

ABERDEEN CITY COUNCIL

COMMITTEE	Communities, Housing and Public Protection
DATE	30 May 2024
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	Aberdeen City Local Housing Strategy Update
REPORT NUMBER	F&C/24/142
EXECUTIVE DIRECTOR	Eleanor Shepherd
CHIEF OFFICER	Jacqui McKenzie
REPORT AUTHOR	Mel Booth
TERMS OF REFERENCE	1.1.1 and 1.1.5

1. PURPOSE OF REPORT

- 1.1 This report seeks approval of a timeline and the associated vision and strategic outcomes which will guide the development of the Aberdeen City Local Housing Strategy. The report also seeks approval for the prioritisation methodology to be utilised for the affordable housing supply programme and a hybrid model of care and support at Provost Hogg Court.

2. RECOMMENDATION(S)

That the Committee:

- 2.1 Approve the timeline for the review of the Aberdeen City Local Housing Strategy at 3.2;
- 2.2 Approve the vision and strategic outcomes for the revised Aberdeen City Local Housing Strategy outlined at 3.3 and 3.4;
- 2.3 Approve the prioritisation methodology for the affordable housing supply programme at 3.7; and
- 2.4 Approve implementation of the hybrid model of care and support at Provost Hogg Court as detailed at 3.11.

3. CURRENT SITUATION

Local Housing Strategy

- 3.1 In May 2023, this Committee instructed the Chief Officer - Strategic Place Planning to report back with a timeline for the review of Aberdeen City's Local Housing Strategy (LHS) within six months of receiving confirmation from the Centre for Housing Market Analysis (CHMA) that the Aberdeen City and

Aberdeenshire Housing Need and Demand Assessment is “robust and credible.”

3.2 The [Housing Need and Demand Assessment](#) was signed off as “robust and credible” in January 2024. Work has now started on reviewing the Aberdeen City Local Housing Strategy. The proposed indicative timeline to support the development of the Local Housing Strategy is as follows:

- Housing Need & Demand Assessment approved by CHMA: January 2024
- Stakeholder Workshop: February 2024
- Draft Vision & Strategic Outcomes developed: March 2024
- Start to commission external expertise to support delivery of an Asset Management Plan and HRA (Housing Revenue Account) 30-year Business Plan: March 2024
- Draft Vision & Strategic Outcomes agreed by Strategy Board: April 2024
- Drafting Supporting Information / Evidence Collection: March - May 2024
- Supporting Information / Evidence agreed by Strategy Board: May 2024
- Draft LHS drafted: May - September 2024
- Draft LHS agreed by Strategy Board: September 2024
- Asset Management Plan and HRA Business Plan completed: September 2024
- Draft LHS to Committee (for approval to begin Public Consultation): 21 November 2024
- Public Consultation Period: December 2024 – January 2025 (dates will be sensitively considered to ensure there is sufficient time for the public to respond over the busy festive period.)

3.3 Work against the proposed timeline is on track. The Officer led Strategy Board has had sight of the draft vision and strategic outcomes which were developed in consultation with partners and stakeholders at a stakeholder workshop in February 2024. As a result, the proposed vision for the Local Housing Strategy is:

‘The people of Aberdeen live in good quality, safe, sustainable, and affordable homes in thriving communities that meet their needs.’

3.4 The strategic outcomes for the Local Housing Strategy are proposed to be:

Housing Supply

We will support a sufficient supply of housing to meet the varying needs of the people of Aberdeen.

Placemaking and Communities

We will use a place-based approach, which focuses on the unique circumstances of a particular place across existing and new communities and involves local people in decision making.

Housing Options, Support and Homelessness

We will support a proactive housing options approach and will work collaboratively to provide a person-centred service to make homelessness rare, brief, and non-recurring.

Independent Living

We are committed to a multi-agency approach, to enable the people of Aberdeen to live as independently as possible, for as long as possible, in their community.

Private Rented Sector

We are committed to working collaboratively with landlords and tenants to support a well-managed private rented sector that provides good quality homes for the people of Aberdeen.

House Condition

We are committed to improving the condition of existing homes, across all tenures, for the people of Aberdeen.

