



## REPORT TO COMMUNITIES COMMITTEE – 9 DECEMBER 2021

### STRATEGIC HOUSING INVESTMENT PLAN 2022-2027

#### 1 Reason for Report/Summary

- 1.1 This report seeks comments on and approval of the draft Strategic Housing Investment Plan 2022-2027 which has been submitted in draft form to Scottish Government in line with their required timescales.

#### 2 Recommendations

**The Committee is recommended to:**

- 2.1 Provide comments on and approve the draft Strategic Housing Investment Plan 2022-2027.**

#### 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<sup>th</sup> July 2021, all local authorities are required to submit a SHIP to Scottish Government every year.
- 3.2 Given the timing of the issue of the guidance from Scottish Government and the timescales required to carry out the appropriate consultations, the draft SHIP was submitted to Scottish Government 29<sup>th</sup> October 2021, in line with Scottish Government requirements. Consultations involved presenting the draft SHIP to the six area committees for comments during September as noted in **Appendix 1** and to other stakeholders, details of which can be found in the Strategic Housing Investment Plan **Appendix 2 (paragraph 4.2)**. The Council will receive feedback from the Scottish Government, which will inform the following year's investment programme.

#### 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 reporting of the SHIP 2021-2026 to Communities Committee, 5<sup>th</sup> November 2020, the following completions were delivered in Aberdeenshire as detailed in Table 1 below:-

<b>Table 1</b>	<b>Aberdeenshire</b>		<b>20/21 Completions by House Size</b>			
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
<b>Total</b>	<b>48</b>	<b>48</b>	<b>60</b>	<b>12</b>	<b>3</b>	<b>171</b>

Meantime work has commenced on site for 312 social rent 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. Work has also commenced on site for 34 units for Mid-Market Rent by an RSL at Chapelton with a further 23 units for Shared Equity and 2 units for Low Cost Shared Equity in Stonehaven, Chapelton and Ellon. Of these 59 units 18 are suitable for particular needs including 1 for a wheelchair user.

- 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, as detailed in **Appendix 3**.
- 4.4 It should be noted that this SHIP is subject to developments coming forward timeously, including obtaining the necessary approvals and consents where appropriate. The local housing market still faces some challenges with a negative trend for five yearly house prices and rental values (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 2**.

## 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

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.

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

Subject	Yes	No	N/A
Financial	X		
Staffing		X	
Equalities and Fairer Duty Scotland	IIA attached as Appendix 4		
Children and Young People’s	IIA attached as Appendix 4		

Rights and Wellbeing			
Climate Change and Sustainability	IIA attached as Appendix 4		
Health and Wellbeing	IIA attached as Appendix 4		
Town Centre First	IIA attached as Appendix 4		

- 5.3 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.
- 5.4 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.
- 5.5 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 4.
- 5.6 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 D1.1d of the List of Committee Powers in Part 2A of the Scheme of Governance as it relates to

housing policy. The draft SHIP has been submitted to Scottish Government in line with its required timescale of 29<sup>th</sup> October 2021, subject to Communities Committee comments and approval 9<sup>th</sup> December 2021.

**Alan Wood**  
**Director of Environment & Infrastructure Services**

Report prepared by Elaine Reid, Team Leader Affordable Housing.  
Date 22<sup>nd</sup> October 2021

**List of Appendices**

Appendix 1 – Area Committee Comments – Strategic Housing Investment Plan 2022-2027

Appendix 2 – Strategic Housing Investment Plan 2022-2027

Appendix 3 – Strategic Housing Investment Plan 2022-2027 (Project Details)

