

## REPORT TO BUCHAN AREA COMMITTEE – 27<sup>TH</sup> SEPTEMBER 2022

### STRATEGIC HOUSING INVESTMENT PLAN 2023 - 2028

#### 1 Executive Summary/Recommendations

1.1 This report seeks comments on the draft Strategic Housing Investment Plan 2023-2028 which is required to be submitted to Scottish Government.

#### 1.2 The Committee is recommended to:

**1.2.1 Provide comment to Communities Committee on the draft Strategic Housing Investment Plan 2023 – 2028 at Appendix 1**

#### 2 Decision Making Route

2.1 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 30<sup>th</sup> June 2022, all local authorities are required to submit a SHIP to Scottish Government every year.

2.2 Given the timing of the issue of the guidance from Scottish Government and the timescales required to carry out the appropriate consultations, the draft Strategic Housing Investment Plan, Appendix 1, will be presented to the six area committees for comments during September and October 2022 and thereafter to Communities Committee 3<sup>rd</sup> November 2022 for comment and approval. Accordingly, the plan will be submitted to Scottish Government for the 28<sup>th</sup> October 2022 in line with Scottish Government requirements, but 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.

#### 3 Discussion

3.1 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

- 3.2 Following on from the reporting of the SHIP 2022-2027 to Buchan Area Committee, 14<sup>th</sup> September 2021, the following completions were delivered in Buchan as detailed in Table 1 below:-

<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	0	0	4	0	0	4
Registered Social Landlord - social rent	0	1	5	0	0	6
Acquisition by Aberdeenshire Council - social rent	1	0	1	0	0	2
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	2	0	5	0	0	7
<b>Total</b>	<b>3</b>	<b>1</b>	<b>15</b>	<b>0</b>	<b>0</b>	<b>19</b>

Meantime work has commenced on site for 28 social rent units as part of Council's New Build programme in Peterhead. Of these 28 units 10 are suitable for particular needs including 4 for wheelchair users.

- 3.3 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 2082 homes, with around 577 potentially suitable for particular needs households, of which 276 wheelchair accessible, could be delivered across Aberdeenshire subject to grant availability, financial capacity and financial viability. Of these 2082 homes, 351 in total are proposed for Buchan; 322 (92%) for social rent with around 105 (30%) potentially suitable for particular needs of which 63 (18%) fully wheelchair accessible and 29 for low cost shared equity, as detailed in **Appendix 2**.
- 3.4 In terms of housing need, in Buchan the turnover of social rented stock is typically healthy enough to accommodate the majority of those households in high housing need, with around 560 households on the waiting list in the Buchan area as at April 2022. However, it is critical that new supply focuses on the delivery of the right size and type of property in the right location to ensure that need is met. 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 such as Peterhead, 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 – as at June 2022, 67% of homeless presentations were from single person households.

- 3.5 It should be noted that this SHIP is subject to developments coming forward timeously, including obtaining the necessary approvals and consents where appropriate. The varying levels of restrictions on building site activity during the pandemic has had a significant effect on housebuilding over the past two years. In Scotland as a whole, there were 33% fewer new homes completed in 2020-21 compared to 2019/20 which the Scottish Government has attributed to the COVID-19 restrictions on housebuilding - in Aberdeenshire the decrease over this period was also 33%. (Scottish Government).
- 3.6 It is acknowledged that there are significant challenges with regards to market volatility being experienced in the construction sector at present. Increasing energy prices; labour shortages, construction boom; material shortages, Ukraine, economic uncertainty, inflation; significant material prices increase, risk allocation; an element of opportunism; legislative change in fuel duty has resulted in substantial tender prices increases and contractor claims, coupled with contractors unwilling to tender or hold prices for any length of time. Over the last year, there has been a 23% average increase in construction materials with some components e.g., steel rising 25% in a month. Tender returns have increased in the region of 40% over the past year with some projects in excess of that figure.
- 3.7 This is particularly significant in relation to contributions from the private development industry to affordable housing through the Local Development Plan's Affordable Housing Policy whereby "new housing development must contain 25% affordable housing". A high proportion – around 70% - of current and future affordable housing development is or will be as a consequence of this policy. As such, it will be dictated by the development industry's build-out rate, intrinsically linked to the performance of the economy 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**.

#### 4 Council Priorities, Implications and Risk

- 4.1 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

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

<b>Subject</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>
Financial	<b>X</b>		
Staffing		<b>X</b>	
Equalities and Fairer Duty Scotland	[IIA attached as Appendix 3]		
Children and Young People's Rights and Wellbeing	[IIA attached as Appendix 3]		
Climate Change and Sustainability	[IIA attached as Appendix 3]		
Health and Wellbeing	[IIA attached as Appendix 3]		
Town Centre First	[IIA attached as Appendix 3]		

- 4.3 The financial viability of all potential Council new build projects is assessed in terms of the Housing Revenue Account 30 year business plan, 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.
- 4.4 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.
- 4.5 An integrated impact assessment has been carried out as part of the Strategic Housing Investment Plan 2023-2028 process and the delivery of a wide range of good quality, energy efficient affordable housing will in the main have positive impacts with respect to Children's Rights and Wellbeing; Climate Change and Sustainability; Equalities and Fairer Scotland Duty; Health Inequalities; and Town Centre's First. Details of identified positive and netural impacts are set out in **Appendix 3**.

4.6 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 Directorate Level:

- [ISR0016 Infrastructure Services Directorate Risk](#) – affordable housing – the Strategic Housing Investment Plan 2023-2028 will direct and inform future investment plans to enable the delivery of affordable housing.
- [BSSR003 Business Services Directorate Risk Register](#) - We live within our means and use public money to maximise outcomes for our communities. Due to unprecedented conditions within the construction market, there is extreme volatility both with the pricing and availability of materials & labour. Combined with capacity pressures due to delays caused by the consequences of Covid this makes public sector tendering for such projects a relatively unattractive prospect for Bidders. In many cases the only way to secure appetite for a project is to negotiate a direct award through a framework as suppliers don't have the resource to participate in competitive tenders where there are no guarantees of a successful outcome. Risks with the direct award approach can be mitigated via the use of open book accounting re 3<sup>rd</sup> party award packages and agreed margins at the start.

## 5 Scheme of Governance

- 5.1 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.
- 5.2 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 28<sup>th</sup> October 2022, subject to Communities Committee comments and approval 3<sup>rd</sup> November 2022.

### **Alan Wood, Director of Environment and Infrastructure Services**

Report prepared by Elaine Reid, Team Leader – Affordable Housing.

Date 31<sup>st</sup> August 2022

### **List of Appendices –**

Appendix 1 – Strategic Housing Investment Plan 2023-2028

Appendix 2 – Strategic Housing Investment Plan 2023-2028 (Project Details)

Appendix 3 – Integrated Impact Assessment



## Strategic Housing Investment Plan 2023 – 2028

### 1. Introduction

- 1.1 The Strategic Housing Investment Plan (SHIP) sets out the strategic 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 30 June 2022, this SHIP 2023 - 2028 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 are closely monitored 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**

2.1.1 The LHS is monitored and reviewed annually to ensure that it responds to changing pressures and new opportunities. The three outcomes which relate directly to this SHIP are:-

**Affordable Housing** - *People will have access to an increased supply of affordable housing.*

- 1) Increase the supply of social rented housing by 225 units per year.
- 2) Increase the supply of intermediate housing, including mid-market housing and affordable home ownership by 25 units per year.

2.1.2 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. There are several factors which will determine the suitability of properties, both for acquisition and empty homes, and these include housing need; costs; financial viability across the short to long term; and ownership of adjacent properties for example.

2.1.3 The Housing Need and Demand Assessment 2017 and Aberdeenshire Council's waiting list 2022 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. It is important to note however, that inclusion in Table 1 below is not a prerequisite for the delivery of affordable housing, with opportunities outwith these towns actively pursued to meet identified local housing need as appropriate. 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

#### 2.1.4 **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. As at June 2022, 67% of homeless presentations were from single person households. 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. Housing Online is Aberdeenshire Council's online portal which allows people to apply and register an interest on vacant properties using a Choice Based Lettings (CBL) system. CBL was introduced from August 2021 and was implemented in a phased way initially. Now the majority of properties are advertised this way. The full implementation of the Choice Based Allocation system – Housing Online – will provide in due course some further data in relation to areas of pressure, property sizes and types which will help shape and inform future affordable housing investment programmes.

2.1.5 **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.

2.1.6 **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.

