Planning and Delivery of Particular Needs (PN) housing has ensured collaboration between partners in Housing and AHSCP to establish effective working processes to produce an evidence base of the need for PN Clients and in turn to feed this into the Strategic Housing Investment Plan (SHIP).

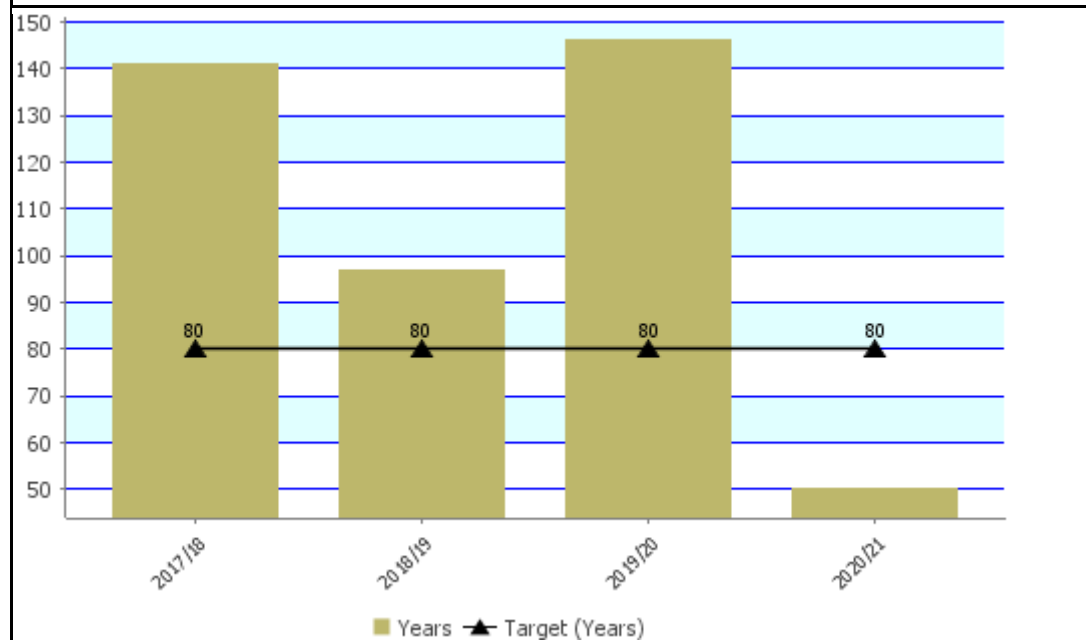
The target of 15% has been exceeded and a total of 26.71% of all new builds for 20/21 are suitable for PN Clients. The total includes 6.83% of fully wheelchair accessible properties and the intention is to continue a focus on and to improve on the provision of fully wheelchair accessible properties.

Indicator		LHS04.2.1: Number of disabled adaptations carried out in Private Sector				Red T'hold	Amber T'hold
	Target	Status	Value	Long Trend	Short Trend	190	198
2017/18	200	✓	240	↑	↑		
2018/19	200	✓	228	↑	↓		
2019/20	200	✓	199	↓	↓		
2020/21	200	⊘	122	↓	↓		



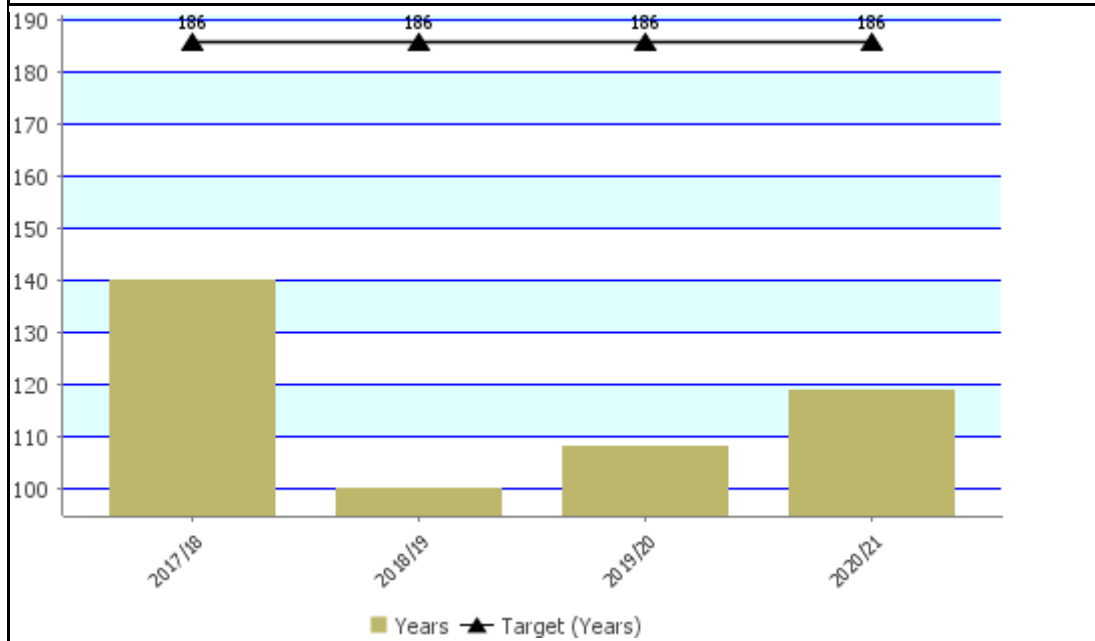
The number of disabled adaptations completed in the private sector is below target and down on last year's numbers due to the restrictions implemented following COVID19 pandemic. Both the Occupational Health Service and the Care and Repair Service were severely restricted in what could be delivered due to pressure in other areas of the health service and restrictions on client visits. This was also compounded by the restrictions placed on contractors being able to work in client houses and also clients having to shield and self isolate. It is hoped that levels will return to normal once services are back at fully functioning levels.

