



**Strategic Housing
Investment Plan
2025/26 – 2029/30**

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1. Introduction

1.1 The core purpose of the Strategic Housing Investment Plan (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 2023/24 there were 806 affordable housing completions delivered in Aberdeen through the Affordable Housing Supply Programme. As of October 2024, 162 affordable housing completions have taken place across the city, with 371 units being projected for completion in 2024/25. The table below shows the location, developer and type of affordable homes completed in 2023/24.

Location	Housing Provider	Type	No. of units
Council Buy Backs	ACC	Social Rent	100
Cloverhill	ACC	Social Rent	174
Summerhill	ACC	Social Rent	183
Tillydrone	ACC	Social Rent	30
Falkland Avenue	Hillcrest	Social Rent	59
Falkland Avenue	Hillcrest	Mid-Market Rent	24
Newton of Charleston	Hillcrest	Mid-Market Rent	10
Countesswells	Osprey	Social Rent	1
Friarsfield Avenue	Places for People	Mid-Market Rent	8
Riverside	Places for People	Mid-Market Rent	14
Donside	Sanctuary	Social Rent	61
North Anderson Drive	Sanctuary	Social Rent	118
Persley Den	Sanctuary	Social Rent	24
Total			806

2. Strategic Context

2.1.1 Local Housing Strategy

2.1.2 The Aberdeen City Local Housing Strategy (LHS) 2024-2029 is currently being refreshed and 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 housing supply targets are yet to be identified but will form part of the refreshed LHS.

2.1.3 In developing the LHS, the Council is working 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.

2.1.4 The LHS sets out a framework of actions and investment with partnership working to deliver its strategic outcomes. The LHS is underpinned by the [Housing Need & Demand Assessment 3](#) and reflects the [Aberdeen Local Development Plan](#). The HNDA 3 was approved by the Centre for Housing Market Analysis in January 2024.

2.1.5 The strategic outcomes identified for Aberdeen City Council in the LHS 2024 – 2029 are:

- We will support a sufficient supply of housing to meet the varying needs of the people of Aberdeen.
- We will use a place-based approach to support key decision making across existing and new communities.
- 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.
- 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.
- 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.
- We are committed to improving the condition of existing homes, across all tenures, for the people of Aberdeen.
- 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.

2.1.6 The SHIP is aligned with the strategic outcomes in the LHS, and the investment priorities are consistent with the strategic outcomes. The delivery of affordable housing through the SHIP contributes to all of the strategic outcomes identified in the LHS, with the exception of the Private Rented Sector outcome.

2.2 Empty Homes

2.2.1 Two full-time Empty Homes Officers are in post to reflect the changing requirements of empty homes across the city and to ensure empty homes are brought back into use.

2.2.2 The Empty Homes Officers work with owners to bring empty properties back into use. Since the post was created, 780 empty properties have been brought back into use. Work is ongoing with landlords and letting agents across the city to “match” people from housing waiting lists with owners/letting agents of empty Private Rented Sector properties through the council’s Matchmake to Rent Scheme.

2.2.3 The table below details the number of long-term empty homes brought back into use over the last three years by the length of time empty.

	<6-12months	1-2 years	2-5 years	5-10 years	10 years+	Total
2023/24	13	48	26	10	0	97
2022/23	8	32	156	25	4	225
2021/22	6	12	234	3	7	262
2020/21	10	29	21	70	9	139

2.2.4 The Council utilises the Council Tax (Variation for Unoccupied Dwellings) (Scotland) Amendments Regulations 2016 which allow local authorities to charge increased Council Tax on certain homes that have been empty for one year or more without being actively marketed for sale or rent and two years or more if being actively marketed. One of the tools available to encourage owners to bring their property back into use is the additional 100% Council tax levy. 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. To date, £28,642,456 has been generated which is allocated on an annual basis, subject to committee approval, to the council house new build programme which is well underway to provide 2,000 new council homes.

This funding is also used for the Empty Homes Officer posts. See 6.4 below for more detail.

2.3 Gypsy/Travellers

2.3.1 The lack of suitable secure accommodation underpins many of the inequalities that may be experienced by Gypsy/Travellers. It often leads to these groups 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.

2.3.2 In order to address this, the Local Development Plan 2023 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 Aberdeen Planning Guidance for the Local Development Plan.