Following the implementation of our improved Strategic Framework 'Planning and Delivery of Particular Needs Housing' work has continued with our partners to gather an evidence base which identifies the housing and support model for Clients with learning disabilities. Collaboration has ensured that a joint understanding has been achieved on the type of housing and support models required to enable independent living and a detailed database now exists which will be updated regularly to inform planning applications and the SHIP. From the evidence base gathered from colleagues in the Learning Disability Teams we have identified 102 clients, the majority of which require 1 bedroom housing, of which 93 require Extra Care Housing. The localities identified as requiring Extra Care Housing are Peterhead, Inverurie, Banff, Ellon and Stonehaven for the period from 2023/2028. Extra Care Housing developments for Learning Disability Clients have been included in the SHIP for the Ellon area and discussions are well underway regarding the appropriate model of housing and specifications required. Work has now commenced with colleagues in the Mental Health teams to obtain an evidence base of housing and support needs for this client group. Housing is also assisting colleagues in Aberdeenshire Health and Social Care Partnership (AHSCP) with current work to address the 'Coming Home' report with a view to obtaining an evidence base of housing and support needs for Clients with complex needs which will inform future Strategic Housing Investment Plans. This follows on from previous work whereby Housing and Aberdeenshire Health and Social Care Partnership purchased a property and carried out refurbishments works to ensure appropriate accommodation and



support for a client with complex needs enabling independent living with care and support in the community.

### 2.1.7 Wheelchair Accessible Targets

As part of the target of 15% of all new affordable homes to be developed as Particular Needs 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. The following completions, Table 2, have been recorded since introducing the targets in 2019.

Table 2	All Affordable Units	Particular Needs		Wheelchair	
		Number of Units	%	Number of Units	%
2020/2021	161	43	27	10	6
2021/2022	209	69	33	22	11

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.

### 2.1.8 Adaptations

For 2021/22 the number of adaptations delivered increased significantly following the easing of restrictions post pandemic. However, progress was still inhibited at the beginning of 2022 due to some restrictions which were still in place, and Occupational Health Service, Care and Repair and Local Authority staff were all severely restricted due to pressure in other areas of the health service and restrictions on Client visits. Contractors were also restricted in being able to work in Clients' houses and some Clients having to shield and self-isolate. Shortages in materials continued to present challenges for 2021/22. Once lockdown was lifted there was a push across all sectors to deal with the backlog, with adaptations work being given priority over repair work within the Local Authority and Registered Social Landlord sectors to prevent hospital admission and support hospital discharge.

Table 3	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
2021/22	121	81	228	145

The Adaptations Group which includes partners from Housing, Care & Repair, Registered Social Landlords and Occupational Therapy Team Managers reformed following the pandemic and progress issues around the strategy and delivery of adaptations including

streamlining and continuous improvement. A response was sent by the Adaptations Group to the Scottish Governments' Consultation on Equipment and Adaptations and we look forward to working with the results and direction from the consultation. The Group will continue to focus on working with the Scottish Governments' Adapting for Change programme, the Housing Solutions change programme and continue with the person-centred approach from Adaptations without Delay from the Royal College of Occupational Therapists (Housing LIN) June 2019 encouraging effective partnership and good communication to ensure the most appropriate intervention for the client.

The Major Adaptations Tasking & Co-ordinating Group include stakeholders from Care & Repair, the Occupational Therapy service and Housing Strategy. The group continue to meet monthly to discuss delayed cases and problem solve.

### 2.1.9 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 2021/22, Houseability supported 155 Clients of which 144 received advocacy and 31 Clients in hospital were supported to enable quicker hospital discharge and to ensure their housing needs were met following discharge. The Houseability service has adapted post pandemic, in addition to home visits, they now facilitate telephone/face time/skype consultations effectively providing the service to Clients using other methods of communication.

### 2.1.10 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 Gypsy/Traveller Sites managed by Aberdeenshire Council.

Aikey Brae, Stopover Site at Maud, Peterhead, has 10 pitches each with an electric pillar (cards to be purchased) and a chemical toilet. There is access to water. It is a stopover site but is accessible throughout the year. Length of stay on site is negotiable in discussion with the Gypsy/Traveller Liaison Officer, who manages the site.

Greenbanks Travellers Site, Banff was upgraded in 2020/2021 in line with Scottish Government's guidance on 'Improving Gypsy/Travellers Sites'. Members and officers engaged with the residents of Greenbanks to agree the specification for the upgraded amenity chalets. The site has 20 stances each with an amenity chalet with a hook up, electric meters (cards to be purchased) separate toilet, level access shower, base and wall units, a sink and plumbing for a washing machine The site is open on a seasonal basis from April to the end of October, although since 2021 five stances have been made available for occupation throughout the year.

A programme of works was undertaken at both Aikey Brae and Greenbanks, utilising Aberdeenshire Council's funding allocation of £140,991 from the 'Scottish Government's £2m Additional Funding for Public Sector Gypsy/Traveller Sites, Over and Above Minimum Standards' 2019-2021'.

Improvements, agreed in consultation and discussion with members of the Gypsy/Traveller community, included access to the internet at both sites, promoting digital inclusion to assist children with schoolwork and allow access to other media and services such as claiming benefits, training courses, shopping, and pursuing other interests. Educational play equipment and resources have been provided to encourage education through play. An additional security light has been installed at Aikey Brae Travellers Site, as well as a height restriction barrier to control access, as occupants indicated that they would feel more secure on site with restricted access.

Aberdeenshire Council is exploring opportunities for upgrading the facilities at Aikey Brae Stopover Site to improve on the current provision. There has been extensive discussion and consultation with Gypsy/Travellers with regard to the preferred facilities. Aberdeenshire Council is currently scoping the necessary works required and will be submitting a bid for funding from the £20m Gypsy/Traveller Accommodation Fund.

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 from the Gypsy/Traveller Liaison Officer. Support is also available to Gypsy/Travellers who would like to develop private sites, as well as support for those who wish to access housing services.

Three sites are identified under the Modified Development Plan (2020), subject to Full Council approval 21<sup>st</sup> September 2022. It is unlikely, however, that these sites will be developed in the short term. Meantime officers continue to investigate other opportunities to take forward delivery through the Aberdeenshire Gypsy/Traveller Site Provision Strategy 2021-2026.

Aberdeenshire Council has a Gypsy/Traveller Sub Committee consisting of members, officers, and partners. The outcomes in the Gypsy/Traveller Sub Committee Action Plan reflect those outcomes in the Scottish Government Action Plan, 'Improving the lives of Gypsy/Travellers:2019-20221' to:

- Provide more and better accommodation
- Improve access to services
- Improve incomes in and out of work
- Tackle Racism and Discrimination
- Improve Gypsy/Traveller Representation

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. Aberdeenshire remains committed to resettling up to 30 families per year. It will also work towards ensuring minority ethnic people living in the private rented sector have accommodation that meets their needs. Aberdeenshire is also responding to the urgent need to grant Ukrainians safety and sanctuary.

## 2.2 **Cost of Living**

The Council and its partners recognise the challenges posed by the rapid rise in the cost of living for the people in Aberdeenshire. It has established a Member Officer Working Group

for Fuel Poverty to assess and consider action to mitigate the impact on communities of the rise in the cost of living in the areas of housing, fuel poverty, food and fuel resilience. In addition, a Cost of Living group has been set up to identify gaps and pull together support across the Council and other partners. It is recognised that increasing the supply of affordable housing has a positive impact on reducing housing and fuel costs for tenants.

### 2.3 **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 556 affordable homes to be developed in the settlements within these areas, of which 509 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.

### 2.4 **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 are 250 units per year; 225 social rent and 25 intermediate. Meantime work has commenced on a new Housing Need and Demand Assessment which once approved will inform the next Strategic Housing Investment Plan as well the Local Housing Strategy and Local Development Plan.