Energy Efficiency, Climate Change, Net Zero and Fuel Poverty

We are committed to improving the energy efficiency of Aberdeen's homes, alleviating fuel poverty, and addressing climate change by reducing carbon emissions in order to support a just transition to Net Zero.

- 3.5 With Committee approval, the proposed vision and strategic outcomes will be used to help shape the revised Aberdeen City Local Housing Strategy.

Affordable Housing Supply Programme

- 3.6 In March 2024, Scottish Government officials confirmed that the resource planning assumptions for the affordable housing supply programme in Aberdeen had been reduced from £16.037m to £11.769m. A further £80m was announced at the end of April 2024 which is to be allocated among all local authorities in Scotland over the next two years. The allocation for Aberdeen is not yet known but is likely to remain significantly less than the original allocation. This triggers a need to carefully consider the prioritisation of the programme to ensure that the grant allocation is used to best effect and delivers best value.
- 3.7 It is proposed that projects be assessed using the following criteria:
- The extent the projects help to achieve the priorities in the Local Housing Strategy.
 - The tenure of projects, with preference given for those with social rented housing. Other tenures will be considered where there is a strategic need and they are contributing to a larger housing development across a number of phases, for example, as part of a large housing development where the affordable housing provision forms part of a Section 75 agreement.
 - Preference will be given to those projects which reflect the findings of the Housing Need and Demand Assessment.

- Preference will be given to developments that provide specialist accommodation including wheelchair accessible homes and supported living models.
 - Preference will be given to projects that demonstrate value for money.
 - Preference will be given for projects where planning consent is in place.
 - Preference will be given for projects which can be delivered immediately subject to the availability of resources.
- 3.8 The Housing Need and Demand Assessment shows that larger family houses and one bed accommodation are required to meet housing need and demand. Therefore, projects that can show they meet this requirement in terms of house size and type for the household composition will be prioritised before developments that contain entirely flatted accommodation, unless the development is part of a wider scheme that will deliver a mix that reflects housing need and demand across the entire affordable housing provision. For example, in large sites that have Section 75 legal agreements in place which allow the affordable housing to be delivered across multiple phases.
- 3.9 The reduction in funding potentially impacts on the timing and deliverability of affordable housing as part of larger sites that are governed by Section 75 agreements. Each Section 75 agreement, and the obligations contained within, reflects the individual development. The implications may therefore differ from site to site. The impact will be greater where the timing and delivery of affordable housing is linked to delivery of specific phases or numbers of open market homes. Aberdeen Planning Guidance: Affordable and Specialist Housing is clear, however, that subsidy for the provision of affordable housing is not guaranteed and where subsidy is not available, the policy requirement to deliver affordable housing remains.
- 3.10 Committee is asked to approve the prioritisation methodology for the affordable housing supply programme at 3.7.

Housing for Varying Needs Review

- 3.11 Housing for varying needs is an umbrella term used for amenityPlus (amenity housing with telecare), sheltered housing and very sheltered/extra care housing. This type of housing is suitable for older people and people with disabilities.
- 3.12 The balance of provision across the current stock is being reviewed. Evidence suggests there is an over-provision of sheltered housing, including low demand stock that is included within the special lettings initiative, and a shortage of very sheltered/extra care housing. The special lettings initiative introduced a reduced, minimum criteria for allocations within some sheltered housing settings which means that tenants do not require the same level of care and support as a typical sheltered housing tenant. These developments will form part of the review detailed below.
- 3.13 A short-life working group including representatives from housing, health and social care and Bon Accord Care has been established to undertake a full review of the current provision of housing for varying needs. The group has

identified the opportunity to introduce a hybrid model that would enable a more flexible approach to the delivery of care and support for the tenants. The hybrid model will allow for those tenants who require Sheltered Housing/Very Sheltered Housing to co-exist within the same building and will not require tenants to move on to Very Sheltered Housing elsewhere if their care and support needs change, allowing people to live independently at home for longer. The intention is that as homes become void, tenants who require Very Sheltered Housing will be allocated to the hybrid building.

