



**Strategic Housing
Investment Plan
2021/22– 2025/26**

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1. Introduction

- 1.1 The core purpose of the SHIP is to set out strategic investment priorities for affordable housing over a 5-year period to achieve the outcomes set out in the Local Housing Strategy (LHS). The SHIP reinforces the local authority as the strategic housing authority and details how investment priorities will be delivered. The SHIP should:
- Set out the investment priorities for affordable housing
 - Demonstrate how these will be delivered
 - Identify the resources required to deliver these priorities
 - Enable the involvement of key partners.
- 1.2 The SHIP is a realistic and practical operational plan that rolls forward projects identified in previous SHIPs and introduces new projects. It demonstrates how, when and where the Council and its partners intend to deliver new affordable homes across the city. It also illustrates how a variety of funding mechanisms are maximised to ensure the delivery of the projects.
- 1.3 In 2019/20 there were 401 affordable housing completions which is the highest number of affordable homes delivered in Aberdeen through the Affordable Housing Supply Programme. As at 30 September 2020, 99 affordable housing completions have taken place across the city, with 907 units being projected for completion in 2020/21. This projected figure for completion has now reduced to 490 due to the construction industry being halted due to Covid-19. These homes will now complete in 2021/22.

2. Strategic Context

2.1.1 City Region Deal

- 2.1.2 Aberdeen City Region Deal was signed by Aberdeen City Council, Aberdeenshire Council, the Scottish and UK Governments on 21 November 2016. On 28 January 2016 the Scottish Government announced £20 million in infrastructure funding to unlock housing sites that are of strategic importance as well as five-year certainty on £130 million of affordable housing grant to the local authorities.
- 2.1.3 Aberdeen City Council and Aberdeenshire Council will continue to work together to support the delivery of affordable housing. Both SHIPs will continue to be closely monitored by the local authorities and the Scottish Government to ensure the investment in affordable housing is maximised across the two Council areas.

2.2.1 Local Housing Strategy

2.2.2 The Aberdeen City Local Housing Strategy (LHS) 2018-2023 provides the strategic direction to respond to housing need and demand and informs the future investment in housing and housing related services across the city. The LHS identifies an affordable housing target of 342 homes per year in 18/19 and 19/20 and 385 per year in 20/21, 21/22 and 22/23.

2.2.3 In developing the LHS, the Council worked in collaboration with a wide range of partners and stakeholders with an interest in housing to develop a shared vision for housing across the city. Housing plays a vital role in meeting the needs of local people and contributes to a prosperous economy.

2.2.4 The LHS sets out a framework of actions and investment with partnership working to deliver the strategic outcomes and is underpinned by the Housing Need and Demand Assessment 2017 and reflects the Aberdeen City and Shire Strategic Development Plan and the Aberdeen Local Development Plan.

2.2.5 The housing priorities identified in the LHS 2018 - 2023:

- There is an adequate supply of housing across all tenures and homes are the right size, type and location that people want to live in with access to suitable services and facilities.
- Homelessness is prevented and alleviated.
- People are supported to live, as far as is reasonably practicable, independently at home or in a homely setting in their community.
- Consumer knowledge, management standards and property condition are improved in the private rented sector.
- Fuel poverty is reduced which contributes to meeting climate change targets.
- The quality of housing of all tenures is improved across the city.

2.3 Housing Need and Demand Assessment (HNDA) 2017

2.3.1 The Aberdeen Housing Market Area housing needs have been identified through the HNDA 2017. The HNDA was developed through collaboration between Aberdeen City Council, Aberdeenshire Council and the Aberdeen City & Shire Strategic Development Planning Authority.

2.3.2 At a strategic level, the HNDA informs the Strategic Development Plan, the Local Development Plan and Local Housing Strategy of each local authority.

2.3.3 The HNDA 2017 indicates that the level of need for affordable housing remains significant. Whilst the HNDA has identified the additional houses required by tenure, these figures will not automatically become the housing

supply target. A housing supply target is the Strategic Development Planning Authority's view of the type and level of housing to be delivered over the period of the strategic development plan. Although it takes aspiration into account, targets should be identified which are deliverable. As per Scottish Government guidance, when setting and agreeing the housing supply target, authorities should consider those factors which may have a material impact on the pace and scale of housing delivery such as:

- Economic factors which may impact on demand and supply in particular parts of the area.
- Capacity within the construction sector.
- The potential inter-dependency between delivery of market and affordable housing at the local level.
- Availability of resources.
- Likely pace and scale of delivery based on completion rates.
- Recent development levels.
- Planned demolitions.
- Planned new and replacement housing or housing brought back into effective use.