### 2.5 **Housing Market**

House prices in Aberdeenshire are still above the Scottish average. However, in recent years from 2016-2021, this gap has been narrowing as a consequence of the downturn in the oil and gas sector and impact of Covid 19 restrictions. The Aberdeenshire average house price of £216,251 has decreased by 5% compared to a Scottish Average of £194,100 which has increased by 17% (Registers of Scotland 2021). The number of residential sales followed a similar pattern to house prices but clearly demonstrates the impact of COVID-19 with a sharp drop in the number of sales - 3,573 in 2020. Since then, there has been a significant increase in sales volumes, reaching 5,667 in 2021, not far off the peak of the market of 5,793 in 2014. It is unclear at present whether this is a short-term response to pent up demand during the pandemic or a change in the overall trend. Recent data from ASPC for Q2 2022 shows a decrease of -11.3% in the number of sales compared to the same quarter in 2021 which might indicate that the number of sales is beginning to level off again. In terms of the private rented sector, Citylets data reports that after a protracted period of rent declines and stagnation, the last two quarters have seen meaningful and consecutive rises with a view that this trend should continue for the rest of 2022. The varying levels of restrictions on building site activity during the pandemic has had a significant effect on housebuilding over the past two years. In Scotland as a whole, there were 33% fewer new homes completed in 2020-21 compared to 2019/20 which the Scottish Government has attributed to the COVID-19 restrictions on housebuilding - in Aberdeenshire the decrease over this period was also 33%. (Scottish Government). It is

acknowledged that we are in uncharted territory with market volatility being experienced in the construction sector at present. Increasing energy prices; labour shortages, construction boom; material shortages, Ukraine, economic uncertainty, inflation; significant material prices increase, risk allocation; an element of opportunism; legislative change in fuel duty has resulted in substantial tender prices increases and contractor claims, coupled with contractors unwilling to tender or hold prices for any length of time. Over the last year, there has been a 23% average increase in construction materials with some components e.g., steel rising 25% in a month. Tender returns have increased in the region of 40% over the past year with some of the projects in excess of that figure. This is particularly significant in relation to contributions from the private development industry to affordable housing through the Local Development Plan's Affordable Housing Policy whereby "new housing development must contain 25% affordable housing". A high proportion – around 70% - of current and future affordable housing development is or will be as a consequence of this policy. As such, it will be dictated by the development industry's build-out rate, intrinsically linked to the performance of the economy 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 2021 to March 2022 a total of 141 new build units for social rent were completed; 51 units across the Council New Build programme and 90 units across our RSL partners New Build programmes. This includes developments across the following locations Banff, Peterhead, Newburgh, Kintore, Newtonhill, St Cyrus, Marykirk, Laurencekirk, Kincardine O'Neil and Banchory. There were also 13 properties acquisitioned for social rent through the Council across the following settlements - Rosehearty, Macduff, Mintlaw, Peterhead, Ellon, Inverurie, Stonehaven, Banchory, Tarland and Huntly. Of these 154 units, 49 were suitable for particular needs of which 22 units were wheelchair accessible. Furthermore, 27 units for Shared Equity and 25 units for Mid-Market were completed at Chapleton by our RSL partners and 3 units for Low Shared Equity in Ellon & Stonehaven. Of which, 18 units are suitable for particular needs. Of the 196 new build completions 82% were delivered as consequence of the Local Development Plan's Affordable Housing Policy. Table 4 below details completions by provider, tenure and property size.

<b>Table 4</b>	<b>Aberdeenshire</b>		<b>21/22 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	12	18	5	0	51
Registered Social Landlord - social rent	39	19	31	1	0	90
Acquisition by Aberdeenshire Council - social rent	7	2	4	0	0	13
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	21	2	2	0	0	25
Shared Equity	8	12	7	0	0	27
Low Cost Shared Equity - New Build	0	1	2	0	0	3
Low Cost Shared Equity - Resales	0	7	12	0	0	19
<b>Total</b>	<b>91</b>	<b>55</b>	<b>76</b>	<b>6</b>	<b>0</b>	<b>228</b>

Meantime work has commenced on site for 334 social rent units of which 144 are being delivered through the Council's New Build programme, the remaining 190 through our RSL partners. This includes developments across the following locations:- Fraserburgh, Peterhead, Inch, Ballater, Rothienorman, Ellon, Oldmeldrum, Tarves, Inverurie, Huntly, Inchmarlo, Sauchen, Portlethen and Johnshaven. Of these 334 units 79 are suitable for particular needs including 29 for wheelchair users. Work has also commenced on site for a further 8 Shared Equity and 30 units for Mid-Market at Chapleton by our RSL partners and 5 Low Shared Equity units in Tarves and Inverbervie.

### 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 2082 new affordable homes, with around 577 suitable for Particular Needs (28%) of which 276 will be fully wheelchair accessible (13%). Around 1596 units will be for social rent (77%) with the remainder as either mid market rent or some form of affordable home ownership. A summary of the SHIP is outlined in Table 5 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 5, along with the Resource Planning Assumptions as advised by Scottish Government.

<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	53	58	128	0	0	0	239	
RSL - Social Rent	33	19	87	39	21	40	239	
Create Homes Aberdeenshire - Mid Market Rent	0	0	0	0	0	0	0	
RSL - Mid Market Rent	0	0	0	0	47	15	62	
RSL Low Cost Shared Equity	0	0	0	0	22	8	30	
Aberdeenshire Low Cost Shared Equity	6	10	7	2	5	0	30	
<b>Total</b>	<b>92</b>	<b>87</b>	<b>222</b>	<b>41</b>	<b>95</b>	<b>63</b>	<b>600</b>	<b>£27.596m</b>

Area	BB	B	F	G	KM	M	Aberdeenshire	Resource Planning Assumption
<b>24/25</b>								
Council - Social Rent	0	83	0	0	0	0	83	
RSL - Social Rent	12	22	42	53	30	14	173	
Create Homes Aberdeenshire - Mid Market Rent	0	0	0	0	0	0	0	
RSL - Mid Market Rent	0	0	0	42	8	0	50	
RSL Low Cost Shared Equity	0	0	0	0	0	0	0	
Aberdeenshire Low Cost Shared Equity	5	5	4	9	2	11	36	
<b>Total</b>	<b>17</b>	<b>110</b>	<b>46</b>	<b>104</b>	<b>40</b>	<b>25</b>	<b>342</b>	<b>£27.693m</b>
Area	BB	B	F	G	KM	M	Aberdeenshire	Resource Planning Assumption
<b>25/26</b>								
Council - Social Rent	20	20	19	0	0	30	89	
RSL - Social Rent	0	36	53	111	30	14	244	
Create Homes Aberdeenshire - Mid Market Rent	0	0	0	0	0	0	0	
RSL - Mid Market Rent	0	0	0	0	38	0	38	
RSL Low Cost Shared Equity	0	0	0	0	23	0	23	
Aberdeenshire Low Cost Shared Equity	2	1	7	22	0	11	43	
<b>Total</b>	<b>22</b>	<b>57</b>	<b>79</b>	<b>133</b>	<b>91</b>	<b>55</b>	<b>437</b>	<b>£28.152m</b>
Area	BB	B	F	G	KM	M	Aberdeenshire	Resource Planning Assumption
<b>26/27</b>								
Council - Social Rent	0	0	70	0	6	0	76	
RSL - Social Rent	0	84	37	74	9	21	225	
Create Homes Aberdeenshire - Mid Market Rent	0	0	0	35	0	0	35	
RSL - Mid Market Rent	0	0	0	0	0	10	10	
RSL Low Cost Shared Equity	0	0	0	0	0	6	6	
Aberdeenshire Low Cost Shared Equity	5	8	2	8	5	3	31	
<b>Total</b>	<b>5</b>	<b>92</b>	<b>109</b>	<b>117</b>	<b>20</b>	<b>40</b>	<b>383</b>	<b>To be Advised</b>

Area	BB	B	F	G	KM	M	Aberdeenshire	Aberdeenshire
<b>27/28</b>								
Council - Social Rent	43	0	0	0	0	0	43	
RSL - Social Rent	26	0	36	49	74	0	185	
Create Homes Aberdeenshire - Mid Market Rent	0	0	0	0	0	0	0	
RSL - Mid Market Rent	0	0	0	14	41	0	55	
RSL Low Cost Shared Equity	0	0	0	0	0	0	0	
Aberdeenshire Low Cost Shared Equity	0	5	1	12	16	3	37	
<b>Total</b>	<b>69</b>	<b>5</b>	<b>37</b>	<b>75</b>	<b>131</b>	<b>3</b>	<b>320</b>	<b>To be Advised</b>
Area	BB	B	F	G	KM	M	Aberdeenshire	Resource Planning Assumption
<b>23/28</b>								
Council - Social Rent	116	161	217	0	6	30	530	
RSL - Social Rent	71	161	255	326	164	89	1066	
Create Homes Aberdeenshire - Mid Market Rent	0	0	0	35	0	0	35	
RSL - Mid Market Rent	0	0	0	56	134	25	215	
RSL Low Cost Shared Equity	0	0	0	0	45	14	59	
Aberdeenshire Low Cost Shared Equity	18	29	21	53	28	28	177	
<b>Total</b>	<b>205</b>	<b>351</b>	<b>493</b>	<b>470</b>	<b>377</b>	<b>186</b>	<b>2082</b>	<b>£83.441m</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. Affordable housing partners recognise the importance of maximising land supply outwith the Affordable Housing Policy and as such work continues to identify and pursue other opportunities including a collaborative approach with regards to the disposal of partners' land and assets; market engagement through a 'Meet the Buyers' Event; and securing land from the open market where appropriate and viable.

