

ABERDEEN CITY COUNCIL

COMMITTEE	Communities, Housing and Public Protection Committee
DATE	21 November 2024
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	Housing Board Bi-Annual Report (June to November 2024)
REPORT NUMBER	F&C/24/335
EXECUTIVE DIRECTOR	Eleanor Sheppard
CHIEF OFFICER	Stephen Booth and Jacqui McKenzie
REPORT AUTHOR	Stephen Booth, Jacqui McKenzie and Eleanor Sheppard
TERMS OF REFERENCE	1.1.1

1. PURPOSE OF REPORT

- 1.1 At Communities, Housing and Public Protection Committee on 30 May 2024, the Executive Director Families and Communities was instructed to present Committee with bi-annual reports to enable Committee oversight of all housing improvement activity being coordinated by the Housing Board.
- 1.2 On 05 September 2024, the Communities, Housing and Public Protection Committee declared a housing emergency and committed to the creation and implementation of a rights based Housing Emergency Action Plan to align the work of internal and external partners to address the housing emergency. Committee recommended that Council establish a cross-party working group to monitor progress against the Plan in addition to reporting progress bi-annually to Committee.
- 1.3 On 30 May 2024, the Communities, Housing and Public Protection Committee instructed the Chief Officer – Corporate Landlord to pause new applications under the Council House buy-back scheme (with the exclusion of any properties in Torry with potential to meet the requirements of RAAC affected tenants) and bring a report on the Acquisition and Disposal policy and buy-backs progress to this committee no later than 21 November 2024.
- 1.4 At Communities, Housing and Public Protection Committee on 17 January 2023, the Chief Officer – Corporate Landlord was instructed to consolidate and refresh all asset management strategies for the HRA estate and report back to this Committee by late 2024.
- 1.5 This report aims to satisfy all committee instructions.

2. RECOMMENDATIONS

That the Committee:

- 2.1 Note the progress made by the Housing Board from June to November 2024,;
- 2.2 Note the Housing Emergency Action Plan in Appendix A and endorse the areas of focus within the Plan;
- 2.3 Note the evaluations contained in Appendices B and C;
- 2.4 Note the revised Minimum Letting Standard;
- 2.5 Approve the Council Housing Stock Acquisition and Disposal Policy as detailed in Appendix D and instruct officers to review the Policy on a bi-annual basis;
- 2.6 Instruct the Chief Officer - Corporate Landlord to continue with the suspension of the buy-back scheme and to review this again in early 2026, noting that flexibility remains to purchase individual properties to meet specific requirements; and
- 2.6 Note the intention that the Void Member/Officer working group members will form part of the Housing Emergency Cross Party Working Group.

3. CURRENT SITUATION

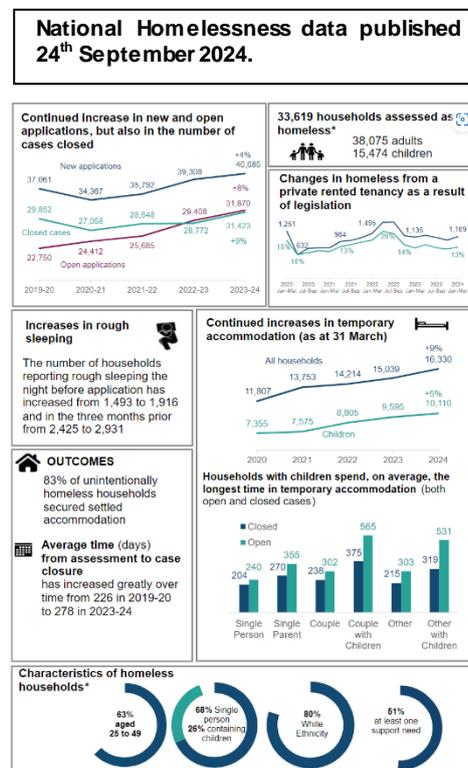
- 3.1 As outlined in [F&C/24/176](#), all housing improvement activity continues to be coordinated by the Housing Board.
- 3.2 The Housing Board has an agreed iterative plan (as shared in the Annual Assurance Statement report in September 2024 ([F&C/24/243](#))) which continues to be updated as the root cause of issues being experienced by the Housing Service and tenants is better understood (Appendix A). This Plan has been refreshed to act as the Housing Emergency Action Plan in order to ensure that the Housing Board drives work against one single Plan. The appropriateness of the Plan is reviewed on a monthly basis to ensure that work is informed and prioritised in light of progress, on-going evaluation and analysis of data.
- 3.3 The Void Property Member / Officer Working Group continues to meet. These meetings have provided a helpful opportunity to share and discuss Housing Board progress. Given the high number of factors contributing to void performance, members of the Voids Working Group agreed to receive updates on progress against the Housing Board Plan. Moving forward, and in line with the Committee's previous recommendation that Council set up a Cross Party Working Group to monitor progress in addressing the housing emergency, the intention is that this Cross Party Working Group will be chaired by the Convenor of Communities, Housing and Public Protection Committee and receive a formal progress report against the Housing Emergency Action Plan to enable monitoring of progress. A provisional terms of reference for the Group has been drafted.
- 3.4 Members will be aware that the Housing Board has structured its plan around key areas of focus and members are asked to endorse these high level themes. Considerable preparatory work has been undertaken over the last few months to ensure that we have the tools in place to help officers drive improvement. Paragraphs 3.5 - 3.46 of this report provide an overview of progress against these key areas of focus since progress was last reported in May 2024.