2.3.4 As the Strategic Development Plan and Local Housing Strategy were completed at different times, and it is the role of the Strategic Development Plan to set the housing supply target, it was only possible to provide indicative figures for the housing supply target through the Local Housing Strategy.

2.3.5 The housing supply target in the proposed Aberdeen City & Shire Strategic Development Plan utilises the principal scenario from the HNDA, modified to give a policy interpretation of current circumstances and the potential for growth in the medium to long term. This is consistent with the Regional Economic Strategy. The modified principle scenario suggests that 1,839 affordable homes are to be delivered between 2018 and 2023 across the city.

2.4 Empty Homes

2.4.1 An Empty Homes Officer was recruited on a two-year temporary basis in November 2018 to reflect the changing requirements of empty homes across the city and to ensure empty homes are brought back into use. The post is being funded on a 50:50 basis with kick-starter funding from the Scottish Empty Homes Partnership. Scottish Empty Homes Partnership is fully funding this post until 15 January 2021 due to the impact of Covid-19 to allow local authorities committee structures and cycles to return to usual business post lockdown. It has been proposed that the post is fully funded on a permanent basis from 16 January 2021 using Council Tax Second Homes funds.

- 2.4.2 There are currently more than 2,500 long term empty homes across the city. The Council Tax (Variation for Unoccupied Dwellings) (Scotland) Amendments Regulations 2016 allow local authorities to charge increased Council Tax on certain homes that have been empty for one year or more. The power contained in the Regulations is intended as an additional tool to help local authorities encourage owners to bring empty properties back into use, both to increase the supply of housing for those who need homes and to reduce the blight on communities caused by houses being left empty and allowed to fall into disrepair. £50,000 has been allocated from these funds to allow Aberdeen City Council to establish an empty homes loan fund with its objective being to bring empty properties back into use for those people who currently have an unmet housing need on the council's housing lists.
- 2.4.3 The Empty Homes Officer has worked with owners to bring empty properties back into use. 64 empty properties have been brought back into use from when the post was established. This number would have been higher but has been delayed due to the impacts of Covid-19. Work is ongoing with landlords and letting agents across the city to "match" people from our housing waiting lists with owners/letting agents of empty Private Rented Sector properties through the council's Matchmake to Rent Scheme.

2.5 Gypsy/Travellers

- 2.5.1 The lack of suitable secure accommodation underpins many of the inequalities that may be experienced. It often leads to Gypsy/Travellers using public and private land to set up unauthorised encampments which sometimes creates tensions between Gypsy/Travellers and the settled community. Establishing new permanent and transit sites can help alleviate some of the problems that Gypsy/Travellers face.
- 2.5.2 In order to address this, the Local Development Plan 2017 has identified sites as part of the 25% affordable housing contribution offering opportunities to the north, west and south of the city. Grandhome, Newhills, and Loirston are considered most appropriate for on-site provision of smaller transit sites with a net area of approximately 0.5 hectares providing six pitches on each site. Provision at the remaining locations will take the form of a commuted sum (equivalent to 15 affordable units) as set out in the Local Development Plan Supplementary Guidance. Such sites would help to meet the accommodation needs of Gypsy/Travellers as identified in the Craigforth Accommodation Study (2009). Craigforth recommended providing a mix of small, family orientated sites as well as larger sites to accommodate Gypsy/Travellers who travel in varying sizes of groups. This should include a mix of fully serviced and stopover sites. Given the significant numbers of unauthorised encampments since the Craigforth report was published in 2009, this

recommendation is unchanged, and a new study was completed in 2017 to identify if the needs of Gypsy/Travellers remains the same.

2.5.3 38 individuals took part in the research interviews, half of whom were located on unauthorised encampments at the time of interview, with the other half located on either a local authority or private site, or in housing. When asked about ideal future accommodation, most favoured a pitch on a fully serviced site or a council property. Participants suggested they would need either money, more support from the council or planning approval for more sites in order to achieve their accommodation aspirations.