### 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. £1.689 million has been committed to 159 units, across 5 developments which are currently/imminently on site, with a further £1.148 million allocated in principle to several developments across Aberdeenshire which, subject to appropriate approvals and consents, will enable the further delivery of a further 151 units. Meantime future projects will be considered as and when appropriate.

### 3.6 **Empty Homes and 2nd Homes**

During 21/22 £1.849million was collected through 2<sup>nd</sup> Homes Council Tax and this funding stream continues to support the Council's New Build programme, with 78 units currently on site. Future funds are fully committed to the Council's New Build programme 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.

National Records of Scotland latest publication June 2022 show a slight reduction from 2.5% last year to 2.1% of all dwellings in Aberdeenshire that have been empty for a period of more than 6 months, compared to a Scottish Average of 1.6% with Aberdeen City at 4.9% and Moray at 1.8%. These figures capture the data as at December 2021. Council Tax data demonstrates that Aberdeenshire Council have 2223 empty properties as at 19.5.22

Table 6 below provides a summary of the empty homes brought back into use in Aberdeenshire over the course of the last three years from 2019/20 to 2021/22.

Table 6													
EMPTY HOMES													
Year	Route		Funding Source/Amount							Property details			
	Acquisition	Conversion	SGovt Grant	HRA/RSL	Developer Obligations	Independent Private finance	2nd Homes Council Tax	General Fund	Total Funding	No of empty properties	Length of time empty	Total No of completed properties	Tenure
19/20													
Number	1	0	£35,000	£27,874					£62,874	1	<6 months	1	social rent
	1	1	£121,400	£123,993	£0	£0	£0	£0	£245,393	2	6-12 months	2	socialrent
	2	0	£70,000	£112,179	£0	£0	£0	£17,930	£200,109	2	1-2 years	2	social rent
	2	1	£412,000	£571,351	£0	£0	£0	£30,907	£1,014,258	3	2-5 years	8	social rent
TOTAL	6	2	£638,400	£835,397	£0	£0	£0	£48,837	£1,522,634	8		13	
Year	Route		Funding Source/Amount							Property details			
	Acquisition	Conversion	SGovt Grant	HRA/RSL	Developer Obligations	Independent Private finance	2nd Homes Council Tax	General Fund	Total Funding	No of empty properties	Length of time empty	Total No of completed properties	Tenure
20/21													
Number	4	0	£168,000	£178,656	£18,868	£0	£0	£0	£365,524	4	<6 months	4	social rent
	3	0	£126,000	£193,385	£10,036	£0	£0	£0	£329,421	3	1-2 years	3	social rent
	2	1	£255,000	£256,215	£103,302	£0	£0	£0	£614,517	3	2-5 years	5	social rent
											5-10 years		8 social rent; 1 LCSE
	0	2	£456,000	£23,596	£54,000	£90,000	£0	£0	£623,596	2		9	
TOTAL	9	3	£1,005,000	£651,852	£186,206	£90,000	£0	£0	£1,933,058	12		21	
Year	Route		Funding Source/Amount							Property details			
	Acquisition	Conversion	SGovt Grant	HRA/RSL	Developer Obligations	Independent Private finance	2nd Homes Council Tax	General Fund	Total Funding	No of empty properties	Length of time empty	Total No of completed properties	Tenure
21/22													
Number	1	0	£42,000	£70,639	£0	£0	£0	£0	£112,639	1	<6 months	1	social rent
	4	0	£168,035	£295,807	£76,801	£0	£0	£0	£540,643	4	6-12 months	4	social rent
	3	0	£126,070	£222,244	£24,549	£0	£0	£0	£372,863	3	1-2 years	3	social rent
	1	0	£42,000	£69,923	£0	£0	£0	£0	£111,923	1	5-10 years	1	social rent
TOTAL	9	0	£378,105	£658,613	£101,350	£0	£0	£0	£1,138,068	9		9	

As part of our collaborative approach to bringing empty properties back into use, during 21/22, 9 empty properties were bought from the open market by Aberdeenshire Council in Stonehaven; Macduff; Tarland; Mintlaw; Inverurie; Huntly; Peterhead and Rosehearty. This has resulted in the delivery of 9 energy efficient affordable homes for social rent; not only does this assist in meeting housing need but also supports wider aims such as regeneration, community safety and carbon neutrality for example. Furthermore, our dedicated [emptyhomes@aberdeenshire.gov.uk](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 2021/2022, 34 enquiries were received at [emptyhomes@aberdeenshire.gov.uk](mailto:emptyhomes@aberdeenshire.gov.uk) with Advice and Information provided as follows:-

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

Over the course of Summer 2022, the liable parties of 1673 empty homes have been contacted. As a result, 69 have advised that for varying reasons the property is now occupied/sold or no longer an empty property. 83 have requested information on funding and financial matters, rental advice, repairs and maintenance advice, renovations advice and buying and selling advice. Further targeting will continue to ensure all empty home

owners in Aberdeenshire are aware of the Empty Homes Service and the practical support and assistance available.

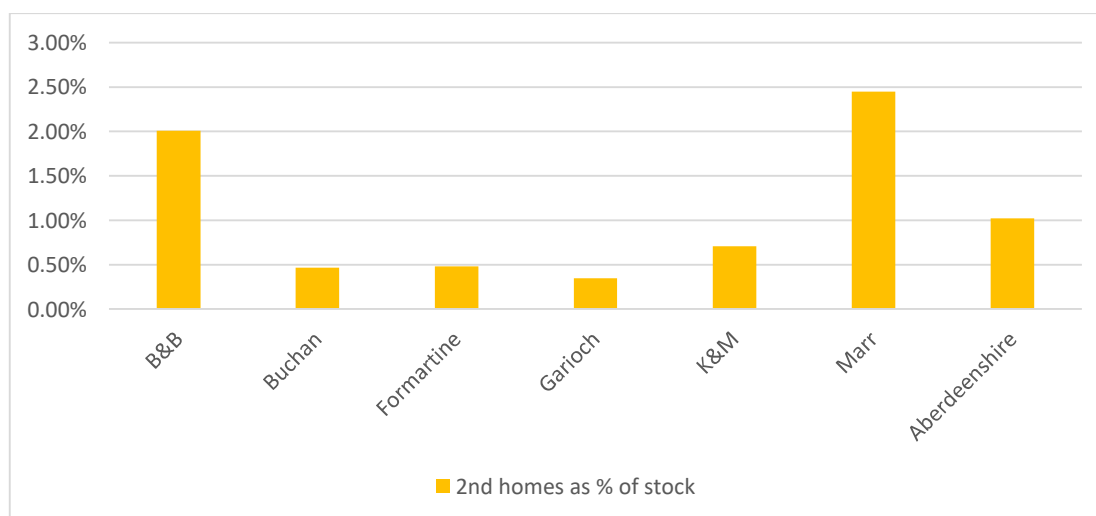
Table 7 below shows the number of second homes in Aberdeenshire, Aberdeen City and Scotland.

<b>Year</b>	<b>Aberdeen City</b>	<b>Aberdeenshire</b>	<b>Scotland</b>
<b>2021</b>	847	1,208	23,990
<b>2020</b>	848	1,193	24,471
<b>2019</b>	905	1,244	24,478
<b>2018</b>	884	1,223	24,983
<b>2017</b>	1,175	1,268	25,713

Source: National Records for Scotland 2022

In Aberdeenshire, the number of second homes has remained almost constant over the last five years. The Scottish average proportion of second homes as a percent of total dwellings is 0.9% with Aberdeenshire's proportion is 1%.

However, when looking at each administrative area the percentages vary with Banff and Buchan and Marr, being 2.01% and 2.45% respectively as demonstrated in the graph below.



Banff and Buchan has many small coastal villages and this is perhaps one reason that would explain the high percentage of second homes as most are in these areas associated with tourism. Similarly, Marr includes the Royal Deeside towns of Ballater and Braemar and this area has a higher than average percentage of second homes due to being a popular tourist destination. In Banff & Buchan the turnover of social rented stock within the small coastal villages is typically healthy enough to accommodate the majority of those households on the waiting list, whereas in the smaller villages within the Marr area the availability of social rented stock is limited. This does have an effect on these smaller villages, as there are also very few private rentals that come on the market. Marr is predominantly a rural area, local intelligence suggests that many people work locally in Braemar and Ballater and do not want to travel further. Traditionally the main industries are hospitality, accommodation and retail due to the high number of visitors to this area each year, but this work is typically seasonal and low paid. Therefore, expensive private rented properties, even if available, would not be affordable to most. Following the changes to working practices largely as a result of the pandemic, it may be that hybrid working and/or

working from home is changing the employment profile of people living in the Marr area and beyond.