3.5 Area of Focus: Improved data management through the establishment of a Housing Data Dashboard.

Data needs have been agreed and a draft Power BI data dashboard established by Data Insights. The dashboard is reviewed at each Housing Board meeting so that further refinements can be made. As a result of the considerable investment of time in the development of the dashboard, it can now be used to support improved officer analysis and decision making. It is proposed to remove the actions associated with the development of the dashboard from the Housing Emergency Action Plan to reflect that the dashboard is now operational.

- 3.6 The current products used to support the collection and oversight of housing asset and maintenance data restricts ability to effectively analyse data around housing repairs which is of critical importance in addressing housing voids. Following detailed consideration, it was concluded that expanding NEC Housing, which is the management tool used by the Housing Service, to also include housing repairs and housing asset management capability will provide cost and operational advantages and benefits. Critically it will ensure that different Council Clusters work to a shared data set (rather than the current 4 plus) and are able to collectively interpret trends in order to identify next steps.
- 3.7 The NEC system will support the logging and scheduling of works and provide proactive and real-time communication to tenants. The system will also provide end-to-end job management (from capital planning through to delivery of response repairs, planned maintenance and delivery of capital works). As a result, it will be possible for all property jobs to be managed and tracked via one system with the same information being available in real time to all interested parties. Moving to this system will help strengthen central oversight and decision making and help officers prioritise based on demand. Following approval at the Finance and Resources Committee on 07 August 2024 (procurement reference CONH024), the system has now been commissioned and the first phase should start to be rolled out from April 2025.
- 3.8 The Housing Board has benefited from engagement with NHS Grampian who have secured resource from the Health Foundation through a programme called "Networked Data Lab". The programme aims to address some of the current challenges faced in multi-agency data linkage. It is thought that it might be possible to link housing and health conditions data e.g. respiratory disease, mental health prescriptions, to enable the Housing and Support model to be more targeted.

3.9 Considerable time is being invested in using national and local data sets to determine local priorities. The publication of new national data sets, such as national homelessness data published in late September 2024, is being fully analysed to understand the Council's position relative to other local authorities, other cities and the overall national mean. Undertaking this process as a Housing Board is helping to ensure that all clusters have a shared understanding of performance and a shared moral imperative to drive improvement across a manageable number of priorities. It is also providing valuable national context given that many local authorities are also facing considerable challenges in the provision of services to those experiencing or threatened with homelessness. Any specific actions arising from the analysis will be added to the Housing Emergency Action Plan and/or inform the work of the Homewards programme.



3.10 **Area of Focus: Alignment and interconnectivity of Housing Strategies and Plans to ensure decision making is consistent and helps secure improvement in the longer term.**

Work on the Local Housing Strategy (LHS) has progressed in keeping with the timeline agreed at Committee in May 2024. Part of the evidence base for the LHS is the Independent Living and Specialist Housing Provision Market Position Statement (MPS) 2024 – 2034 which has been agreed by the officer Strategy Board. Considerable work has also been undertaken on the Strategic Housing Investment Plan (F&C/24/320) also being presented to Committee, and this document will help ensure best value as we move forward. The Housing Emergency Action Plan has been updated to reflect the progress that has been made, given that the early actions required to support delivery of the LHS have now been completed.