Appendix 4 – Integrated Impact Assessment

**Strategic Housing Investment Plan 2022-2026 – Area Committee Comments**

**Appendix 1**

Reference	Comment	Observations by officers	Changes or recommendations to policy Committee
<b>Banff and Buchan Area Committee</b>	<p>The Committee <b>agreed</b> to provide the following comments on the Draft Strategic Housing Plan to the Communities Committee:</p> <ol style="list-style-type: none"> <li>1. Request that contingency plans are put in place in the event of developers not being able to carry out their development plans,</li> <li>2. Consideration should be given to repurposing of Council stock (particularly hard to let properties) to help meet demand,</li> <li>3. The SHIP Plan needs to be realistic and</li> </ol>	<p>Noted - officers continue to seek to secure new opportunities to deliver affordable housing across Aberdeenshire by working closely with partners to identify suitable assets/land appropriate for the development of/conversion to affordable housing which are financially viable and will deliver housing of the size and type suited to meet local housing need. This includes purchasing of properties on open market as well as considering assets/land declared surplus by other Services and Public Sector Agencies.</p> <p>Noted – where appropriate officers will look to repurpose existing stock to meet housing need.</p> <p>Agreed – officers continue to monitor progress across projects, both at a service level through the Housing Revenue Account</p>	

	<p>meaningful in light of so many uncertainties and unknowns due to the pandemic, e.g., labour shortages, supply of materials, delivery, etc.</p> <p>4. Consideration needs to be given to the type and design of new houses to deal with changes and new flexibilities to allow working from home, etc,</p> <p>5. The number of new homes (166) in the Banff and Buchan Area is in no way proportional to the population,</p> <p>6. Concern regarding how the Council can update a plan when such a high proportion of housing is market-driven?</p> <p>7. There is nothing said about the need for social housing or figures such as wating</p>	<p>Capital Plan group and corporately through the Coronavirus Construction group both led by the Head of Property and Facilities Management, to ensure that any mitigating action can be taken where appropriate.</p> <p>Noted – housing designed and delivered by the Council and our Registered Social Landlord partners need to meet Housing for Varying Needs as set out by Scottish Government. During a recent benchmarking exercise, it was established that the Council’s new build design and space standards compared favourably with other local authorities and Registered Social Landlords.</p> <p>Noted – officers continue to work closely with partners to identify and bring forward opportunities within the Banff and Buchan area which will meet local housing need.</p> <p>Noted – around 66% of the current and future investment in affordable housing will be as a consequence of the Affordable Housing Policy. Officers continue to work closely with partners to monitor progress of the Strategic Housing Investment Plan including identifying opportunities that are not ‘market-driven’ this includes seeking to maximise assets/land owned by the council and other public sector agencies as well as purchasing properties/land on the open market.</p> <p>Noted - As part of the Strategic Housing Investment Plan process housing data including waiting lists, stock and relets, are analysed to identify areas, sizes and types of properties of increased pressure. This is supplemented by intelligence from</p>	
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	<p>lists for certain types of houses; it is difficult to see how the aims of the plan fit in with local needs.</p> <p>8. Proper cognisance needs to be taken of the Council's older stock where there are a number of houses which are not fit for purpose,</p> <p>9. When considering the financial model, more consideration should be given to investing in the social aspects of areas with deprivation and low household income.</p>	<p>our local Options teams. This ensures that any new development coming forward will meet identified local housing need.</p> <p>Noted – as part of the wider Asset Management Plan, where appropriate, action will be taken to address houses which are not fit for purpose. This may include carrying out the appropriate upgrades and or disposing of properties which are no longer of benefit to the Housing Revenue Account.</p> <p>Noted – officers continue to progress opportunities for delivering affordable housing across all areas. This will include focusing on providing properties that are highly energy efficient to reduce fuel poverty; ensuring rents remain affordable; and providing support so that tenants can access income maximisation services; all of which aim to tackle poverty and inequalities.</p>	
<b>Buchan Area Committee</b>	<p>Agreed to put forward following comments to Communities Committee-</p> <p>(1) BAC welcomed and supportive of draft Strategic Housing Investment Plan and (Officer agreed to note need for presentational change at table 4.2)</p>	<p>Noted and amended.</p>	
<b>Garioch Area Committee</b>	<p>Comments made in relation to Strategic Housing Investment Plan 2022-2027:-</p>		



