

REPORT TO KINCARDINE AND MEARN'S AREA COMMITTEE – 21 SEPTEMBER 2021

STRATEGIC HOUSING INVESTMENT 2022-2027

1 Reason for Report/Summary

- 1.1 This report seeks comments on the draft Strategic Housing Investment Plan 2022-2027 which is required to be submitted to Scottish Government.

2 Recommendations

The Committee is recommended to:

- 2.1 **Provide comment to Communities Committee on the draft Strategic Housing Investment Plan 2022 – 2027 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 5 July 2021, all local authorities are required to submit a SHIP to Scottish Government every year.
- 3.2 The draft Strategic Housing Investment Plan, **Appendix 1**, will be presented to the six Area Committees for comments and thereafter to Communities Committee 9 December 2021 for approval. Accordingly, the approved plan will be submitted to Scottish Government for the 29 October 2021 in line with Scottish Government requirements, subject to Communities Committee approval. 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 2021-2026 the following completions were delivered in Kincardine and Mearns as detailed in Table 1 below:-

Tenure	1 bed	2 bed	3 bed	4 bed	5 bed	Totals
Aberdeenshire Council - social rent	16	2	6	3	0	27
Registered Social Landlord - social rent	0	0	0	0	0	0
Acquisition by Aberdeenshire Council - social rent	1	0	0	0	0	1
Mid Market Rent - Create Homes	0	0	0	0	0	0
Mid Market Rent - Registered Social Landlords	0	0	0	0	0	0
Low Cost Shared Equity - New Build	0	0	0	0	0	0
Low Cost Shared Equity - Resales	0	1	0	0	0	1
Total	17	3	6	3	0	29

Meantime 229 new affordable units are currently on site in Newtonhill, Stonehaven, St Cyrus, Marykirk, Laurencekirk and Chapelton.

- 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. Over the course of the five year period potentially 2184 homes, with around 612 potentially suitable for particular needs households, of which 248 wheelchair accessible, could be delivered across Aberdeenshire subject to grant availability, financial capacity and financial viability. Of these 2184 homes, 343 in total are proposed for Kincardine and Mearns; 208 for social rent with around 114 potentially suitable for particular needs of which 19 wheelchair accessible, 82 for mid market rent and 53 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 (ASPC and Citylets). However, as we ease out of lockdown, recent indices suggests that we may be seeing a recovery with increased activity in terms of listings and transactions having an upwards effect on prices. Furthermore, the number of new build completions across all partners would also appear to be picking up, with 1177 new build completions for 2019-20 compared to 1041 for 2018-19 (Scottish Government), giving some optimism that the recovery will continue. At this time, it is very difficult to accurately gauge the impact of the easing of Covid 19 restrictions, but anecdotal evidence to date suggests that there are challenges around Health & Safety; pace of construction on site; supply chain; availability of contractors/sub-contractors; availability of both corporate and individual finance; and furthermore 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 66% - 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 and 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.

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

5.2 Underpinning the Priorities are a number of key principles. They are: right people, right places, right time; responsible finances; climate and sustainability; Community Planning Partnership Local Outcome Improvement Plans; human rights and public protection; tackling poverty and inequalities; digital infrastructure and economy. The Strategic Housing Investment Plan supports a number of these principles as well as the Local Housing Strategy 2018-2023 and the Local Outcome Improvement Plan Priority – Child Poverty.

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 Duty Scotland	IJA attached as Appendix 3		
Children and Young People’s Rights and Wellbeing	IJA attached as Appendix 3		
Climate Change and Sustainability	IJA attached as Appendix 3		
Health and Wellbeing	IJA attached as Appendix 3		

Town Centre First	IIA attached as Appendix 3		
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- 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 affordable housing 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 An integrated impact assessment has been carried out as part of the development of the proposals set out above, with positive and neutral impacts identified as set out in **Appendix 3**.
- 5.7 The following Risks have been identified as relevant to this matter on a Corporate Level:
- [ACORP002 Corporate Risk Register](#) – 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:

- [ISR0016 Infrastructure Services Directorate Risk](#) – affordable housing – the Strategic Housing Investment Plan 2022-2027 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 their comments are incorporated within the 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 29 October 2021, subject to Communities Committee comments and approval 9 December 2021.

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Report prepared by Elaine Reid, Team Leader Affordable Housing.
Date 20 August 2021

List of Appendices

Appendix 1 – Strategic Housing Investment Plan
Appendix 2 – Strategic Housing Investment Plan (Project Details)
Appendix 3 – Integrated Impact Assessment



Strategic Housing Investment Plan 2022 - 2027

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 2021, this SHIP 2022 - 2027 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 investment and creating employment in the house building sector and assist with initiatives such as modern apprenticeships. It also supports and 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 through public consultation before it was approved by Communities Committee 21 December 2017. The LHS 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:-

1) 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 2021 demonstrate housing need across all towns and villages within Aberdeenshire. Housing data, waiting lists, housing stock and relets, are 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	Kemnay
Ellon	Kintore
Inverurie	Newmachar
Newtonhill	Oldmeldrum
Portlethen	
Stonehaven	
Westhill	
Rural Housing Market Area	
High	Medium
Fraserburgh	Aboyne

Peterhead	Alford
	Ballater
	Banff
	Cruden Bay
	Huntly
	Insch
	Inverbervie
	Laurencekirk
	Macduff
	Mintlaw
	Turriff

Right House Sizes and Types in the Right Location

There is significant pressure upon 1 bedroom units, larger 3, 4 and 5 bedroom units along with particular needs housing stock. Latest evidence suggests that in some locations there may be an oversupply of 2 bed properties, in particular flats. This is reflected in homeless presentations where a significant majority require 1 bedroom properties and a very small minority require 2 bedroom properties. Furthermore, 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. The recent implementation of the Choice Based Allocation system – Housing Online – will provide some further data in relation to areas of pressure, property sizes and types which will help shape and inform future affordable housing investment programmes.

Rapid Rehousing Transition Action Plan - Increasing the supply of affordable housing of an appropriate size and in the right locations 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.

2) 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.

A focus for 2020/2021 has been the implementation of an improved Strategic Framework - '**Planning and Delivery of Particular Needs Housing**'. Working in collaboration with our partners a '**Housing Requirements Planning Tool**' has ensured a clearer process for gathering the evidence base of housing need from colleagues in Aberdeenshire Health & Social Care Partnership (AHSCP). This in turn will feed into the SHIP and allow further investment in required suitable housing for both Local Authority and Registered Social Landlord housing providers, whether that is mainstream housing or appropriate supported accommodation models of housing. As part of the tool,

an '**Accommodation Specification Document**' has been devised to allow for improved design specification, provide an audit trail and to ensure that funding contributions are agreed across all parties. The ASD document has been well received by partners in Housing and AHSCP including Occupational Therapy staff. Furthermore a '**Pre-Nomination process**' has been formulated which ensures the involvement of all parties at the earliest stage as is possible and allows individual Clients' requirements to be met through the new build design process rather than retrospectively. The process provides opportunities for better design solutions and outcomes for PN clients as well as enhancing the extent of the aids and adaptations budget.