Indicator		LHS04.2.3: Number of disabled adaptations carried out in Local Authority				Red T'hold	Amber T'hold
	Target	Status	Value	Long Trend	Short Trend	76	79.2
2017/18	80	✓	141	↓	↓		
2018/19	80	✓	97	↓	↓		
2019/20	80	✓	146	↑	↑		
2020/21	80	⊘	50	↓	↓		



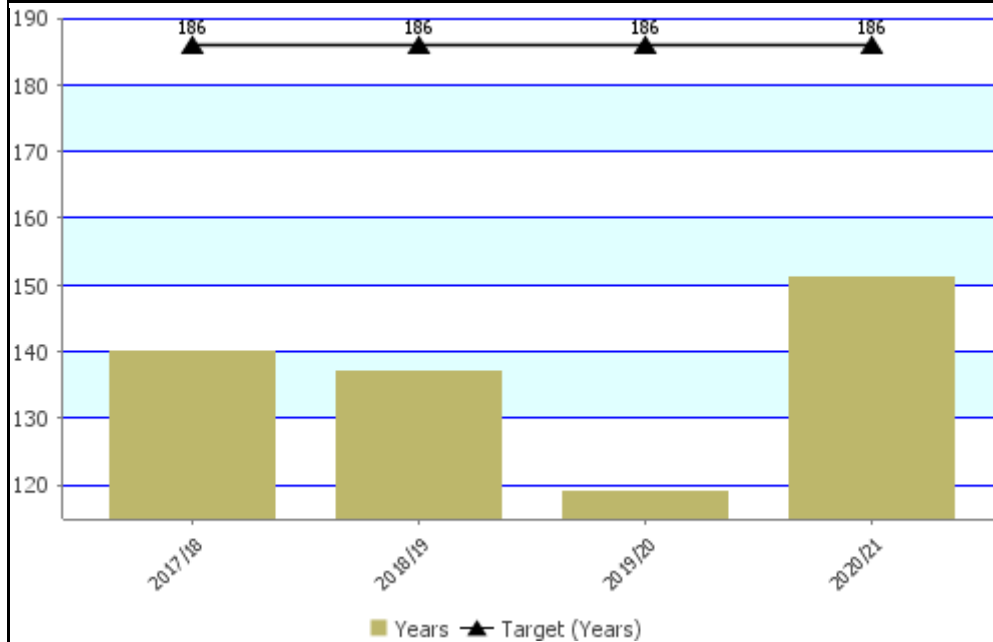
The number of disabled adaptations completed is below target and down on last year's numbers due to the restrictions implemented following COVID19 pandemic. Services were severely restricted in what could be delivered due to pressure in other areas of the health service and restrictions on client visits. This was also compounded by the restrictions placed on contractors being able to work in client houses and also clients having to shield and self isolate. It is hoped that levels will return to normal once services are back at fully functioning levels.

Indicator	LHS04.2.5: Average days between assessment of need and delivery/completion of the required adaptation for Local Authority					Red T'hold	Amber T'hold
	Target	Status	Value	Long Trend	Short Trend	195.3	187.86
2017/18	186	✓	140	↑	↑		
2018/19	140	✓	100	↑	↑		
2019/20	120	✓	108	↑	↓		
2020/21	120	✓	119	↓	↓		



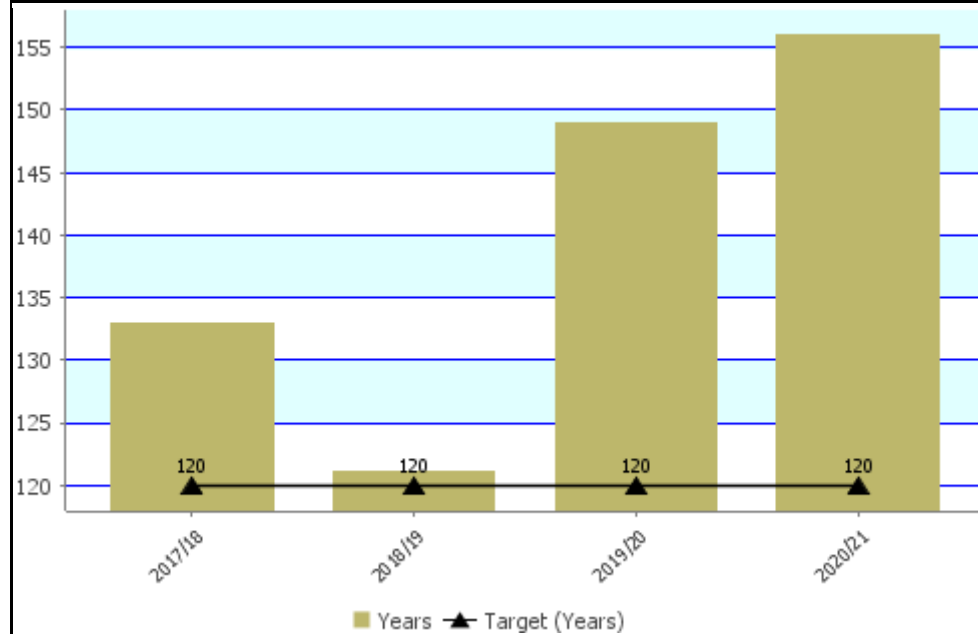
See LHS04.2.4 above.

Indicator	LHS04.2.6: Average days between assessment of need and completion/delivery of the required adaptation in the Private Sector					Red T'hold	Amber T'hold
	Target	Status	Value	Long Trend	Short Trend	195.3	187.86
2017/18	186	✓	140	↑	↑		
2018/19	140	✓	137	↑	↑		
2019/20	120	✓	119	↑	↑		
2020/21	120	●	151	↓	↓		



Average days are up on delivering adaptations within the private sector due to delays faced in delivering these from restrictions placed on the service following the COVID19 pandemic. This was due to pressure placed on the Occupational Health Service who had to work in other areas of the health service instead of delivering adaptations, restrictions placed on the Care and Repair service in not being able to visit clients due to lockdown and clients shielding and restrictions placed on the contractors not being able to work in client houses installing the adaptations. It is the opinion of the service that the longer timeframes suffered by clients would have been much worse but were negated by the Care and Repair service finding more electronic ways of working with clients and being able to move some cases on. It was also helped by the immense effort made to deliver the adaptations once the restrictions were lifted by of the Occupational Health service, the Care and Repair Service and the local contractors employed by clients to deliver the adaptations.

