



LOCAL HOUSING STRATEGY 2025 - 2030



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Foreword

I am delighted to introduce Aberdeen City Council's refreshed Local Housing Strategy (LHS) which covers the five-year period from 2025 to 2030.

Living in poverty is known to be damaging for health and is one of the main causes of health inequalities. Housing affordability is a key driver of poverty and inequality in Scotland. Increasing the supply of affordable housing is key to addressing housing need and tackling child poverty. Low-income households are more likely to be impacted by fuel poverty and living in cold and damp homes is associated with higher mortality rates and cold-related ill health, illustrating the importance of this Local Housing Strategy.

The Aberdeen City Local Housing Strategy 2025-2030 is based on what is known about the housing and health needs of the people of Aberdeen and has been developed in partnership with key stakeholders including registered social landlords (RSL), service providers, private sector, statutory bodies as well as tenants and residents. This Local Housing Strategy takes full account of the changing needs of our citizens and sets out how these challenges might be overcome.

This Local Housing Strategy builds on our previous success in increasing the number of affordable homes by Aberdeen City Council and our RSL partners. Aberdeen has also become one of the six flagship locations for Homewards which is part of HRH Prince and Princess of Wales Royal Foundation to end homelessness, and we can see some homelessness measures improving. The supply of specialist provision homes has increased through the affordable housing supply programme, in response to the high level of demand in the city, as identified in the Aberdeen City Health & Social Care Partnership's Market Position Statements.

In May 2024, the Scottish Government declared a [national housing emergency](#) after a number of local authority areas had declared housing emergencies, and following this Aberdeen City Council officially declared a [local housing emergency](#) in September 2024. A [Housing Emergency Action Plan](#) has been formed which outlines the Council's approach to resolving the issues that are contributing to the local housing emergency. The Local Housing Strategy will support the delivery of this Action Plan and contribute to tackling the ongoing housing emergency in the city.

Progress towards delivery of this Local Housing Strategy will be monitored and regularly reported over the next five years to ensure that targets are being met, outcomes are being delivered and responses to further changes are made, as appropriate. This will help us to continue to deliver positive housing outcomes, across all tenures for all citizens in Aberdeen.

Miranda Radley

Housing Spokesperson and Convener of Communities, Housing and Public Protection Committee.



Aberdeen Context

Our ambition is for Aberdeen to be “***a place where all people can prosper regardless of their background.***” At the heart of this is a commitment to tackling poverty and inequality and supporting the city’s people to live healthy lives.

Through an understanding of the needs of the city and its people, as well as the services and interventions that are provided, the Council’s suite of strategies aims to identify the things that will bring benefit to people and commit to evidence based and effective future actions.

The focus for our strategies and actions is on improving outcomes across five themes of the social determinants of health:

- Education & Lifelong Learning
- Economic Stability
- Communities & Housing
- Neighbourhood & Environment
- Health & Social Care

The population of Aberdeen City is estimated to be 227,750. The overall population had been declining from 2015 to 2023, primarily due to a falling birth rate and fluctuating net migration. In the coming years, Aberdeen is projected to have fewer people of working age and will see a rise in the number of older people, particularly those over 75. A falling and ageing population pose a number of challenges to an area and can lead to a cycle of economic decline. It can also increase pressure on public services by reducing the overall tax base, whilst increasing the need to provide services and care, specifically for children and older people. Given that the falling birth rate has been a reality for a number of years, if the city’s population is to be sustained, or grow in the short and medium term, this must be driven by migration; by attracting people to and keeping them in the city. Recent data has shown encouraging trends in this regard, with strong positive net migration reported in Aberdeen in 2022 and 2023. Much of the migration flow to and from Aberdeen City comes from Aberdeenshire, as evidenced in the Housing Need and Demand Assessment, and we work closely with Aberdeenshire Council on a number of strategic documents to reflect the links between both areas and consider the effect this has on housing need and demand.

Like many other areas, a growing number of people in the city are recorded as having a limitation to work, exacerbating the balance between those in work, and those who are not. Our focus, therefore, must be to ensure Aberdeen is a place where people want to come to live and work, and to support the people who do live here to play a full social and economic part in the city’s future.





Wider Social Determinants of Health

The social determinants of health contribute to the unfair and avoidable differences in outcomes seen across our city. To ensure that this Local Housing Strategy helps to address health inequalities, we have taken the time to reflect on what we know from published research and what we know about our citizens.

Taking this approach has helped us identify areas of focus for this Local Housing Strategy to ensure that it is focused on tackling inequality.



Social Determinants

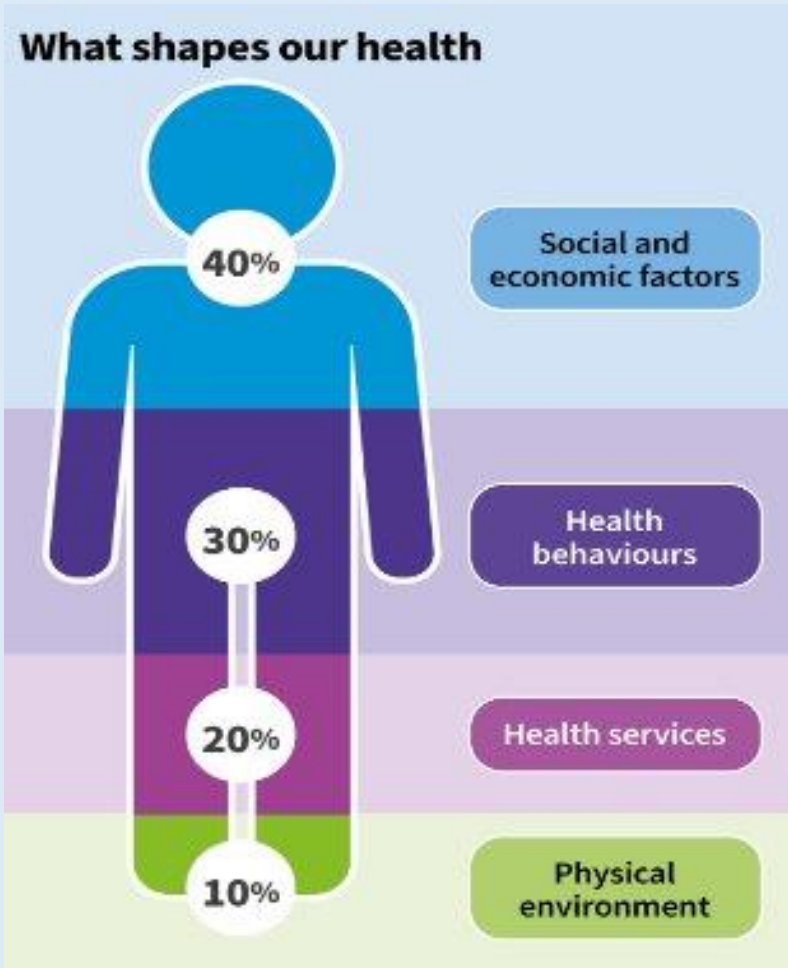
Children, Families & Lifelong Learning

Economic Stability

Communities & Housing

Neighbourhood & Environment

Health & Social Care



Children, Families and Lifelong Learning

It is clear that the life circumstances of children affect their educational attainment, and that educational inequality can lead to inequalities of health and wellbeing in early adulthood and beyond. We also know that the circumstances of parents and carers directly impacts on children and young people. Good quality, safe and affordable housing impacts positively on children and young people's physical and mental health, as well as their educational attainment.

In Aberdeen there is evidence of increased numbers of children living in poverty; having a disability; with additional support needs; and entering school with at least one developmental concern. One in three school pupils are of ethnic minority background. Whilst across a range of measures, attainment shows a positive trend, the most striking feature is the impact of family affluence/deprivation on children's experiences and outcomes, including educational attainment and positive destinations.

The city has a large student population based over several university and college campuses. An increase in the number of students studying online may have contributed to an overprovision of purpose-built student accommodation. A recent report also suggested 35% of full-time students were owner occupiers in Aberdeen which is significantly higher than in Glasgow, Dundee and Edinburgh.

Consistent youth homelessness presentations suggests that we need to take a more holistic approach to supporting families facing adversity. This will be progressed through our Family Support Model which is currently being developed. Schools and further/higher education partners must be alert to the signs of homelessness so that they can take early preventative action to prevent and end youth homelessness. It is important that young people understand their rights and know how to sustain a tenancy.

Aberdeen continues to welcome many displaced families and young people from around the world and those seeking refuge in the city will continue to require essential support, including accommodation, and help into training and employment to enable them to join the labour market. The housing needs of these groups is considered in the local [Resettlement Delivery Plan](#).

