



To: Councillor Radley, Convener; Councillor Henrickson, Vice-Convener; and Councillors Bouse, Cross, Davidson, Graham, McLellan, Mrs Stewart and Tissera.

Town House,
ABERDEEN 28 August 2024

COMMUNITIES, HOUSING AND PUBLIC PROTECTION COMMITTEE

The Members of the **COMMUNITIES, HOUSING AND PUBLIC PROTECTION COMMITTEE** are requested to meet in **Committee Room 2 - Town House on THURSDAY, 5 SEPTEMBER 2024 at 10.00 am**. This is a hybrid meeting and Members may also attend remotely.

The meeting will be webcast and a live stream can be viewed on the Council's website. <https://aberdeen.public-i.tv/core/portal/home>

ALAN THOMSON
INTERIM CHIEF OFFICER – GOVERNANCE

BUSINESS

DETERMINATION OF URGENT BUSINESS

1. There are no items of urgent business at this time.

DETERMINATION OF EXEMPT BUSINESS

2. Determination of Exempt Business

DECLARATIONS OF INTEREST AND TRANSPARENCY STATEMENTS

3. Members are requested to intimate any declarations of interest or connections.

REQUESTS FOR DEPUTATION

4. There are no requests for deputation at this time

MINUTE OF PREVIOUS MEETING

5. Minute of the Previous Meeting of 30 May 2024 (Pages 7 - 16)

COMMITTEE PLANNER

6. Committee Business Planner (Pages 17 - 24)

NOTICES OF MOTION

- 7.1. Notice of Motion by Councillors Macdonald and Malik - referred from Council on 3 July 2024

That Aberdeen City Council:

1. notes that anti-social behaviour includes street drinking, fist fights, drug taking and dealing, aggressive begging and recognises that anti-social behaviour incidents in the city centre are causing increasing concern to residents, businesses and those who work, shop and visit the area;
2. notes that Aberdeen holds Scotland's only Purple Flag accredited city centre status and that efforts should continue to retain this accreditation; and
3. instructs the Chief Officer - Governance to co-ordinate a further report from the Community Safety Partnership to the Communities, Housing and Public Protection Committee on current efforts to manage anti-social behaviour in the city centre and on approaches to offering wider system awareness and understanding of the issues.

- 7.2. Notice of Motion by Councillor Graham - referred by Council on 3 July 2024

Council notes the unprecedented housing and homelessness issues affecting tenants and potential tenants in Aberdeen.

Recognises the extreme pressures facing housing and homelessness services in Aberdeen today.

These pressures exist despite the best endeavours and professionalism of officers within the Council that have seen a number of positive achievements. These include:

The Aberdeen Labour decisions alongside our coalition partners 2017-2022 to build 2,000 new Council homes on top of procuring over 4,000 Affordable homes with Registered Social Landlords.

This has resulted in

- Dyce new Builds Completed
- Auchmill Road New builds Completed.
- Summerhill New Build has now achieved Practical Completion for all blocks
- Tillydrone New Build has now achieved Practical Completion for all blocks
- Cloverhill New Build is progressing as planned
- Kaimhill New Build is nearing completion,
- Greenferns and Greenferns Landward are progressing to achieve RIBA 3 completion
- Craighill New Build is out to tender
- Kincorth New Build tender documentation is being finalised; and
- 206 Union Street works have commenced

However, the number of households assessed as homeless or in housing need waiting for a home to call their own remains of significant concern.

As detailed in the reports to the Communities, Housing and Public Protection Committee:

- Homeless applications are at a 13 year high at the end of March 2024, with levels recorded (1,481) not seen since the same period in 2010/11
- 442 Statutory Homeless Households Residing in Temporary Accommodation at end March 2024.
- Only 30 % of Unintentional homeless decisions reached within 21 Days
- 161 days the Average length of journey in days for applicants assessed as unintentionally homeless at the end of March.
- The Council are now breaching our duties in accordance with the Unsuited Accommodation Order, by having households in unsuitable accommodation for longer than 7 days.
- 237.7 The YTD Average time taken to re-let all properties (Citywide - days) against a target of 125 days at the end of March 2024.
- The YTD Void Rent Loss figure for 2023/24 is £7,805,806 this equates to 7.91% of the gross debit (rent due) which is a significant increase when compared with the same period last year where the figure stood at £5,271,632 (5.70%).
- Planned maintenance projects such as in Summerhill have been put on hold.
- In April 2022, 4,750 applications were on the waiting list for housing, this has grown to 6,658 in May 2024

These issues have been exasperated by the following.

- We have 366 houses identified as uninhabitable due to RAAC and a massive transfer operation in place for Council tenants.
- Of the 366 houses, 138 are privately owned properties whose owners have been virtually neglected by ACC, The Scottish Administration and the UK Government, families face ruin and bankruptcy and this should not be allowed to happen in a Civil Society.
- The Housing Revenue account is funding the majority of the costs currently being incurred and faces unprecedented financial pressures. .

This a perilous situation and one that requires action today.

That the Council therefore agrees to:-

- Declare a **Housing Emergency** in Aberdeen today.
- Instruct the Executive Director – Families and Communities, working with key partners internally and externally, to bring forward a Housing Emergency Action Plan in two cycles. This plan will address how we will tackle homelessness and increase housing supply in the short and medium term, increase maintenance programmes on our housing stock and support the findings of the RAAC report due in August.
- Instruct the Chief Executive to write to both Scottish and UK Governments advising them of this grave situation and requesting immediate support.
- Request that the Scottish Government urgently review the decision to cut the Affordable Housing Supply Programme allocation to Aberdeen by 24% (£3.904m) for 2024/25.

REFERRALS FROM COUNCIL, COMMITTEES AND SUB COMMITTEES

8. There are no reports under this heading

GENERAL BUSINESS

PUBLIC PROTECTION

- 9.1. Police Scotland - Performance Report - POL/24/237 (Pages 25 - 54)
- 9.2. Scottish Fire and Rescue - Thematic Report Unwanted Fire Alarm Signals - SFR/24/236 (Pages 55 - 66)
- 9.3. Responsible Retailers Charter Update - CORS/24/242 (Pages 67 - 72)
- 9.4. Trusted Trader Scheme in Aberdeen City - update on the progress - COR/24/241 (Pages 73 - 78)

FINANCE, PERFORMANCE, RISK AND SERVICE WIDE ISSUES

- 10.1. Performance Report - COR/24/238 (Pages 79 - 112)

COMMUNITIES AND HOUSING

- 11.1. Housing (Scotland) Bill 2024 - F&C/24/247 (Pages 113 - 132)
- 11.2. Aberdeen City's Affordable Housing Delivery Programme - F&C/24/248 (Pages 133 - 138)

- 11.3. Aberdeen's Future Library and Information Service Model - F&C/24/240
(Pages 139 - 178)
- 11.4. Annual Assurance Statement - F&C/24/243 (Pages 179 - 210)
- 11.5. Homewards Programme Update - CORS/24/246 (Pages 211 - 220)
- 11.6. Housing Capital Update - CR&E/24/246 (Pages 221 - 244)
- 11.7. Busking Code of Conduct - CORS/24/239 (Pages 245 - 262)
- 11.8. RAAC update - verbal update at Committee

Integrated Impact Assessments related to reports on this agenda can be viewed [here](#)

To access the Service Updates for this Committee please click [here](#)

Website Address: aberdeencity.gov.uk

Should you require any further information about this agenda, please contact Lynsey McBain, lymcbain@aberdeencity.gov.uk or 01224 067344