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 have followed Scottish Government recommendations in committing to increase the supply of wheelchair accessible housing and introduced targets in 2019. As part of the target of 15% of all new affordable homes to be developed as PN housing, 10% is required to be wheelchair accessible, meantime we will encourage 10% of all new housing developments in the private sector on developments of 20 or more units to be wheelchair accessible.

Within the affordable housing new build completions, during 2020/2021 a total of 43 units, 27% of all new build homes were built for PN clients of which 11 units, 7% were fully wheelchair accessible (as set out in section 3 of the Housing for Varying Needs standards).

For working towards meeting the targets for development in the private sector we support the Scottish Government's approach as set out in the National Planning Framework 4 'NP4 position statement' to working with planners and private developers to increase the delivery of all-tenure wheelchair housing targets. However, the recording and monitoring of this data is challenging and further discussions are required with planning colleagues to ensure that we have a robust policy and database in place to be able to implement and monitor this effectively.

Adaptations

For 2020/2021, restrictions imposed during the Covid-19 pandemic and subsequent lockdowns impacted upon the delivery of adaptations and the time taken to deliver these. However, the Major Adaptations Tasking & Co-ordinating Group have continued to meet monthly and proactively work to problem-solve any blocks to delays in adaptations. Details are available in Table 2 below:-

Table 2	Local Authority		Private Sector	
	Number of Adaptations	Average days between assessment of need and completion	Number of Adaptations	Average days between assessment of need and completion
2018/19	197	100	228	137
2019/20	146	108	199	119
2020/21	50	119	122	151

The Working Group for adaptations which consists of colleagues from Housing, Care & Repair, RSL partners and Occupational Therapy Team Managers has been impacted by the Covid-19 situation and it is intended that the group will re-evaluate the current situation and the work required going forward following this phase. The Scottish Government focus on streamlining and accelerating the adaptations system as outlined in its strategy 'Housing to 2040' (March 2021) is welcomed and Aberdeenshire are in a strong position to engage in the work going forward.

Housing Support services

Investment continues from Aberdeenshire Council for the Disabled Persons Housing Service 'Houseability' who additionally receive funding from Aberdeenshire Health & Social Care Partnership (AHSCP). Houseability provide support and assistance for people with disabilities and those living with long-term conditions. Assistance is provided individually for each Clients particular needs consequently seeking to reduce health inequalities and providing the required support to enable Clients to have access to appropriate independent living options. For 2020/21, Houseability adapted their service to continue to support Clients throughout the Covid-19 pandemic and lockdown situations. 156 Clients accessed the service and 123 received advocacy. 8 Clients in hospital were supported to enable quicker hospital discharge and to ensure their housing needs were met following discharge.

3) 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 has recently been upgraded in line with Scottish Government minimum standards, is open on a seasonal basis from April to September. A programme of works is currently being undertaken at both sites to enhance the existing facilities through Scottish Government funding.

There is also a range of private site provision including sites at Boyndie, New Pitsligo, Peterhead, Boddam, Kemnay and North Esk, with support and assistance available through the Gypsy/Traveller Liaison Officer. Furthermore, support is also available to Gypsy/Travellers who would like to develop private sites, as well as providing support for those who wish to access housing services.

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 delivery through the Site Provision Strategy, which is currently under review.

Aberdeenshire Council is also a member of COSLA's 'Negotiated Stopping group which is conducting Negotiated Stopping pilots across Scotland.

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, particularly in light of the current geo-political situation in Asia whereby Government have pledged to resettle 20,000 Afghans in the UK over the next five years. 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 531 affordable homes to be developed in these settlements, of which 483 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. The Child Poverty Action Plan also highlighted the increased inequalities that those with a disability or medical condition have faced as a result of Covid-19. The commitment in the SHIP to support independent living by ensuring that a minimum of 15% of new affordable homes are suitable for those with particular needs will contribute towards reducing these inequalities. These combined efforts across new build, fuel poverty and independent living 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 local housing market still has both sales and rental market showing a continuing negative trend for five yearly house prices and rental values (ASPC and Citylets). However, as we ease out of lockdown, recent indices suggests that we may be seeing a recovery with increased activity in terms of listings and transactions having an upwards effect on prices. Furthermore, the number of new build completions would also appear to be picking up, with 1177 new build completions across all tenures for 2019-20 compared to 1041 for 2018-19 (Scottish Government), giving some optimism that the recovery will continue. At this time, it is very difficult to accurately gauge the impact of the easing of Covid 19 restrictions, but anecdotal evidence to date suggests that there are 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 66% - 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 and the local housing market. 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 2020 to March 2021, 161 new affordable supply homes have been completed across Aberdeenshire across all partners: 143 new homes for social rent of which 30 were delivered by Aberdeenshire Council and 113 by our RSL partners; and 1 for low cost shared equity. There were also 17 acquisitions for social rent. Of these units, 43 are suitable for particular needs including 10 suitable for wheelchair users. A further 10 households accessed affordable home ownership through the 'resale' of existing low cost shared equity properties. Table 3 below details completions by provider, tenure and property size. Meantime work is progressing 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.

Table 3		Aberdeenshire					20/21 Completions by House Size	
Tenure		1 bed	2 bed	3 bed	4 bed	5 bed	Totals	
Aberdeenshire Council - social rent		16	3	7	3	1	30	
Registered Social Landlord - social rent		24	35	43	9	2	113	

Acquisition by Aberdeenshire Council - social rent	8	5	4	0	0	17
Acquisition by RSL - social rent	0	0	0	0	0	0
Mid Market Rent - Create Homes	0	0	0	0	0	0
Mid Market Rent - Registered Social Landlords	0	0	0	0	0	0
Low Cost Shared Equity - New Build	0	1	0	0	0	1
Low Cost Shared Equity - Resales	0	4	6	0	0	10
Total	48	48	60	12	3	171

3.2 SHIP Programme Priorities

Aberdeenshire Council has developed a programme of affordable housing which provides 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 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 2184 new affordable homes; a summary of the SHIP is outlined in Table 3 below.

3.3 Affordable Housing Supply Programme

In terms of the affordable housing supply programme 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 RSLs' business plans and are detailed below in Table 4, along with the Resource Planning Assumptions as advised by Scottish Government. An Affordable Housing Investment Benchmark Working Group has recently been established, comprising Scottish Government, Convention of Scottish Local Authorities, Association of Local Authority Chief Housing Officers, Glasgow and West of Scotland Forum of Housing Associations and Scottish Federation of Housing Associations. This group is currently reviewing the affordable housing grant framework including grant benchmarks. Following this review, guidance will be issued which will govern the level of grant available per unit/tenure/provider.

Council - Social Rent	105	161	163	0	22	67	518
RSL - Social Rent	38	179	378	376	186	143	1300
Create Homes Aberdeenshire - Mid Market Rent	0	0	0	0	0	0	0
RSL - Mid Market Rent	0	0	0	50	82	25	157
RSL Low Cost Shared Equity	0	0	0	0	25	14	39
Aberdeenshire Low Cost Shared Equity	23	25	24	35	28	35	170
Total	166	365	565	461	343	284	2184
							£111.116m

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. £1.35million has been committed to 144 units, across 6 developments which are currently/imminently on site, with a further £1.65million allocated in principle to several developments across Aberdeenshire which, subject to appropriate approvals and consents, will enable the further delivery of a further 206 units. Meantime future projects will be considered as and when appropriate.