The Local Housing Strategy has a key role in helping ensure that:

- Families with children can access good quality housing and support that meets their housing and wider needs, supporting children to live healthy lives and be successful in education.
- Those supporting young people understand how to identify and support those at risk of homelessness.
- Accessible information is available to help young people to sustain their tenancy.
- The housing needs of those seeking refuge in the city are planned for.
- Our Local Development Plan takes account of the shifting trends in student behaviour and student numbers.



Economic Stability

A healthy economy is inextricably linked to the health and wellbeing of a population. Simply put, people who experience economic inequalities have poorer health and wellbeing. People who are economically secure have better health and wellbeing.

Aberdeen is experiencing an economic transition toward a low-carbon economy, with a clear focus on developing greater diversity across business sectors. Energy remains a key component in this, though more is needed on developing the renewables sector, with tourism, and financial and business services sectors also being important in the mix. Even if the wealth gap between the region and Scotland as a whole is narrowing, in 2023 people in Aberdeen were still wealthier per head of the population than Scotland.

The estimated unemployment rate in the city in June 2024 was 4.4%, which is above the Scottish level of 3.5%, whilst the number of people claiming unemployment-related benefits matched the Scotland figure. In 2023, it was estimated that almost 1 in 6 households had no-one within the household working, but households with low income, or likely to be experiencing financial instability, are also important. It is estimated that 3 out of 5 (57%) households experiencing relative poverty will be within working households.

The ability for the local economy to help create and maintain health and wellbeing is important from a population health perspective. This means that it can sustain high quality employment that helps people to live in homes suitable to their needs, and which can be kept warm and dry. It is essential that there is a local economy that can help people and families maintain the types of financial security to put food on the table, pay their housing costs, and to afford the other necessities of everyday life. To prevent loss of health and wellbeing we must continue to address the economic inequalities and support financial security. The accessibility of financial inclusion services will continue to be important, as will the utilisation of initiatives such as Aberdeen City Council's [Rent Assistance Fund](#).

The Local Housing Strategy has a key role in:

- Ensuring that the availability, quality, and affordability of housing is a key element in positively attracting people to live and remain in the city.
- Ensuring that those who suffer from economic inequalities are supported to find a good quality, affordable and sustainable home as quickly as possible.
- Ensuring that citizens know where and how to access financial inclusion services and benefit from targeted initiatives, such as the Rent Assistance Fund.





Communities and Housing

Having somewhere to live which is affordable, warm, and secure is an essential part of wellbeing. The availability, location, type, and quality of housing is also important. So too are the housing challenges that many people face, including households that are experiencing fuel poverty; those who require specialist provision housing as a result of ill-health or disability; and those who, for a range of reasons, are without a secure place to live.

Feeling safe within your home, your place and your community are important factors in wellbeing too, so crime and anti-social behaviour, risk of house fires and being safe when using transport is also important. An ability to participate within one's community is a key element in creating and maintaining wellbeing.

Along with other local authorities across the UK, Aberdeen has strived to meet the challenges presented by the rapid influx of displaced people seeking support and refuge, and is currently home to around 2,000 displaced people, which is a ten-fold increase in arrivals over the last 3 years. Resettled families can face isolation on arrival to the UK. Such isolation can be reinforced by language barriers and varying cultural perceptions of appropriate interactions. The opportunity to build social connections is critical to support integration into local communities but there can be comfort in engaging mainly with others who share the same language and culture. This can restrict chances to make friends and to benefit from the exchange of regular information which generally supports assimilation to UK culture. Equally, host communities and services should be actively supported to foster integration through shared community events, the celebration of cultures and positive neighbourliness.

Having a safe and suitable place to live is at the core of integration of housing, health, and social care. Being able to provide this within the context of a housing shortage has led to a range of housing options being utilised for settled accommodation beyond initial transitional arrangements, including host sponsorship, procured Ministry of Defence properties, private-sector tenancies, Aberdeen City Council and other social rented sector housing providers, and procured Home Office properties. The mismatch between available housing stock and the size of accommodation affects the resettled population, along with others on the mainstream waiting list. There is a shortage of single person accommodation as well as a need for larger properties to house UK Refugee Scheme and Afghan families.

Through our use of the [Scottish Place Standard Tool](#) (SPST), we know that housing and community is viewed positively across the city. However, 10% of those living in Scottish Index of Multiple Deprivation ([SIMD](#)) 1 area and 22% of those living in SIMD 2 areas identify housing and community as an issue. Of particular concern is that those living in SIMD 1 areas raise concerns about their sense of influence and control, and also express concerns about feeling unsafe. Housing and community are of particular concern in the North and South Priority Neighbourhoods. Those aged under 24 had most concerns about housing and community. Mean scores by ethnicity showed little variation from the city averages.

We know that a good landlord-tenant relationship helps tenancy sustainment. We also know that tenants who can make their house a home have more positive mental health. Given the different views held across communities and groups, it will be important to refresh our tenant participation groups to ensure that we can hear and address the concerns of our younger tenants and those living in priority neighbourhoods. Strengthening participation and agency will be essential to building better, healthier places and communities across Aberdeen and this should be considered as we develop our [Future Libraries Model](#).

Many citizens of Aberdeen face barriers accessing good quality, safe, sustainable, and affordable homes. Housing providers are facing increased demand for affordable housing alongside the rising costs of repairs and delivery of new build homes. To compound the challenges, the mental health needs of some citizens result in expensive repairs being necessary when tenancies are ended, lengthening the time and resource required to re-let a property. New properties attract significant interest from prospective tenants, with some older homes proving harder to let.

We understand that there are multiple factors that can cause a household to experience homelessness. We also understand that in becoming homeless the risk of disruption, destabilisation and harm can increase. A high proportion of households experiencing homelessness in Aberdeen have experienced a mental health support need (13%), and 3.7% have difficulties with substance use which is very often combined with poor mental health, a physical disability, or a learning disability. These factors can contribute to the loss of a person's home particularly when combined with financial difficulties or perhaps already being in a place of housing insecurity, such as staying with friends or relatives.

In Aberdeen we know that the main reason for homeless presentations is due to the person or household being asked to leave their current accommodation, and this accommodation is often either the parental or another relative's home, or a friend or partner's home. As of December 2024, we also know that 11.8% of people presenting as homeless in the city gave a reason of there being a violent or abusive dispute within the household, and a further 15.4% stated that there was a non-violent conflict within the household or a relationship breakdown. Households presenting as homeless in the city identify a lack of support as an issue, either from family or more widely, and difficulties managing on their own. We need to continue working with the [Homewards](#) Coalition to help make homelessness rare, brief and non-recurring.



Aberdeen City Council works closely with the Scottish Prison Service to prevent homelessness and provide support to prisoners on their release. The [SHORE](#) standard is followed to prevent prisoners from becoming homeless on release.

Aberdeen City Council and its partner organisations must maximise the delivery of affordable housing to ensure a sufficient supply of housing in the city, including wheelchair accessible homes and homes for those living with complex care needs. There is also a need to ensure sufficient investment in older properties. The varying and evolving needs of the citizens of Aberdeen need to be met through the delivery of person-centred approach which promotes independent living.

We also know that there are a range of ways in which housing can be modified to improve health outcomes for households, including improved energy efficiency and increasing the provision of affordable housing. Several factors make homes less comfortable, including limited indoor space and no access to private or shared outdoor space. Knowledge of these factors will directly inform our plans.

The Local Housing Strategy has a key role in:

- Ensuring that our tenant participation arrangements are representative of our population and take account of what is known about more vulnerable groups.
- Working more closely with other services and agencies to offer more preventative support and early help with complex issues through our emerging model of Family Support.
- Ensuring that homes are of good quality and are energy efficient.
- Increasing the supply of affordable housing that has sufficient indoor and external space.
- Aligning the work of the Housing Service with our Future Libraries Model.





Neighbourhood and Environment

Where we live, work, and spend our time has a critical influence on our health and wellbeing. The design, development and maintenance of a place is important in promoting good health and sustaining wellbeing for individuals, families, and communities.

Access to adequate open spaces is important for our quality of life, benefiting both people and nature. These include open areas of land in and around communities, such as informal spaces, parks, gardens, playing fields, woodlands, play areas, allotments, and civic spaces as well as water features such as ponds, burns and rivers.

Accessible green space is strongly linked to improved physical and mental health. Regular exposure to nature supports lower stress levels, reduced risk of cardiovascular disease, obesity, and improved overall wellbeing. Greenspaces encourage active lifestyles, from walking and cycling to informal play and organised sport.

Parks and community green spaces foster social interaction, reduce feelings of isolation, and help build a strong sense of local identity. Community gardens and shared spaces are particularly effective in bringing together diverse groups, supporting inclusion and shared pride in local environment.

Urban green spaces provide vital habitats for wildlife and contribute to mitigation of urban heat, improvement of air quality, and management of surface water runoff. Standards increasingly incorporate requirements for planting, habitat creation, and sustainable management.