3.11 Officers will seek approval from Communities, Housing and Public Protection Committee in January 2025 to begin public consultation on the draft Local Housing Strategy. If production of the LHS continues to progress as anticipated, the final Local Housing Strategy should be published in Spring 2025.

3.12 An Interim HRA 30 Year Business Plan was presented to Council in October 2024 ([CORS/24/286](#)) and approval was given to consult with tenants on proposals relating to rent. The consultation sought to obtain an understanding of the impact of the proposals on tenants and will be included as part of the HRA budget 2025/26 presented to Council on 11 December 2024. The 30 Year HRA Plan takes account of learning from recent evaluation activity and the prevalence of RAAC and will be further updated to reflect the agreed Local Housing Strategy and completed Asset Plan when these works are complete. There will be a need to keep the 30 Year HRA Plan under review and the Housing Emergency Action Plan will be updated to reflect this.

3.13 Support has been commissioned to enable the development of a robust Asset Management Plan. Five stages to the development of the Plan have been agreed by the Housing Board. These are to:

- Define measure and classify assets
- Identify asset performance measures
- Establish an asset scoring system
- Scrutinise asset performance outcomes
- Appraise options to inform future investment decisions

3.14 Work is progressing well against the first three stages which includes more detailed condition and suitability surveys of non-traditional low-rise housing stock (a sample of over 280 surveys have been undertaken as of autumn 2024). Taking sufficient time to complete these stages well, will support Corporate Landlord to maintain an asset data dashboard to help analyse asset performance more routinely in the years ahead and take decisions/make recommendations based on a firm evidence base.

3.15 The alignment of all key documents will help realise full cohesion across strategies and plans. As a result, the HRA 30 year Business Plan will be updated and reported to Council on an annual basis and will take account of the Asset Management Plan and updated Local Housing Strategy, following approval by this Committee. Taking this approach will help satisfy the instruction to consolidate and refresh all asset strategies.

3.16 Area of Focus: Improved tenancy management and tenant participation

An initial evaluation of the impact of Choice Based Lettings (CBL) has been undertaken with a summary evaluation available in Appendix B. Since its implementation, unexpected demands have significantly shifted the operating context, with over 900 properties being routed away from the CBL standard allocation approach to be allocated to those fleeing conflict in Ukraine and tenants impacted by the discovery of RAAC within their home. This is likely to have impacted on the strength of the evidence available on CBL at this time and triggers the need to undertake on-going evaluation to ensure that any changing context is taken into account and managed effectively.

3.17 The evaluation has highlighted differences in the behaviours and outcomes of those who actively engage with the CBL system and those who rely on auto bid. Those who actively participate in CBL:

- are less likely to abandon their property;
- are considerably more likely to accept the property offered;
- have shorter homeless journey times: and
- have a lower level of rent arrears.

3.18 The evaluation provides strong evidence of the need to increase the number of applicants participating in the CBL bidding process. Consideration now needs to be given on how to support those with a higher level of vulnerability (who currently have auto bid applied) to determine how best to support more positive outcomes for this group of people. This focus has been added to the Housing Emergency Action Plan. The evaluation also highlights how the use of CBL lengthens the time a property is void, this will require to be carefully monitored. The benefits of the system are thought to outweigh the risks around lengthened void time, but this will continue to be monitored carefully.