3.6 2nd Homes Council Tax and Empty Homes

During 20/21 £1.985million was collected and these monies continue to support the Council's New Build programme, with 67 units currently on site. 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, during 20/21 Aberdeenshire Council have purchased 9 empty properties, delivered in partnership with a developer 1 Low Cost Shared Equity property and converted two empty buildings into 11 new affordable homes. This has resulted in the delivery of 20 new energy efficient affordable homes for social rent and one for affordable home ownership; 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. During 2020/2021, 58 enquiries were received:-

- 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

3.7 Developer Obligations

During 2020/2021 there were 161 new build affordable housing completions in Aberdeenshire as detailed in Table 5 below.

Number of Completions	S75	Non S75	Total
Scottish Government Funding	86	74	160
Without Scottish Government Funding	1	0	1
Total	87	74	161

Of these completions 87 were delivered through S75 - Affordable Housing policy - land and/or commuted sums, with all of these units also supported by Scottish Government funding through the Affordable Housing Supply Programme. The remaining 73 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 6 below identifies funds received.

Catchment	Total cash	Paid in	Committed	Expended	Balance
Aberdeenshire	£238,621	£239,971	£1,750	£238,221	£0
Aboyne	£448,574	£439,192	£56,696	£262,700	£119,796
Alford	£557,766	£525,685	£0	£383,271	£142,414
Banchory	£787,637	£804,974	£0	£552,203	£252,771
Banff	£644,808	£726,465	£0	£445,366	£281,099
Ellon	£643,351	£556,979	£106,699	£420,280	£30,000

Fraserburgh	£637,482	£625,544	£122,300	£495,272	£7,972
Huntly	£647,935	£603,980	£0	£603,512	£468
Inverurie	£1,504,969	£1,498,292	£0	£1,449,639	£48,653
Kemnay	£756,104	£797,890	£0	£733,321	£64,569
Mackie (Stonehaven)	£832,445	£829,272	£318,329	£457,227	£53,716
Mearns (Laurencekirk)	£382,569	£373,593	£0	£359,702	£13,891
Oldmeldrum	£1,333,880	£1,305,583	£121,866	£1,183,717	£0
Mintlaw	£581,406	£518,054	£244,572	£273,482	£0
Peterhead	£428,622	£437,372	£0	£437,372	£0
Portlethen	£163,455	£155,072	£0	£155,072	£0
Turriff	£583,643	£573,328	£0	£565,828	£7,500
Westhill	£94,240	£94,240	£0	£94,240	£0
Other Towns/Areas	£214,850	£214,850	£39,350	£121,550	£53,950
LCHO Resales		£1,182,305			£1,182,305
LCHO Staircasing		£244,034			£244,034
Total	£11,482,357	£12,746,675	£1,011,562	£9,231,975	£2,503,138

During 2020/21, £98,398 of this funding stream has assisted in the acquisition of 4 purchases from the open market to be brought into use as social rent as part of the Council's stock. Priorities for spend of commuted payments are:-

- 1) Council New Build Programme.
- 2) Enabling Registered Social Landlord development programme.
- 3) Enabling empty properties to be brought back into use.
- 4) Enabling delivery of affordable housing through private estates and community groups.
- 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 Delivery Models

Aberdeenshire Council and its partners will continue to work with Scottish Government to support the delivery of the Housing to 2040 vision by exploring new delivery models for affordable housing. Officers have previously assessed the UK and Europe for best practice in delivery models. The Council will also work with the Scottish Government to explore the potential for new business models and greater use of offsite construction. The

following models of affordable housing are currently being delivered in Aberdeenshire.

3.8.1 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 372 properties sold mainly to first time buyers since 2008, with the delivery rate recently having slowed in alignment with housing market activity. Of these properties, 82 have been resold.

3.8.2 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.

3.8.3 Open Market Shared Equity

During 2020-2021 in Aberdeenshire, there were 175 applications to the Scottish Government's Open Market Shared Equity Scheme (OMSE) managed by LINK Housing. 158 of those were approved and received passport letters. There were 116 sales and 41 expired passports. The remaining live passports at the end of March were carried over into 2021-2022.

3.8.4 Help to Buy

Grampian Housing Association administered the Scottish Government's Help To Buy scheme across the Grampian area up to 31st March 2021, with LINK Housing administering the scheme from 1st April 2021. During 2020 – 2021 thirty-two households have purchased properties in Aberdeenshire with the main fund closing on 5th February 2021.

3.8.5 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. In Braemar, a community group have accessed feasibility funding and have subsequently secured further funding from other funding streams; employed a part-time project coordinator; and submitted a planning application for a proposal for 15 units with a view to securing funding from the main Rural Housing Fund.

A community group in Tarland have accessed feasibility funding and are currently assessing potential housing sites with a view to accessing the main fund subject to identifying a suitable site. Aberdeenshire Council will continue to promote this scheme assisting and providing guidance where appropriate.

3.8.6 Procurement

With regards to procurement, in order to maximise the delivery of affordable housing, Aberdeenshire Council is a funding member of the Scotland Xcel New Build Residential Framework which was launched 26th August 2019. Our current contract expires 3rd July 2022 with an option to extend to 31st July 2023. This framework should assist in the delivery of the Strategic Housing Investment Plan 2022 – 2027 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. However, it is important to note that the construction industry is currently experiencing an extremely challenging period. Covid restrictions and Brexit has led to substantial material cost increases, between 10% to as much as 40% in some instances. There are also labour shortages across all trades which in turn is driving up tender prices. During the procurement process, because of the points mentioned above, tenderers are reluctant to hold their tender prices for as long as prescribed due to the volatile market conditions. This is leading to a reduction in competitive tenders being received. Officers are monitoring this closely and are taking appropriate action to minimise any potential risks to the affordable housing delivery programme.

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 via a live Tenant Engagement Event and Engage Aberdeenshire – Aberdeenshire Council's public consultation web portal.

4.3 This SHIP was also considered and commented upon by the six Area Committees and will be reported to Communities Committee 9th December 2021 for approval.