The [World Health Organization](#) (WHO) recommends that urban residents should have access to green space within 300 meters of their homes. Aberdeen City Council has a key role in ensuring access to green spaces, as well as protecting and enhancing their quality.

The Scottish Government recognises the role of placemaking in delivering a healthier, more sustainable nation, and this is a key part of Scotland's [National Planning Framework](#) (NPF4) and Scottish Planning Policy.

How we manage green space and the natural environment in Aberdeen also play a crucial part in delivering the [Net Zero Aberdeen Natural Environment Strategy](#), [Aberdeen Adapts](#), [Council Climate Change Plan](#), [Aberdeen Local Outcome Improvement Plan 2016-2026](#), and the [Scottish Biodiversity Strategy](#).

The recently published [Aberdeen Open Space Audit: 2024](#) provides key information on the types, quality and accessibility of open and green spaces in Aberdeen that are critical to directing new development, policies and the management of spaces.

The natural environment, sustainability and climate change also do, and increasingly will, impact on life in the city. Direct effects associated with climate change include increased mortality and ill-health associated with excess heat and cold, and loss associated with flooding and damage to properties. Climate change is also likely to exacerbate inequalities associated with air pollution, access to greenspaces, fuel, and food poverty. We know, for example, that the number of children hospitalised due to asthma is increasing locally and is at odds with a declining national trend.

A survey of children and young people, aligned to the Place Standard Tool indicators, asked about the same 14 themes included in the Scottish Place Standard Tool. The themes with the highest proportion of 'Not Good' responses were facilities and services (35.2%), play and recreation (34.7%) and care and maintenance (33.7%) which shows that over a third of respondents chose these options as areas for improvement.

We know that place-based approaches can improve the quality of homes and neighbourhoods and support the health and wellbeing of communities. High quality placemaking has been at the core of spatial planning in Aberdeen for a number of years. The Local Development Plan states that all developments must ensure high standards of design, with biodiverse open space, sustainable transport options and a distinctive sense of place. We will involve local people in decision making about the places that they live in to allow us to shape communities in a way that people want.

Local Housing Strategy has a key role in:

- Ensuring that housing forms part of a diverse and enriching local environment which helps people to enjoy their neighbourhood.
- Working towards net zero targets to address climate change.
- Helping to reduce fuel poverty.



Health and Social Care (Children and Young People)

Giving every child the best start in life and ensuring they are supported as they grow into adults is essential in creating good population health and wellbeing throughout life. Children who are born into families impacted by deprivation may be at a higher risk of suffering from health inequalities.

Challenges exist during the period from before birth to the start of school, including maternal drug and alcohol use, and smoking at the beginning of pregnancy remains around 1 in 8 pregnancies. Premature births in Aberdeen are similar to the levels seen in Scotland and overall, 85% of children are born at a healthy weight. Rates of pre-school immunisation by 24 months remain below the national target.

As for many other issues, the physical health of school age children, including healthy weight, physical activity, oral health, and early pregnancies varies across communities. Outcomes are largely determined by levels of deprivation.

Variation is also clear in the self-reported mental health and wellbeing of school-age children. Of primary 6 & 7 pupils surveyed, whilst, on the whole they feel that they are healthy and that this is improving, affluence within the family is clearly a factor, as the more affluent the family, the more likely the child reported being healthy and self-confident.

A growing number of unaccompanied asylum-seeking children are making Aberdeen their home. There is a need to now consider our provision of homes for those who are in our care to ensure adequate and appropriate provision.

We know that some groups are more likely to experience childhood adversity including those from ethnic minorities, those with a disability, and those who are care experienced. The health outcomes for these groups remain persistently below those of their peers.



Health and Social Care (Adults)

For both women and men, healthy life expectancy is declining in the city. People living in more deprived areas have shorter lives and are more likely to live with poorer health for longer. 1 in 4 adults describe themselves as having a limiting, long-term illness.

As we get older, we tend to need more health and social care support, and the support of dependants to help us manage long-term conditions or diseases. There is a rising number of adults choosing not to have children, and this is likely to require very different housing models in the longer term. Preventing disease progression and encouraging the adoption of healthier behaviours are important elements for improving health outcomes.

Over half of the deaths in Aberdeen City in 2022 were associated with cancers and circulatory diseases, for which smoking, obesity, and physical inactivity are risks. It is clear that there is still work to be done promoting healthier lifestyles and this will be progressed through our Future Libraries Model.

Whilst the rates at which people are being admitted to hospital due to alcohol and the rate of alcohol-related deaths has been declining or has been relatively stable over the last few years, the drug-related death rate has increased substantially. Continuing to reduce the serious consequences of alcohol and drug use remains a priority which will result in improved health outcomes for those affected, meaning that we now need to look far more holistically at how best to support our citizens to overcome the many different challenges they face by taking a family centric approach to the delivery of services.

Data suggests that more people are being prescribed drugs for anxiety and depression than ten years ago, though the rate of people being in hospital for mental illness has fallen. Deaths from suicides have risen and the effects of the cost-of-living crisis suggest that mental health and wellbeing may further deteriorate in the near future. Early intervention should be a focus, addressing, for example, the number of people feeling socially isolated in our communities. It will be important to integrate our Future Libraries Model with our Local Housing Strategy.

As part of their focus on prevention and early intervention Aberdeen City Health and Social Care Partnership's Public Health and Wellbeing Teams promote healthy lifestyles and deliver a [Stay Well Stay Connected](#) programme of events designed to encourage physical activity and better dietary choices as well as improving digital skills and social connections.

We know that financial, spatial, and relational factors are associated with housing insecurity and mental health. We also know that overcrowded homes can be associated with stress, anxiety and the spread of respiratory illness and we will seek to address these areas in our Local Housing Strategy.



The Local Housing Strategy has a key role in:

- Ensuring that everyone in Aberdeen, particularly those with mental or physical health needs, receive housing and support which meets their housing and wider needs to support them to live a healthy life.
- Providing good quality, affordable and energy efficient homes which lead to improved health outcomes for the people of Aberdeen.
- Ensuring that homes have access to sufficient, well maintained outdoor space which helps to support better mental and physical health outcomes.
- Aligning work to support healthy behaviours and a sense of community and belonging through our Future Libraries Model.
- Ensuring that our housing policies allow our citizens to have sufficient space in their home and are not overcrowded.
- Planning for longer term changes, such as our knowledge about the increasing number of citizens who choose not to have children and the implications of this on meeting care needs in the future.
- Continuing to work with partners to ensure access to education and employment, and opportunities for connection are available for New Aberdonians.



The Problems Facing our Citizens

Those who experience the most disadvantage, tend to experience challenges across a range of social determinants. It is important that our Local Housing Strategy takes account of the complexity faced by some individuals and families across the city, as increasing complexity of needs tends to result in even poorer health outcomes.

To support the development of the Local Housing Strategy, a range of personas, based on the known needs of some of the more complex needs of our citizens, have been considered.

Name: **Lena**

Expectant first-time mother

Lena

"I want to give my baby the safe and comfortable childhood I never had."

About Lena

- ▶ Lena, 19, is a part-time shop assistant who is expecting her first child. The father of her child is in prison, and she doesn't plan to get back together with him when he is released.
- ▶ She currently lives with her cat in a privately rented bedsit in an area plagued by anti-social behaviour and drug supply and use.
- ▶ Her accommodation is small and damp with no access to an outside area to enjoy.
- ▶ She was neglected as a child, spent most of her childhood in foster care and didn't do well in school. Her foster carers are a big support for her. She suffers from bouts of anxiety and depression.
- ▶ She has applied for a council house because her current accommodation is not a safe or comfortable environment for a mother and baby.


What does Lena need?

- ▶ A stable and safe living environment, with access to an outside space for her child and ideally near to her foster carers.
- ▶ To give her baby the happy childhood she didn't experience.
- ▶ Advice on childcare and benefits.
- ▶ To live in a community with other young mothers.
- ▶ To develop her employment opportunities.

What is Lena feeling?

- ▶ Anxiety and uncertainty about her current living situation not being resolved before the birth of her child.
- ▶ Frustration and helplessness because she feels her housing application is not being taken seriously.
- ▶ Desire to provide a safe and loving home for her child.
- ▶ Desire to develop herself socially and professionally.

Name: Lillia



"I need help caring for all my relatives."

Refugee mother with large extended family

About Lillia

- Lillia, 32, she is a stay-at-home single mother living in a 2-bedroom council flat with her two sons. Nearby, her parents live in another 2-bedroom council house with her younger sister, while her grandfather lives in a 1-bedroom adapted bungalow.
- The family all arrived in Aberdeen in 2022 as refugees from Ukraine and were homed in temporary accommodation before getting secure tenancies.
- Lillia is estranged from the fathers of her children and receives no financial contribution from them. She used to work part-time but gave that up on the birth of her youngest child.
- Her father is being treated for a terminal illness and is in poor mental and physical health and cannot work. Her mother works part-time, and her sister is a student. Her grandfather is in poor physical health and socially isolated due to mobility and lack of English, requiring round the clock company from the family for her wellbeing.
- Her parents' home has a mould issue affecting their physical and mental health. Lillia is the only member of her family who speaks English, which adds to her feelings of stress and responsibility for her extended family.