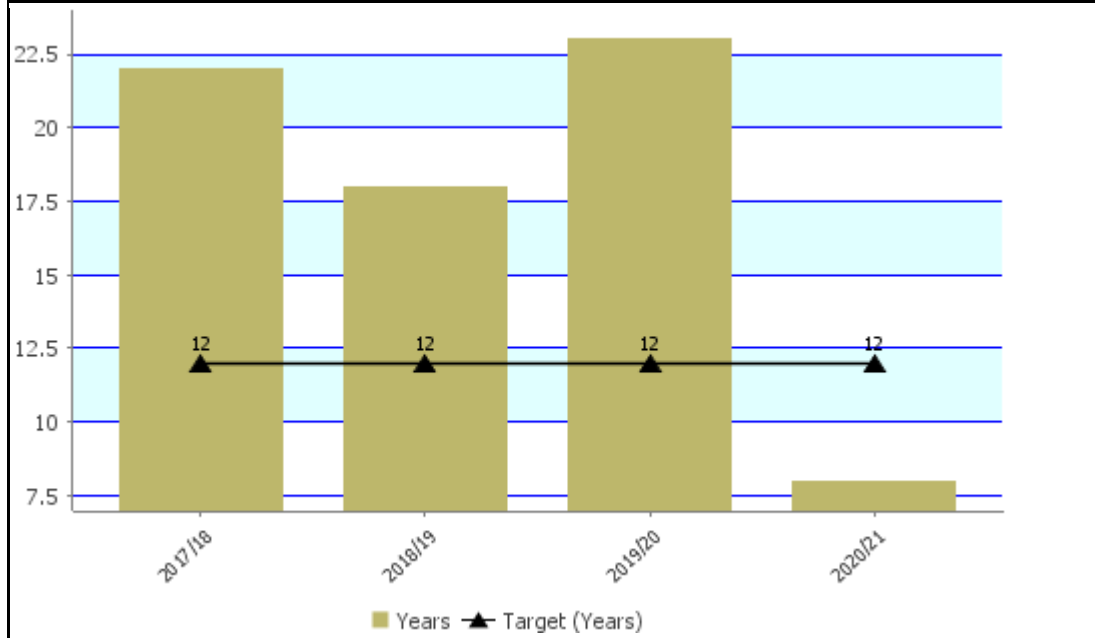
Indicator	LHS04.5: Number of people with a disability receiving housing options advice and information from Disabled Persons Housing Service, Houseability					Red T'hold	Amber T'hold
	Target	Status	Value	Long Trend	Short Trend	114	118.8
2017/18	120	✓	133	↓	↑		
2018/19	120	✓	121	↓	↓		
2019/20	120	✓	149	↑	↑		
2020/21	120	✓	156	↑	↑		



Houseability adapted their service during the course of the pandemic and the 2 lockdowns and being unable to visit clients in their own homes Houseability quickly were able to ensure a telephone or skype assessment. The service has continued to adapt post lockdown with a review of all their practices and are keen to ensure the bespoke service offered whilst keeping adaptability in how the service is delivered.

Client numbers have continued to rise and Houseability have seen an increase in numbers of Clients for 20/21. Houseability are now recording time taken to process assessments for Clients as there has consistently been an increase in complex cases over the last few years. Added to this changes in housing providers application systems has contributed to the time spent per Client and this is also being monitored by Houseability.

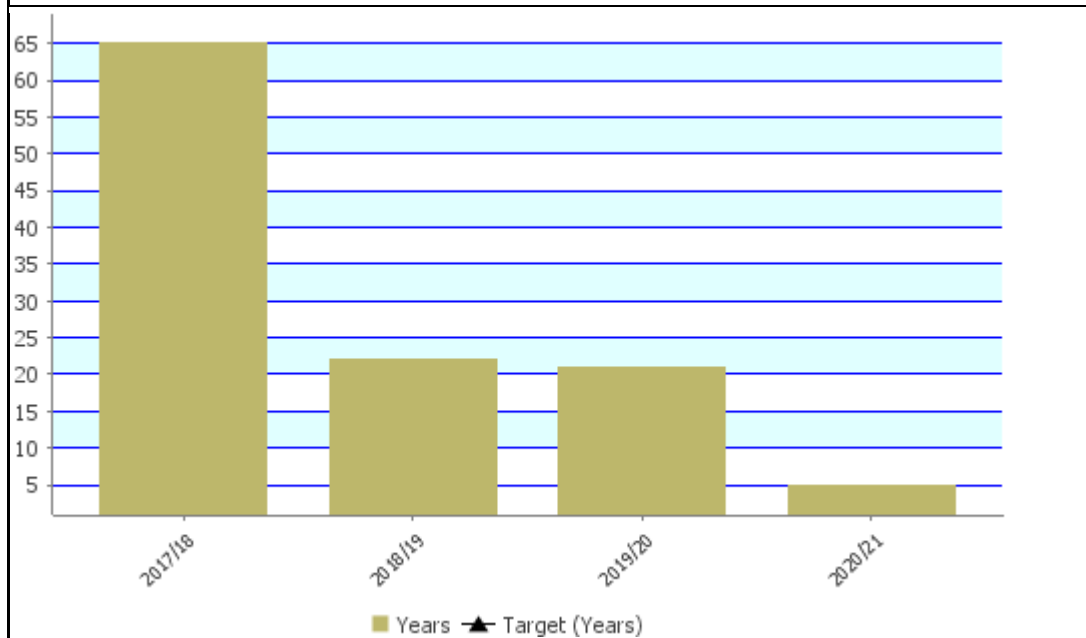
Indicator	LHS04.6: Number of individuals given comprehensive housing options advice from Disabled Persons Housing Service Houseability prior to discharge from hospital to quicken hospital discharge					Red T'hold	Amber T'hold
	Target	Status	Value	Long Trend	Short Trend	11.4	11.88
2017/18	12	✓	22	↑	↑		
2018/19	12	✓	18	↓	↓		
2019/20	12	✓	23	↑	↑		
2020/21	12	⊘	8	↓	↓		



It has not been possible to visit Clients in hospital for 20/21 due to the Covid-19 pandemic, however Houseability were able to assist 8 Clients who were in hospital at the time of the referral. As with other referrals Clients were assisted by progressing the assessment via telephone or skype to ensure Clients had access to the service and did not experience a delay in their hospital discharge.