- 3.19 A Rent Arrears Improvement Charter has been put in place. Initiatives undertaken between June and November have concentrated on the Rent Assistance Fund and former tenancy arrears. As of 14 October 2024, a total of 92 referrals have been made to the Rent Assistance Fund. Out of these referrals, 50 approvals have been granted, delivering an average award of £1,489.14, bringing total payments to £77,721.00.
- 3.20 Rent Assistance Fund officers also undertook an exercise to look at static balance debts. Initially 91 cases have been awarded a payment from the fund. A further 166 static cases are now being reviewed. Multiple debts due to the Council have also been reviewed to support tenants coming out of debt. A data match with the Policy in Practice system will now be undertaken to progress this area further.
- 3.21 In year collection of rent is currently sitting at 97%, this compares favourably with other local authorities. A benchmarking process with other local authorities was undertaken to identify differences in the former tenancy arrears process. The main difference identified was the lack of write off of debt being undertaken by Aberdeen City Council (below 10% in ACC compared to a 30% average in our Family Group) and steps have been taken to better mirror the process utilised in other local authorities with revised working practices put in place alongside the Council's debt collection provider. All debt written off has been agreed with the Finance Team.
- 3.22 Former tenancy arrears collection has also been analysed. For 2023/24 the average Scottish local authority collection amount was £205,090. Aberdeen City achieved £419,690. For the first 6 months of 2024/25 the figure is £257,563. There is confidence that the collection of monies due is improving.
- 3.23 A number of process changes have already been implemented for current tenancies. Consideration is now focusing on small scale tests of change. One example of proposed activity is to target 5,377 tenants with an arrears balance of £400 and fewer which equates to £800,000 of the overall arrears figure. Pre tenancy activity is also being reviewed to ensure that new tenants begin their tenancies with Universal Credit in place, securing Direct Debit arrangement or payment in advance. This will be quality checked by the teams and monitored through the new tenancy visit.
- 3.24 A series of focus groups have been held with Housing and Support Officers to gain an understanding of some the challenges being faced by the service. High level findings are currently being shared and prioritised, and next steps will be agreed with staff. Actions will be reflected in the Housing Emergency Action Plan when known.
- 3.25 Current tenant engagement has been mapped and is to be evaluated with the participants of the various tenant groups. The Housing Service Review Group which comprises a panel of housing volunteers made up of existing Council tenants has also completed a review of tenant participation as part of tenant scrutiny. A detailed plan has been developed by the housing volunteers to bring all actions together into one place so that learning is more easily shared across groups/Housing Service and actions can be implemented. The Development Officer (Tenant Participation) will review and update the action plan on a quarterly basis with progress against the actions so that it is clear to tenants that their reviews are implemented, and tenant feedback is welcomed and delivered.

3.26 Area of focus: Improvement in stock management to ensure an effective end to end process

Considerable work has been undertaken to understand and agree the different roles, responsibilities and decision making across the Corporate Landlord, Housing and Capital Clusters. New Cluster structures and responsibilities have been agreed and posts will be recruited to where vacancies exist. Revisions to the process of managing voids has been drafted to clarify responsibilities across Corporate Landlord, Capital and Housing Clusters. Now that the data dashboard has been established, weekly meetings have been established between Housing and Corporate Landlord to oversee and direct work on all housing voids in order to maximise available housing stock.

- 3.27 There is considerable movement in void stock over a month. To illustrate the level of movement, in September 2024 there were 265 terminations and 197 properties were relet. This would have included properties in Balnagask which are not to be re-let and also some new build properties. As tenancies are terminated and become void, they are routed from the Housing Service to the repairs and maintenance to be brought up to the Minimum Letting Standard. The process of applying the Minimum Letting Standard has been challenging due to the volume of works required, the availability of trades resource and relies on manual co-ordination of different teams. Work is on-going to make the most efficient use of resource in the short term and the new NEC system, outlined in paragraphs 3.6 and 3.7, will help enable the most efficient use of resource.
- 3.28 When properties have been brought up to standard, they are passed back to the Housing Service and added to the CBL system for re-let along with any new properties that are ready for tenants. The use of this system realises a number of benefits as outlined in para 3.17 and 3.18, but also adds risk of delay as properties are subject to the bidding cycle.
- 3.29 As of 14 October, there were 1,766 housing voids without an offer, of which 509 are ready for occupation, and 221 were completed buy backs. 175 properties were under offer and 42 progressing to lease signing. The total number of housing voids is inclusive of new build properties that are in the process of being let through Choice Based Lettings. As is evident in the evaluations of both Choice Based Lettings and the Minimum Letting Standards (Appendices C and D), both of these policies impact the length of time a property is void and the proposed changes are planned to help this. Given the need to ensure that resources are used to greatest effect (to bring back properties that are quickly relet), it has become necessary to prioritise the use of resource on those properties most likely to be easily re-let in order to prevent considerable investment in properties that are unlikely to re-let easily due to lower demand. There is emerging evidence of modest improvement in housing voids. There has been a 13% reduction in housing voids (2,279 voids as of 15 July 2024 reduced to 1,983 week beginning 14 October 2024). 8.3% of this reduction has resulted from RAAC affected properties coming out of stock. Officers will continue to identify areas for further exploration given the very many factors that impact the void process.
- 3.30 The evaluation of the Minimum Letting Standard is available in Appendix C. Findings highlight how application of the standard lengthens the period of time a property is void. Although there is evidence that fewer tenants refuse