What does Lillia need?

- Access to timely and effective healthcare for her father.
- Support to ensure her grandfather, can live pain-free and maintain as much independence as possible.
- A safe and healthy living environment for all her family members in close proximity to each other.
- Access to opportunities for her children to prosper and live a normal life.
- Emotional and practical support, including assistance with caregiving duties and help with managing the household.

What is Lillia feeling?

- Stress and anxiety due to her multiple caregiving responsibilities and the health issues affecting her family.
- Determination and resilience to do everything she can for her family.
- Frustration with the healthcare system in the UK, particularly the long waiting times for her father's treatment.
- Frustration with the unresolved mould issues in her parents' home, which are affecting their physical and mental health.
- Overwhelmed with her role as the primary caregiver and the only English speaker in the family.

The Problems Facing our Citizens

Name: **Alesha**

Mother of large family



“I want my children to have their own space to help their development and comfort.”

About Alesha



- ▶ Alesha, 41, is a mother of six children aged between 1 and 15. She lives in a 3 bedroom property with her partner, all six children and the family dog. Alesha does not work but her partner works full time.
- ▶ Her sister provides additional support to the family. Her oldest child is considering getting her own tenancy next year. Her second oldest child is struggling at school and is getting involved in anti-social behaviour. Her third oldest child has complex support needs and attends an Additional Support Needs Wing. Issues have also been flagged about her youngest child's development by the Health Visitor. All these issues are impacted by overcrowding within the family home.
- ▶ Her partner drinks heavily at the weekends and can be verbally and emotionally abusive leading to police intervention. Alesha suffers from chronic pain and is usually exhausted and often feels overwhelmed. She wishes to remain in her community near her sister and has applied for a larger property with the council and housing associations.

What does Alesha need?



- ▶ A larger tenancy with five bedrooms to provide enough space for the entire family.
- ▶ Effective pain management to be pain-free and able to care for her children.
- ▶ Ensuring her children have the support they need to do well in school.
- ▶ Access to specialist support for her child with additional support needs.
- ▶ Maintaining a good relationship with her partner and reducing stress within the family.
- ▶ Staying in the community to remain close to her sister and avoid disrupting her children's education.

What is Alesha feeling?



- ▶ Exhausted and overwhelmed due to her chronic back condition and the overall stress of managing a large family in an overcrowded home.
- ▶ Frustrated at the lack of housing options in her community.
- ▶ Anxious about her oldest child's desire to seek her own tenancy.
- ▶ Concerned that she could be perceived as a poor parent because of the various impacts her housing situation is having on her children's development.
- ▶ Frightened that if her housing situation is not resolved she will not be able to properly care for her children.

Name: **Baran**

Asylum refugee



“I am determined to build a better life for my family and myself in Aberdeen.”

About Baran



- ▶ Baran, 24, is an asylum seeker from Sudan living alone in a council bedsit, having spent a year in an asylum hotel.
- ▶ His wife is still in Sudan and due to communication problems there, they only manage to talk once a month. His parents and two siblings are also still in Sudan.
- ▶ He previously worked as a mechanic and wishes to explore opportunities to do the same in Aberdeen. He is taking online English classes while he waits for a place on a language course at an Aberdeen College.
- ▶ He is currently still learning about his rights and responsibilities and needs support to manage his tenancy, finances and understanding the laws to keep himself safe and protected.

What does Baran need?



- ▶ To reunite with his wife and his family and build a positive life together in the UK.
- ▶ Continued support in studying English.
- ▶ Opportunities to pursue a career as a car mechanic in Aberdeen.
- ▶ Assistance in becoming independent and confident in living in the UK.

What is Baran feeling?



- ▶ Frustration at the long waiting times for English classes, which are essential for his integration and career aspirations.
- ▶ Longing and sadness as he is separated from his wife and family, with limited communication opportunities.
- ▶ Loneliness and isolation as he navigates his new life in Aberdeen on his own.



The Problems Facing our Citizens

Name: Frank

Complex Mental Health



“I don’t want to live in this service. I want to be supported in the community.”

About Frank

- ▶ Frank, 35, has lived in a residential facility to support him with his long-term complex mental health problems, having previously spent time as a hospital inpatient.
- ▶ The shared housing, living with others with mental health problems is causing Frank difficulties. He finds the home noisy and is unhappy at sharing his living space with people he doesn’t like.
- ▶ His parents have seen a deterioration in his presentation and wellbeing as a result of his living conditions.
- ▶ The staff at the facility have also expressed concerns and, although they provide support for his health and independence, this support is not consistently applied due to frequent changes in staff.
- ▶ His parents fear he will be admitted to hospital again if his living conditions do not change.

What does Frank need?

- ▶ A living space that is quieter and feels like home, where he can choose his housemates and be closer to his family.
- ▶ Access to support within the community rather than hospital-based care.
- ▶ Consistency of support from healthcare team.
- ▶ Opportunities to make more friends to enhance his social life.
- ▶ Access to hobbies and interests that support his mental health.
- ▶ An effective and clear recovery plan is essential for Frank to manage his condition.

What is Frank feeling?

- ▶ Frustration and anger due to the lack of suitable accommodation and services that meet his needs locally and the long wait time for a more suitable environment.
- ▶ Anxiety and worry about the possibility of being detained in the hospital if his situation reaches a crisis point.
- ▶ Unhappiness with his current noisy living environment and sharing space with people he wouldn’t choose to live with.
- ▶ Fear that the frequent staff changes, and inconsistent support may lead to his behaviour making the placement unsustainable, potentially resulting in another hospital admission.
- ▶ Desire for independence and connection to live independently in a quieter, homely environment close to his family, where he can access community support and engage in hobbies that support his mental health.

Name: Nicola

Recovering substance user/unemployed



“I just want a safe and secure home so I can care for my children again and get my life back on track.”

About Nicola

- ▶ Nicola, 42, is an unemployed mother of three in receipt of benefits. She and her children’s father have a history of substance use and domestic violence. Her children were placed in kinship care after her imprisonment. She was given temporary accommodation on her release from prison but found it unsuitable because of the presence of substance users nearby.
- ▶ She has been living off and on with her partner but has reported being a victim of domestic violence five times. Efforts to support her are difficult because she doesn’t stay in touch regularly and doesn’t trust the authorities.
- ▶ After she was released from prison, she found the temporary accommodation was not suitable for her because of those around her using substances. Since then, she has lived with her partner but has reported domestic violence five times. She does not trust those in authority which is hindering the support that is offered to her.

What does Nicola need?

- ▶ Assistance in understanding her housing options and accessing available support to build a home for herself and her children.
- ▶ Someone reliable to help her navigate her housing options and support systems.
- ▶ Regular contact with her children.
- ▶ A safe and secure place to live away from her ex-partner.
- ▶ Support to reduce her substance use and the risk of reoffending.
- ▶ Support to ensure she is no longer a victim of domestic violence.

What is Nicola feeling?

- ▶ Distrustful of the authorities due to her children being placed in care and being provided with accommodation that she felt was unsuitable for recovering substance users.
- ▶ Threatened by her abusive ex-partner who is always able to find her due to shared acquaintances.
- ▶ Hopeful that securing a 3-bedroom house will improve her chances of having her children returned to her care.



The Problems Facing our Citizens

Name: **Amara**

Frail person



“I want to live as independently as I can.”

About Amara



- ▶ Amara, 83, is a retired widow who lives in sheltered housing and relies on her state pension and benefits for income.
- ▶ Her three children and two grandchildren live nearby and help her with transport and shopping now that she is too frail to use public transport.
- ▶ She lives independently within sheltered housing, socialising with neighbours, and has no need of any social care. She has a tablet and smartphone but relies on her family to help her with these technologies.
- ▶ She would like to be able to use them independently to find out what other benefits she may be entitled to and to interact with services but is underconfident.

What does Amara need?



- ▶ Support to use and understand digital technology.
- ▶ Access to groups of likeminded people with similar aspirations.
- ▶ Proactive communication from authorities on what support is available to her.

What is Amara feeling?



- ▶ Like a burden to her family because she relies on their help.
- ▶ Underconfident about her abilities to navigate digital services.
- ▶ Concern about being a victim of online fraud.
- ▶ Hopeful of being able to enhance her skills and to live as independently as she can for as long as possible.

Name: **Sarah**

Unpaid carer



“I need an accessible home that can accommodate my daughter’s needs, within a community that has support for people with learning disabilities.”