### 3.7 Developer Obligations

During 2021/2022 there were 209 new supply affordable housing completions in Aberdeenshire as detailed in Table 8 below.

<b>Number of Completions</b>	<b>S75</b>	<b>Non S75</b>	<b>Total</b>
<b>Scottish Government Funding</b>	<b>169</b>	<b>40</b>	<b>209</b>
<b>Without Scottish Government Funding</b>	<b>0</b>	<b>0</b>	<b>209</b>
<b>Total</b>	<b>169</b>	<b>40</b>	<b>209</b>

Of these completions, 169 (81%) 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 40 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 9 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	£135,642	£302,300	£1,250
Alford	£557,766	£525,685	£0	£395,279	£130,406
Banchory	£787,637	£804,974	£0	£563,019	£241,955
Banff	£644,808	£726,465	£0	£445,366	£281,099
Ellon	£642,101	£555,729	£0	£503,262	£52,467
Fraserburgh	£637,482	£625,544	£130,272	£495,272	£0
Huntly	£647,935	£603,980	£0	£603,512	£468
Inverurie	£1,504,969	£1,498,292	£0	£1,461,563	£36,729
Kemnay	£64,568	£797,890	£0	£733,321	£64,569
Mackie (Stonehaven)	£832,445	£829,272	£356,079	£457,227	£15,966
Mearns (Laurencekirk)	£382,569	£373,593	£0	£359,702	£13,891
Oldmeldrum	£1,333,880	£1,305,583	£0	£1,185,467	£120,116
Mintlaw	£581,406	£518,054	£244,572	£273,482	£0
Peterhead	£430,822	£443,311	£0	£443,311	£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>	£208,850	£208,850	£34,650	£174,200	£0
<b>LCHO Resales</b>		£1,325,893			£1,325,893
<b>LCHO Staircasing</b>		£245,350			£245,350
<b>Total</b>	<b>£10,785,771</b>	<b>£12,890,268</b>	<b>£902,965</b>	<b>£9,449,644</b>	<b>£2,537,659</b>

During 2021/22, £195,527 of this funding stream has assisted in the acquisition of 9 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 continue to assess the UK and Europe for best practice in delivery models. 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 provide 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 375 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, 103 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 2021-2022 in Aberdeenshire, there were 363 applications to the Scottish Government's Open Market Shared Equity Scheme (OMSE) managed by LINK Housing. 329 of those were approved and received passport letters. There were 211 sales and 87 expired passports. The remaining live passports at the end of March were carried over into 2022-2023.

#### 3.8.4 **Help to Buy**

As yet Scottish Government have not released any Help To Buy data for 21/22.

#### 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, following on from the accessing feasibility funding from Scottish Government, a community group are progressing the development of a site to deliver 15 affordable housing units. Planning permission was granted 24 June 2022 subject to a legal agreement securing the housing as affordable in perpetuity and Aberdeenshire Council's agreed nomination rights; payment of developer contribution for healthcare provision; and a number of planning conditions. The community group are currently exploring options to enable the project to progress to the tender stage to allow an application to be made to the main fund of Scottish Government's Rural Housing Fund. Aberdeenshire Council have provisionally offered in the region of £70k subject to securing match funding and nomination rights. In Tarland, a community group secured funding to fund two student interns to assist with a new housing needs survey, including live/work units, the outcome of which will inform any future development. The community Group continue to explore potential affordable housing sites within the village – greenfield, brownfield and existing properties.

#### 3.8.6 **Offsite Construction and Procurement**

Given the rural nature of the Aberdeenshire area, off site construction such as Structural Insulated Panel system and bathroom / shower room pods have been reviewed but the market opportunities are limited within the local supply chains. Furthermore, off site construction is also more suited to larger, higher density developments, to provide the required economies of scale, rather than the smaller projects which typically come through the affordable housing programme in Aberdeenshire. However, officers continue to explore and examine opportunities for alternative mechanisms and will implement these as and when appropriate and viable to do so. With regards to procurement, in order to maximise the delivery of affordable housing, Aberdeenshire Council is a funding member of the Scotland Excel New Build Residential Framework which was launched 26<sup>th</sup> August 2019. Our current contract expires 31<sup>st</sup> July 2023. This framework should assist in the delivery of the Strategic Housing Investment Plan 2023 – 2028 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 as noted in paragraph 2.5 resulting in substantial material cost increases as well as 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. The procurement of each development is assessed on its own merit as to whether the Scotland Excel Framework is the most suitable option or whether alternative frameworks or an open tender exercise via Public Contracts Scotland should be considered. In order to promote our future new build programme, officers facilitated a market engagement event - 'Meet the Buyer' in August 2022 with contractors invited to a session whereby details of future projects were shared to gauge

interest across the sector. A follow up session is being programmed for late 2022/early 2023. Officers will continue to monitor this closely and will take 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 will also be considered and commented upon by the six Area Committees and thereafter reported to Communities Committee 3<sup>rd</sup> November 2022 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 across a variety of tenures whilst maximising a range of funding streams and delivery models to address housing need.

Strategic Housing Investment Plan 2023-2028			Project Details				APPENDIX 2	
Admin Area	Site	Developer	Tenure	No. of Units	Particular Needs	Wheelchair Accessible	Year Start	Year Complete
BB	Fraserburgh, Cross Street	Grampian HA	Social Rent	33	8	8	22/23	24/25
BB	Fraserburgh, Academy Annexe	Aberdeenshire Council	Social Rent	16	8	8	22/23	24/25
BB	Fraserburgh, Kirkton	Aberdeenshire Council	Social Rent	37	14	14	22/23	24/25
BB	Ladysbridge Village Phase 5	Alasdair Ramsay	LCSE	8	0	0	23/24	24/25
BB	Cairnbulg, Westhaven	Claymore Homes/ RSL	Social Rent	12	4	0	24/25	24/25
BB	Macduff, Squash Club	Albert Milne	LCSE	2	0	0	24/25	24/25
BB	Macduff, 74 Duff Street	Carraig Homes Limited	LCSE	1	0	0	24/25	24/25
BB	Macduff, 20/22 Market Street & 6 Skene Street	Elaine Duthie	LCSE	2	0	0	24/25	26/27
BB	Macduff Manner Street Depot	Aberdeenshire Council	Social Rent	20	6	6	25/26	24/25
BB	Aberchirder, Grampian McLennan Yard	Grampian McLennans	LCSE	2	0	0	25/26	25/26
BB	Aberchirder, Former Rose Innes	EWTD properties ltd	LCSE	3	0	0	26/27	26/27
BB	Fraserburgh, Kirkton	Aberdeenshire Council	Social Rent	43	14	14	27/28	27/28
BB	Macduff, Fyfe Street	Langstane HA	Social Rent	26	6	0	27/28	24/25
<b>Total</b>				<b>205</b>	<b>60</b>	<b>50</b>		



Admin Area	Site	Developer	Tenure	No. of Units	Particular Needs	Wheelchair Accessible	Year Start	Year Complete
B	Mintlaw, Nether Aden Phase 1	Aberdeenshire Council	Social Rent	73	22	11	22/23	25/26
B	Peterhead, North Street	Grampian HA	Social Rent	19	6	0	23/24	23/24
B	Peterhead Fair Isle Crescent	Chap/Aberdeenshire Council	Social Rent	26	12	10	23/24	24/25
B	Peterhead, Sovereign Gate Phase 2	Muir Group / Aberdeenshire Council	Social Rent	12	8	8	23/24	24/25
	Peterhead, Sovereign Gate Phase 2	Muir Group	LCSE	10	0	0	23/24	24/25
B	Peterhead, Clerkhill Phase 3	Aberdeenshire Council	Social Rent	34	12	12	24/25	25/26
B	Peterhead, Wester Clerkhill phase 5 A	Claymore Homes/RSL	Social Rent	22	6	3	24/25	24/25
B	St. Combs, Millburn Avenue	Aberdeenshire Council	Social Rent	12	3	3	24/25	25/26
B	Longside, Bridgend Farm	Taylor Design	LCSE	2	0	0	24/25	24/25
B	New Deer, Adjacent to Fordyce Drive	Baxter Design	LCSE	3	0	0	24/25	24/25
B	Peterhead, Wester Clerkhill phase 5 B	Claymore Homes / RSL	Social Rent	11	2	0	25/26	25/26
B	Cruden Bay, M1	Claymore Homes/RSL	Social Rent	25	5	3	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 Northwoods	Colaren Homes	LCSE	1	0	0	25/26	25/26
B	Peterhead, Wester Clerkhill phase 5 C	Claymore / RSL	Social Rent	22	6	3	26/27	27/28