LHS5 Minority Ethnic Communities

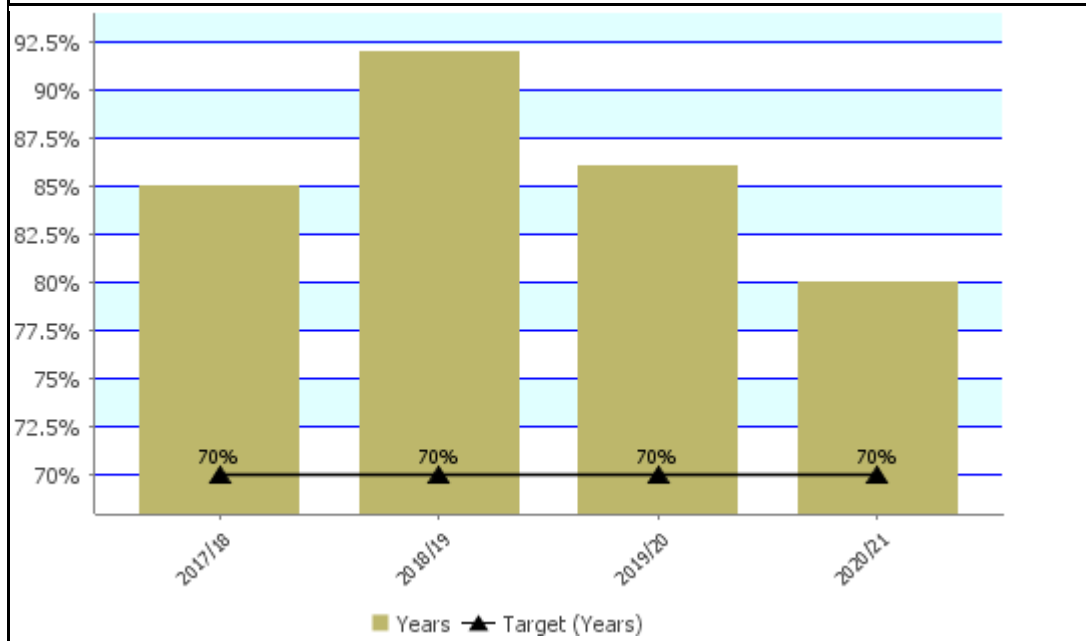
Indicator		LHS05.1: Number of unauthorised encampments				Red T'hold	Amber T'hold
	Target	Status	Value	Long Trend	Short Trend		
2017/18	N/A	N/A	65	↓	↓		
2018/19	N/A	N/A	22	↑	↑		
2019/20	N/A	N/A	21	↑	↑		
2020/21	N/A	N/A	5	↑	↑		



There was a significant decrease in the number of unauthorised encampments during 2020 as a result of the pandemic, lockdowns and restrictions. Encampments breakdown as follows:

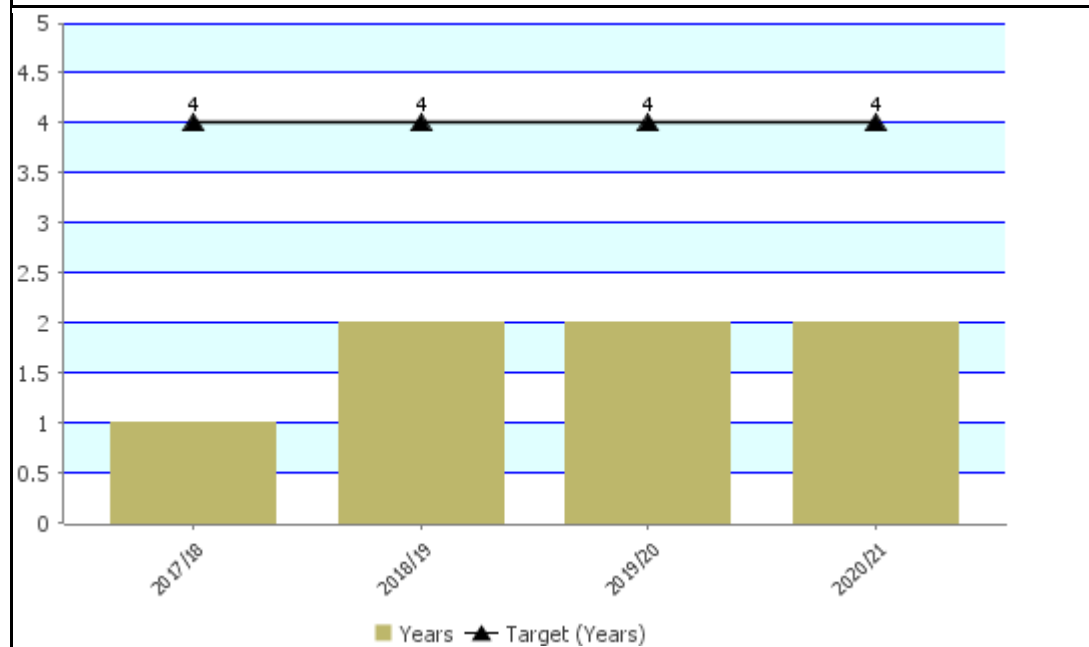
- 1 x Banff and Buchan
- 2 x Buchan
- 2 x Kincardine and Means

Indicator		LHS05.2: Adherence to the Code of Conduct for Gypsy/Travellers				Red T'hold	Amber T'hold
	Target	Status	Value	Long Trend	Short Trend	63%	69.3%
2017/18	70%	✓	85%	↑	↑		
2018/19	70%	✓	92%	↑	↑		
2019/20	70%	✓	86%	↑	↓		
2020/21	70%	✓	80%	↓	↓		



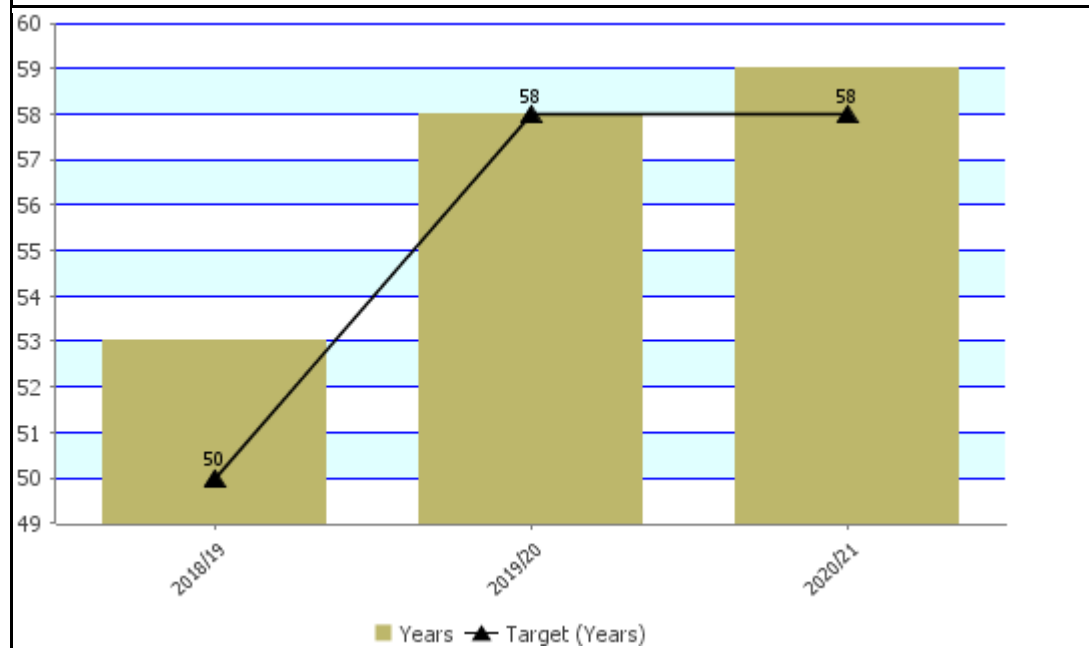
Adherence to the Code of Conduct was high for those issued with it.