2.5.4 The provision of Gypsy/Traveller sites as part of wider housing developments within Local Development Plans seems to address some of these issues. Whilst it has not been particularly successful so far in delivering increased site provision, the provision of such sites forms part of the Local Development Plan and seems to offer one of the best opportunities in terms of resourcing and planning for increased site provision.

2.6 Rapid Rehousing Transition Plan (RRTP)

2.6.1 The strategic housing priorities in this SHIP are aligned and consistent with the priorities detailed in the Aberdeen City Local Housing Strategy and Aberdeen City Council's Rapid Rehousing Transition Plan.

2.6.2 The RRTP is also embedded in the Aberdeen City Health and Social Care Partnership's Housing Contribution Statement which forms part of the Strategic Plan.

2.7 Child Poverty Action Report

2.7.1 The Local Outcome Improvement Plan 2016-26 has been adopted as the local Child Poverty Action Plan for the years 2019-22. The SHIP will directly link with the Local Outcome Improvement Plan and consider what progress has been achieved, identify where gaps exist and align strategic housing priorities.

2.8 Buy-Back Policy

2.8.1 Aberdeen City Council will, under certain circumstances, purchase ex-council properties sold under the Right to Buy legislation, subject to certain criteria. Each application is judged on an individual case by case basis. All types, sizes and location of property are considered including multi storey, adapted and sheltered properties.

2.8.2 There are several reasons why the council might buy back a property, these are:

- An identified strategic need for this type and size of property; and

- Purchasing the property would demonstrate good asset management and represent value for money for the council.
- Properties are in areas designated for regeneration or demolition.
- The owner meets the criteria within the Scottish Government's Home Support Fund (Mortgage to Rent Scheme).
- Ownership consolidation where re-acquisition returns the block to full or majority Council ownership.
- Specialist accommodation such as fully wheelchair adapted properties or designated as amenity housing.

3. Aberdeen City SHIP 2021 – 2026

- 3.1 The Aberdeen City Affordable Housing Programme, developed by the council details a range of affordable housing projects including RSL and Council Social Rent. It also includes RSL mid-market rent and LAR Housing Trust mid-market rent as well as Low-Cost Home Ownership (LCHO) which are properties that housing developers will deliver directly.
- 3.2 In order to monitor the deliverability of projects, the council meets on a regular basis with the Scottish Government and RSLs to ensure projects are progressing and to try to resolve any issues that arise which are slowing down or preventing delivery. Officers of the council also monitor the weekly planning applications list to ensure planning applications linked to projects are being progressed through the planning system. This also presents opportunities to inform RSLs at an early stage of potential developments they could help to deliver the affordable housing requirements.
- 3.3 Many of the projects coming forward in the SHIP are reliant on Section 75 Agreements being completed. Before this, the developers should have had discussions with RSLs on the delivery of the affordable housing requirement for the site. Most of the RSLs in Aberdeen do not have the financial capacity to compete with developers to acquire sites for their own use, therefore the SHIP is very reliant on Section 75 Agreements to deliver affordable housing.
- 3.4 The council continues to increase the supply of housing which, in 2019/20, has seen the delivery of 112 new homes; 54 new build social rent, 30 homes purchased through the buy-back scheme and the acquisition of 28 flats on Union Street. Aberdeen City Council has made a commitment to provide 2,000 council homes for social rent. Funding has been identified through the allocation of Section 75 agreement monies¹ and Council Tax second homes² funds to contribute to this.

¹ Section 75 agreements are provided through Section 75 of the Town and Country Planning (Scotland) Act 1997 and are negotiated through the planning process.

3.5 Projects have been placed in the actual year they could start if resources were available.

4. Prioritisation

4.1 Projects submitted have been assessed using the following criteria:

- The extent the projects help to achieve the priorities in the LHS.
- The tenure of projects, with preference given for those with social rented housing.
- Preference given to those projects which adequately reflect the housing need and demand for that area.
- Preference given to developments that provide specialist accommodation including wheelchair accessible and housing with supported accommodation.
- Planning consent is in place and the site is owned by the developer.
- Site is in the Local Development Plan to ensure there will be no delays due to departures from Planning.
- The project can be delivered immediately subject to availability of resources.

5. Consultation

5.1 Aberdeen City Council, with the involvement of its key partners via the SHIP Working Group has prepared this SHIP submission. The SHIP illustrates how the council and its RSL partners will seek to deliver the city's affordable housing investment needs and priorities identified in the Aberdeen City Local Housing Strategy 2018-2023 over a rolling 5-year programme. The SHIP Working Group is the Council's key working group that is responsible for development of the SHIP and the ongoing review of new and current projects through collaboration with Scottish Government via quarterly meetings.