properties based on condition, the associated cost and impact on void length is considerable and not thought to be sustainable given the declared Housing Emergency. Officers will implement a revised standard outlined in Appendix Cand monitor the impact of the key measures outlined at the end of the evaluation.

3.31 The committee should also be aware that a gateway has been introduced to ensure that work that exceeds £20,000 is undertaken only where there is strong demand for properties to ensure that resources are used in the most effective manner at this time. Work is currently underway to reduce turnaround times whenever possible and a number of other improvement projects/ tests of change are being developed..

3.32 **Area of focus: Delivery of Partnership Plan focused on preventing homelessness in Aberdeen.**

The approach regarding homelessness has taken both an inward focus and an outward partnership preventative focus.

3.33 The internal plan focuses on Council processes to concentrate on a reduction in the use of hotel accommodation through the reducing hotel use action plan which covers 3 key areas:

- Increasing temporary accommodation
- Increasing lets to statutory homeless cases
- Reducing homeless demand.

3.34 Since the 31 March 2024, hotel room use has reduced from 123 to 64 rooms (as of 23 October 2024), with a net increase in temporary furnished flats. A continued focus on increasing the number of decisions reached on statutory homeless cases to within 28 days has so far yielded an increase from the year end position of 45.2% to 54.3% of decisions being reached within the 28-day target. This is producing a positive impact on the journey time reducing from the year end position of 160 days to 140 days. Clear and structured weekly monitoring of the management of temporary accommodation and hotel stock is ensuring blockages for move on are resolved.

3.35 Our approach to preventing homelessness is being developed through the city's participation in the Homewards programme. An update on this programme, the formation of the coalition and the progress made on the development of the Local Action Plan was shared in a report to Communities, Housing & Public Protection Committee on 05 September 2024 ([CORS/24/246](#)). The improvement projects identified by partners in the city working in homelessness cover 3 key drivers:

- **Focusing on reframing perceptions of homelessness** – recognising that there are many diverse types of homelessness, beyond street homelessness, including hidden homelessness, progressing towards developing a shared language and understanding.
- **Universal prevention of homelessness and addressing root causes** – reaching people at an earlier stage, prior to a crisis, increasing learning and understanding about the causal factors and touch points for intervention.

- **Ensuring adequate supply of housing across all tenures and homes are the right size, type, and location** – recognising the importance of a safe settled home and the value of choice.
- 3.36 The programme will continue to be governed through Community Planning Aberdeen and has projects that seek to extend prevention activity as well as capture and consider learning for the implementation of the upcoming 'Ask and Act' duties that are to be placed on public bodies, to strengthen a shared responsibility in the prevention of homelessness. In addition, local registered social landlords are keen to establish a routine strategic meeting with senior officers to help identify further opportunities to realise whole system improvement in light of the declared housing emergency. The Group plans to meet for the first time formally in November 2024.
- 3.37 Given the high proportion of those who present as homeless who have experienced domestic violence, the Violence Against Women and Girls Partnership will consider how best to help reduce the proportion of victims presenting as homeless. This work has been added to the Housing Emergency Action Plan.
- 3.38 Area of focus: RAAC**
Council, on 21 August 2024 ([CORS/24/233](#)), considered the future of RAAC affected properties. The Council approved that the optimum option is the demolition and rebuild of homes on site and asked for detail to be brought back to a future committee. It also instructed officers to negotiate with private owners to acquire their properties on a voluntary basis and instructed a detailed masterplanning exercise to determine future development proposals. A verbal update was subsequently provided to Communities, Housing & Public Protection Committee on 05 September 2024.
- 3.39 A dedicated Housing & Support Team continue to engage with those Council tenants who are yet to be rehomed to work towards a positive outcome for them and their families. As of 08 October 2024, 156 leases had been signed (ACC & RSL's) and a further 10 households had sourced alternative accommodation. There were 127 Council tenants awaiting rehoming. Of those, 59 council tenants had signed for their new home and were in the process of moving, leaving 68 households of which 54 were under offer.
- 3.40 External support has been secured to support the voluntary acquisition process with owners should they wish to consider it at this time, and additional support from SAMH has been commissioned for homeowners and tenants. Housing and Support Officers will work with tenants who have been rehomed to enable them to effectively integrate into their new communities. In addition, access to mental health and wellbeing support is being established for owner occupiers.
- 3.41 Area of focus: Capital Programme**
In consideration of the Capital Programme of works, for simplicity, there are currently three distinct groupings of capital expenditure across the Council relating to housing;
1. New build housing
 2. Capital expenditure related to existing stock, and
 3. Future RAAC related expenditure.