	<p>1. In relation to child poverty, it should be noted that there are areas in Garioch where affordable housing is very expensive and attracts a high level of Council Tax banding.</p> <p>2. Tobacco should be detailed alongside drugs and alcohol in the Integrated Impact Assessment 6.2 (Page 477).</p> <p>3. The wording in IIA 6.2 should be amended to include the word “reduction” after “substance use” for both the alcohol and drugs statements.</p> <p>4. Committee notes:-</p> <ul style="list-style-type: none"> <li>• The difficulties caused by price increases and availability of materials; and</li> <li>• The potential to use funding to redevelop properties in and around the town centre.</li> </ul>	<p>Noted and agreed.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>	<p>Integrated Impact Assessment amended.</p> <p>Integrated Impact Assessment amended.</p>
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<p><b>Formartine Area Committee</b></p>	<p>Comments made in relation to Strategic Housing Investment Plan 2022-2027:-</p> <ol style="list-style-type: none"> <li>1. Commend Officer investigation, as part of Scottish Government working Group, of future proof build-Passive home standards and potential for modular houses in terms of climate change/CO2 emissions.</li> <li>2. Note-very few office to domestic conversions occur-harder to meet Scottish standards and may be more cost efficient to progress new build.</li> <li>3. Recommend links to shared ownership to be included in choice-based lettings system online (IF not already included)</li> </ol>	<p>Noted.</p> <p>Agreed.</p> <p>Noted.</p>	<p>Housing Online – updated to include links to other affordable housing options.</p>
<p><b>K &amp; M Area Committee</b></p>	<p>The Committee provided the following comments:-</p> <ol style="list-style-type: none"> <li>1. Suggested that when considering housing floorplans these should all be configured where</li> </ol>	<p>Noted – housing designed and delivered by the Council and our Registered Social Landlord partners need to meet Housing for Varying Needs as set out by Scottish Government. Where possible officers will seek to ensure that opportunities for fully wheelchair accessible properties are maximised.</p>	

	<p>possible to provide full wheelchair access;</p> <p>2. Suggested when moving forward to look at options to preventing residents falling into fuel poverty, and</p> <p>3. Requested the split in figures be clarified between revenue raised through Second Homes and Empty Homes.</p>	<p>Noted – housing designed and delivered by the Council and our Registered Social Landlord partners aim to optimise energy efficiency to minimise fuel poverty.</p> <p>During 20/21, £1.985million was collected through 2nd Homes Council Tax and these monies continue to support the Council's New Build programme. 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. These funds are monitored through the Strategic Housing Investment Plan process.</p> <p>Empty homes revenues are not currently used to support the delivery of affordable housing or bringing empty properties back into use. They are retained within the Council's General Fund and monitored accordingly.</p>	
<p><b>Marr Area Committee</b></p>	<p>The Committee provided the following comment:-</p> <p>1. To request further information on housing need, including hidden housing need, in Alford.</p>	<p>Each year, as part of the Strategic Housing Investment Plan process, the priority towns and villages within Aberdeenshire are reviewed and ranked according to pressure within the social rented sector. A combination of housing stock, relets, waiting lists and the ratio of relets to waiting list applicants are analysed</p>	

to highlight any settlements with increased pressure and as such Alford has been identified as a medium priority area.

Waiting List 1st Choice as at 31st March  
2021 Alford

Year	1 bed	2 bed	3 bed	4 bed	5 bed +	Total
Mar-21	38	18	12	7	0	75

Waiting List Any Choice as at 31st March  
2021 Alford

Year	1 bed	2 bed	3 bed	4 bed	5 bed +	Total
Mar-21	159	76	70	30	20	355

It is recognised that Aberdeenshire Council's waiting list will not necessarily capture every single household in housing need, particularly in rural areas and that is why households are encouraged to apply to the Local Authority to register for housing.

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.