5. Equalities

5.1 An Integrated 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 models.

Strategic Housing Investment Plan 2022-2027			Project Details				Appendix	
Admin Area	Site	Developer	Tenure	No. of Units	Particular Needs	Wheelchair Accessible	Year Start	Year Complete
BB	Fraserburgh, Merryhillock	Claymore Homes/ Aberdeenshire Council	Social Rent	26	6	6	21/22	22/23
BB	Fraserburgh, Academy Annexe	Aberdeenshire Council	Social Rent	16	8	8	21/22	23/24
BB	Fraserburgh, Castle Street	Aberdeenshire Council	Social Rent	6	2	2	22/23	22/23
BB	Fraserburgh, Kirkton	Aberdeenshire Council	Social Rent	37	14	14	22/23	23/24
BB	Macduff, Royal British Legion	Eastwynn Ltd	LCSE	3	0	0	22/23	22/23
BB	Macduff, Squash Club	Albert Milne	LCSE	2	0	0	22/23	23/24
BB	Cairnbulg, Westhaven	Claymore Homes/ RSL	Social Rent	12	4	0	23/24	24/25
BB	Aberchirder, Grampian McLennan Yard	Grampian McLennans	LCSE	2	0	0	23/24	23/24
BB	Rathen, Site North West of Roseacre	Colaren Homes	LCSE	2	0	0	23/24	23/24
BB	Macduff, 20/22 Market Street & 6 Skene Street	Elaine Duthie	LCSE	2	0	0	24/25	24/25
BB	Ladysbridge Village Phase 5	Alasdair Ramsay	LCSE	8	0	0	24/25	24/25
BB	Macduff Manner Street Depot	Aberdeenshire Council	Social Rent	20	6	6	25/26	26/27
BB	88 Mid Street, Fraserburgh	J Willox Car Sales	LCSE	1	0	0	25/26	25/26
BB	Macduff, Fyfe Street	Langstane HA	Social Rent	26	6	0	26/27	26/27
BB	Aberchirder, Former Rose Innes	EWTD properties ltd	LCSE	3	0	0	26/27	26/27

Total				166	46	36		
Admin Area	Site	Developer	Tenure	No. of Units	Particular Needs	Wheelchair Accessible	Year Start	Year Complete
B	Peterhead, North Street	Grampian HA	Social Rent	24	12	0	24/25	24/25
B	Peterhead Fair Isle Crescent	Chap/Aberdeenshire Council	Social Rent	26	12	10	21/22	22/23
B	Mintlaw, Nether Aden Phase 1	Aberdeenshire Council	Social Rent	73	22	11	21/22	25/26
B	Peterhead, Clerkhill Care Village	Aberdeenshire Council	Social Rent	8	8	8	22/23	23/24
B	Peterhead, Clerkhill Phase 3	Aberdeenshire Council	Social Rent	26	4	4	22/23	23/24
B	St Fergus OP1 site Newton Road	ARD/RSL	Social Rent	5	0	0	22/23	23/24
B	Peterhead, Wester Clerkhill phase 5 A	Claymore Homes/RSL	Social Rent	22	6	3	23/24	23/24
B	Peterhead, Sovereign Gate Phase 2	Muir Group / Aberdeenshire Council	Social Rent	12	8	8	23/24	24/25
B	Peterhead, Sovereign Gate Phase 2	Muir Group	LCSE	10	0	0	23/24	24/25
B	Longside, Bridgend Farm	Taylor Design	LCSE	2	0	0	23/24	23/24
B	New Deer, Adjacent to Fordyce Drive	Baxter Design	LCSE	3	0	0	23/24	23/24
B	Peterhead, ALDP site M1 South Ugie Village	Claymore Homes	LCSE	5	0	0	23/24	23/24
B	Peterhead, Wester Clerkhill phase 5 B	Claymore Homes	Social Rent	11	2	0	24/25	24/25
B	Cruden Bay, M1	Claymore Homes/RSL	Social Rent	25	5	3	24/25	25/26

B	St. Combs, Millburn Avenue	Aberdeenshire Council	Social Rent	12	3	3	24/25	25/26
B	Peterhead, ALDP site M1 South Ugie Village	Claymore Homes	LCSE	5	0	0	24/25	24/25
B	Peterhead, Wester Clerkhill phase 5 C	Claymore / RSL	Social Rent	22	6	3	25/26	26/27
B	Peterhead, ALDP site M1 South Ugie Village	Developer/RSL	Social Rent	30	12	4	25/26	26/27
B	St Combs, Land off High Street	Claymore Homes/Aberdeenshire Council	Social Rent	4	0	0	25/26	26/27
B	Mintlaw, North Woods	Colaren/RSL	Social Rent	32	11	6	26/27	26/27
B	Crimmond, The Reisk	David Gault Agent/RSL	Social Rent	8	4	0	26/27	26/27
Total				365	115	63		
Admin Area	Site	Developer	Tenure	No. of Units	Particular Needs	Wheelchair Accessible	Year Start	Year Complete
F	Blackdog, M1Phase 1	Kirkwood Homes/Aberdeenshire Council	Social Rent	56	14	14	21/22	23/24
F	Ellon, Former Academy site, Phase 3 (Phase D)	Aberdeenshire Council	Social Rent	23	21	11	21/22	23/24
F	Oldmeldrum Chapel Park phase 1	Scotia Homes/Grampian HA	Social Rent	15	2	0	21/22	22/23
F	Ellon, Former Academy Annexe Site	Aberdeenshire Council	Social Rent	14	3	0	22/23	23/24
F	Ellon, Cromleybank Phase 1	Scotia Homes/RSL	Social Rent	18	7	7	22/23	23/24
F	Oldmeldrum Newbarns	Kirkwood/RSL	Social Rent	19	8	0	22/23	23/24
F	Pitmedden Bonnyfarm	Kirkwood/Osprey	Social Rent	16	2	0	22/23	23/24

F	Tarves Duthie Road Phase 1	Scotia/RSL	Social Rent	12	2	0	22/23	23/24
F	Tarves Duthie Road Phase 2	Scotia/RSL	Social Rent	8	2	0	22/23	23/24
F	Newburgh, Toors O'Ythan Culterty	Nicolas Schellingburg	LCSE	1	0	0	22/23	22/23
F	Tarves Duthie Road	Scotia	LCSE	4	0	0	22/23	22/23
F	Tarves Duthie Road Phase 3	Scotia/RSL	Social Rent	4	0	0	23/24	24/25
F	Ellon, Cromleybank phase 2	Scotia Homes/RSL	Social Rent	22	4	4	23/24	24/25
F	Oldmeldrum Newbarns	Kirkwood/RSL	Social Rent	19	8	0	23/24	24/25
F	Oldmeldrum The Glebe	Claymore/RSL	Social Rent	12	4	0	23/24	24/25
F	Balmedie, Egie Farm, Phase 1	Castlehill HA	Social Rent	30	14	2	23/24	24/25
F	Turriff, M1 phase 1	Jim Ironside/RSL	Social Rent	34	12	6	23/24	24/25
F	Turriff, EH1 and H1 North of Shannoeks View Phase 1	Springfield/ Langstane HA	Social Rent	38	12	0	23/24	24/25
F	Tarves, West of Braiklay Croft Duthie Road	Haddo Estate/RSL	Social Rent	3	0	0	23/24	23/24
F	Belhelvie OP1	Willie Lippe	LCSE	3	0	0	23/24	24/25
F	Udny Green Site to South of Udny Green School	Robin Sutherland Architecture	LCSE	3	0	0	23/24	23/24
F	Oldmeldrum Meldrum Motors Market Square	Tinto Architecture	LCSE	2	0	0	23/24	23/24
F	Ellon, Cromleybank Phase 2	Scotia Homes -	LCSE	2	0	0	23/24	24/25