About Sarah



- ▶ Sarah, 41, is a single parent working 30 hours a week as a supervisor in a supermarket.
- ▶ She has a 16-year-old daughter with a learning disability who needs support with communication, mobility, personal care, and eating. Sarah receives help from paid carers and her sister and mother.
- ▶ Her sister's availability will soon decrease, and her mother is being assessed for dementia, meaning she may no longer be able to support Sarah, and may need support herself at some point in the future.
- ▶ Sarah relies on her smartphone for communication. She has a driving licence but relies on public transport to get around the city.

What does Sarah need?



- ▶ To maintain her flexible working hours and income.
- ▶ To ensure her daughter's health and wellbeing and develop her independent living skills.
- ▶ To undertake the guardianship process for her daughter and make decisions on her behalf as she transitions to adulthood.
- ▶ To find supportive groups for her daughter and improve her daughter's communication abilities.
- ▶ To secure alternative care for her daughter and develop a contingency plan for emergencies.
- ▶ To increase her savings for a suitable vehicle.

What is Sarah feeling?



- ▶ Concern that the support network provided by her mother and sister will be reduced.
- ▶ Concern that she may now be required to support her mother should she be diagnosed with dementia.
- ▶ Frustration at the lack of support for single parents whose children have additional support needs.
- ▶ Frustration that there is a lack of groups and activities that could support her daughter's wellbeing.
- ▶ Frustration at the lack of continuity in the people providing paid-for care.
- ▶ Frustration at the complex nature of healthcare and guardianship processes.
- ▶ Anxiety about everything she must have in place for the care of her daughter.



The Problems Facing our Citizens

Name: Margaret

Elderly person who will soon need care



“I love my home because it’s full of memories, but I’m finding it harder to keep it clean and tidy.”

About Margaret



- ▶ Margaret, 78, lives alone in a bungalow. Her husband died seven years ago. She has a son and grandson who live in England.
- ▶ Margaret struggles with household chores because of her mobility issues, frequent infections, and weight problems.
- ▶ She needs to visit her GP regularly. Her friends have noticed she is not coping well at home.
- ▶ Her kitchen is often untidy, and there is an unpleasant smell because she has trouble getting to the toilet on time.
- ▶ This discourages visitors, and she feels lonely. She orders groceries online and buys easy-to-make ready meals.

What does Margaret need?



- ▶ Support to lose weight, which would help her become more mobile and better able to manage her household chores and personal hygiene.
- ▶ To improve her knowledge about nutritious foods to make healthier choices and reduce the frequency of infections.
- ▶ To Increase her levels of physical activity to enhance her overall health and mobility.
- ▶ To be part of a community group to reduce her loneliness and provide social interaction.
- ▶ Assistance with household chores.
- ▶ To be able to get on the train to visit her family, which would require improved mobility and confidence in traveling.

What is Margaret feeling?



- ▶ Lonely and isolated.
- ▶ Frustrated and overwhelmed because she is aware that she is not coping as well as she used to.
- ▶ Embarrassed that the state of her home is discouraging visitors.
- ▶ Frustrated by her financial constraints, as she relies on a state pension and has little savings, making it challenging to buy nutritious food.
- ▶ Motivated to improve her health so she can be more mobile and better able to cope on her own.

Name: Dave

Substance user



“I want to live somewhere I feel safe in my home and in the community.”

About Dave



- ▶ Dave, 52, has used substances for a long time and is unemployed and lives in a flat. People regularly come into his flat to steal money and food and he doesn’t sleep well due to being scared.
- ▶ He was in care when younger because his parents had alcohol problems, and his father was violent.
- ▶ Dave used substances from a young age, but things escalated when he left a short spell in the army with a back injury. A recent leg amputation has meant Dave is confined to a wheelchair.
- ▶ He is having treatment for his substance use but still uses substances and has overdosed in the past. His lack of mobility has increased his social isolation and his interest and ability in his self-care is declining.
- ▶ He has difficulty reading and understanding technology. He has a sister and nephew who he would like to reconnect with.

What does Dave need?



- ▶ Support to move around his flat more easily.
- ▶ A safe living environment and access to some outdoor space where he can feel secure and comfortable.
- ▶ Support to feel more confident and less scared when he is outside.
- ▶ To engage in recreational activities that he enjoys and can help improve his quality of life.
- ▶ To establish social connections and reconnect with his family. Assistance with managing his money.
- ▶ To improve his physical fitness. To continue his treatment for substance abuse.

What is Dave feeling?



- ▶ Isolation and loneliness due to his lack of mobility.
- ▶ Fear and anxiety because people come into his flat to steal.
- ▶ Frustration due to his lack of reading ability and understanding of technology.
- ▶ Lack of self-worth due to mobility issues and substance abuse.



It is clear that there are key and recurring vulnerabilities that our policies need to take account of. These include paying particular attention to those who are:

- Care experienced.
- Living with a disability.
- Older and frail.
- Living in single parent households.
- Socially isolated, particularly as a result of a long-term health condition.
- Experiencing, or have experienced domestic violence.
- Substance users.
- In need of long-term support for their mental health.
- Fearful as a result of repeated anti-social behaviour.
- Released from prison.
- Fleeing conflict.
- Living with trauma, particularly those who seek refuge in the city.
- Experiencing financial vulnerability



There is a role for our Housing Strategy in:

- Ensuring that those most at risk of poorer outcomes (the groups identified above) are prioritised for housing and the wider support they need to be well and checking the adequacy of our current arrangements.
- Working with others to safely share data so that the likes of Sarah and Margaret do not have to repeatedly tell their story and are supported to maximise their benefit entitlements.
- Making sure that the Future Libraries Model helps address the social isolation felt by Amara, Dave, and Frank, and encourages the healthy behaviours they are keen to realise, along with the development of their digital skills.
- Ensuring that our staff and systems recognise that a lack of engagement can be an indication of a lack of trust, as in Nicola's case, and not a lack of need.
- Commit to changing our relationships with the most vulnerable people to be more person centred to reduce the risk of disengagement.
- Improving our response to domestic violence by reviewing our arrangements and working with the Royal Foundation's Homewards project to help those like Nicola.
- Carefully placing and supporting the care experienced young people, like Sarah, so that they can be the Mum they want to be.
- Ensuring that there are progression pathways for those who need long term mental health support like Frank.
- Working to reduce the prevalence and impact of anti-social behaviour.
- Working with families to fully understand the needs of those supporting disabled children and adults in order to better plan for their long-term needs.

Our Vision

This Local Housing Strategy sets out our vision and priorities for the future delivery of housing and housing related services. The vision for this Local Housing Strategy is that:

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

Recognising the Challenges

Consideration of the evidence papers, and exploration of the social determinants of health have helped us identify the key challenge and action needed to deliver our vision.

Our Key Challenge

Many citizens of Aberdeen face barriers accessing good quality, secure and affordable homes with support services which meet their needs, and are in locations they want to live in. This can contribute to poor health outcomes, particularly for those who are more vulnerable.

Our Response

We must ensure that there is a sufficient supply of good quality and affordable housing, and more integrated services that provide appropriate support to meet the evolving and varying needs of Aberdeen's citizens, and to promote better, healthier places and communities.





Our Priorities

Based on the [evidence base](#) we have identified 7 priorities for action:

- **Adequate supply of housing** - We will support a sufficient supply of housing to meet the varying needs of the people of Aberdeen.
- **Placemaking with communities** - We will use a place-based approach to encourage lesser heard voices to shape their communities and the community offering, focusing on the unique circumstances of a particular place and involving local people in decision making.
- **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.
- **Promote independent living in communities** - We will use a multi-agency approach, technology and other innovations to enable the people of Aberdeen to live as independently as possible, for as long as possible in their community.
- **Promote health through housing** - We are committed to reducing health inequalities by providing affordable, accessible, high quality and energy efficient homes that enhance people's health and wellbeing.
- **Housing quality and energy efficiency** - We will improve the condition of existing homes across all tenures and improve their energy efficiency to help to alleviate fuel poverty and address climate change and support a just transition to net zero.
- **Private rented sector** – We will support a well managed private rented sector.

Each priority is supported by a number of key actions that Aberdeen City Council and our partners will take to ensure that our vision is realised. Each priority is also accompanied by targets and outcomes that will help us to monitor change and measure success.

Further detail on these targets and outcomes can be found in the Local Housing Strategy Delivery Plan on Page 52, which has been agreed following consultation with relevant stakeholders.

Adequate Supply of Housing

Why is this a Priority?

Despite the recent downturn in the housing market, demand for social housing remains high. Increasing the supply of affordable housing is key to addressing housing need and tackling child poverty. We need to make sure that we have sufficient homes to attract people to come and stay in the city which means that we need the new affordable homes that are provided to meet housing need and demand. The [Housing Need and Demand Assessment](#) is the evidence base and shows that one-bedroom homes and larger family homes are required

What does the evidence say?