- 3.14 Provost Hogg Court is a low rise sheltered housing development located in Torry. The accommodation is arranged over 3 floors and comprises 35 one bedroom flats, 4 bedsit flats and 16 one bedroom cottages. A day centre previously operated on the site. There is a modern fully functioning industrial kitchen facility, dining room and a variety of common/meeting areas located throughout the building. This would provide a suitable setting for the delivery of the proposed hybrid model and would have no additional financial implications for Aberdeen City Council.
- 3.15 Committee is asked to approve implementation of the hybrid care and support model at Provost Hogg Court. If successful, the model could be implemented in other parts of the city and will form part of the work that is being considered by the short life working group. The model will be constantly reviewed by the short-life working group and further reports on recommendations following the review will be submitted, in due course, to Committee for approval.

4. FINANCIAL IMPLICATIONS

- 4.1 There are no direct financial implications arising from the recommendations of this report. The implementation of the hybrid model at Provost Hogg Court will incur no financial expenditure for Aberdeen City Council.

5. LEGAL IMPLICATIONS

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

6. ENVIRONMENTAL IMPLICATIONS

- 6.1 There are no direct environmental implications arising from the recommendations of this report.

7. RISK

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

Category	Risks	Primary Controls/Control Actions to achieve Target Risk Level	*Target Risk Level (L, M or H) *taking into account controls/control actions	*Does Target Risk Level Match Appetite Set?
Strategic Risk	Failure to produce Local Housing Strategy is a breach of Housing (Scotland) Act 2001	Review and implementation of Local Housing Strategy will ensure no breach of legislation occurs.	Low	Yes
Compliance	Local Housing Strategy ensures compliance with legislation	Review and implementation of Local Housing Strategy will ensure compliance	Low	Yes
Operational	Failure to review Local Housing Strategy impacts on operational activities	Review and implementation of Local Housing Strategy will ensure compliance	Low	Yes
Financial	Risk that all projects are unable to be delivered due to resources	Housing Strategy Team will ensure they are well positioned to be able to obtain any additional resources that may become available	High	Yes
Reputational	Failure to review Local Housing Strategy impacts on reputation of Council	Review and implementation of Local Housing Strategy will ensure compliance	Low	Yes
Environment / Climate	Failure to review Local Housing Strategy may impact on ability to	Review and implementation of Local Housing Strategy will ensure compliance	Low	Yes

	deliver new energy efficient homes across the city			
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8. OUTCOMES

Council Delivery Plan 2024	
	Impact of Report
Aberdeen City Council Policy Statement Working in Partnership for Aberdeen	<p>The proposals within this report support the delivery of the following aspects of the policy statement:</p> <ul style="list-style-type: none"> Homes for the Future.
Local Outcome Improvement Plan	
Prosperous Economy Stretch Outcomes	The proposal within this report supports the delivery of LOIP Stretch Outcome 1 – 1. No one will suffer due to poverty by 2026. The report seeks approval of the Local Housing Strategy timeline. The Local Housing Strategy will detail how affordable housing can be delivered which can assist with reducing poverty.
Prosperous People Stretch Outcomes	<p>The proposal within this report supports the delivery of Stretch Outcome 11 - Healthy life expectancy (time lived in good health) is five years longer by 2026.</p> <p>The provision of good quality, safe, sustainable, and affordable homes in thriving communities that meet their needs can contribute to healthy life expectancy.</p>
Prosperous Place Stretch Outcomes	The proposals within this report support the delivery of LOIP Stretch Outcome 13 - Addressing climate change by reducing Aberdeen's carbon emissions by at least 61% by 2026 and adapting to the impacts of our changing climate. The Local Housing Strategy will detail how affordable housing can be delivered which is energy efficient.
Regional and City Strategies	The proposals within this report support the City Region Deal, Net Zero Routemap, and the Local Development Plan through the delivery of housing and housing related services.

9. IMPACT ASSESSMENTS

Assessment	Outcome
Integrated Impact Assessment	No assessment required for recommendations 2.1, 2.2, and 2.3. I can confirm this has been discussed and agreed with Chief Officer Housing on 24/04/24. An Integrated Impact Assessment will be completed for the new Local Housing Strategy. An Integrated Impact Assessment is in place for the Strategic Housing Investment Plan for affordable housing delivery. New Integrated Impact Assessment has been completed for recommendation 2.4.
Data Protection Impact Assessment	Not required
Other	Not applicable

10. BACKGROUND PAPERS

10.1 Not applicable

11. APPENDICES

11.1 Not applicable.

12. REPORT AUTHOR CONTACT DETAILS

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