B	Peterhead, ALDP site M1 South Ugie Village	Claymore Homes/RSL	Social Rent	30	12	4	26/27	27/28
B	Mintlaw, North Woods	Colaren/RSL	Social Rent	32	11	6	26/27	26/27
B	Peterhead, ALDP site M1 South Ugie Village	Claymore Homes	LCSE	5	0	0	26/27	26/27
B	Hatton The Sheiling	Sentinel Properties	LCSE	3	0	0	26/27	26/27
B	Peterhead, ALDP site M1 South Ugie Village	Claymore Homes	LCSE	5	0	0	27/28	27/28
<b>Total</b>				<b>351</b>	<b>105</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	22/23	24/25
F	Turriff, EH1 and H1 North of Shannocks View Phase 1	Springfield/Aberdeenshire Council	Social Rent	38	12	0	23/24	24/25
F	Ellon, Former Academy site, Phase 3 (Phase D)	Aberdeenshire Council	Social Rent	23	21	11	23/24	24/25
F	Ellon, Former Academy Annexe Site	Aberdeenshire Council	Social Rent	11	2	0	23/24	24/25
F	Oldmeldrum Newbarns	Kirkwood/RSL	Social Rent	41	12	0	23/24	25/26
F	Balmedie, Egie Farm, Phase 1	Castlehill HA	Social Rent	30	14	2	23/24	24/25
F	Pitmedden Bonnyton Farm	Kirkwood/Osprey	Social Rent	16	2	0	23/24	24/25

F	Newburgh, Toors O'Ythan Culterty	Nicolas Schellingburg	LCSE	1	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	Robin Sutherland Architecture	LCSE	3	0	0	23/24	23/24
F	Oldmeldrum The Glebe	Claymore/RSL	Social Rent	12	4	0	24/25	25/26
F	Balmedie Egie Farm, Phase 2	Castlehill H.A	Social Rent	30	12	0	24/25	25/26
F	Oldmeldrum Meldrum Motors Market Square	Tinto Architecture	LCSE	2	0	0	24/25	24/25
F	Newburgh, Toors O'Ythan Culterty Phase 2	Nicolas Schellingburg	LCSE	1	0	0	24/25	24/25
F	Tarves Land at South Ythsie	Churchill Homes	LCSE	1	0	0	24/25	24/25
F	Ellon, Cromleybank Phase 1	Scotia Homes/RSL	Social Rent	28	8	4	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/ Aberdeenshire Council	Social Rent	19	4	0	25/26	25/26
F	Ellon, Cromleybank Phase 1	Scotia Homes -	LCSE	4	0	0	25/26	25/26
F	Turriff, Land at Castlehill	Robert Moffat	LCSE	2	0	0	25/26	25/26
F	Newburgh, Toors O'Ythan Culterty Phase 3	Nicolas Schellingburg	LCSE	1	0	0	25/26	25/26
F	Ellon, Cromleybank phase 2	Scotia Homes/RSL	Social Rent	28	12	8	26/27	27/28

F	Balmedie Chapelwell phase 1	Aberdeenshire Council	Social Rent	42	10	6	26/27	27/28
F	Balmedie Chapelwell phase 2	Aberdeenshire Council	Social Rent	28	10	4	26/27	27/28
F	Udny Station	DNF Developments/RSL	Social Rent	9	2	2	26/27	26/27
F	Turriff Land adjacent to Balmellie Farm	Jim Ironside	LCSE	2	0	0	26/27	26/27
F	Ellon, Cromleybank Phase 3	Scotia Homes/RSL	Social Rent	28	10	6	27/28	27/28
F	Hattion Station Road	Sentinel Properties /RSL	Social Rent	8	2	0	27/28	27/28
F	Udny Station	DNF Developments	LCSE	1	0	0	27/28	27/28
<b>Total</b>				<b>493</b>	<b>158</b>	<b>57</b>		
<b>Admin Area</b>	<b>Site</b>	<b>Developer</b>	<b>Tenure</b>	<b>No. of Units</b>	<b>Particular Needs</b>	<b>Wheelchair Accessible</b>	<b>Year Start</b>	<b>Year Complete</b>
G	Kemnay, Milton	Malcolm Allan/RSL	Social Rent	5	0	0	23/24	23/24
G	Port Elphinstone, Blythwood	Places for People	Social Rent	28	4	0	23/24	24/25
G	Echt - Forbes Way	Kirkwood/ Osprey	Social Rent	6	0	0	23/24	23/24
G	Inverurie - Former Foundry	Malcolm Allan	Social Rent	2	0	0	23/24	23/24
G	Port Elphinstone, Blythwood	Places for People	MMR	26	7	0	24/25	25/26
G	Inverurie, Land West of Conglass Cottages	Cala/ RSL	Social Rent	33	10	6	24/25	25/26
G	Westhill, Burnland Park	Cala/ RSL	Social Rent	12	3	3	24/25	24/25
G	Kintore, Land to East of Kintore Phase 1	Barratts/RSL	Social Rent	25	8	6	24/25	25/26

G	Kintore, Land to East of Kintore - Phase 1a	Barratts/Kirkwood/ Malcolm Allan/ RSL	MMR	16	0	0	24/25	25/26
G	Westhill, South of Strawberry Field Road	Mr Williamson	LCSE	1	0	0	24/25	24/25
G	Kintore, Land to East	Barratt Homes/ Malcolm Allan/Kirkwood Homes	LCSE	20	0	0	24/25	27/28
G	Port Elphinstone, Crichton phase 1	Dandara/ RSL	Social Rent	26	8	4	25/26	25/26
G	Inverurie North Street	Scot Beef/RSL	Social Rent	15	5	0	25/26	25/26
G	Newmachar - Hillbrae Way - Phase 1	Scotia Homes/RSL	Social Rent	21	12	6	25/26	25/26
G	Kintore, Land to East of Kintore - Phase 2	Barratts/Kirkwood/ Malcolm Allan/ RSL	Social Rent	25	8	6	25/26	26/27
G	Millbank	Cluny Estate/ RSL Osprey?	Social Rent	7	0	0	25/26	25/26
G	Inverurie - Land to West of Conglass Cottages	Cala	LCSE	4	0	0	25/26	25/26
G	Newmachar Hillbrae Way	Scotia	LCSE	8	0	0	25/26	26/27
G	Port Elphinstone	Dandara	LCSE	14	0	0	25/26	26/27
G	Port Elphinstone - Crichton Phase 2	Dandara/ RSL	MMR	24	0	0	26/27	26/27
G	Newmachar - Hillbrae Way - Phase 3	Scotia Homes/RSL	MMR	11	0	0	26/27	26/27
G	Newmachar - Corseduk Road	Cala/ RSL	Social Rent	29	10	4	26/27	26/27
G	Kintore- Land to East Phase 3	Barratts/Kirkwood/ Malcolm Allan/ RSL	Social Rent	25	7	3	26/27	26/27
G	Newmachar - Hillbrae Way - Phase 2	Scotia Homes/RSL	Social Rent	20	4	4	26/27	26/27
G	Inverurie, North Street	Private Developer	LCSE	4	0	0	26/27	26/27
G	Port Elphinstone - Crichton Phase 3	Dandara/ RSL	Social Rent	28	8	4	27/28	27/28

G	Kintore- Land to East of Kintore Phase 4	Barratts/Kirkwood/ Malcolm Allan/ RSL	MMR	14	0	0	27/28	27/28
G	Newmachar - Hillbrae Way Phase 4	Scotia Homes/RSL	Social Rent	21	4	4	27/28	27/28
<b>Total</b>				<b>470</b>	<b>98</b>	<b>50</b>		
<b>Admin Area</b>	<b>Site</b>	<b>Developer</b>	<b>Tenure</b>	<b>No. of Units</b>	<b>Particular Needs</b>	<b>Wheelchair Accessible</b>	<b>Year Start</b>	<b>Year Complete</b>
KM	Portlethen, Leathan Fields phase 1 SR	Stewart Milne Homes/RSL	Social Rent	30	11	11	23/24	25/26
KM	Portlethen, Leathan Fields phase 2 MMR	Stewart Milne Homes/RSL	MMR	16	8	0	23/24	25/26
KM	Chapelton phase 2a SR	Elsick Development Co/RSL	Social Rent	6	2	0	23/24	24/25
KM	Chapelton phase 2b MMR	Elsick Development Co/RSL	MMR	39	6	0	23/24	24/25
KM	Chapelton phase 2c SE	Elsick Development Co/RSL	LCHO Shared Equity	22	0	0	23/24	24/25
KM	Drumoak, H1 site	Stewart Milne Homes	LCSE	2	0	0	23/24	23/24
KM	Drumoak, Irvine Arms	The Firm of the Irvine Arms	LCSE	3	0	0	23/24	24/25
KM	St. Cyrus, Snowdrop Gardens, Main Street, Phase 2 SR	Snowdrop Developments/ Osprey Housing	Social Rent	15	15	8	24/25	25/26
KM	Stonehaven Mill of Uras	Developer	LCSE	1	0	0	24/25	24/25
KM	Drumlithie, Land to South and East of Bowling Club	Peterkin Homes	LCSE	1	0	0	24/25	25/26
KM	Chapelton phase 3a SR	Elsick Development Co/RSL	Social Rent	30	10	8	25/26	26/27
KM	Chapelton phase 3b MMR	Elsick Development Co/RSL	MMR	38	6	0	25/26	26/27