There has been an increase in the level of homelessness in the city, as well as increased arrivals from refugee, asylum seeking and resettlement groups, some of whom are placed in restrictive hotel accommodation on a temporary basis, which negatively impacts on mental wellbeing.

There is [evidence](#) to suggest there is an over supply of purpose-built student accommodation. We will enhance partnerships with the local universities and colleges to ensure the supply of purpose-built student accommodation meets current levels of need and consider this issue as part of the production of the next Local Development Plan.

Population projections for older people show that by 2028, the number of people in the 65-74 age group is expected to rise by over 10%, reaching 14.4%. The number of those aged 75 and older is projected to increase to 16.1%. This means that we need to ensure that we have housing that is suitable for older people.

New social homes that have been built by Aberdeen City Council are designed to [Gold Standard](#), meaning that they meet all building regulations, are spacious and well equipped. As a result, Aberdeen City Council's new homes are more energy efficient and more accessible than older homes and are in high demand. We have an ongoing commitment to increase the supply of accessible new homes, but we also recognise the need for investment in older properties that are more difficult to relet. New homes in the private sector are built according to the developer's specifications although they will adhere to the required Building Standards. It is our intention to review the specifications of our new build homes.

3,097 affordable homes were delivered over the course of the previous Local Housing Strategy. Current proposals suggest that 2,427 affordable homes could be delivered during the lifetime of this Local Housing Strategy if sufficient resources are available.



What does the evidence say? (continued)

The delivery of this number of affordable homes would have a positive impact on addressing housing need and demand in the city and help to address the housing emergency. It is currently unclear if Aberdeen City Council will receive the required funding to deliver this level of affordable housing, however the Council is working with the Scottish Government to prioritise projects and will look to utilise additional funding through the underspending of other local authority areas where possible. Feedback from our consultation events has suggested that a 5-year rolling programme of funding would provide more certainty to the Council, RSLs and property developers. The Council would be supportive of such a proposal to ensure adequate planning for the delivery of affordable homes.

We acknowledge the importance of delivery of private homes both to support a range of choice, and also to support the delivery of affordable homes through Section 75 legal agreements (also known as planning obligations). Whilst this is important, not all of our affordable homes are delivered through Section 75 agreements.

Over 900 properties have been brought back into use by the Empty Homes Officers since 2020 but there is still a high level of empty private sector properties in the city, which, if brought back into use, would greatly increase the number and variety of homes available across the city. The work of the Empty Homes Officers relies on engagement with the owners of long-term empty properties and strong working relationships with internal departments and our partners such as Police Scotland and Scottish Fire and Rescue. The strong working relationships allows the Empty Homes Officers to utilise as many enforcement powers as possible to ensure long-term empty properties are brought back into use. The Scottish Government is planning to introduce Compulsory Sales Orders which may assist with bringing further long-term empty properties back into use, however there is no clear indication when this will take place.





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

What will we do?

- Subject to available resources, we will increase the supply of affordable housing, including homes for those with particular needs to meet the requirements of our ageing population and for larger families.
- Reduce the level of Aberdeen City Council voids.
- Continue to work collaboratively with stakeholders and private property owners to bring empty homes back into use and increase the supply of housing in the city.
- Balance our investment in new homes with investment in older homes to improve demand for our older stock.
- Continue to engage in discussion with developers and the Planning Authority on the most appropriate type of new affordable housing to be delivered through Section 75 agreements.

Targets for the Delivery Plan

- At least 15% of the new affordable housing development homes built by the Council and RSL partners will be wheelchair accessible by 2030.
- A housing supply target has been set at 880 homes per year, with 25% (220) affordable and 75% (660) market. This target is seen as realistic and deliverable while also being ambitious, representing a significant uplift on Minimum All Tenure Housing Land Requirement ([MATHLR](#)) for Aberdeen set in the Scottish Government's National Planning Framework 4. Further information on this figure can be found in the Housing Supply Target Methodology Paper (Appendix 3).
- Invest more resources in older Aberdeen City Council homes.
- Reduce void rent loss of Aberdeen City Council homes to 4.6% by 2030.
- Work with homeowners of empty homes to bring 500 empty homes back into use by 2030.

Placemaking with Communities

Why is this a Priority?

We need to engage with the groups and communities we have identified as being more vulnerable and help support them to make sure they have the opportunity to participate in decision making to ensure that new developments are tailored to their specific circumstances.

What does the evidence say?

Housing Services, the Community Safety Hub, Community Learning and Development and Criminal Justice teams play a critical role in responding to incidents of antisocial behaviour. This supports those living in communities to feel safe and minimises the community impacts of anti-social behaviour and maximises community cohesion. The total number of anti-social behaviour complaints reported to Aberdeen City Council was 3,462 in 2023/24, slightly down from 3,685 in 2022/23. There were 1,956 anti-social offences that led to a police charge in Aberdeen in 2023/24. This is slightly down from 1,986 in 2022/23. The rate per population is the same as the national figure.

Diverse communities are vibrant communities. The housing sector has an important role in promoting diversity and inclusion by supporting minority communities, including asylum seekers and refugees, and minimising community tensions.

Currently information for those who are more vulnerable can sit across a range of different data management systems, resulting in delays in sharing some important information. It is therefore important to strengthen integration between services further to ensure as much efficiency as possible in order to provide more timely support, and work towards more consistently aligned data sets and systems wherever possible.

Use of the [Place Standard Tool](#) with communities has evidenced that local people are generally happy with the range and mix of housing, availability of local facilities and the sense of community spirit. However, those aged under 26 and those living in areas of deprivation were less positive and we need to better understand this. The Local Housing Strategy Delivery Plan includes targets and actions which should improve housing outcomes for those living in areas of deprivation, particularly in relation to promoting health through housing and improving housing quality and energy efficiency. We will ensure that our tenancy engagement groups are reflective of those we support.

[Engagement](#) through the Place Standard tool highlighted a number of areas for improvement, including increasing the availability of affordable housing, enhancing housing quality, a desire for more green and community spaces and a need to improve the appearance of some neighbourhoods.





Outcome to be achieved: We will use a place-based approach to encourage lesser heard voices to shape their communities and the community offering, focusing on the unique circumstances of a particular place and involving local people in decision making.

What will we do?

- Use technology to support improved information sharing with our citizens and across a more integrated workforce.
- Target engagement activity and participation opportunities with identified vulnerable groups and utilise the Place Standard tool to track progress. Explore what it takes to make a house a home.
- Continue to support the delivery of city centre living elements of the [City Centre and Beach Masterplan](#).
- Have community-led resilience plans in place for areas of the city that are vulnerable to severe weather events such as flooding.
- Support the development of our Future Libraries Model to help build the agency of those whose voices are often unheard and ensure that information on housing options is accessible.
- Work with partners to help maximise the benefits of local green space.
- Continue to focus on the provision of holistic support for New Aberdonians.
- Support the establishment of Scottish Government funded drug and alcohol residential/day services.

Targets for the Delivery Plan

- Reduce the number of separate data management systems used by Aberdeen City Council by 50% by 2030.
- Improve the scoring of housing and community in the Place Standard tool from 4.0 to 5.0 by 2030 (Maximum score 7).
- Increase mean scores for natural space (Place Standard tool) from 4.7 to 5.5 by 2030 (Maximum score 7).
- Measurable improvement in wellbeing.

Make Homelessness Rare, Brief and Non-recurring

Why is this a Priority?

People at risk of homelessness are significantly more likely to have poor health outcomes. To make homelessness rare, brief, and non-recurring we need identify and ensure that those at risk of homelessness are provided the support they need to find a settled home.

What does the evidence say?

Since 2020, there has been an increase in the number of people experiencing homelessness in Aberdeen. This means that there is a higher demand on support services, social housing supply and the provision of temporary accommodation. The pressure on Aberdeen's homelessness service was a [key consideration](#) when the local housing emergency was declared in September 2024.

Housing and financial insecurity, domestic violence, declining mental health, substance use, and physical or learning disability may all contribute to local homelessness. Households presenting in the city as homeless tell us they feel unsupported, either by family or more widely, and experience difficulties managing on their own. This priority recognises that eradicating homelessness, and specifically rough sleeping, is not only about a lack of accommodation. Offering accommodation without addressing someone's health and wellbeing needs can lead to tenancy breakdown, repeat homelessness and an already disadvantaged client becoming more disadvantaged. We need to review our current provision of health and wellbeing support and work with partners to further integrate our arrangements through our developing model of Family Support.

Domestic violence and abuse require a co-ordinated and pragmatic partnership response. Housing organisations have an important role in identifying suspected abuse and ensuring that homes are available and accessible to victims-survivors, to support them and their children to access appropriate housing and support options and work to support and challenge individuals that cause harm. There are signs that our approach is not yet reducing the number of victims/survivors presenting as homeless.

