

ABERDEEN CITY COUNCIL

COMMITTEE	Communities, Housing and Public Protection
DATE	16 May 2023
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	Housing Strategy Update
REPORT NUMBER	COM/23/127
DIRECTOR	Andy MacDonald / Gale Beattie
CHIEF OFFICER	David Dunne
REPORT AUTHOR	Mel Booth
TERMS OF REFERENCE	1.1.1

1. PURPOSE OF REPORT

- 1.1 To provide an update on the work being undertaken by the Housing Strategy Team in Strategic Place Planning and the next steps in relation to the review of the Local Housing Strategy.

2. RECOMMENDATION(S)

That the Committee:

- 2.1 Note the progress made in relation to the joint Aberdeen City and Aberdeenshire Housing Need and Demand Assessment (HNDA) 3;
- 2.2 Instruct the Chief Officer - Strategic Place Planning to report back to this Committee with a timeline for the review of Aberdeen City's Local Housing Strategy within six months of receiving confirmation from the Centre for Housing Market Analysis (CHMA) that the HNDA is "robust and credible"; and
- 2.3 Note the progress made in relation to accommodation for individuals with complex care needs.

3. CURRENT SITUATION

Housing Need and Demand Assessment

- 3.1. The Housing (Scotland) Act 2001 places a responsibility on local authorities to prepare a Local Housing Strategy supported by an assessment of existing and future housing requirements including housing and related services. The Town and Country Planning (Scotland) Act 1997 (as amended), requires local authorities or groups of local authorities to plan for land use in their area,

including the allocation of land for housing. The Housing Need and Demand Assessment (HNDA) evidence base supports both these processes.

- 3.2. The HNDA estimates the number of additional housing units to meet existing and future housing need and demand. It also captures information on the operation of the housing system to assist local authorities to develop policies on new housing supply, management of existing stock and the provision of housing related services.
- 3.3. The HNDA must provide a robust, shared and agreed evidence-base for housing policy and land use planning and to ensure that both the Local Housing Strategy and Local Development Plan are based upon a common understanding of existing and future housing requirements.
- 3.4. A “robust and credible” HNDA will inform policy development, decision-making and the use of resources by:
 - Enabling local authorities to develop long-term strategic views of housing need and demand to inform the Local Housing Strategy and Local Development Plan;
 - Supporting local authorities develop a strategic approach to housing need and demand for all housing tenures;
 - Enabling local authorities to reflect on any geographic implications of housing need and demand;
 - Providing robust evidence to support decisions about new housing supply, wider investment, and housing-related service;
 - Providing evidence to inform policies about the proportion of affordable housing required, including the need for different types and sizes of provision; and,
 - Providing evidence to inform policies related to the provision of specialist housing and housing-related services.
- 3.5. Work is well underway on the production of HNDA 3 which is completed jointly between Aberdeen City and Aberdeenshire Council. Once completed, the draft HNDA will be submitted to the Scottish Government’s Centre for Housing Market Analysis (CHMA) to determine if it is “robust and credible”. The period for CHMA review is not prescribed, and officers will work with the CHMA to assist with their review wherever possible.

Local Housing Strategy

- 3.6. The Housing (Scotland) Act 2001 places a statutory requirement on local authorities to produce a Local Housing Strategy (LHS) that sets out its strategy, priorities and plans for the delivery of housing and related services. The 2001 Act states that the LHS must be supported by an assessment of housing provision including the need and demand for housing and related services, that it must be submitted to Scottish Ministers, and that local authorities must keep their LHS under review.

- 3.7. The Scottish Government requires all local authorities to develop and implement a local housing strategy which covers all tenures. The strategy should include priorities and actions on housing supply, homelessness, housing support and fuel poverty. The Aberdeen City Local Housing Strategy 2018 – 2023 is the council's key strategic document for housing and sets out the strategic outcomes which the council, together with its partners, will work towards over the duration of the strategy.
- 3.8. The strategic outcomes provide detail on the main issues and priorities to be addressed. They also identify actions to deliver these outcomes and indicators to measure performance and success.
- 3.9. The strategy is an important element in delivering the Local Outcome Improvement Plan (LOIP). The overarching vision within Aberdeen City's Local Housing Strategy is that: *"People in Aberdeen City live in good quality sustainable homes, which they can afford and that meet their needs."*
- 3.10. The current LHS is due to be updated and, due to the need for an updated evidence base, the timeline for this review is linked to the CHMA consideration of the HNDA, as described in paragraph 3.5 above. Subject to report recommendation 2.2 being agreed, the Chief Officer - Strategic Place Planning will report back to Committee with a detailed timeline for the delivery of the next Local Housing Strategy within six months of the HNDA being completed.