KM	Chapelton phase 3c SE	Elsick Development Co/RSL	LCHO Shared Equity	23	4	0	25/26	26/27
KM	Auchenblae, Mackenzie Avenue	DLB Scotland/ Aberdeenshire Council	Social Rent	6	4	2	26/27	26/27
KM	Fettercairn, Garrol Place	Langstane HA	Social Rent	9	2	0	26/27	27/28
KM	Kirkton of Maryculter	Goldcrest Highland Ltd	LCSE	1	0	0	26/27	27/28
KM	Fettercairn, Fasque Estate	Mr Dick Reid	LCSE	4	0	0	26/27	27/28
KM	Portlethen, Coull Cars	Langstane HA	Social Rent	20	8	0	27/28	27/28
KM	Laurencekirk, Conveth Mains phase 1 MMR	Developer/RSL	MMR	11	4	0	27/28	27/28
KM	Laurencekirk, NE of Fordoun Road SR	Developer/RSL	Social Rent	20	8	4	27/28	27/28
KM	Blairs, Blairs College Estate phase 1 MMR	Hermiston Securities/Muir Group/RSL	MMR	18	6	0	27/28	27/28
KM	Blairs, Blairs College Estate phase 2 SR	Hermiston Securities/Muir Group/RSL	Social Rent	22	6	4	27/28	27/28
KM	Edzell, Former Air Base phase 1 MMR	Carnegie Base Services	MMR	12	4	0	27/28	27/28
KM	Edzell, Former Air base phase 2 SR	Carnegie Base Services	Social Rent	12	4	0	27/28	27/28
KM	Laurencekirk, Land to North East Fordoun Road	Developer	LCSE	4	0	0	27/28	27/28
KM	Laurencekirk, adjacent to Gauger Burn	Scotia	LCSE	6	0	0	27/28	27/28
KM	Edzell, Former Air Base	Carnegie Base Services	LCSE	6	0	0	27/28	27/28
<b>Total</b>				<b>377</b>	<b>108</b>	<b>37</b>		

Admin Area	Site	Developer	Tenure	No. of Units	Particular Needs	Wheelchair Accessible	Year Start	Year Complete
M	Banchory Eco Village SE	North Banchory Company/Places For People	LCHO Shared Equity	4	0	0	22/23	23/24
M	Banchory, Woodend Eco Village social rent	North Banchory Company/Places For People	Social Rent	8	4	4	22/23	23/24
M	Aboyne Castle Park social rent	Aboyne Castle Estate/RSL	Social Rent	8	2	0	22/23	24/25
M	Aboyne Castle Park shared equity	Aboyne Castle Estate/RSL	LCHO Shared Equity	4	0	0	22/23	24/25
M	Aboyne, land to West of Castle Park Phase 1 LCSE	AJC Homes Scotland	LCSE	8	0	0	22/23	25/26
M	Banchory, South of Hill of Banchory phase 2	Bancon/RSL	Social Rent	24	10	3	23/24	23/24
M	Braemar, West of Kindrochit Court	Braemar Community Ltd	MMR	15	5	2	23/24	24/25
M	Aboyne, Land to West of Castle of Park Phase 1 SR	Aboyne Castle Estate/RSL	Social Rent	14	6	0	24/25	24/25
M	Strachan, Gateside Farm	Castleglen	LCSE	3	0	0	24/25	25/26
M	Alford, Academy	Aberdeenshire Council	Social Rent	30	6	6	25/26	26/27
M	Aboyne, Land to West of Castle of Park Phase 2 SR	Aboyne Castle Estate/RSL	Social Rent	14	4	4	25/26	25/26
M	Aboyne, land to West of Castle Park Phase 2 LCSE	AJC Homes Scotland	LCSE	10	0	0	25/26	26/27



M	Kennethmont, site to South of Rannes Hall	David Grant	LCSE	1	0	0	25/26	25/26
M	Tarland, Village Farm site SR	Tarland Group/RSL	Social Rent	10	4	0	26/27	27/28
M	Tarland, Village Farm site SE	Tarland Group/RSL	LCHO Shared Equity	6	0	0	26/27	27/28
M	Tarland, Village Farm site MMR	Tarland Group/McRobert Trust	MMR	10	2	0	26/27	27/28
M	Lumphanan, Perkhill Road	Langstane HA	Social Rent	11	5	0	26/27	27/28
M	Huntly, Strathbogie Hotel	Charles McCall Smith	LCSE	1	0	0	26/27	27/28
M	Cairnie, site to East of Cruickshank Terrace	Strathdee properties Ltd	LCSE	2	0	0	26/27	27/28
M	Rhynie, Essie Road	George Beverly	LCSE	3	0	0	27/28	27/28
<b>Total</b>				<b>186</b>	<b>48</b>	<b>19</b>		

<b>Aberdeenshire Total</b>				<b>2082</b>	<b>577</b>	<b>276</b>		
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# Aberdeenshire Council

## Integrated Impact Assessment

### Strategic Housing Investment Plan 2023-2028

Assessment ID	IIA-000769
Lead Author	Elaine Reid
Additional Authors	Liz Hamilton, Clarke Dalziel
Service Reviewers	Alexander Macleod
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Approved By	Rob Simpson
Approved On	Tuesday September 06, 2022
Publication Date	Friday September 09, 2022

# 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 37 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](mailto: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 impact on 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><b>UNCRC Indicators upheld by this activity / proposal / policy</b></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
<b>Achieving</b>	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.
<b>Active</b>	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 the 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. The Planning For Future Group were consulted April 2022 specifically in relation to Council New Build Heating systems

### 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 2023-2028 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 who have 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 with substance use - drugs, through a Housing First approach to pursue personal goals and improve their quality of life.
Substance use – tobacco	Providing affordable, energy efficient and high quality homes will support households with substance use - tobacco, 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 2023-2028 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	Affordable housing providers are working towards net zero by decarbonising their affordable housing programme where appropriate. This will include adopting Passivhaus principles in the design and specification process to reduce carbon emissions and will include measures such as improving the energy efficiency of new affordable homes to reduce fuel consumption; recycling materials; using sustainable/low carbon materials; site selection; orientation; and form factors for example, with each site progressed on its own merits. This approach will likely have a positive impact in that this it will support adaptation to potential changes in climate.

Impact Area	Impact
<b>Council resilience</b>	Affordable housing providers are working towards net zero by decarbonising their affordable housing programme where appropriate. This will include adopting Passivhaus principles in the design and specification process to reduce carbon emissions and will include measures such as improving the energy efficiency of new affordable homes to reduce fuel consumption; recycling materials; using sustainable/low carbon materials; site selection; orientation; and form factors for example, with each site progressed on its own merits. This approach will likely have a positive impact in that this it will support Council resilience.
<b>Infrastructure resilience</b>	Affordable housing providers are working towards net zero by decarbonising their affordable housing programme where appropriate. This will include adopting Passivhaus principles in the design and specification process to reduce carbon emissions and will include measures such as improving the energy efficiency of new affordable homes to reduce fuel consumption; recycling materials; using sustainable/low carbon materials; site selection; orientation; and form factors for example, with each site progressed on its own merits. This approach will likely have a positive impact in that this it will support infrastructure resilience.
<b>Quality of environment</b>	Affordable housing providers are working towards net zero by decarbonising their affordable housing programme where appropriate. This will include adopting Passivhaus principles in the design and specification process to reduce carbon emissions and will include measures such as improving the energy efficiency of new affordable homes to reduce fuel consumption; recycling materials; using sustainable/low carbon materials; site selection; orientation; and form factors for example, with each site progressed on its own merits. This approach will likely have a positive impact in that this it will contribute to an enhanced quality of environment.
<b>Quantity of environment</b>	Affordable housing providers are working towards net zero by decarbonising their affordable housing programme where appropriate. This will include adopting Passivhaus principles in the design and specification process to reduce carbon emissions and will include measures such as improving the energy efficiency of new affordable homes to reduce fuel consumption; recycling materials; using sustainable/low carbon materials; site selection; orientation; and form factors for example, with each site progressed on its own merits. This approach will likely have a positive impact in that this it will contribute to an enhanced quantity of environment suitable for nature.

