

## ABERDEEN CITY COUNCIL

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<b>COMMITTEE</b>	Communities, Housing and Public Protection
<b>DATE</b>	27 May 2025
<b>EXEMPT</b>	No
<b>CONFIDENTIAL</b>	No
<b>REPORT TITLE</b>	Aberdeen City's Affordable Housing Delivery Programme
<b>REPORT NUMBER</b>	F&C/25/120
<b>DIRECTOR</b>	Eleanor Sheppard
<b>CHIEF OFFICER</b>	Jacqui McKenzie
<b>REPORT AUTHOR</b>	Mel Booth
<b>TERMS OF REFERENCE</b>	1.1.1

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### 1. PURPOSE OF REPORT

- 1.1 To provide an update on Aberdeen City's Affordable Housing Delivery Programme.

### 2. RECOMMENDATION(S)

That the Committee:

- 2.1 Note the progress on delivery of Aberdeen City's Affordable Housing Delivery Programme.

### 3. CURRENT SITUATION

#### 3.1 Affordable Housing Supply Programme

- 3.1.1 £12.508m was allocated to Aberdeen City Council in 2024/25 through the Scottish Government's affordable housing supply programme which was fully utilised.
- 3.1.2 In 2024/25 there were 459 affordable housing completions in Aberdeen through the affordable housing supply programme. 34 of these homes were fully wheelchair accessible and 8 were specialist provision homes. 472 homes are projected for completion in 2025/26.
- 3.1.3 The table below shows the location, housing provider, and type of affordable homes completed in 2024/25. It shows that Aberdeen City Council contributed to the delivery of an additional 242 affordable homes.

Location	Housing Provider	Type	No. of units
Council Buy Backs	ACC	Social Rent	42
Cloverhill	ACC	Social Rent	125
Kaimhill	ACC	Social Rent	35
Tillydrone	ACC	Social Rent	40
Falkland Avenue	Hillcrest	Social Rent	12
Falkland Avenue	Hillcrest	Mid-Market Rent	44
Countesswells	Osprey	Social Rent	5
Craigievar	Osprey	Social Rent	8
Ellon Road	Osprey	Social Rent	6
Riverside	Places for People	Social Rent	16
Persley Den	Sanctuary	Social Rent	126
<b>Total</b>			<b>459</b>

#### 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; the provision of affordable housing contributes to this positive impact.

#### 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	Target Risk Level (L, M, H)	Mitigation	Does Target Risk Level Match Appetite Set?
<b>Strategic Risk</b>	Failure to deliver affordable housing.	L	The Council and RSL partners have ambitious new build	Yes

			programmes to deliver affordable housing across the city.	
<b>Compliance</b>	Provision of affordable housing ensures compliance with the council's duty to house households. Failure to deliver may result in there being insufficient housing to meet the demand.	M	Ongoing delivery of affordable housing would help to prevent this from occurring.	Yes
<b>Operational</b>	Provision of affordable housing is a priority for residents of Aberdeen City Council. Failure to deliver may result in housing need and demand levels not being met.	M	Ongoing delivery of affordable housing would help to prevent this from occurring.	Yes
<b>Financial</b>	Failure to consider appropriate funding may result in need not being met.	L	Ensure discussions on funding are held at the appropriate times.	Yes
<b>Reputational</b>	Failure to fully utilise funds may harm the council's reputation when affordable housing is much needed across the city.	L	Ongoing delivery of affordable housing would help to prevent this from occurring.	Yes
<b>Environment / Climate</b>	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	Ongoing delivery of affordable housing would help to prevent this from occurring.	Yes

## 8. OUTCOMES

<u>Council Delivery Plan 2024</u>	
	<b>Impact of Report</b>
<b>Aberdeen City Council Policy Statement</b> <a href="#"><u>Working in Partnership for Aberdeen</u></a>	The proposals within this report support the delivery of the following aspects of the policy statement: We will work with partners to improve the stock and variety of Council and social housing across the city, ensuring it meets the varying needs of our citizens and provides more choice for our older citizens.
<u>Aberdeen City Local Outcome Improvement Plan</u>	
<b>Prosperous Economy Stretch Outcomes</b>	The proposal within this report supports the delivery of LOIP Stretch Outcome 2 – 74% employment rate for Aberdeen City by 2026. The affordable housing programme represents significant investment in the city which contributes to a prosperous economy and relates to 1.1 of the LOIP.
<b>Prosperous People Stretch Outcomes</b>	The proposal within this report supports the delivery Stretch Outcome 10 - Healthy life expectancy (time lived in good health) is five years longer by 2026.
<b>Prosperous Place Stretch Outcomes</b>	The proposals within this report support the delivery of LOIP Stretch Outcome 13 – Addressing climate change by reducing Aberdeen's carbon emissions by 61% by 2026 and adapting to the impacts of our changing climate.
<b>Regional and City Strategies</b>	The proposals within this report support the <a href="#"><u>City Region Deal</u></a> , <a href="#"><u>Aberdeen City Local Housing Strategy</u></a> , and the <a href="#"><u>Local Development Plan</u></a> through the delivery of affordable housing.

## 9. IMPACT ASSESSMENTS

<b>Assessment</b>	<b>Outcome</b>
<b>Integrated Impact Assessment</b>	No assessment required. I confirm this has been discussed and agreed with Jacqui McKenzie, Chief Officer – Housing, on 24/04/2025.
<b>Data Protection Impact Assessment</b>	Not required.
<b>Other</b>	

## 10. BACKGROUND PAPERS

10.1 Previous committee reports in relation to this are detailed below:

CGR [PLA/18/061](#) 18 September 2018  
CGR [PLA/19/318](#) 26 September 2019  
CGR [COM 20/181](#) 28 October 2020  
CGR [COM 21/169](#) 25 August 2021  
CGR [COM 22/197](#) 21 September 2022  
CGR [COM/23/322](#) 14 November 2023  
CHPP [F&C/24/248](#) 05 September 2024

## 11. REPORT AUTHOR CONTACT DETAILS

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