F	Turriff, M1 phase 1	Jim Ironside	LCSE	3	0	0	23/24	24/25
F	Turriff Land adjacent to Balmellie Farm	Jim Ironside	LCSE	2	0	0	23/24	23/24
F	Ellon, Cromleybank Phase 3	Scotia Homes/RSL	Social Rent	16	2	2	24/25	25/26
F	Balmedie Egie Farm, Phase 2	Castlehill H.A	Social Rent	30	12	0	24/25	25/26
F	Newburgh, Toors O'Ythan Culterty	Nicolas Schellingburg	LCSE	1	0	0	24/25	24/25
F	Ellon, Cromleybank Phase 4	Scotia Homes/RSL	Social Rent	20	4	3	25/26	26/27
F	Balmedie Egie Farm, Phase 3	Castlehill H.A	Social Rent	25	7	0	25/26	26/27
F	Turriff, EH1 and H1 North of Shannoeks View Phase 2	Springfield/ Langstane HA	Social Rent	19	4	0	25/26	25/26
F	Turriff, Land at Castlehill		LCSE	2	0	0	25/26	25/26
F	Newburgh, Toors O'Ythan Culterty	Nicolas Schellingburg	LCSE	1	0	0	25/26	25/26
F	Ellon, Cromleybank Phase 5	Scotia Homes/RSL	Social Rent	18	2	2	26/27	26/27
F	Balmedie Chapelwell phase 1	Aberdeenshire Council	Social Rent	42	10	6	26/27	
F	Balmedie Chapelwell phase 2	Aberdeenshire Council	Social Rent	28	10	4	26/27	
Total				565	166	61		
Admin Area	Site	Developer	Tenure	No. of Units	Particular Needs	Wheelchair Accessible	Year Start	Year Complete
G	Inverurie, Osprey Heights Phase 3	Barratt North Scotland/RSL	Social Rent	20	8	4	21/22	22/23

G	Inverurie, Hatchery Phase 1	Malcolm Allan/RSL	Social Rent	9	3	0	21/22	22/23
G	Westhill - Straik Road	Robertson/ Hillcrest	Social Rent	63	5	4	22/23	23/24
G	Port Elphinstone, Blythwood	RSL	Social Rent	35	10	0	22/23	23/24
G	Port Elphinstone, Blythwood	RSL	Mid Market Rent	25	6	0	22/23	23/24
G	Inverurie, Hatchery Phase 2	Malcolm Allan/RSL	Social Rent	6	2	0	22/23	23/24
G	Kemnay, Milton	Malcolm Allan/RSL	Social Rent	5	0	0	22/23	22/23
G	Echt - Forbes Way	Kirkwood/ Osprey	Social Rent	6	0	0	22/23	23/24
G	Sauchen, Cluny Greens	Stewart Milne Homes/ RSL	Social Rent	12	0	0	22/23	23/24
G	Inverurie - Former Foundry	Malcolm Allan	LCSE	2	0	0	22/23	23/24
G	Kintore - Town Park	Scotia Homes/ RSL	Social Rent	18	6	0	23/24	24/25
G	Kintore, Land to East of Kintore Phase 1	Barratts/RSL	Social Rent	25	8	6	23/24	24/25
G	Kintore, Land to East of Kintore - Phase 2	Barratts/Kirkwood/ Malcolm Allan/ RSL	Mid Market Rent	25	0	0	23/24	24/25
G	Millbank	Cluny Estate	Social Rent	7	0	0	23/24	24/25
G	Westhill, South of Strawberry Field Road	Mr Williamson	LCSE	1	0	0	23/24	23/24
G	Inverurie, Middlemuir Road	Craigdon Construction	LCSE	3	0	0	23/24	23/24
G	Port Elphinstone, Crichton phase 1	Dandara/ Hillcrest	Social Rent	25	6	0	24/25	25/26
G	Inverurie North Street	Scot Beef/RSL	Social Rent	15	5	0	24/25	24/25

G	Kintore, Land to East of Kintore - Phase 3	Barratts/Kirkwood/ Malcolm Allan/ RSL	Social Rent	25	8	6	24/25	25/26
G	Inverurie, North Street	Private Developer	LCSE	4	0	0	24/25	24/25
G	Kintore, Land to East	Barratt Homes/ Malcolm Allan/Kirkwood Homes	LCSE	25	0	0	24/25	25/26
G	Port Elphinstone - Crichtie Phase 2	Dandara/ Hillcrest	Social Rent	25	6	0	25/26	26/27
G	Kintore- Land to East Phase 4	Barratts/Kirkwood/ Malcolm Allan/ RSL	Social Rent	25	7	3	25/26	26/27
G	Old Rayne - Barreldyke Way	Ian Duncan/ RSL	Social Rent	6	0	0	25/26	25/26
G	Port Elphinstone - Crichtie Phase 3	Dandara/ Hillcrest	Social Rent	24	6	4	26/27	26/27
G	Kintore- Land to East Phase 5	Barratts/Kirkwood/ Malcolm Allan/ RSL	Social Rent	25	8	6	26/27	26/27
Total				461	94	33		
Admin Area	Site	Developer	Tenure	No. of Units	Particular Needs	Wheelchair Accessible	Year Start	Year Complete
KM	Portlethen, Lonach (Chicken Sheds)	Stewart Milne Homes/Osprey	Social Rent	11	4	0	21/22	22/23
KM	Stonehaven, Carlton House, Arduthie Road	Aberdeenshire Council	Social Rent	16	6	6	21/22	22/23
KM	Johnshaven, Land at Goldenacre	Fotheringham Property Developments /RSL	Social Rent	17	6	0	21/22	22/23
KM	Chapelton phase 2a SR	Elsick Development Co/RSL	Social Rent	10	6	0	22/23	24/25
KM	Chapelton phase 2b MMR	Elsick Development Co/RSL	Mid Market Rent	15	4	0	22/23	24/25

KM	Chapelton phase 2c SE	Elsick Development Co/RSL	LCHO Shared Equity	15	0	0	22/23	24/25
KM	Portlethen, Leathan Fields phase 1	Stewart Milne Homes/RSL	Social Rent	30	7	5	23/24	25/26
KM	Portlethen, Leathan Fields phase 2	Stewart Milne Homes/RSL	Mid Market Rent	16	8	0	23/24	25/26
KM	Drumoak, H1 site	Stewart Milne Homes	LCSE	2	0	0	23/24	23/24
KM	Kirkton of Maryculter	Goldcrest Highland Ltd	LCSE	1	0	0	23/24	24/25
KM	Drumoak, Irvine Arms	The Firm of the Irvine Arms	LCSE	3	0	0	23/24	24/25
KM	Stonehaven Mill of Uras	Developer	LCSE	1	0	0	23/24	24/25
KM	Auchenblae, Mackenzie Avenue	DLB Scotland/ Aberdeenshire Council	Social Rent	6	4	0	24/25	25/26
KM	Portlethen, Coull Cars	Langstane HA	Social Rent	20	8	0	24/25	25/26
KM	Fettercairn, Garrol Place	Langstane HA	Social Rent	9	2	0	24/25	25/26
KM	St. Cyrus Main Street	Snowdrop Developments/ Osprey Housing	Social Rent	15	15	0	24/25	26/27
KM	Chapelton phase 3a SR	Elsick Development Co/RSL	Social Rent	20	8	8	24/25	26/27
KM	Laurencekirk, Conveth Mains phase 1	Developer/RSL	Mid Market Rent	11	4	0	24/25	25/26
KM	Chapelton phase 3b MMR	Elsick Development Co/RSL	Mid Market Rent	10	2	0	24/25	26/27
KM	Chapelton phase 3c SE	Elsick Development Co/RSL	LCHO Shared Equity	10	2	0	24/25	26/27
KM	Drumlithie, Land to South and East of Bowling Club	Peterkin Homes	LCSE	1	0	0	24/25	24/25