## Strategic Housing Investment Plan 2022-2027

## Appendix 2

### 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.

<b>Table 1 - Aberdeen Housing Market Area</b>	
<b>High Priority</b>	<b>Medium Priority</b>
Banchory	Balmedie
Blackburn	Kemnay
Ellon	Kintore
Inverurie	Newmachar
Newtonhill	Oldmeldrum
Portlethen	
Stonehaven	
Westhill	
<b>Rural Housing Market Area</b>	
<b>High</b>	<b>Medium</b>
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:-

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

<b>Table 3 Aberdeenshire</b>		<b>20/21 Completions by House Size</b>				
<b>Tenure</b>	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>4 bed</b>	<b>5 bed</b>	<b>Totals</b>
Aberdeenshire Council - social rent	16	3	7	3	1	<b>30</b>
Registered Social Landlord - social rent	24	35	43	9	2	<b>113</b>
Acquisition by Aberdeenshire Council - social rent	8	5	4	0	0	<b>17</b>
Acquisition by RSL - social rent	0	0	0	0	0	<b>0</b>
Mid-Market Rent - Create Homes	0	0	0	0	0	<b>0</b>
Mid-Market Rent - Registered Social Landlords	0	0	0	0	0	<b>0</b>
Low Cost Shared Equity - New Build	0	1	0	0	0	<b>1</b>
Low Cost Shared Equity - Resales	0	4	6	0	0	<b>10</b>
<b>Total</b>	<b>48</b>	<b>48</b>	<b>60</b>	<b>12</b>	<b>3</b>	<b>171</b>

### 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.

Table 4 Strategic Housing Investment Plan 2022-2027 Potential Site Starts								Resource Planning Assumption
Area	BB	B	F	G	KM	M	Aberdeenshire	
<b>22/23</b>								
Council - Social Rent	85	80	93	0	16	37	311	
RSL - Social Rent	0	5	88	156	38	84	371	
Create Homes Aberdeenshire - Mid Market Rent	0	0	0	0	0	0	0	
RSL - Mid Market Rent	0	0	0	25	15	15	55	
RSL Low Cost Shared Equity	0	0	0	0	15	8	23	

Aberdeenshire Low Cost Shared Equity	5	0	5	2	0	20	32	
<b>Total</b>	<b>90</b>	<b>85</b>	<b>186</b>	<b>183</b>	<b>84</b>	<b>164</b>	<b>792</b>	<b>£26.675m</b>
<b>Area</b>	<b>BB</b>	<b>B</b>	<b>F</b>	<b>G</b>	<b>KM</b>	<b>M</b>	<b>Aberdeenshire</b>	<b>Resource Planning Assumption</b>
<b>23/24</b>								
Council - Social Rent	0	49	0	0	0	0	49	
RSL - Social Rent	12	22	162	50	15	38	299	
Create Homes Aberdeenshire - Mid Market Rent	0	0	0	0	0	0	0	
RSL - Mid Market Rent	0	0	0	25	8	0	33	
RSL Low Cost Shared Equity	0	0	0	0	0	0	0	
Aberdeenshire Low Cost Shared Equity	4	20	15	4	7	9	59	
<b>Total</b>	<b>16</b>	<b>91</b>	<b>177</b>	<b>79</b>	<b>30</b>	<b>47</b>	<b>440</b>	<b>£27.596m</b>
<b>Area</b>	<b>BB</b>	<b>B</b>	<b>F</b>	<b>G</b>	<b>KM</b>	<b>M</b>	<b>Aberdeenshire</b>	<b>Resource Planning Assumption</b>
<b>24/25</b>								
Council - Social Rent	0	28	0	0	6	30	64	
RSL - Social Rent	0	60	46	65	79	21	271	
Create Homes Aberdeenshire - Mid Market Rent	0	0	0	0	0	0	0	
RSL - Mid Market Rent	0	0	0	0	29	10	39	
RSL Low Cost Shared Equity	0	0	0	0	10	6	16	
Aberdeenshire Low Cost Shared Equity	10	5	1	0	5	3	24	
<b>Total</b>	<b>10</b>	<b>93</b>	<b>47</b>	<b>65</b>	<b>129</b>	<b>70</b>	<b>414</b>	<b>£27.693m</b>
<b>Area</b>	<b>BB</b>	<b>B</b>	<b>F</b>	<b>G</b>	<b>KM</b>	<b>M</b>	<b>Aberdeenshire</b>	<b>Resource Planning Assumption</b>
<b>25/26</b>								
Council - Social Rent	20	4	0	0	0	0	24	
RSL - Social Rent	0	52	64	56	42	0	214	