As part of our commitment to delivering on the Scottish Government [SHORE standards](#), a project is being developed with the aim of reducing, by 90%, the number of people released from prison into Aberdeen City without suitable accommodation by 2026. This builds on the existing process which aims to reduce use of temporary accommodation stock and have persons released from custody signing for a mainstream tenancy once their sentence ends.



What does the evidence say? (continued)

As part of our commitment to delivering on the Scottish Government [SHORE standards](#), a project is being developed with the aim of reducing, by 90%, the number of people released from prison into Aberdeen City without suitable accommodation by 2026. This builds on the existing process which aims to reduce use of temporary accommodation stock and have persons released from custody signing for a mainstream tenancy once their sentence ends.

Poverty is a significant issue for many. Aberdeen City Council and our Registered Social Landlords partners have an important role in working with local residents and tenants to support communities to improve housing quality and affordability, reduce fuel poverty, and to maximise financial and digital inclusion to help to reduce deprivation.

There is limited availability of social homes, particularly 1-bed properties. Uncertainty around the future of affordable housing funding has impacted on our ability to plan for further increases of the supply of new affordable homes.



Outcome to be achieved: 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.

What will we do?

- Ensure there is an adequate supply of good quality temporary accommodation.
- Use a [Housing First](#) approach to support people in secure tenancies rather than unsecure accommodation and a Housing Options approach focussed on early intervention to prevent homelessness from occurring.
- Explore funding opportunities for all social landlords for the building of more affordable homes to help meet this demand and reduce the homeless journey.
- Offer learning and development opportunities to Aberdeen City Council and partner staff to ensure they can identify those at risk of homelessness and know how to take action to prevent homelessness.
- Deliver against our Rapid Rehousing Transition Plan.
- Continue to collaborate as part of the Royal Foundation's [Homewards](#) programme in order to reduce the level of homelessness in the city and understand the underlying causes of homelessness. Targets will be set in the Local Housing Strategy Delivery Plan which contribute to the Royal Foundation's goal of making homelessness rare, brief, and non-recurring.
- Contribute to the delivery of the [Homewards Aberdeen Local Action Plan](#), with Homewards providing up to £500,000 of funding to support the delivery of the plan.
- Work with partners such as NHS Grampian and the Scottish Prison Service to implement agreed [SHORE](#) standards to ensure there is suitable accommodation and support for prison leavers.
- Monitor the implications of the 'ask and act' duty that forms part of the [Housing \(Scotland\) Bill](#) currently progressing through parliament.
- Work with partners to ensure a wide range of facilities and services are easy to access locally to support people to live independent, healthy, and fulfilling lives. This could include schools, shops, doctors, libraries, support services, food banks and pantries.
- Move to a more integrated model of Family Support to help reduce the level of family breakdowns which can lead to homelessness presentations.
- Work in partnership with Phoenix Futures to provide rehabilitation for people using substances.
- Help to alleviate the local housing emergency by setting ambitious targets relating to homelessness in the Local Housing Strategy Delivery Plan.

Targets for the Delivery Plan

- Reduce the proportion of homeless applications by 16/17-year-olds to below national levels by 2030.
- Reduce the number of people reporting rough sleeping as part of their homeless assessment by 20% by 2030.
- Increase the percentage of people affected by homelessness into permanent accommodation by 20% by 2030.
- Increase the percentage of those at risk of homelessness from the private rented sector sustaining their tenancy.
- Reduce the number of people released from prison into Aberdeen without suitable accommodation by 90% by 2026.
- No breaches of the [Homeless Persons \(Unsuitable Accommodation\) \(Scotland\) Order 2014](#) will take place.
- Reduce the average homeless journey time to 100 days by 2026/27.
- Reduce the number of homeless presentations who report family breakdown as the key factor.

Promote Independent Living in Communities

Why is this a Priority?

We need to provide the right type of housing and support to enable people to live independently in their community for as long as possible. We also know that digital technology has an important role in supporting people to be healthy and independent in their home.

What does the evidence say?

We know that people want to stay at home for as long as they can but often don't plan for their future housing needs until into old age. We know there is a shortage of adapted and wheelchair accessible homes for older people and for those who have particular needs, and that the current provision will not meet our needs in the future.

This is a national issue and the Scottish Government are committed to introducing the [Scottish Accessible Homes Standard](#) by 2026, which will ensure that new homes have a high standard of accessibility and adaptability. Currently in Aberdeen, the expectation is that wheelchair accessible homes that are delivered through the Strategic Housing Investment Plan (SHIP) comply with the design criteria indicated as a 'basic' requirement for wheelchair users, as outlined in Housing for Varying Needs and should include the design criteria indicated as 'desirable' (column 'D' in 'Summary of Design Criteria') wherever possible.

We also know that some people are unable to go back home after a stay in hospital, which can result in a 'delayed discharge.' An increasing number of adults do not have children which has the potential to impact on arrangements for care in the longer term as the population of the city ages. [Technology Enabled Care](#) (TEC) can play a significant role in help in maintaining a person's safety and independence.

The housing sector has an important corporate parenting role in supporting children and young people in care and helping to support care leavers. The wider needs of families can result in family breakdown and in the most challenging of cases, a child being accommodated out with the family home. Housing services, in collaboration with other key partners, now need to explore more family centric and integrated arrangements to help ensure that families are living in suitable homes with sustainable tenancies which enable a family to thrive to prevent any risk of out of authority placements.





Outcome to be achieved: We will use a multi-agency approach, technology, and other innovations to enable the people of Aberdeen to live as independently as possible, for as long as possible in their community.

What will we do?

- We will work in partnership to monitor and review the need for specialist and support accommodation in keeping with the Aberdeen City Health and Social Care Partnership's [Independent Living and Specialist Housing Provision, Market Position Statement 2024 – 2034](#).
- We will increase provision of interim/temporary housing options for those at risk of delayed discharge.
- We will make sure that TEC is considered in the design of specialist housing and monitor the implications of the analogue to digital switchover.
- We will work with partners to understand the needs of minority groups, key workers, and members of the armed forces to ensure that a range of housing options and support services are available to meet their needs.
- We will work with partners to improve data sharing and referral pathways across the sectors.
- We will consider the implication of the increasing number of adults do not have dependents to inform longer term planning.
- We will review the adequacy of the arrangements in place to support those who have experienced care.
- Monitor the demand for adaptations and work with partners to ensure they are available to support people to live independently.
- We will explore opportunities to implement a partnership model that seeks to expand preparations by households to support them remaining in their homes.
- Monitor developments in relation to the implementation of the Scottish Accessible Homes Standard.

Targets for the Delivery Plan

- Increase the number of wheelchair accessible properties delivered by implementing the 15% target for new build affordable housing by 2030.
- Increase the number of wheelchair accessible properties delivered by introducing a 5% target for new build housing in the private sector by 2030.
- Deliver up to 30 units of specialist housing designed for people who need specialist housing or have complex care needs by 2030.
- Reduce the backlog for occupational therapy assessment for adaptations from 400 to 200 by 2030.

Promote Health Through Housing

Why is this a Priority?

Aberdeen, as a [Marmot city](#), has set out its commitment to addressing health inequalities and putting wider determinants of health at the centre of what we do. Housing is a key determinant of health, and as such the housing sector has a critical role in contributing towards the reduction of health inequalities in Aberdeen. The focus of this theme is on how housing and the health and social care sectors can work together to minimise health inequalities through housing.

What does the evidence say?

The housing sector has a key role in working with the health and social care sectors as part of the integrated care system to improve housing standards and ensure that the housing impacts on the physical and mental health of individuals are effectively managed.

We know that some health conditions can be directly impacted by housing, including respiratory diseases such as chronic obstructive pulmonary disease (COPD) and asthma. Housing quality can impact the risk and severity through indoor air quality caused by poor ventilation and exposure to pollutants like smoke, mould, and dust. The type of housing along with the location and the structural conditions of homes are also important. Homes that lack proper insulation, have dampness, or are in poor repair can exacerbate respiratory conditions. [IHE research](#) also shows that properties with poor energy efficiency can lead to fuel poverty, which can have a detrimental impact on a person's mental and physical health.

Whilst the rate of COPD in Aberdeen is just below the national average, there are evident differences in rates of hospitalisations across areas of the city, with those in the most deprived more likely to be hospitalised. The picture is similar for asthma.

With regards to mental health, the percentage of people prescribed drugs for anxiety, depression, or psychosis both locally and nationally has been increasing over the last decade but has remained stable in each of the last two reporting periods. The rate in Aberdeen (17.4%) is lower than the Scottish average (20.9%). By contrast, rates of deaths by probable suicides have been falling over the last decade with the exception of the last two years, which have seen an increase from 11.6 per 100,000 population to 12.3.