KM	Fettercairn, Fasque Estate	Mr Dick Reid	LCSE	4	0	0	24/25	25/26
KM	Laurencekirk, NE of Fordoun Road	Developer/RSL	Social Rent	20	8	0	25/26	25/26
KM	Blairs, Blairs College Estate phase 1 MMR	Hermiston Securities/Muir Group/RSL	Mid Market Rent	18	6	0	25/26	26/27
KM	Blairs, Blairs College Estate phase 2 SR	Hermiston Securities/Muir Group/RSL	Social Rent	22	6	0	25/26	26/27
KM	Laurencekirk, Land to North East fordoun Road	Developer	LCSE	4	0	0	25/26	26/27
KM	Laurencekirk, adjacent to Gauger Burn	Scotia	LCSE	6	0	0	25/26	26/27
KM	Edzell, Former Air base phase 2 SR	Carnegie Base Services	Social Rent	12	4	0	26/27	26/27
KM	Edzell, Former Air Base phase 1 MMR	Carnegie Base Services	Mid Market Rent	12	4	0	26/27	
KM	Edzell, Former Air Base	Carnegie Base Services	LCSE	6	0	0	26/27	26/27
Total				343	114	19		

Admin Area	Site	Developer	Tenure	No. of Units	Particular Needs	Wheelchair Accessible	Year Start	Year Complete
M	Inchmarlo, Banchory, Land North of East Mains	Kirkwood Homes/Osprey Housing	Social Rent	30	10	4	21/22	23/24
M	Huntly, Deveron Road	Morrison Construction /Aberdeenshire Council	Social Rent	37	10	4	21/22	22/23
M	Alford Correen Road	Kirkwood Homes/Osprey Housing	Social Rent	17	6	6	21/22	22/23
M	Banchory, Woodend Eco Village SE	North Banchory Company/Places For People	LCHO Shared Equity	4	0	0	22/23	23/24

M	Banchory, land to East of Woodend Barn social rent	North Banchory Company/Places For People	Social Rent	8	4	4	22/23	23/24
M	Aboyne, Land to West of Castle of Park Phase 1 SR	Aboyne Castle Estate/RSL	Social Rent	14	6	0	22/23	22/23
M	Aboyne Caste Park social rent	Aboyne Castle Estate/RSL	Social Rent	8	2	0	22/23	22/23
M	Aboyne Castle Park shared equity	Aboyne Castle Estate/RSL	LCHO Shared Equity	4	0	0	22/23	22/23
M	Alford Castle Road	Kirkwood Homes/Osprey Housing	Social Rent	7	3	3	22/23	23/24
M	Braemar, West of Kindrochit Court	Braemar Community Ltd	Mid Market Rent	15	5	2	22/23	23/24
M	Huntly, Strathbogie Hotel	Charles McCall Smith	LCSE	1	0	0	22/23	22/23
M	Alford, Greystone Road	Stewart Milne Homes	LCSE	1	0	0	22/23	23/24
M	Strachan, Gateside Farm	Castleglen	LCSE	3	0	0	22/23	23/24
M	Aboyne, land to West of Castle Park Phase 1 LCSE	AJC Homes Scotland	LCSE	9	0	0	22/23	22/23
M	Banchory, South of Hill of Banchory	Bancon	LCSE	6	0	0	22/23	23/24
M	Banchory, South of Hill of Banchory phase 2	Bancon/RSL	Social Rent	24	10	3	23/24	24/25
M	Aboyne, Land to West of Castle of Park Phase 2 SR	Aboyne Castle Estate/RSL	Social Rent	14	4	4	23/24	23/24
M	Aboyne, land to West of Castle Park Phase 2 LCSE	AJC Homes Scotland	LCSE	9	0	0	23/24	23/24
M	Alford, Academy	Aberdeenshire Council	Social Rent	30	6	6	24/25	25/26

M	Tarland, Village Farm site	Tarland Group/RSL	Social Rent	10	4	0	24/25	25/26
M	Tarland, Village Farm site	Tarland Group/RSL	LCHO Shared Equity	6	0	0	24/25	25/26
M	Tarland, Village Farm site	Tarland Group/McRobert Trust	Mid Market Rent	10	2	0	24/25	25/26
M	Lumphanan, Perkhill Road	Langstane HA	Social Rent	11	5	0	24/25	25/26
M	Kennethmont, site to South of Rannes Hall	David Grant	LCSE	1	0	0	24/25	25/26
M	Cairnie, site to East of Cruickshank Terrace	Strathdee properties Ltd	LCSE	2	0	0	24/25	25/26
M	Rhynie, Essie Road	George Beverly	LCSE	3	0	0	25/26	26/27
Total				284	77	36		

Aberdeenshire Total				2184	612	248		
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Aberdeenshire Council

Integrated Impact Assessment

Strategic Housing Investment Plan 2022-2027

Assessment ID	IIA-000044
Lead Author	Elaine Reid
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Service Reviewers	Alexander Macleod
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Approved By	Rob Simpson
Approved On	Thursday August 05, 2021
Publication Date	Thursday August 05, 2021

1. Overview

This document has been generated from information entered into the Integrated Impact Assessment system.

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.

During screening 10 of 10 questions indicated that detailed assessments were required, the screening questions and their answers are listed in the next section. This led to 5 out of 5 detailed impact assessments being completed. The assessments required are:

- Childrens' Rights and Wellbeing
- Equalities and Fairer Scotland Duty
- Health Inequalities
- Sustainability and Climate Change
- Town Centres First

In total there are 40 positive impacts as part of this activity. There are 0 negative impacts, all impacts have been mitigated.

A detailed action plan with 5 points has been provided.

This assessment has been approved by rob.simpson2@aberdeenshire.gov.uk.

The remainder of this document sets out the details of all completed impact assessments.