Indicator		LHS05.3: Number of local authority run Gypsy/Traveller sites in Aberdeenshire				Red T'hold	Amber T'hold
	Target	Status	Value	Long Trend	Short Trend	3.8	3.96
2017/18	4	🛑	1	?	?		
2018/19	4	🛑	2	↑	↑		
2019/20	4	🛑	2	↑	▬		
2020/21	4	🛑	2	▬	▬		



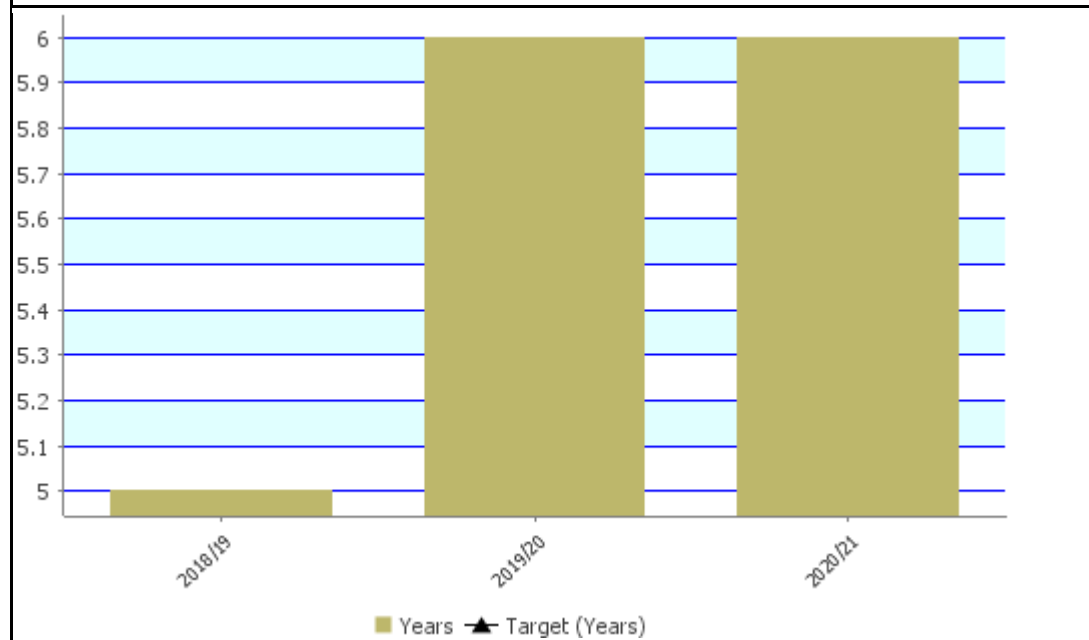
Work commenced on upgrading Greenbanks in November 2019, with the target date for completion at the end of March 2020, ready for opening in April 2020. Work on Greenbanks was suspended due to Government Guidance as a result of Covid-19 and was not opened as usual at the end of March 2020. It opened on the 7th August 2020 with a number of Travellers expressing interest in coming to the site. Efforts continue to try to identify land for Travellers' site over and above those identified in the LDP, particularly in Central Aberdeenshire.

Indicator		LHS05.4: Number of families/households resettled in Aberdeenshire under the Syrian Vulnerable Persons Relocation Scheme				Red T'hold	Amber T'hold
	Target	Status	Value	Long Trend	Short Trend	55.1	57.42
2018/19	50	✓	53	?	?		
2019/20	58	✓	58	↑	↑		
2020/21	58	✓	59	↑	↑		



The total of 59 families resettled in Aberdeenshire is made up of 55 resettled via the Syrian Vulnerable Persons' Relocation Scheme and four resettled via the Resettlement of Vulnerable Children Scheme.

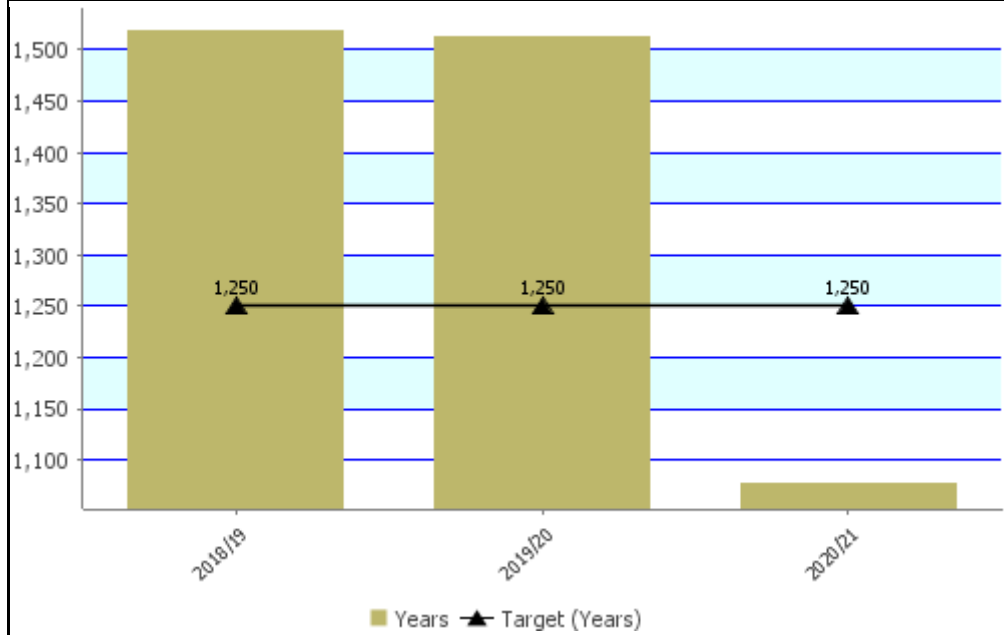
Indicator		LHS05.5: Number of Privately run Gypsy/Traveller sites in Aberdeenshire				Red T'hold	Amber T'hold
	Target	Status	Value	Long Trend	Short Trend		
2018/19	N/A	N/A	5	?	?		
2019/20	N/A	N/A	6	↑	↑		
2020/21	N/A	N/A	6	↑	▬		