Complex Care Accommodation

- 3.11. Draft work on HNDA 3 and the Aberdeen City Health & Social Care Partnership Mental Health and Learning Disability Residential and Supported Living Accommodation Market Position Statement have highlighted there is a shortage of accommodation for individuals with complex care needs.
- 3.12. In order to address this, a number of opportunities are being developed, including a site at Stonewood in Dyce which is owned by Aberdeen City Council. An Outline Business Case has been developed which Finance and Resources Committee approved on 29 March 2023, with a subsequent instruction to develop a Full Business Case for the provision of 8 new units.
- 3.13. A project at the former Banks O' Dee care home is also currently being developed to provide 24 specialist provision homes, including 8 homes suitable for clients with complex care needs and 4 wheelchair accessible homes. This is being developed in partnership with Hillcrest Housing Association and will be delivered, subject to contract between the owner and Hillcrest, through the Strategic Housing Investment Plan and affordable housing supply programme.
- 3.14. There are also two further opportunities that are being explored in partnership with Hillcrest Housing Association at Loirston House and View Terrace which would provide specialist provision accommodation with an element of complex care provision, subject to ongoing negotiations with the owners and the appropriate planning permissions being in place.

4. FINANCIAL IMPLICATIONS

- 4.1 There are no direct financial implications arising from the recommendations of this report.

5. LEGAL IMPLICATIONS

- 5.1 There are no direct legal implications arising from the recommendations of this report.

6. ENVIRONMENTAL IMPLICATIONS

- 6.1 All new affordable homes must meet the Energy Efficiency Standard for Social Housing (EESH) which was introduced in 2014. As a result, homes in the social rented sector are now some of the most energy efficient in Scotland which has a positive impact on the environment.

7. RISK

- 7.1 The assessment of risk contained within the table below is considered to be consistent with the Council's Risk Appetite Statement.

Category	Risk	Low (L) Medium (M) High (H)	Mitigation
Strategic Risk	Failure to deliver affordable housing.	L	The council has an ambitious new build programme and RSL partners work with us to deliver affordable housing across the city.
Compliance	Provision of affordable housing ensures compliance with the council's duty to house homeless households. Failure to deliver may result in there being insufficient housing to meet the demand.	H	Approval of the recommendations would ensure there is a robust and up to date homelessness strategy as part of the LHS and affordable housing is delivered strategically.
Operational	Failure to deliver new housing may result in housing need and demand	H	Approval of the recommendations would ensure there is a robust strategy for the delivery of affordable housing across the city.

	levels not being met.		
Financial	No risk identified		
Reputational	No risk identified		
Environment / Climate	Failure to provide affordable housing which is built to current building regulations and has a reduced carbon footprint may result in increased carbon emissions from housing.	L	Delivery of new build affordable homes would prevent this from occurring.

8. OUTCOMES

<u>COUNCIL DELIVERY PLAN</u>	
	Impact of Report
Aberdeen City Council Policy Statement	The proposals within this report support the delivery of the Policy Statement (Place 6) – Build 2,000 new council homes and work with partners to provide more affordable homes ensuring future developments address the needs of a changing population.
Aberdeen City Local Outcome Improvement Plan	
Prosperous Economy Stretch Outcomes	The proposal within this report supports the delivery of LOIP Stretch Outcome 1 – 10% increase in employment across priority and volume growth sectors by 2026. Delivery of affordable housing helps to deliver the LOIP Improvement Project Aim ‘to increase the number of people employed in growth sectors by 5% by 2021. The affordable housing programme represents significant investment in the city which contributes to a prosperous economy and relates to 1.1 of the LOIP.
Prosperous People Stretch Outcomes	The proposal within this report supports the delivery Stretch Outcomes 11 - Healthy life expectancy (time lived in good health) is five years longer by 2026. Delivery of affordable housing will help achieve the LOIP Improvement Project Aim “Supporting vulnerable and disadvantaged people, families, and groups.”
Prosperous Place Stretch Outcomes	The proposals within this report support the delivery of LOIP Stretch Outcome 14 – Addressing climate

	change by reducing Aberdeen's carbon emissions by 42.5% by 2026 and adapting to the impacts of our changing climate. Delivery of new build affordable housing is energy efficient with Aberdeen City Council's housing meeting the "gold standard."
Regional and City Strategies	The developments detailed in this report support the City Region Deal, Aberdeen City Local Housing Strategy, and the Local Development Plan through the delivery of affordable housing.
UK and Scottish Legislative and Policy Programmes	The report sets detail in relation to affordable housing which fulfils the requirements placed upon the Council by the Housing (Scotland) Act 1987.

9. IMPACT ASSESSMENTS

Assessment	Outcome
Impact Assessment	Full impact assessment not required.
Data Protection Impact Assessment	Not required.

10. BACKGROUND PAPERS

- 10.1 Complex Care Outline Business Case – [Report to Finance and Resources Committee 29 March 2023](#).

11. REPORT AUTHOR CONTACT DETAILS

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