2. Screening

Could your activity / proposal / policy cause an impact in one (or more) of the identified town centres?	Yes
Would this activity / proposal / policy have consequences for the health and wellbeing of the population in the affected communities?	Yes
Does the activity / proposal / policy have the potential to affect greenhouse gas emissions (CO2e) in the Council or community and / or the procurement, use or disposal of physical resources?	Yes
Does the activity / proposal / policy have the potential to affect the resilience to extreme weather events and/or a changing climate of Aberdeenshire Council or community?	Yes
Does the activity / proposal / policy have the potential to affect the environment, wildlife or biodiversity?	Yes
Does the activity / proposal / policy have an impact on people and / or groups with protected characteristics?	Yes
Is this activity / proposal / policy of strategic importance for the council?	Yes
Does this activity / proposal / policy reduce inequality of outcome?	Yes
Does this activity / proposal / policy have an impact on children / young people's rights?	Yes
Does this activity / proposal / policy have an impact on children / young people's wellbeing?	Yes

3. Impact Assessments

Children's Rights and Wellbeing	No Negative Impacts Identified
Climate Change and Sustainability	No Negative Impacts Identified
Equalities and Fairer Scotland Duty	No Negative Impacts Identified
Health Inequalities	No Negative Impacts Identified
Town Centre's First	No Negative Impacts Identified

4. Childrens' Rights and Wellbeing Impact Assessment

4.1. Wellbeing Indicators

Indicator	Positive	Neutral	Negative	Unknown
Safe	Yes			
Healthy	Yes			
Achieving	Yes			
Nurtured	Yes			
Active	Yes			
Respected	Yes			
Responsible	Yes			
Included	Yes			

4.2. Rights Indicators

<p>UNCRC Indicators upheld by this activity / proposal / policy</p>	<p>Article 1 - Definition of a child Article 2 - Non-discrimination Article 3 - Best interests of the child Article 4 - Protection of rights Article 5 - Parental guidance and a child's evolving capacities Article 6 - Life, survival and development Article 9 - Separation from parents Article 12 - Respect for the views of the child Article 13 - Freedom of expression Article 14 - Freedom of thought, conscience and religion Article 15 - Freedom of association Article 16 - Right to privacy Article 18 - Parental responsibilities and state assistance Article 19 - Protection from all forms of violence Article 20 - Children deprived of a family Article 22 - Refugee children Article 23 - Children with disabilities Article 24 - Health and health services Article 26 - Social security Article 27 - Adequate standard of living Article 30 - Children of minorities / indigenous groups Article 31 - Leisure, play and culture Article 42 - Knowledge of rights</p>
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4.3. Positive Impacts

Impact Area	Impact
Achieving	By incorporating UNCRC into the delivery of affordable housing we are ensuring all children and young people are provided with shelter and the opportunity to achieve their potential.
Active	By incorporating UNCRC into the delivery of affordable housing we are ensuring all children and young people are provided with shelter and the opportunity to lead active lifestyles.

Impact Area	Impact
Healthy	By incorporating UNCRC into the delivery of affordable housing we are ensuring all children and young people are provided with shelter and the opportunity to lead a healthy lifestyle.
Included	By incorporating UNCRC into the delivery of affordable housing we are ensuring all children and young people are provided with shelter and are encouraged to actively engage with all housing services.
Nurtured	By incorporating UNCRC into the delivery of affordable housing we are ensuring all children and young people are provided with shelter and nurture.
Responsible	By incorporating UNCRC into the delivery of affordable housing we are ensuring all children and young people are provided with shelter and are encouraged to engage in tenant participation.
Respected	By incorporating UNCRC into the delivery of affordable housing we are ensuring all children and young people are provided with shelter and the opportunity to participate with their views respected.
Safe	By incorporating UNCRC into the delivery of affordable housing we are ensuring all children and young people are provided with shelter and are safe.

4.4. Evidence

Type	Source	It says?	It Means?
Other Evidence	International and National documentation	The UNCRC is an international treaty signed by the UK in 1991. It sets out the civil, political, economic, social and cultural rights that all children are entitled to.	Once incorporated into Scots Law there will be a shift in how children's rights are protected, fulfilled and realised which will impact on all council services, including housing.

4.5. Accounting for the Views of Children and Young People

Engaging with Tenant Groups which include a wide and diverse range of tenants including young people taking into consideration their views and comments.

4.6. Promoting the Wellbeing of Children and Young People

As UNCRC is fundamental to children's and young people's rights, this approach will be embedded within the affordable housing delivery programme.

4.7. Upholding Children and Young People's Rights

UNCRC is fundamental to children's and young people's rights.

4.8. Overall Outcome

No Negative Impacts Identified.

The Strategic Housing Investment Plan is upholding the rights of children and young people

through the opportunity to access affordable, energy efficient and high quality homes.

5. Equalities and Fairer Scotland Duty Impact Assessment

5.1. Protected Groups

Indicator	Positive	Neutral	Negative	Unknown
Age (Younger)	Yes			
Age (Older)	Yes			
Disability	Yes			
Race		Yes		
Religion or Belief		Yes		
Sex		Yes		
Pregnancy and Maternity		Yes		
Sexual Orientation		Yes		
Gender Reassignment		Yes		
Marriage or Civil Partnership		Yes		

5.2. Socio-economic Groups

Indicator	Positive	Neutral	Negative	Unknown
Low income	Yes			
Low wealth	Yes			
Material deprivation	Yes			
Area deprivation	Yes			
Socioeconomic background	Yes			

5.3. Positive Impacts

Impact Area	Impact
Age (Older)	The provision of affordable housing, across different tenures (social rent, mid market rent and affordable home ownership) and across a range of property sizes, will offer households the opportunity to access affordable, high quality, energy efficient housing appropriate to their housing needs.
Age (Younger)	The provision of affordable housing, across different tenures (social rent, mid market rent and affordable home ownership) and across a range of property sizes, will offer households the opportunity to access affordable, high quality, energy efficient housing appropriate to their housing needs.
Disability	The provision of affordable housing, across different tenures (social rent, mid market rent and affordable home ownership) and across a range of property sizes, will offer households the opportunity to access affordable, high quality, energy efficient housing appropriate to their housing needs.

Impact Area	Impact
Area deprivation	The provision of affordable housing, across different tenures (social rent, mid market rent and affordable home ownership) and across a range of property sizes, will offer households the opportunity to access affordable, high quality, energy efficient housing appropriate to their housing needs.
Low income	The provision of affordable housing, across different tenures (social rent, mid market rent and affordable home ownership) and across a range of property sizes, will offer households the opportunity to access affordable, high quality, energy efficient housing appropriate to their housing needs.
Low wealth	The provision of affordable housing, across different tenures (social rent, mid market rent and affordable home ownership) and across a range of property sizes, will offer households the opportunity to access affordable, high quality, energy efficient housing appropriate to their housing needs.
Material deprivation	The provision of affordable housing, across different tenures (social rent, mid market rent and affordable home ownership) and across a range of property sizes, will offer households the opportunity to access affordable, high quality, energy efficient housing appropriate to their housing needs.
Socioeconomic background	The provision of affordable housing, across different tenures (social rent, mid market rent and affordable home ownership) and across a range of property sizes, will offer households the opportunity to access affordable, high quality, energy efficient housing appropriate to their housing needs.

5.4. Evidence

Type	Source	It says?	It Means?
Internal Data	Housing Need and Demand Assessment 2017; Local Housing Strategy 2018-2023; Rapid Rehousing Transition Plan; Housing Data	Identifies significant housing need across Aberdeenshire including demographics, households sizes and particular needs.	Informs the programme of future affordable housing developments with respect to affordable housing tenure, house types and sizes.
External Data	Scottish Government policies; legislation	Will direct and guide new affordable housing programme.	Informs the programme of future affordable housing developments with respect to affordable housing tenure, house types and sizes.
Internal Consultation	Local housing options team; Occupational Therapy Teams; Gypsy/Traveller Team	Identifies specific housing need	Informs the programme of future affordable housing developments with respect to affordable housing tenure, house types and sizes.