In 2020 there remained six private Travellers sites in Aberdeenshire. Four in the North, one in Central and one in the South. There were two privately run sites, one in the North and one in the South referred to the Scottish Government Reporter. North Esk Travellers Site at St Cyrus was granted a 10 year extension to its planning and the site at Boddam was successful in its appeal for permanent permission. Both sites are subject to meeting specific planning conditions.

LHS6 Private Sector

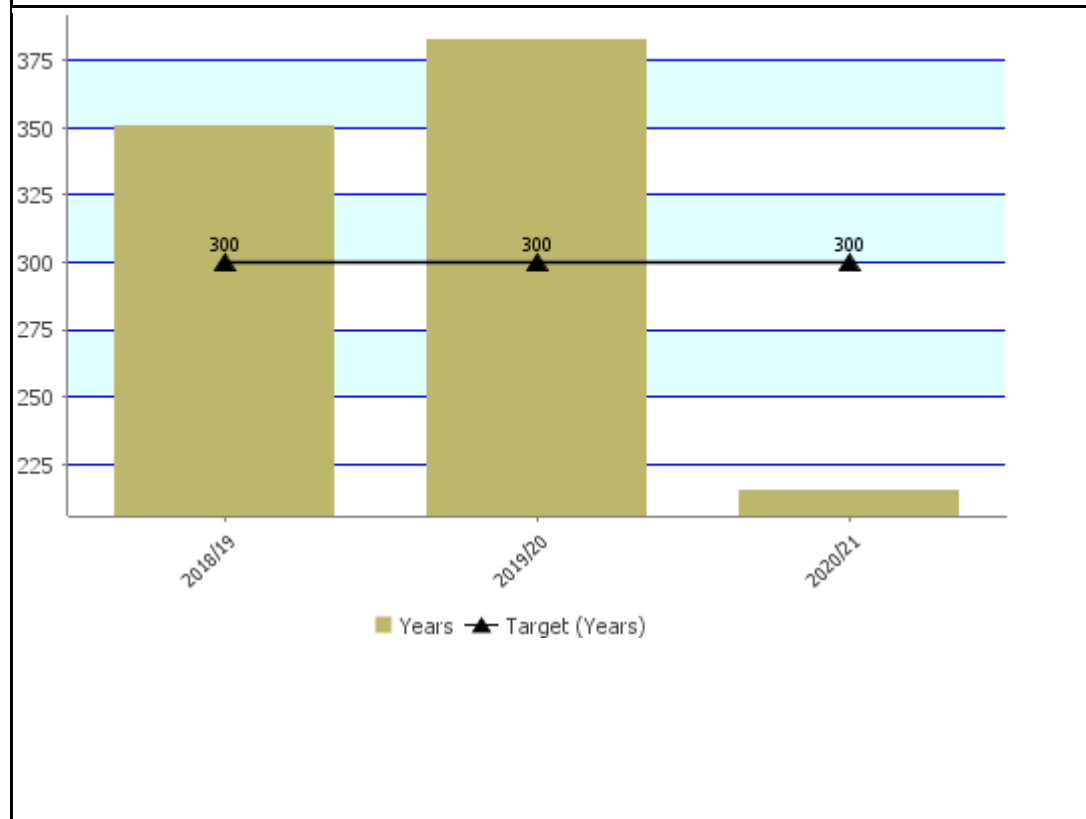
Indicator		LHS06.1: To provide information and advice to households to help them to repair/maintain their home through Scheme of Assistance				Red T'hold	Amber T'hold
	Target	Status	Value	Long Trend	Short Trend	1,125	1,237.5
2018/19	1,250	✓	1,518	?	?		
2019/20	1,250	✓	1,513	↓	↓		
2020/21	1,250	⬮	1,077	↓	↓		



Information and advice is available to all homeowners and private tenants across Aberdeenshire in relation to repairs, maintenance and energy efficiency to their homes. Information and advice is provided via Telephone, Aberdeenshire Council web page, e-mail, sign posting to other agencies, provision of leaflets and attendance at events & seminars. The target is calculated adding together website hits (647) + telephone advice (161) + leaflets issued (estimate 212) + referrals to partner agencies (57). The service provided was impacted by the lockdowns during the COVID19 pandemic which resulted in less client queries as the Council reverted to providing critical services only. It is hopeful that previous year's levels will be achievable once services return to normal.

Communities Committee reviewed and approved the new Below Tolerable Standard and Housing Renewal Area Policies on 1 April 2021.

Indicator	LHS06.2: To provide practical assistance to households to help them to repair/maintain their home through Scheme of Assistance					Red T'hold	Amber T'hold
	Target	Status	Value	Long Trend	Short Trend	270	297
2018/19	300	✓	351	?	?		
2019/20	300	✓	383	↑	↑		
2020/21	300	⬮	215	↓	↓		



Practical assistance is offered to all homeowners and private tenants across Aberdeenshire in relation to repairs, maintenance and improvement to their homes. Practical assistance is provided through home visits to help identify works and source contractors and help identify sources of funding. Further practical assistance will be provided to those who are over 60 and/or disabled in order to improve and adapt their home, to complete small repairs by providing grants to help promote independent living within people's own homes. The target is calculated adding together home visits to discuss repairs (19 SoA) and adaptations (76 withdrawn) + small repair grants awarded (120). The service provided was impacted by the lockdowns during the COVID19 pandemic which resulted in less client visits as the Council reverted to providing critical services only. It is hopeful that previous year's levels will be achievable once services return to normal.