2.3.3 The Council has one permanent Gypsy/Traveller site at Clinterty. £3,244,691 was provided through the Scottish Government's Gypsy/Traveller Accommodation Fund to carry out capital works to this site. The site has been demolished and rebuilt to ensure it meets current and future needs of Gypsy/Travellers. The redevelopment was completed in April 2024, increasing caravan capacity, and delivering 21 amenity blocks. Feedback from residents in relation to the new site has been positive with 100% satisfaction.

2.4 Rapid Rehousing Transition Plan (RRTP)

2.4.1 The strategic housing priorities in this SHIP are aligned and consistent with the priorities detailed in the LHS and the Council's RRTP.

2.4.2 The RRTP is also embedded in the Aberdeen City Health and Social Care Partnership's Strategic Plan.

2.5 Child Poverty Action Plan

2.5.1 The SHIP links with the Local Child Poverty Action Plan and recognises that investment in the provision of affordable housing can reduce the costs of living which can directly impact on child poverty. The SHIP also links with the Local Outcome Improvement Plan 2016-26, which acts as the shared strategic plan to address poverty and inequality of outcomes in Aberdeen City.

2.6 Buy-Back Policy

2.6.1 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 and adapted properties. Acquisitions under this scheme were paused as of 31 May 2024 to allow an evaluation of the scheme to be undertaken. This pause does not include properties in Torry which may meet the requirements of RAAC affected tenants. Officers were instructed to bring a report on the Acquisition and Disposal Policy, including buy-backs progress to a future meeting of Communities, Housing and Public Protection Committee which will be presented on 21 November 2024.

2.6.2 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.

2.6.3 433 properties have been purchased through the buy-back scheme up to 31 March 2024.

2.7 City Centre Masterplan

2.7.1 The long-term ambition is to make the city centre in Aberdeen a more attractive place to live in; a healthy place where people want to live, work, and socialise. The aim is to create a city centre that takes advantage of under-utilised space and brings vitality by creating the conditions for a change in, or new uses for buildings.

2.7.2 Significant investment is taking place in the city centre as part of the City Centre Masterplan. Encouraging city centre living is a key part of this and actions have been taken to stimulate development. One of the actions is an affordable housing waiver zone in the city centre. Since the waiver was introduced, 1,034 homes have been approved, 53 applications are pending a decision and a further 417 homes have been completed. Prior to the introduction of the waiver, 37 homes (1 application) was submitted between January - September 2018,

18 homes (2 applications) during 2017, and 42 homes (1 application) were submitted during 2016. The data therefore shows that there has been a direct increase in the number of applications for homes submitted and consented within the city centre since the introduction of the interventions has resulted in existing buildings being converted into residential use in the city centre.

2.8 Housing Need and Demand Assessment

2.8.1 The HNDA 3 was certified as robust and credible by the Centre for Housing Market Analysis in January 2024. Chapter 3 of the HNDA identified that larger family homes are increasingly in demand on the Council's waiting lists, while Chapter 5 identified that there is a growing trend of resettlement groups and international students requiring larger family accommodation. Chapter 3 of these HNDA also identified that there was a reduced demand for flatted accommodation. Trends identified in the HNDA will be incorporated into the affordable housing developments as part of the SHIP process.

2.9 Specialist Provision Accommodation

2.9.1 The [Complex Care Market Position Statement](#) 2022-2027 identifies the strategic requirement for specialist provision homes. It has identified that 60 individuals with complex care needs require specialist provision accommodation. This will be met, where possible, through the SHIP, however this type of specialist accommodation is expensive and will require additional resources for it to be deliverable.

2.9.2 The draft Independent Living and Specialist Provision Market Position Statement 2024-2034 will identify further requirements for specialist provision accommodation which will also be incorporated into the SHIP when complete.

3. Aberdeen City SHIP 2025 – 2030

3.1 The Aberdeen City Affordable Housing Programme details a range of affordable housing projects including RSL and Council Social Rent. It also includes RSL 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 development constraints that arise which are slowing down or preventing delivery.

3.3 Officers of the council are also consulted on planning applications which presents opportunities to inform developers to contact RSLs at an early stage to discuss the affordable housing requirements. This is helpful because some of the projects coming forward in the SHIP are reliant on Section 75 Agreements being completed. Many 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 reliant on Section 75 Agreements to deliver affordable housing.