Type	Source	It says?	It Means?
External Consultation	Tenants Group; Registered Social Landlords; Private Sector - Developers; Scottish Government	Guides and directs affordable housing supply programme	Informs the programme of future affordable housing developments with respect to affordable housing tenure, house types and sizes.

5.5. Engagement with affected groups

Annual and adhoc consultation with Tenants Groups.

5.6. Ensuring engagement with protected groups

The Tenants Groups are made up of a diverse range of individuals including those with protected characteristics.

5.7. Evidence of engagement

During the consultation tenants were asked to reflect and share their views on the Strategic Housing Investment Plan, offering their own personal experiences.

5.8. Overall Outcome

No Negative Impacts Identified.

The aim of the Strategic Housing Investment Plan 2022-2027 is to provide affordable, energy efficient, high quality homes which will help achieve positive outcomes across all households including those with protected characteristics.

5.9. Improving Relations

Engage and consult with appropriate stakeholders as part of the development process.

5.10. Opportunities of Equality

Creating mixed and sustainable communities will promote good relations and encourage integration and promote equalities.

6. Health Inequalities Impact Assessment

6.1. Health Behaviours

Indicator	Positive	Neutral	Negative	Unknown
Healthy eating		Yes		
Exercise and physical activity		Yes		
Substance use – tobacco		Yes		
Substance use – alcohol	Yes			
Substance use – drugs	Yes			
Mental health	Yes			

6.2. Positive Impacts

Impact Area	Impact
Mental health	Providing affordable, energy efficient and high quality homes will support households with mental health issues through a Housing First approach to pursue personal goals and improve their quality of life.
Substance use – alcohol	Providing affordable, energy efficient and high quality homes will support households substance use - alcohol through a Housing First approach to pursue personal goals and improve their quality of life.
Substance use – drugs	Providing affordable, energy efficient and high quality homes will support households substance use - drugs through a Housing First approach to pursue personal goals and improve their quality of life.

6.3. Evidence

Type	Source	It says?	It Means?
Internal Data	Housing Need and Demand Assessment 2017; Local Housing Strategy 2018-2023; Rapid Rehousing Transition Plan; Housing Data; Health and Social Care Strategic Plan 2020-2025	Identifies significant housing need across Aberdeenshire.	Informs the affordable housing delivery programme including house size, type and affordable tenure with appropriate support through the Housing First approach.

Type	Source	It says?	It Means?
External Data	Scottish Government; Registered Social Landlords; legislation	Identifies significant housing need across Aberdeenshire.	Informs the affordable housing delivery programme including house size, type and affordable tenure with appropriate support through the Housing First approach.
Internal Consultation	Local housing options teams; Health and Social Care officers;	Identifies significant housing need across Aberdeenshire.	Informs the affordable housing delivery programme including house size, type and affordable tenure with appropriate support through the Housing First approach.
External Consultation	Tenants Groups; Scottish Government	Identifies significant housing need across Aberdeenshire.	Informs the affordable housing delivery programme including house size, type and affordable tenure with appropriate support through the Housing First approach.

6.4. Overall Outcome

No Negative Impacts Identified.

The aim of the Strategic Housing Investment Plan 2022-2027 is to provide affordable, energy efficient, high quality homes which will help achieve positive outcomes across all households including those with health issues or concerns.

7. Sustainability and Climate Change Impact Assessment

7.1. Emissions and Resources

Indicator	Positive	Neutral	Negative	Unknown
Consumption of energy	Yes			
Energy efficiency	Yes			
Energy source	Yes			
Low carbon transition	Yes			
Consumption of physical resources	Yes			
Waste and circularity	Yes			
Circular economy transition	Yes			
Economic and social transition	Yes			

7.2. Biodiversity and Resilience

Indicator	Positive	Neutral	Negative	Unknown
Quality of environment	Yes			
Quantity of environment	Yes			
Wildlife and biodiversity	Yes			
Infrastructure resilience	Yes			
Council resilience	Yes			
Community resilience	Yes			
Adaptation	Yes			

7.3. Positive Impacts

Impact Area	Impact
Adaptation	Provision of new affordable homes which meet the latest energy efficiency standards and comply with the Local Development Plan policies will likely contribute to improved adaptation to potential changes in climate.
Council resilience	Provision of new affordable homes which meet the latest energy efficiency standards and comply with the Local Development Plan policies will likely contribute to improved council resilience to related stresses.
Infrastructure resilience	Provision of new affordable homes which meet the latest energy efficiency standards and comply with the Local Development Plan policies will likely contribute to infrastructure resilience.
Quality of environment	Provision of new affordable homes which meet the latest energy efficiency standards and comply with the Local Development Plan policies will likely contribute to enhanced quality of environment.

Impact Area	Impact
Quantity of environment	Provision of new affordable homes which meet the latest energy efficiency standards and comply with the Local Development Plan policies will likely contribute to increased quantity of environment suitable for nature.
Community resilience	Provision of new affordable homes which meet the latest energy efficiency standards and comply with the Local Development Plan policies will likely contribute to improved community resilience to related stresses.
Wildlife and biodiversity	Provision of new affordable homes which meet the latest energy efficiency standards and comply with the Local Development Plan policies will likely support wildlife and biodiversity.
Consumption of energy	Provision of new affordable homes which meet the latest energy efficiency standards will likely contribute to a reduction of consumption of energy
Circular economy transition	Provision of new affordable homes which meet the latest energy efficiency standards is likely to contribute to the transition of a more circular economy.
Energy efficiency	The provision of affordable housing will meet the required energy efficiency standards.
Energy source	Provision of new affordable homes which meet the latest energy efficiency standards will contribute to the use of more sustainable energy sources.
Economic and social transition	Provision of new affordable homes which meet the latest energy efficiency standards is likely to contribute to the economic and social transition of more sustainable patterns of living and working.
Low carbon transition	Provision of new affordable homes which meet the latest energy efficiency standards will contribute to a transition to lower carbon operations and communities.
Consumption of physical resources	Provision of new affordable homes which meet the latest energy efficiency standards is likely to contribute to a reduction in consumption and waste of physical resources.
Waste and circularity	Provision of new affordable homes which meet the latest energy efficiency standards is likely to contribute to reduced waste of physical resources and increase circularity of resources; sustainable and or existing resources will be used where appropriate.

7.4. Evidence

Type	Source	It says?	It Means?
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Type	Source	It says?	It Means?
External Data	Aberdeenshire Council; Scottish Government; UK Government	Aberdeenshire Council's Local Development Plan policies will direct and guide any new affordable housing developments in line with national policies with respect to sustainability and climate change.	Affordable housing providers will be aiming to ensure that all new developments are highly energy efficient working towards net zero carbon, whilst acting where possible in line with a circular economy and 'pro' biodiversity and resilience approach.

7.5. Overall Outcome

No Negative Impacts Identified.

The provision of new affordable homes which meet the latest energy efficiency standards and the Local Development Plan's policies, if done well, will likely result in positive outcomes with respect to Sustainability and Climate Change.