5.2 The RSLs who form part of the SHIP Working Group are:

- Castlehill Housing Association
- Grampian Housing Association
- Hillcrest Housing Association
- Langstane Housing Association
- Osprey Housing
- Places for People
- Sanctuary Housing Association

² From 1st April 2005 Ministers granted local authorities the discretion to reduce or retain the council tax discount on second homes and long-term empty properties

5.3 In addition to the SHIP Working Group, the council consults with the Affordable Housing Forum whose members include developers, RSLs and Planning Officers.

6. Resources

6.1 The Scottish Government has not yet confirmed the Resource Planning Assumptions for the Affordable Housing Supply Programme for the period of this SHIP. Guidance issued in 2019 suggested that, for planning purposes, local authorities should plan based on existing RPA levels which provides a suggested allocation of £97.180 million. Guidance has not been updated for 2020 due to the impacts of Covid-19 and it is now unclear if this guidance would still apply. Officers are waiting for confirmation from Scottish Government on what the Resource Planning Assumptions will be from 2021/22 onwards but it has been suggested that grant allocations will be significantly less than previous years.

	RPA £ m
2020/21	19.436
2021/22	19.436
2022/23	19.436
2023/24	19.436
2024/25	19.436
Total	97.180

6.2 The Affordable Housing Supply Programme will seek to maximise the delivery of affordable housing through all available housing streams. Partners will continue to investigate and implement new and innovative delivery mechanisms.

6.3 The delivery by the RSL sector is predicated on partnership working with house developers. The co-ordination of these developments with availability of grant funding will continue to be a significant challenge and will need to be carefully managed to ensure the deliverability of the programme.

6.4 Discretion to Reduce Council Tax Discount on Second Homes and Long-Term Empty Properties

6.4.1 From 1st April 2005 Ministers granted local authorities the discretion to reduce or retain the council tax discount on second homes and long-term empty properties. Aberdeen City Council has used this power and the additional income is retained locally and used as grant funding for RSLs/Aberdeen City Council for the provision of new-build affordable social housing.

6.4.2 Income received and paid up to 31 March 2020 is shown below.

	£
Income received	20,835,121
Paid/Committed	18,835,967
Available Balance (at 31.3.20)	1,999,154

6.4.3 The Council Tax on second homes and long-term empty properties provided an income of £1.999m in 2019/20. Based on current void rates in both the private and public sector, projected annual income is assumed to be around this figure, but shall be closely monitored every year and assumptions adjusted accordingly. These funds are disbursed by the City Growth & Resources Committee to support the delivery of affordable housing.

6.5 Section 75 Affordable Housing Contributions

6.5.1 Section 75 agreements are provided through Section 75 of the Town and Country Planning (Scotland) Act 1997 and are negotiated through the planning process. Housing developers may, on occasion, be required to make a financial contribution towards affordable housing rather than delivering affordable housing on the specific site to which the planning permission applies.

6.5.2 Such agreements to date have provided an income as detailed at 6.5.3. These payments are linked to completions on site therefore it is difficult to accurately predict the total to be collected during 2020/21.

6.5.3 Section 75	£
Income received	13,032,080
Interest received	210,470
Total Received	13,242,550
Grants previously paid to RSL	3,620,991
Grants previously paid to ACC	3,460,792
Grants committed to ACC	1,561,042
Set aside (advertising)	5,000
Available Balance (at 31.3.19)	4,594,725

6.5.4 The funding comes with a requirement to be spent within five - seven years of receipt and must be held in an interest-bearing account. Aberdeen City Council has utilised all funds received up until June 2017. There is therefore no likelihood that any money would have to be repaid to developers, permitting Aberdeen City Council to disburse further grant up until July 2022 - 24.

7. **Low Cost Home Ownership**

7.1. As part of the planning requirements for the delivery of affordable housing, one of the delivery mechanisms is Low Cost Home Ownership. These properties are sold directly by the developer at a price discounted from the

market value. The Section 75 agreement and standard security ensure the properties remain affordable through future resales. Since LCHO sales started, 123 properties have been provided.