- 3.42 Taking these in turn, the delivery of the new build housing is reported to the Communities, Housing and Public Protection Committee on a regular cycle. The latest progress report was considered on 05 September 2024 ([RES/24/246](#)). In summary, the delivery of the new build programme is progressing as currently planned.
- 3.43 With regard to capital expenditure related to the existing housing stock, there has historically been an underspend. This is due to a number of factors, but one of the primary reasons is inconsistent data.
- 3.44 As noted above in paragraph 3.7, following the implementation of the new NEC system, the expectation is that the improved data management will inform and optimise the planning and implementation of capital programme works.
- 3.45 In readiness and looking ahead, the Capital Cluster have implemented a number of services and works frameworks, in preparation for this transformed process. These frameworks have been designed to allow pre-construction activities to be undertaken, in advance of the intended works spend year. These frameworks are also designed to allow for effective information sharing, with contractors being required to provide information in whatever format that ACC might require.
- 3.46 The third and last area of focus is future RAAC related expenditure, refer to paragraph 3.38 above. Following the most recent report to Council on this matter ([CORS/24/233](#)) one of the next steps is to report planned demolition and landscaping works. The quantification and timing of these works is currently under development and will be reported to a future committee.
- 3.47 Council House Stock Acquisition and Disposal Policy and Buy-Backs Progress**
- The current policy for disposal of Council housing stock has been in place since 30 October 2012 and was introduced to manage the disposal of properties, mainly flats in mixed ownership blocks, as they became vacant.
- 3.48 The current policy for acquiring former Council housing to the housing stock was introduced on 07 February 2019. The purpose was to increase the number of properties available for letting and to assist in returning blocks in mixed ownership to majority or full Council ownership.
- 3.49 These policies have operated independently of one another in the past. Linking these policies will ensure that no property is acquired by, or disposed of, from the Housing Revenue Account (HRA) without first being subjected to testing against set criteria.
- 3.50 Under the existing delegated powers, the Chief Officer - Corporate Landlord has authority, following consultation with the Convener of the Finance and Resources Committee, to instruct the Chief Officer – Governance to acquire or dispose of properties where the consideration is less than £250,000 provided that such sale or acquisition represents the land or property's market value. The amended policy sets out clear guidance on the properties meeting the key criteria for consideration for acquisition or disposal (Appendix D).

- 3.51 This amended policy has updated previous policies to ensure they are adequately aligned to meet additional requirements around Scottish Housing Quality Standards (SHQS), Housing for Varying Needs (HFVN), Energy Efficiency Standard for Social Housing (ESSH2) and net zero.
- 3.52 The criteria for assessing each property includes a scoring matrix which sets out the following questions:
1. Would the purchase be considered value for money? (Payback Years)
 2. Would the purchase reduce mixed tenure and increase future improvement options?
 3. Would the purchase reduce the pressure on the waiting list?
 4. Would the purchase ensure the energy efficiency targets are met?
 5. Would the purchase meet the strategic housing need?
 6. Would the purchase reduce any outstanding estate management issues?
- 3.53 Committee is asked to approve the updated Council Housing Stock Acquisition and Disposal Policy available in Appendix D.
- 3.54 The Housing Board has made good progress since being established and will continue to meet monthly to help drive improvement.
- 3.55 Publication of any national guidance, in light of the Housing Emergency declared by the Scottish Government, will trigger a review of the Housing Emergency Action Plan.