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

3.5 Constraints

3.5.1 A combination of factors including inflation rates and the invasion of Ukraine affecting access to supply markets in Russia, Ukraine, and surrounding area, have led to a cycle of market and price volatility and shortages across many commodities which is having a negative impact on the delivery of capital projects and budgets. Whilst price volatility appears to be levelling off, there is still a significant increase in the cost of materials and contractors.

3.5.2 This market and price volatility led to the decision by Council to pause two of the six council new build housing sites at Craighill and Kincorth. The projects have been through a value engineering process to reduce costs and have been redesigned and resubmitted for planning permission. Planning consent was granted in Q2 2024 for Craighill and is anticipated to be granted for Kincorth in Q4 2024. Craighill began construction on site in September 2024. Kincorth is currently out for tender, and consideration has been given to phasing this development over a longer period to reduce the short-term impact on the capital budget.

3.5.3 There is uncertainty regarding funding sources for future affordable housing projects which has a detrimental effect on the Council's ability to plan affordable housing provision in the coming years. There has also been a reduction in the affordable housing supply programme which has led to the Council being unable to proceed with sites, particularly those that do not fall under a Section 75 legal agreement. There has also been an increase in developers who are reluctant to plan for delivery of affordable housing through Section 75 agreements and would choose to provide a commuted sum which will require careful management and consideration.

3.6 Construction

3.6.1 There is currently no provision for offsite construction methods to be utilised within the Aberdeen City Council housing programme. Lessons learnt from a recent small scale modular build development (amenity units for 21 plots at Clinterty Park) within Aberdeen has identified constraints within the supply chain and meeting the standard of build for this form of construction within the north east setting.

3.6.2 Aberdeen City Council remains committed to the delivery of affordable housing and it will consider different construction methods as market conditions permit.

The Council will collaborate on design and procurement, where possible, to facilitate and support efficient delivery of projects.

3.7 Affordable Rural Homes for Key Workers Fund

3.7.1 There are no rural implications for Aberdeen City Council.

4. **Prioritisation**

4.1 Projects are assessed using the following prioritisation methodology:

- 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.

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 2024-2029 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 Association
- Places for People
- Sanctuary Scotland

6. Resources

- 6.1 Through the Affordable Housing Supply Programme, the Scottish Government has confirmed the Resource Planning Assumptions for 2024/25. Affordable Housing Supply Programme Resource Planning Assumptions have not yet been issued beyond 2024/25 which makes detailed planning for the delivery of affordable housing challenging but meanwhile, Officers have used this year's resource planning assumption as an indicative figure. This lack of certainty may also risk the delivery of market housing where sites have mixed tenures. This is particularly the case in Aberdeen where there is a number of large strategic master planned sites with long term delivery programmes over the next decade.
- 6.2 A number of these sites are due to deliver affordable housing through Section 75 legal agreements, and Aberdeen City Council are currently unable to confirm which projects can be prioritised. There are a range of sites that are going through the planning process at the moment and some developers are suggesting that affordable housing should be provided in the form of a commuted sum, instead of onsite delivery which will only exacerbate the housing emergency. Local authorities require certainty of funding for 3-5 years to allow effective planning and delivery of affordable homes.
- 6.3 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.
- 6.4 The delivery by the RSL sector is predicated on partnership working with 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.
- 6.5 Discretionary Council Tax Discount on Second Homes and Unoccupied Homes
- 6.5.1 Council Tax income generated from second and unoccupied homes falls into two categories:
- Existing powers where income is received from reducing the discount anywhere between 50% and 10% for both long-term empty homes and second homes. Income generated in this category is ring-fenced for affordable housing.
 - Any new income received through reducing the discount on long term empty properties below the previous 10% limit or increasing Council Tax. This income is not ring-fenced and can be used as the local authority sees fit on housing or other priorities.

6.5.2 Aberdeen City Council uses this discretionary power, and the additional income is retained locally and used as grant funding for Aberdeen City Council for the provision of new-build affordable social housing and to fund the Empty Homes Officer posts. The uncommitted balance is subject to a report to Finance and Resources Committee to ensure the uncommitted available balance is used as part of the council new build programme.