- 7.2 Three LCHO units have been sold to Grampian Housing Association and a fourth is in the process of varying the legal agreement. Suitable purchasers were not identified, and the owners were unable to sell the properties on the open market. In order to keep the units as affordable, Grampian Housing Association has purchased the properties to rent as mid-market rent which is permitted as part of the legal agreement. There are owners across the city who are finding it difficult to sell their properties and the difficulties with LCHO re-sales reflect the current housing market conditions in Aberdeen.

8. Housing Infrastructure Fund

- 8.1 The Scottish Government introduced a five-year Housing Infrastructure Fund with up to £50m available.
- 8.2 The fund will support the delivery of housing through the use of financial assistance. While all types and tenures of housing are eligible for support, the Scottish Government has prioritised those projects delivering affordable and private rented housing within the next five years.
- 8.3 The fund will operate at a national level and will be managed and administered by the Scottish Government. As part of the £254m Scottish Government funding announced along with the City Region Deal, £20m of the £50m has been ring fenced to Aberdeen City and Aberdeenshire.
- 8.4 The Housing Infrastructure Fund comprises two main elements:
- Infrastructure loans (to non-public sector organisations)
 - Infrastructure grant available to local authorities and RSLs to support affordable housing delivery.
- 8.5 Local authorities were asked, as part of the development of their SHIPs to identify priority housing sites that could, with support from the fund, be unlocked to bring forward housing. The City Region Deal Joint Committee has also considered the merits of the fund. Four sites have been identified in this SHIP. They are:
- Greenferns
 - Craighill
 - Kaimhill
 - Kincorth

9. Housing Market

- 9.1 The downturn in the north east economy from 2015 has had a significant impact on house prices, volumes of sales, rental values and availability of property for sale or rent on the market. This has impacted on the affordable housing market with mid-market rental properties becoming more difficult for landlords to rent in the current market.
- 9.2 The market changes mean that some sites have not progressed or have had slower build out rates. However, there have been a number of sites where affordable housing units have come forward in the site development with developers looking to deliver their affordable housing earlier than had been planned, to offset market conditions.

10. Specialist Housing Provision

- 10.1 The Public Bodies (Joint Working) (Scotland) Act 2014 came into force on 01 April 2014 with additional secondary legislation and guidance produced which resulted in the development of Aberdeen City's Housing Contribution Statement. It forms an integral part of the Aberdeen City Health and Social Care Partnership Strategic Plan and sets out the role of social housing providers in Aberdeen. It mirrors the content of the Local Housing Strategy 2018-23 and will assist in the alignment of future strategic planning. This development has provided opportunities to strengthen the connections between housing, health and social care, and will contribute to the achievement of many of the Scottish Government's National Health and Wellbeing Outcomes.
- 10.2 The main housing related issues currently identified through the Strategic Development Plan, HNDA 2017, the Aberdeen City Local Housing Strategy and the Joint Strategic Needs Assessment is an expected growth in population with the greatest growth predicated to occur in the population aged 65+ with a significant proportion of older people identified as being at risk of fuel poverty.
- 10.3 Ensuring that the LHS and Strategic Plan are aligned will ensure that housing contributes to the delivery of health and social care outcomes that have been scoped through the Housing Contribution Statement and the Aberdeen City LHS 2018-23. It will also ensure that housing outcomes are supported through the Health & Social Care Partnership.
- 10.4 The Housing Contribution Statement has highlighted the following key challenges:
- The increased demand for services due to demographic changes as people are living longer and have more complex conditions.

- Shortage of suitable housing for people who have a learning disability, mental illness or face substance misuse issues.
- Shortage of housing for people with bariatric conditions.
- Design and provision of housing for people with dementia.
- Shortage of wheelchair accessible housing.
- Shortage of properties to facilitate hospital discharge.
- Budget pressures in relation adaptations and differences in funding mechanisms relating to tenure.
- Health implications for people who experience homelessness.
- Pressures on the provision of temporary accommodation for homeless households
- Challenges faced by Care Experience Young People (CEYP).

10.5 The Housing Contribution Statement identified actions to alleviate some of the challenges faced, these include:

- Increase the provision of wheelchair accessible housing.
- Develop a tenure neutral approach for adaptations.
- Take a strategic approach for planning for future housing based on the outcome of a mapping exercise carried out to identify the needs across all client groups.
- Ensure allocation our allocations review takes account of particular needs and the needs of carers.
- Commission housing support services in the community.
- Review progress with the implementation of the 10-year strategic review of housing for varying needs.
- Develop specialist supported housing units for people with a learning disability at North Anderson Drive development.
- Identify a site for the replacement of Wernham House.
- Develop an accommodation solution for people with an acquired brain injury.
- Implement the reviewed Care Experienced Young People protocol.