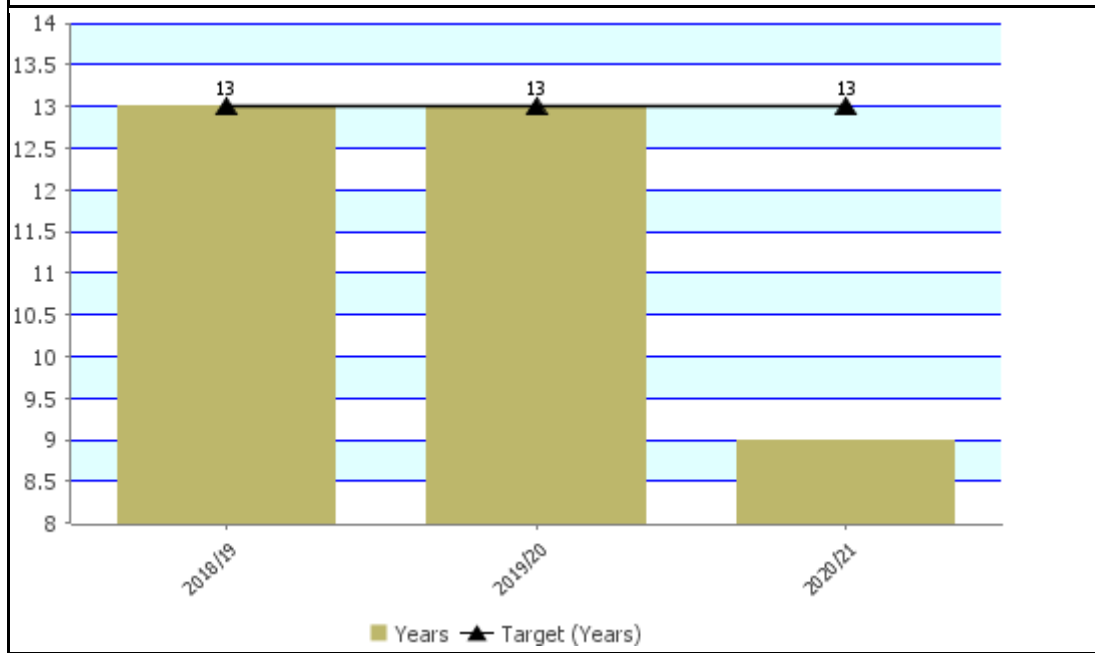
Successfully piloted a new process in Peterhead and Fraserburgh where private tenants applying for social housing had cited that their current property falls short of the required standard.

The outcomes of the pilot were very favourable:

- 4% of the total number of cases referred were given priority
- 41% resulted in repairs being carried out
- 4% resulted in a 3rd party referral to the Housing and Property Chamber
- 84% reduction for the requirement of site visits by Officers

The team continue to carry out this work in the pilot area of Peterhead and Fraserburgh.

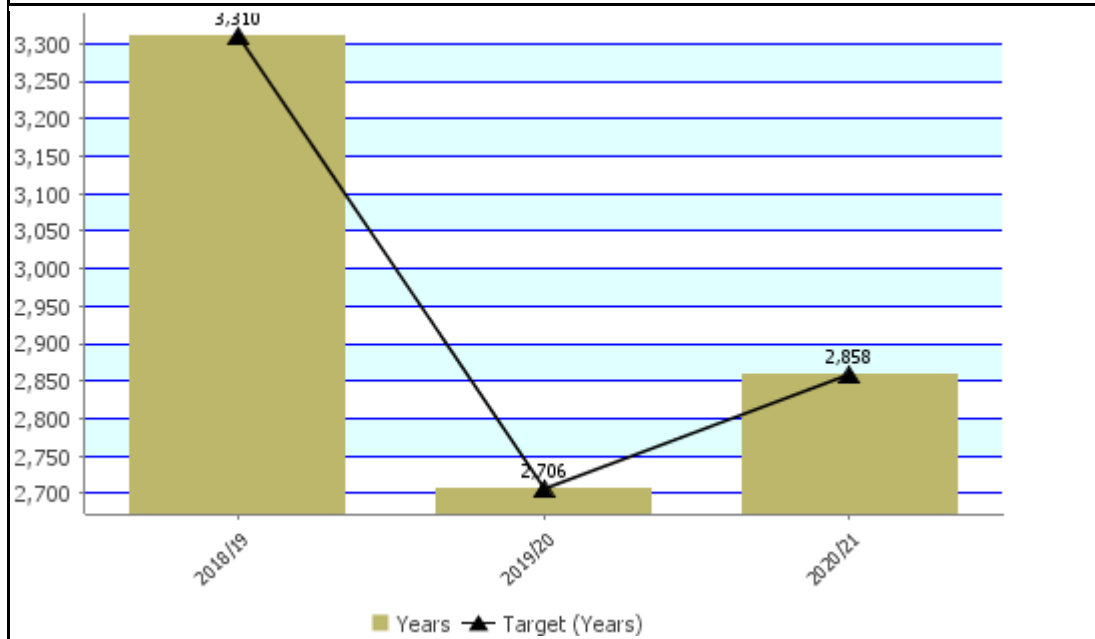
Indicator	LHS06.3: To improve the standards in the private rented sector by offering 10 Landlord Accreditation Scotland training courses and 3 Information sessions each year to private sector landlords and agents					Red T'hold	Amber T'hold
	Target	Status	Value	Long Trend	Short Trend	11.7	12.87
2018/19	13	✓	13	↑	?		
2019/20	13	✓	13	↑	-		
2020/21	13	✗	9	↓	↓		



Landlord Accreditation training sessions are delivered in Partnership with Aberdeen City for both landlords and agents. We aim to deliver 10 face to face training sessions over the course of the year to both landlords and agents. This year, due to covid only 9 Sessions were delivered online. On a positive note, attendance numbers increased. Core Sessions include topics such as property condition / management, tenancy agreements and notices and tenancy management