6.5.3 Income received and paid up to 31 March 2024 is shown below.

Income received	£28,642,456
Allocated to ACC	£23,503,313
Paid to RSLs	£2,947,784
Empty Homes	£310,873
Uncommitted Available Balance (at 31.3.24)	£ 1,880,486

6.5.4 The Council Tax on second homes and unoccupied homes provided an income of £1,981,176 in 2023/24. 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 Finance and Resources Committee to support the delivery of affordable housing.

6.6 Section 75 Affordable Housing Contributions

6.6.1 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.

6.6.2 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 2024/25.

6.6.3 The table below details the Section 75 Funding to 31 March 2024

Total Received (as at 31.3.24)	£14,452,227.41
Grants previously paid to RSLs	£3,613,801.00
Grants paid to ACC new build	£10,795,962.00
Uncommitted Available Balance (at 31.3.24)	£42,464.41

6.6.4 These funds are disbursed by the Finance and Resources Committee to support the delivery of affordable housing.

6.7 Local Authority Funding

6.7.1 The Council is significantly investing in the delivery of affordable housing using funding from a variety of sources including Council Tax from second homes and unoccupied homes as detailed at 6.6 above, Developer Obligations detailed at paragraph 6.6 above, Council Housing Revenue Account – Capital from Current Revenue and Council Borrowing from Public Works Loan Board. These sources of funding alongside grant which may be available through the Affordable Housing Supply Programme will enable the council to deliver its ambitious new build programme.

7. **Wheelchair Accessible Housing**

7.1 Guidance issued by the Scottish Government 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.

7.2 Evidence Base

7.2.1 The Housing Need and Demand Assessment 3 shows Aberdeen City Council has 223 wheelchair accessible properties in specialist accommodation (including sheltered and very sheltered) and 428 in 'mainstream' housing, accounting for 1.9% of the total stock.

7.2.2 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 1,516 households require ground floor accommodation, 169 require level access and 59 require full wheelchair accessible design.

Medical Recommendation	1	2	3	4	5	TOTAL
Ground floor recommendation	1,216	185	94	18	3	1,516
First floor recommendation	99	96	105	27	7	334
Level access required	126	28	12	3	0	169
Wheelchair accessible required	24	19	14	2	0	59
Able for stairlift	0	3	1	0	0	4
Community alarm recommended	36	6	0	0	0	42
Extra bedroom recommended	0	48	56	34	3	141
Any other recommendation	1,235	227	141	40	8	1,651
Total	2,736	612	423	124	21	3,916

Source: Aberdeen City Data – extracted 31 March 2024

- 7.2.3 In 2023/24 there has been a 4.7% increase in the overall number of applicants applying for accessible housing rising from 3,741 to 3,916. This includes a 1.7% increase in applications for those requiring ground floor accommodation, increasing from 1,490 to 1,516 and a 6.9% increase for those applying for level access, rising from 159 to 169. The number of people applying for fully wheelchair accessible housing has increased by 3.5% from 57 to 59 applicants. These figures continue to remain consistent each year, demonstrating the ongoing requirement for accessible housing.
- 7.2.4 Analysis carried out during the development of the Housing Need and Demand Assessment 3 based on the methodology used in the ‘Still Minding the Step’ report estimates there are 3,766 wheelchair households in Aberdeen. This is projected to increase alongside household growth and an ageing population. It is estimated that 737 wheelchair households have an unmet need in the city.
- 7.2.5 The Council is committed to reducing waiting lists for accessible housing by working with its internal design team and RSL partners 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.
- 7.2.6 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 Disabled Person’s Housing Service (DPHS) to establish a baseline. This work is being overseen by the Independent Living & Specialist Provision Strategic Group that delivers and monitors the Aberdeen City Local Housing Strategy’s Joint Delivery Action Plan in relation to specialist provision housing.