- Implement the actions identified within the Rapid Rehousing Transition Plan to alleviate the issues faced by homeless households.

10.6 The Housing Contribution Statement was refreshed and published in 2019. This reflects the priorities identified within the LHS 2018-2023, Strategic Plan and the Strategic Commissioning Implementation Plan. The Rapid Rehousing Transition Plan has also been incorporated into this to ensure it forms part of the strategic planning framework.

11. Wheelchair Accessible Housing – Position Statement

11.1.1 The revised SHIP guidance issued by the Scottish Government in August 2018 states that local authorities must set a realistic target for the delivery of wheelchair accessible housing across all tenures. The first step of this process is to include a position statement in the SHIP that provides details of:

- What the current evidence base is regarding the requirement for wheelchair accessible housing, including any information gaps/further work required with plans to address identified need across all tenures.
- The intended approach to increase this provision and how it will be included within the LHS and Local Development Plan.
- The number of affordable wheelchair accessible homes the local authority plans to deliver over the next 5 years.

11.1.2 The Government produced further guidance on setting targets to support the delivery of more wheelchair accessible housing in March 2019. This states that all tenure housing targets are expected to be in place by the end of 2019.

11.2 Evidence base

11.2.1 The Housing Needs and Demand Assessment 2017 shows Aberdeen City Council has 516 wheelchair accessible properties in specialist accommodation (including sheltered and very sheltered) and 293 in 'mainstream' housing.

11.2.2 The Housing Needs Assessment Team (HNAT) assess and prioritise applicants with particular needs for Council housing. The table below shows the number of applicants and their housing requirements, including those who need fully wheelchair accessible accommodation. It shows that 1,361 people require ground floor accommodation, 102 require level access and 67 require full wheelchair accessible design.

	1	2	3	4	5	Total
Ground Floor	1,110	153	82	15	1	1,361
First Floor	81	46	44	15	0	186
Level access	65	25	9	2	1	102
Wheelchair access	33	23	7	3	1	67
Able for stairlift	0	5	5	0	0	10
Community Alarm recommended	33	5	0	0	0	38
Extra Bedroom	0	25	39	13	1	78
Other or multiple recommendations	1,109	159	99	22	2	1,392
Total	2,431	441	285	70	6	3,234

11.2.3 In 2019/20 there has been a significant rise in the number of applicants applying for accessible housing. There has been a 32% rise in applications for those requiring ground floor accommodation, up from 1,024 to 1,361; 47% increase for those applying for level access, rising from 69 to 102 and 59% increase in those requiring fully wheelchair accessible housing with the number of applicants rising from 47 to 67 which further demonstrates the ongoing requirement for accessible housing.

11.2.4 The Council and its partners are committed to reducing waiting lists for accessible housing by working with the design team to ensure that the needs of those who are currently on the housing waiting lists for wheelchair accessible housing are met through the Affordable Housing Supply Programme.

11.2.5 There is robust information on the supply and demand for the Council's wheelchair accessible housing. Work is ongoing to establish the supply and demand for other sectors. Aberdeen City Council are working with registered social landlords, developers and the Disabled Person's Housing Service (DPHS) to establish a baseline. This work is being overseen by the Independent Living & Specialist Provision Strategic Group that has been established to deliver and monitor the Aberdeen City Local Housing Strategy's Joint Delivery Action Plan.

11.3 Approach to increase provision

11.3.1 It is widely recognised that whilst new build housing is designed to meet Housing for Varying Needs standards this does not always translate to wheelchair accessible housing.

11.3.2 Aberdeen City's Health and Social Care Partnership's Strategic Plan identifies the challenges of an ageing population and the desire to support people in a community setting. To meet these challenges an adequate supply of good

quality accessible housing needs to be in place. The Housing Contribution Statement that underpins the role that housing plays was refreshed in 2018/19 and can be accessed here:

<https://www.aberdeencityhscp.scot/globalassets/governance/housing-contribution-statement-2019.pdf> .

11.3.3 The intended approach is to increase the overall provision of wheelchair accessible properties and is articulated in the Local Housing Strategy 2018 – 2023. This sets a 15% target for delivery of wheelchair accessible social housing.