4. FINANCIAL IMPLICATIONS

- 4.1 Where there are financial implications noted against a particular project these are noted within the commentary. No additional financial requests are identified as a consequence of this report.
- 4.2 Any specialised or additional resource requirement will be identified within the HRA budget setting process.
- 4.3 Over the past 5 years the Council has been able to secure the following sums from the Scottish Government to assist in the buy back of properties.:
- 2020/21 - 106 x £30,000 = £3,18 M
 - 2021/22 - 127 x £30,000 = £3,81 M
 - 2022/23 - 100 x £30,000 = £3 M
 - 2023/24 - 101 x £30,000 = £3,03 M
 - 2024/25 - 42 x £30,000 = £1,26 M (to date)

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 out of this report.

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	Risks	Primary Controls/Control Actions to achieve Target Risk Level	*Target Risk Level (L, M or H) *taking into account controls/c control actions	*Does Target Risk Level Match Appetite Set?
Strategic	Quality of housing may reduce without effective maintenance, repairs, and capital improvements	Delivery of the Action Plan outlined in Appendix A.	M	Yes
Compliance	Failure to provide quality housing will breach requirements of legislation and the Scottish Housing Regulator.	Delivery of the Action Plan, which reflects the actions identified as the annual assurance statement was developed outlined in Appendix A, and approval of the Council Housing Stock Acquisition and Disposal Policy.	L	Yes
Operational	Provision of housing is a priority for residents of Aberdeen City. Failure to ensure there is an adequate supply of good quality housing may result in people seeking to be housed elsewhere.	Delivery of the Action Plan outlined in Appendix A.	M	Yes
Financial	Failure to have efficient and effective systems compromises the Council's ability to demonstrate best value	Delivery of the actions in the Action Plan and focus on reducing void times and levels	M	Yes
Reputational	Failure to improve the quality of Council homes may harm the Council's reputation if the properties need repairs.	Delivery of the Action Plan outlined in Appendix A.	L	Yes
Environment / Climate	Improvements to homes have a positive impact on carbon reduction. Failure to effectively implement the proposals may result in increased carbon emissions.	Delivery of the Action Plan outlined in Appendix A.	L	Yes

8. OUTCOMES

<u>COUNCIL DELIVERY PLAN</u>	
Impact of Report	
Aberdeen City Council Policy Statement	A number of areas within 'Homes for the Future' will be positively impacted by this report. Of particular impact on the policy statement are: <ul style="list-style-type: none"> • The development of an Asset Management Plan • The number of adaptations made to homes • Work to realise net zero targets • Increasing choice for tenants
Aberdeen City Local Outcome Improvement Plan	
Prosperous People Stretch Outcomes	The proposals within this report support improved healthy life expectancy by setting out steps towards achieving improvements in the housing stock.
Prosperous Place Stretch Outcomes	The proposals within this report support reducing Aberdeen's carbon emissions and improving the standard of housing by setting out steps towards achieving better quality housing.
Stretch Outcome 12	<i>Aims to 'Reduce homelessness by 10% and youth homelessness by 6% by 2026, ensuring it is rare, brief and non-recurring with a longer-term ambition to end homelessness in Aberdeen City'.</i>
Regional and City Strategies	The work of the Housing Board is helping inform the development of our Local Housing Strategy.

9. IMPACT ASSESSMENTS

Assessment	Outcome
Integrated Impact Assessment	<i>No assessment required. I confirm this has been discussed and agreed with Stephen Booth, Chief Officer Corporate Landlord on 1st October 2024.</i>
Data Protection Impact Assessment	Not required
Other	None

10. BACKGROUND PAPERS

[Scottish Government Affordable Housing Supply Programme](#)

11. APPENDICES

- Appendix A – Housing Emergency Action Plan
- Appendix B – Choice Based Letting evaluation
- Appendix C – Minimum Letting Standard evaluation
- Appendix D – Council Housing Stock Acquisition and Disposal Policy

12. REPORT AUTHOR CONTACT DETAILS

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