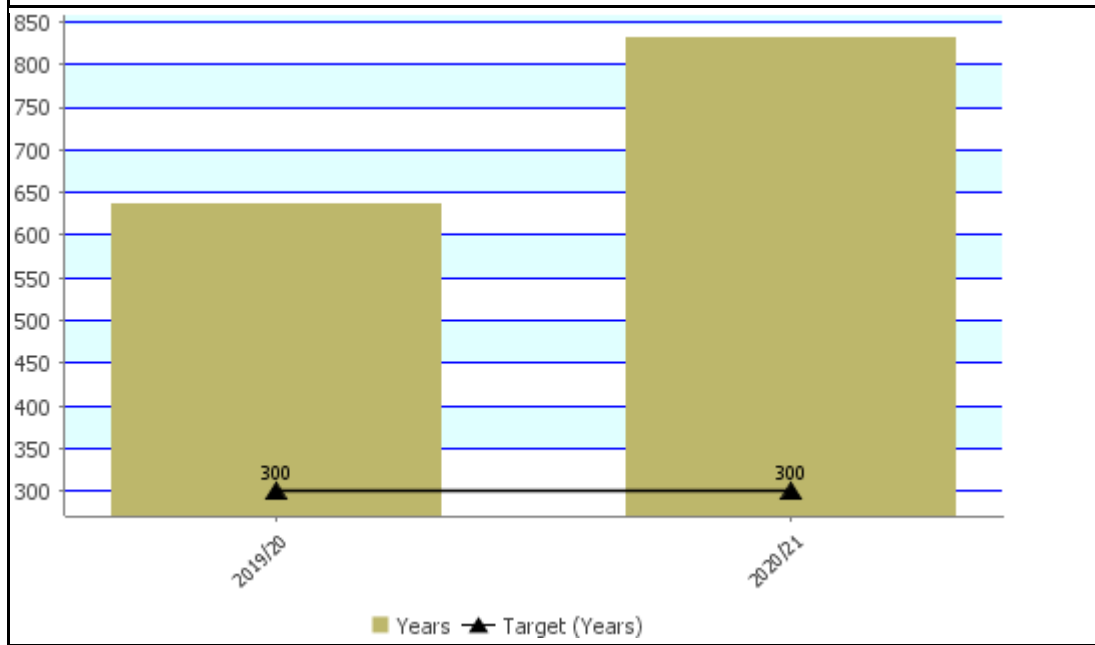
We aim to deliver 3 x information sessions over the year, unfortunately, due to covid these sessions were not delivered, however, we did increase our communication with landlords to ensure they were aware of all the legislation changes as they happened.

Indicator		LHS06.4: Complete 100% fit and proper tests for all persons applying to become a registered landlord				Red T'hold	Amber T'hold
	Target	Status	Value	Long Trend	Short Trend	2,715.1	2,829.42
2018/19	3,310	✓	3,310	?	?		
2019/20	2,706	✓	2,706	↓	↓		
2020/21	2,858	✓	2,858	↓	↑		









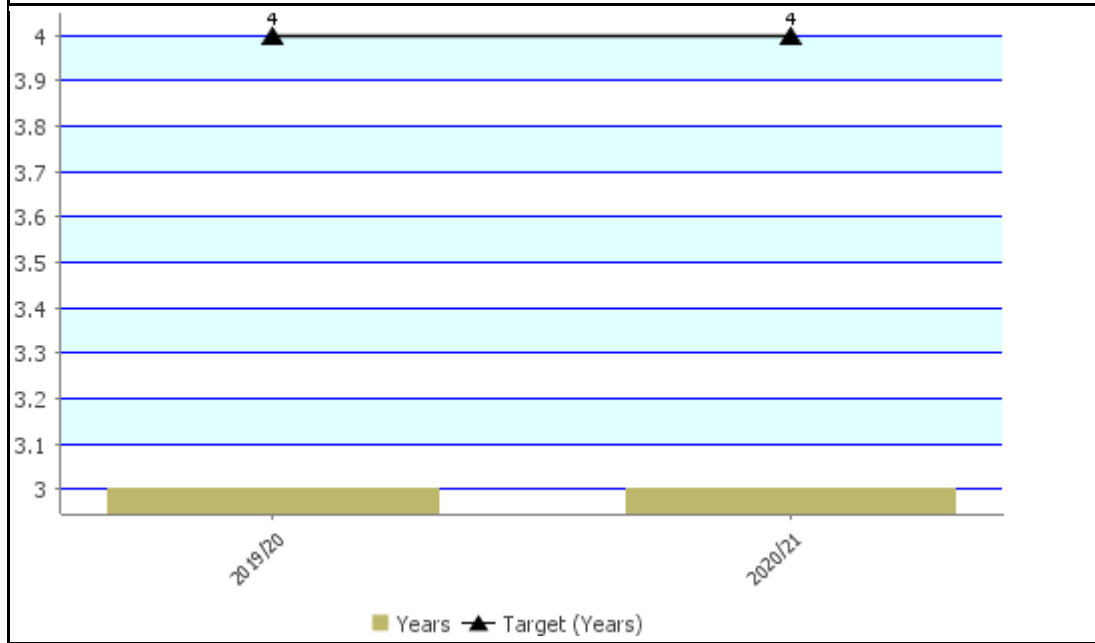
We work closely with Police Scotland and other Council Services to scrutinise all applications for Landlord Registration to ensure that they are “fit and proper” persons to become a landlord. Throughout 2020/21 the team and our partners scrutinised a total of 2858 applications. It is reassuring to note that we only refused or applied conditions to 2 applicants over the last year.

Indicator	LHS06.5: Complete 10% routine checks to ensure that landlords are complying with registration requirements (i.e. adequate fire, gas and electrical safety, energy performance certificates and deposit checks)					Red T'hold	Amber T'hold
	Target	Status	Value	Long Trend	Short Trend	285	297
2019/20	300	✓	636	?	?		
2020/21	300	✓	831	↑	↑		



831 routine checks were carried out in 20/21. The target is to check around 10% but the number we do check has significantly increased due to a requirement for landlords to answer specific questions around the required property standards during the application process. Where landlords indicate that they may not meet this standard we feel compelled to follow this up. This has proved to be a very worthwhile process and provided us with an opportunity to ensure landlords are fully aware of their obligations. It's also reassuring to note that there has been a considerable reduction on the amount of landlords that required further advice or enforcement action due to non-compliance. This year, only 9% of landlords were referred to Housing Officers for consideration of enforcement action in comparison to 14% last year

Indicator		LHS06.6: Issue Quarterly newsletter to provide landlords with relevant legislative changes / requirements				Red T'hold	Amber T'hold
	Target	Status	Value	Long Trend	Short Trend	3.8	3.96
2019/20	4		3				
2020/21	4		3				



3 newsletters were produced and delivered to around 9,000 landlords throughout 20/21 and although this does fall short of the target of 4 our communication with landlords increased throughout 20/21 due to regularly sending email correspondence to keep them informed of any covid legislation updates.