11.3.4 The LHS sets out the priority for investment as part of the Affordable Housing Supply Programme. This is underpinned by the Housing Need and Demand Assessment 2017 and reflects the Aberdeen City and Shire Strategic Development Plan and the Aberdeen Local Development Plan.

11.3.5 The affordable housing target is in place and engagement with private developers will continue, to encourage an increased provision of wheelchair accessible housing across all tenures. Policy H4 of the proposed Local Development Plan states that housing developments of more than 50 units are required to achieve an appropriate mix of dwelling types and sizes, in line with a masterplan. This mix should include smaller 1 and 2 bedroom units and should be reflected in both the market and affordable housing contributions. An appropriate housing mix is expected in housing developments to reflect the diverse housing need in the area; this includes older people and disabled people. Where possible, housing units should demonstrate a design with accessibility and future adaptability in mind. For smaller developments (fewer than 50 units), a suitable mix of dwelling types and tenure will be provided in the interests of placemaking and local housing need and demand.

11.4 Number of wheelchair accessible homes

11.4.1 The LHS identifies an affordable housing target of 342 homes per year in 18/19 and 19/20 and 385 per year in 20/21, 21/22 and 22/23. The 15% target would increase the stock of wheelchair accessible properties by 380.

11.4.2 The Council plans to deliver 2,000 new homes, which could deliver over 300 accessible properties. The current programme takes account of the needs of disabled people. The two sites at Smithfield and Manor Avenue which have already been completed as part of the council house new build programme has provided 44 houses and 16 flats that have been designed with a ground floor bedroom and accessible shower room.

11.4.3 Aberdeen City Council are beginning to see an increase in the provision of accessible housing since the 15% target was introduced in the LHS in 2018. This will see 67 properties built to Housing for Varying Needs Standards

(Category B) at Wellheads, Dyce, which means they are accessible for wheelchair users. 16 fully wheelchair adapted properties have been developed across the city by our RSL partners and it is estimated that a further 234 wheelchair adapted properties and 46 specialist provision properties could be delivered by 2025/26.

12. SHIP Summary

12.1 The SHIP 2021 – 2026 has the potential to provide up to 3,479 new affordable homes which will deliver significantly more units than are suggested in the affordable housing supply targets identified in the Local Housing Strategy. This will help meet housing needs and demand across the city.

12.2 Table 1 - Years 2021/2 – 2025/26

12.2.1 This table shows there is the potential to complete 3,479 affordable units during this period. If all the projects were to go ahead there would be a requirement for grant subsidy of £155,426,000. The Resource Planning Assumption (RPA) for this period has not yet been advised by Scottish Government but guidance issued in August 2019 suggests local authorities plan based on existing RPA levels. This provides a suggested allocation of £97,180,000.

RPA £ m	
2020/21	19.436
2021/22	19.436
2022/23	19.436
2023/24	19.436
2024/25	19.436
Total	97.180

12.2 Tables 2 & 3

12.2.1 These tables show potential projects which may be able to claim from the Housing Infrastructure Fund. Four potential projects have been identified.

12.3 Table 4 - Affordable Housing Projects Funded or Supported by Sources other than the RPA/TMDF Budget

12.3.1 This table shows there is the potential to complete 384 affordable units not funded through the AHSP during this SHIP period. The units will see a mix of social rent, intermediate rent and low-cost homes provided by a mix of RSL, developers and council house new build.

12.4 Table 5.1- Council Tax Raised on Empty and Second Homes

12.4.1 The council continues to raise considerable funding for affordable housing through reducing the Council Tax discounts on empty and second homes. The Council Tax income on second homes and long-term empty properties provided an income of £1.99m in 2019/20. These funds are subject to committee approval to disburse the funds to the council house new build programme.

12.5 Table - 5.2 Affordable Housing Policies (AHPs) Contributions

12.5.1 As part of Section 75 Agreements, developers can make a commuted payment in lieu of the provision of affordable housing. This funding is used to provide grant for affordable housing to RSL and Council projects. In 2018/19 a total of £0.467 was received. These funds are subject to committee approval to disburse the funds to the council house new build programme.

13. Council Approval of SHIP

13.1 The SHIP and the associated spreadsheets 2021/22 – 2025/26 are recommended for approval by the City Growth & Resources Committee on 28 October 2020.