Impact Area	Impact
<b>Community resilience</b>	Affordable housing providers are working towards net zero by decarbonising their affordable housing programme where appropriate. This will include adopting Passivhaus principles in the design and specification process to reduce carbon emissions and will include measures such as improving the energy efficiency of new affordable homes to reduce fuel consumption; recycling materials; using sustainable/low carbon materials; site selection; orientation; and form factors for example, with each site progressed on its own merits. This approach will likely have a positive impact in that this it will support Community resilience.
<b>Wildlife and biodiversity</b>	Affordable housing providers are working towards net zero by decarbonising their affordable housing programme where appropriate. This will include adopting Passivhaus principles in the design and specification process to reduce carbon emissions and will include measures such as improving the energy efficiency of new affordable homes to reduce fuel consumption; recycling materials; using sustainable/low carbon materials; site selection; orientation; and form factors for example, with each site progressed on its own merits. This approach will likely have a positive impact in that this it will support wildlife and biodiversity.
<b>Consumption of energy</b>	Affordable housing providers are working towards net zero by decarbonising their affordable housing programme where appropriate. This will include adopting Passivhaus principles in the design and specification process to reduce carbon emissions and will include measures such as improving the energy efficiency of new affordable homes to reduce fuel consumption; recycling materials; using sustainable/low carbon materials; site selection; orientation; and form factors for example, with each site progressed on its own merits. This approach will likely have a positive impact in that consumption of energy will likely reduce.
<b>Energy efficiency</b>	Affordable housing providers are working towards net zero by decarbonising their affordable housing programme where appropriate. This will include adopting Passivhaus principles in the design and specification process to reduce carbon emissions and will include measures such as improving the energy efficiency of new affordable homes to reduce fuel consumption; recycling materials; using sustainable/low carbon materials; site selection; orientation; and form factors for example, with each site progressed on its own merits. This approach will likely have a positive impact in that energy efficiency will be improved.

Impact Area	Impact
Energy source	Affordable housing providers are working towards net zero by decarbonising their affordable housing programme where appropriate. This will include adopting Passivhaus principles in the design and specification process to reduce carbon emissions and will include measures such as improving the energy efficiency of new affordable homes to reduce fuel consumption; recycling materials; using sustainable/low carbon materials; site selection; orientation; and form factors for example, with each site progressed on its own merits. This approach will likely have a positive impact in that this approach will lead to the use of more sustainable energy sources.
Low carbon transition	Affordable housing providers are working towards net zero by decarbonising their affordable housing programme where appropriate. This will include adopting Passivhaus principles in the design and specification process to reduce carbon emissions and will include measures such as improving the energy efficiency of new affordable homes to reduce fuel consumption; recycling materials; using sustainable/low carbon materials; site selection; orientation; and form factors for example, with each site progressed on its own merits. This approach will likely have a positive impact in it will lead to a transition to lower carbon operations and communities.

## 7.4. Evidence

Type	Source	It says?	It Means?
External Data	Scottish Government; UK Government	Scottish and UK policies and legislation will direct and guide any new affordable housing developments with respect to sustainability and climate change.	Affordable housing providers are aiming to ensure that all new developments are highly energy efficient working towards net zero carbon, whilst acting where possible in line within a sustainability, 'pro' biodiversity and resilience approach.
Internal Data	Aberdeenshire Council - Environmental and Climate Change Policy; Council New Build Specification	Aberdeenshire Council's various policies and specifications will direct and guide any new affordable housing developments with respect to sustainability and climate change.	Affordable housing providers are aiming to ensure that all new developments are highly energy efficient working towards net zero carbon, whilst acting where possible in line within a sustainability, 'pro' biodiversity and resilience approach.

## 7.5. Overall Outcome

No Negative Impacts Identified.

By working towards net zero and adopting passivhaus principles, the provision of affordable homes which meet energy efficiency standards and comply with policies and legislation will likely result in positive outcomes with respect to Sustainability and Climate Change.



## 8. Town Centre's First Impact Assessment

### 8.1. Local Factors

Indicator	Positive	Neutral	Negative	Unknown
Town centre assets	Yes			
Footfall	Yes			
Changes to road layouts		Yes		
Parking		Yes		
Infrastructure changes		Yes		
Aesthetics of the town centre	Yes			
Tourism		Yes		
Public safety		Yes		
Town centre business	Yes			
Cultural heritage and identity	Yes			
Social and cultural aspects	Yes			

### 8.2. Positive Impacts

Impact Area	Impact
Aesthetics of the town centre	Potential to regenerate town centre assets and positively impact on the aesthetics of the town centre
Cultural heritage and identity	Potential to regenerate existing buildings of local cultural significance
Footfall	Potential of increase in footfall from an increased number of households/residents supporting local town centre businesses
Social and cultural aspects	Potential of increased number of households/residents to become involved and support in social and cultural aspects of the community
Town centre assets	Potential to regenerate town centres assets - vacant/surplus properties
Town centre business	Potential of increased number of households/residents supporting local town centre businesses

### 8.3. Evidence

Type	Source	It says?	It Means?
Internal Data	Housing Need and Demand Assessment 2017; Local Housing Strategy 2018-2023, Rapid Rehousing Transition Plan and Housing data	Significant levels of housing need across Aberdeenshire	Requirement to increase the delivery of affordable housing by 250 units per annum for social rent, mid market rent and affordable home ownership.

Type	Source	It says?	It Means?
External Data	Scottish Government and Registered Social Landlord statistical data	Significant levels of housing need across Aberdeenshire	Informs the key priorities for affordable housing investment
External Consultation	Tenants Groups	Tenants lived experience	Will help inform any new affordable housing developments
Internal Consultation	Housing functions; Planning; Developer Obligations, Property Services; Procurement; Health and Social Care; Finance; Legal and Governance; Roads and Landscape Services	Policies guide the development of affordable housing	It specifies the details of all affordable housing projects
External Consultation	Private Sector - developers and landowners; Registered Social Landlord and Scottish Government	Policies, strategies and dialogue	Will inform new affordable housing developments

## 8.4. Overall Outcome

No Negative Impacts Identified.

In adopting a Town Centre First approach to affordable housing development it is anticipated that this will ensure that any new projects will either only have a positive or neutral effect. Each project will be assessed on its own merits.

## 9. Action Plan

Planned Action	Details	
Consultation with appropriate stakeholders as part of the development process	<b>Lead Officer</b> <b>Repeating Activity</b> <b>Frequency</b> <b>Duration</b> <b>Expected Outcome</b>  <b>Resource Implications</b>	Clarke Dalziel Yes Ongoing 2023-2028 Consultation outcomes and feedback will inform the development proposals to ensure appropriate development within the local community to meet housing need. within existing resources
Equalities monitoring is carried out as part of the allocations process.	<b>Lead Officer</b> <b>Repeating Activity</b> <b>Frequency</b> <b>Duration</b> <b>Expected Outcome</b>  <b>Resource Implications</b>	Allan Jones Yes Ongoing 2023-2028 Feedback will inform future development proposals and allocations policy. Within existing resources
Post Occupancy surveys will be carried out in accordance with each development.	<b>Lead Officer</b> <b>Repeating Activity</b> <b>Frequency</b> <b>Duration</b> <b>Expected Outcome</b> <b>Resource Implications</b>	Audrey Johnson Yes Ongoing 2023-2028 Feedback will inform future development proposals. Within existing resources.
Consultation with Particular Needs households	<b>Lead Officer</b> <b>Repeating Activity</b> <b>Frequency</b> <b>Duration</b> <b>Expected Outcome</b>  <b>Resource Implications</b>	Audrey Johnson Yes Ongoing 2023-2028 Properties will be developed and delivered which meet the specific needs of those identified particular needs households. Within existing resources

Planned Action	Details
Consultation with Gypsy/ Travellers	<p><b>Lead Officer</b> Liz Hamilton</p> <p><b>Repeating Activity</b> Yes</p> <p><b>Frequency</b> Ongoing</p> <p><b>Duration</b> 2023-2028</p> <p><b>Expected Outcome</b> Feedback will inform future proposals to meet identified need within the Gypsy/ Travellers community.</p> <p><b>Resource Implications</b> Within existing resources</p>