7.3 Approach to Increase Provision

- 7.3.1 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.
- 7.3.2 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 is now embedded into the [2022 – 2025 Strategic Plan](#) which is currently being refreshed. Housing's contribution is also articulated in the [Mental Health and Learning Disability Residential and Supported Living Market Position Statements](#) and [The Complex Care Market Position Statement](#). An Independent Living and Special Housing Provision Market Position Statement covering all service user groups is due to be published in 2024 and will be incorporated in the SHIP where necessary.
- 7.3.3 The intended approach is to increase the overall provision of wheelchair accessible properties and is articulated in the Local Housing Strategy 2024 – 2029. This sets a 15% target for delivery of wheelchair accessible social rented housing.
- 7.3.4 Scotland's Fourth National Planning Framework Position Statement states policies should reflect diverse housing and accommodation needs, including the housing needs of older people and disabled people. Work with developers will continue to encourage more wheelchair accessible homes through National Planning Framework 4. The Local Housing Strategy 2024 – 2029 will introduce a new 5% target for private sector, which aims to encourage private sector developers to increase the provision of wheelchair accessible housing.

7.4 Number of Wheelchair Accessible Homes

- 7.4.1 The Local Housing Strategy identifies an affordable housing target with a minimum 15% being fully wheelchair accessible.
- 7.4.2 Aberdeen City Council has two developments ongoing at Cloverhill and Craighill, which will have at least 15% of the homes as fully wheelchair accessible which will significantly increase the numbers of wheelchair accessible homes across the city.
- 7.4.3 RSL partners are also encouraged to deliver a minimum 15% as fully wheelchair accessible where this is possible.
- 7.4.4 Based on the 15% target, there is the potential to provide 376 specialist provision properties which includes a commitment for 317 wheelchair accessible properties and includes 59 specialist provision properties for people

who require supported accommodation through the SHIP by the council and RSL partners by 2029/30.

7.4.5 The table below shows wheelchair accessible housing for the Aberdeen City Council developments which are to be delivered during the lifespan of this SHIP. 14 fully wheelchair accessible units at Kaimhill and 22 at Tillydrone have been delivered before this SHIP cycle begins.

Site	Total Units	Flats		Cottage Flats		Houses		W/C Accessible	
		1 bed	3 bed	1 bed	2 bed	3 bed	4 bed	Total	%
Cloverhill	536	7		10	38		26	81	15
Craighill	99	18	18					36	36
Kincorth	212	49	12			17		78	37
Total	847	74	30	10	38	17	26	195	23

7.4.6 In relation to the private sector, the Council will make the case for greater numbers of accessible homes to be delivered. Engagement with private developers will continue to encourage an increased provision of fully wheelchair accessible housing in the private sector, in line with the requirements of NPF4 and a 5% target for private sector homes is recommended to be included in the refreshed Local Housing Strategy.

8. SHIP Summary

8.1 The SHIP 2024 – 2029 has the potential to provide up to 2,485 new affordable homes. If all homes were delivered, this would significantly help meet housing need and demand across the city and help to address the housing emergency that was declared in Aberdeen in May 2024.

8.2 Table 1 - Years 2025/26 – 2029/30

8.2.1 This table shows there is the potential to complete 2,485 affordable units during this period. If all the projects were to go ahead there would be a requirement for grant subsidy of £277m. As detailed in Section 6 above, resource planning assumptions have not yet been issued beyond 2024/25 which makes detailed planning for the delivery of affordable housing challenging but this year's resource planning assumption will be used as an indicative figure.

8.2 Tables 2 & 3

8.2.1 These tables show potential projects which may be able to claim from the Housing Infrastructure Fund. One potential project at Greenferns has been identified for 350 homes.

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

8.3.1 This table shows there are no affordable housing projects to be funded completely out with the RPA.

8.4 Table 5.1- Council Tax Raised on Second and Unoccupied Homes

8.4.1 The council continues to raise considerable funding for affordable housing through reducing the Council Tax discounts on empty and second homes and by applying the premium levy on long-term empty homes. In 2023/24, the unallocated Council Tax income on second homes and unoccupied homes is £1,880,486. These funds will be subject to committee approval to be disbursed to the council house new build programme.

8.5 Table - 5.2 Affordable Housing Policies (AHPs) Contributions

8.5.1 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 2023/24 £42,464.41 was received. These funds will be subject to committee approval to be disbursed to the council house new build programme.

9. Council Approval of SHIP

9.1 The SHIP and the associated spreadsheets 2025/26 – 2029/30 are recommended for approval by the Communities, Housing and Public Protection Committee on 21 November 2024.