Create Homes Aberdeenshire - Mid Market Rent	0	0	0	0	0	0	0	
RSL - Mid Market Rent	0	0	0	0	18	0	18	
RSL Low Cost Shared Equity	0	0	0	0	0	0	0	
Aberdeenshire Low Cost Shared Equity	1	0	3	29	10	3	46	
<b>Total</b>	<b>21</b>	<b>56</b>	<b>67</b>	<b>85</b>	<b>70</b>	<b>3</b>	<b>302</b>	<b>£28.152m</b>
<b>Area</b>	<b>BB</b>	<b>B</b>	<b>F</b>	<b>G</b>	<b>KM</b>	<b>M</b>	<b>Aberdeenshire</b>	<b>Resource Planning Assumption</b>
<b>26/27</b>								
Council - Social Rent	0	0	70	0	0	0	70	
RSL - Social Rent	26	40	18	49	12	0	145	
Create Homes Aberdeenshire - Mid Market Rent	0	0	0	0	0	0	0	
RSL - Mid Market Rent	0	0	0	0	12	0	12	
RSL Low Cost Shared Equity	0	0	0	0	0	0	0	
Aberdeenshire Low Cost Shared Equity	3	0	0	0	6	0	9	
<b>Total</b>	<b>29</b>	<b>40</b>	<b>88</b>	<b>49</b>	<b>30</b>	<b>0</b>	<b>236</b>	<b>To be Advised</b>
<b>Area</b>	<b>BB</b>	<b>B</b>	<b>F</b>	<b>G</b>	<b>KM</b>	<b>M</b>	<b>Aberdeenshire</b>	<b>Resource Planning Assumption</b>
<b>22/27</b>								
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	
<b>Total</b>	<b>166</b>	<b>365</b>	<b>565</b>	<b>461</b>	<b>343</b>	<b>284</b>	<b>2184</b>	<b>£111.116m</b>

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 through 2<sup>nd</sup> Homes Council Tax 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](mailto: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.

<b>Number of Completions</b>	<b>S75</b>	<b>Non S75</b>	<b>Total</b>
<b>Scottish Government Funding</b>	86	74	160
<b>Without Scottish Government Funding</b>	1	0	1
<b>Total</b>	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.

<b>Catchment</b>	<b>Total cash</b>	<b>Paid in</b>	<b>Committed</b>	<b>Expended</b>	<b>Balance</b>
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
<b>Other Towns/Areas</b>	£214,850	£214,850	£39,350	£121,550	£53,950
<b>LCHO Resales</b>		£1,182,305			£1,182,305
<b>LCHO Staircasing</b>		£244,034			£244,034
<b>Total</b>	<b>£11,482,357</b>	<b>£12,746,675</b>	<b>£1,011,562</b>	<b>£9,231,975</b>	<b>£2,503,138</b>

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 31<sup>st</sup> March 2021, with LINK Housing administering the scheme from 1<sup>st</sup> April 2021. During 2020 – 2021 thirty-two households have purchased properties in Aberdeenshire with the main fund closing on 5<sup>th</sup> 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 founding member of the Scotland Xcel New Build Residential Framework which was launched 26<sup>th</sup> August 2019. Our current

contract expires 3<sup>rd</sup> July 2022 with an option to extend to 31<sup>st</sup> 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 9<sup>th</sup> 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					
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
<b>Total</b>				<b>166</b>	<b>46</b>	<b>36</b>		
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
<b>Total</b>				<b>365</b>	<b>115</b>	<b>63</b>		
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 Shannocks 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 Shannocks 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	
<b>Total</b>				<b>565</b>	<b>166</b>	<b>61</b>		

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 Re	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 Re	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 - Crichton 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 - Crichton 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
<b>Total</b>				<b>461</b>	<b>94</b>	<b>33</b>		
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, Arduathie 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 Re	15	4	0	22/23	24/25
KM	Chapelton phase 2c SE	Elsick Development Co/RSL	LCHO Shared	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 Re	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

















