What does the evidence say? (continued)

It is important that the housing sector has proactive and preventative housing solutions in place to support people to live independently and minimise preventable health and social care interventions, and this extends to those who have a long-term mental health difficulties. This includes ensuring that adaptations are maximised to support people with mobility needs, sensory needs, or cognitive impairments to live independently, minimising hospital admissions and streamlining hospital discharges linked to housing needs. It will also include ensuring that key referral pathways, for example, homelessness and mental health support are efficient and collaborative.

Effective operational collaboration will be achieved through the housing, health and social care sectors having a basic awareness of assessments and referral pathways of each other's sector and strong partnership links, and it is important that this is seen as a shared endeavour. As a service which routinely visits people in their homes, landlords and repairs operatives have a key role in identifying and responding to safeguarding concerns relating to both children and adults.

[Research from the Institute of Health Equity](#) shows that the work of private housing developers can have a strong influence on people's health and wellbeing through the quality, design, location, and affordability of their homes. It is important that we work with developers to ensure that homes in the private sector help to meet the needs of the people of Aberdeen.

It is a priority through this Local Housing Strategy for the housing sector to be closely aligned to our public protection arrangements. Self-neglect and hoarding are safeguarding issues which are often very visible in the home. The housing sector has an important role in working with partner agencies to ensure that people are supported in keeping with local guidance.





Outcome to be achieved: We are committed to reducing health inequalities by providing affordable, accessible, high quality and energy efficient homes that enhance people's health and wellbeing.

What will we do?

- Maximise the role of housing as part of the health and social care system.
- Improve effective data collection across all social landlords and sharing across housing, health, and social care system.
- Increase the percentage of adaptations completed within a target timescale.
- Work to improve the quality of housing in both the private and social sector to contribute to better health outcomes.
- Strengthened housing and health pathways for hospital discharge, and those experiencing mental health difficulties, taking the learning from the adopted SHORE (Sustainable Housing on Release for Everyone) standards.
- Provide learning and development opportunities to ensure that the housing sector minimises safeguarding risks to residents.
- Ensure easy access to financial support to enable citizens to maximise their benefits entitlement and continue to evaluate the impact of the Rent Assistance Fund.
- Embed the provision of housing support in our Future Libraries Model to help encourage healthy behaviour, develop digital skills, and enable access to reliable information.
- Review the adequacy of current prioritisation policies, to ensure that the groups identified as being most vulnerable are given due consideration.
- Review the adequacy of current arrangements in place to offer progressive support to those with long term mental health difficulties.

Targets for the Delivery Plan

- Complete an evaluation of the Rent Assistance Fund in 2025.
- Reduction in the number of housing related delayed hospital discharge cases to zero by 2030.
- Reduce the waiting time from referral to occupational therapy assessment for adaptations, baseline currently within 6 weeks for high priority and up to 6 months for medium priority to 4 weeks for high priority and 4 months for medium priority by 2030.

Improve Housing Quality and Energy Efficiency

Why is this a Priority?

We need to improve the condition of existing homes and ensure new-build homes are built to a high standard. Living in good quality homes is linked to better health and life outcomes and helps people to feel a sense of pride in their home and communities. We need homes that are energy efficient to help alleviate fuel poverty and contribute to a reduction in carbon emissions. This will help to mitigate the impact of climate change and support the just transition to net zero.

What does the evidence say?

Aberdeen City Council and Registered Social Landlords (RSLs) in the city are expected to provide good quality, energy efficient homes. All social housing providers have a high level of compliance with the [Scottish Housing Quality Standard](#) (SHQS) and the [Energy Efficiency Standard for Social Housing](#) (ESSH).

Most Aberdeen City Council homes were built before 1982 and may require higher levels of maintenance as they age. We also have a high percentage of multi-storey flats and numerous older tenement homes which can be more expensive to maintain. RSL stock tends to be more modern and is less likely to have the same maintenance issues. The Scottish Housing Quality Standard and Energy Efficiency Standard for Social Housing standards are expected to continue to change and are likely to promote even higher standards from social housing providers.


One challenge faced by all landlords in improving compliance with the standard is the resistance from some tenants to accept necessary upgrades that will improve fuel efficiency and reduce ongoing maintenance costs.

To help reduce fuel poverty and provide low-cost heating to citizens in the city, Aberdeen has a series of district heating systems to provide heating to domestic homes in the city. Since its launch in 2002, 3,977 properties have been connected to the district heating system, this includes 3,684 Aberdeen City Council homes and 293 owners.

The majority of homes in Aberdeen are in the private sector, where the standards for house condition are not as high. This can mean that private sector homes are more likely to be in poor condition than social housing stock, which is supported by Scottish House Condition Survey data.

It is important that work is undertaken to improve the sustainability of new and existing homes in order to contribute to the [Net Zero Aberdeen Routemap](#). The [Buildings and Heat Strategy](#) sets out the methodology for achieving this.





Outcome to be achieved: We will improve the condition of existing homes across all tenures and improve their energy efficiency to help to alleviate fuel poverty and address climate change and support a just transition to net zero.

What will we do?

- Monitor additions to Scottish Housing Quality Standard and Energy Efficiency Standard for Social Housing criteria to ensure our stock remains of a high standard and establish a procedure to follow when capital works are refused by tenants.
- Publish an Asset Management Plan to detail how we will invest resources in improving and maintaining our homes.
- Investigate and take action where issues with housing are found, for example, due to the presence of RAAC in some homes we are rehousing tenants who have been affected by this.
- Work with private owners to educate them on the required standard where properties are sub-standard and use enforcement options where engagement fails.
- Implement the recommendations of the Local Heat and Energy Efficiency Strategy. (LHEES)
- Support the delivery of Net Zero Aberdeen and Aberdeen Adapts to assess and monitor climate-related risks to residential properties.
- Actively seek funding through Scottish and UK Government initiatives to reduce fuel poverty and improve energy efficiency and collaborate with external partners to ensure any funding is fully utilised.
- Continue to support the further expansion of district heating schemes across the city.

Targets for the Delivery Plan

- Refresh Housing Revenue Account 30-year Business Plan by end October 2025.
- Support the implementation of the minimum energy efficiency standard for private landlords by the end of 2028, and for homeowners by 2033.
- Reduce reliance on polluting heating systems including gas, oil and LPG and support the transition to clean energy in city homes by 2045.
- By 2030 no more than 15% of households in Scotland are in fuel poverty and no more than 5% are in extreme fuel poverty.
- Reduce city emissions from the domestic sector by 61% by 2026.
- Reduce the number of people who are seeking fuel poverty support by 10%.

Private Rented Sector

Why is this a Priority?

We need to work with private landlords and tenants to support a well-managed private rented sector (PRS). The PRS has an important role to play in providing homes to the people of Aberdeen. It is a key housing option for those who are not in a position to purchase their own home, and for those who are not able to access social rented housing.

What does the evidence say?


Around 1 in 5 households in Aberdeen belong to the PRS, which is higher than the national trend. This means the PRS plays a more important role in Aberdeen than in other parts of Scotland.

Despite this, the number of PRS properties in the city has dropped by almost 20% since 2019, with evidence suggesting that landlords are reducing their property portfolios or exiting the sector entirely. Anecdotal evidence would suggest that rising mortgage interest rates, changes to the tax regime, increased cost of labour and materials, and strengthening of tenants' rights are all factors which have contributed to a reduction of PRS properties.

Rent levels in the city have fluctuated following the economic downturn in Aberdeen in 2015, meaning the sector is potentially less reliable for tenants and landlords alike.

The Scottish Government is consulting on the [Housing \(Scotland\) Bill](#) which could see the introduction of rent control measures as well as further enhancing tenant rights. The property standards expected of landlords are also expected to be raised, such as through proposals for a [minimum energy efficiency standard](#) to be introduced in the PRS.





Outcome to be achieved: We will work with landlords and tenants to support a well-managed PRS that provides good quality homes for the people of Aberdeen.

What will we do?

- We will support landlords to provide accommodation that meets the needs of the rented sector by providing educational training to landlords on latest developments in the sector and the standards expected of them.
- Where disputes arise between landlords and tenants, we will provide support by responding to tenant complaints and helping to find a solution.
- We will monitor the impact of any new rent control measures introduced nationally. We are participating in consultation regarding the proposed measures and where there are concerns, we have made the Scottish Government aware. Further information is needed as to how these measures would be implemented.
- Provide a revised Scheme of Assistance which sets out the support available to homeowners in the private sector for making improvements to their property.

Targets for the Delivery Plan

- Reduce the number of private rented properties in Aberdeen which are in disrepair, using the latest Scottish House Condition Survey data for evidence when available.
- Host annual information sessions for landlords with the aim of delivering training to landlords from key stakeholders within the private rented sector.
- Ensure 10% document sampling of every tenth Landlord Registration application in relation to privately rented property.
- Continue to target unregistered private landlords. This raises awareness within the sector of standards required to be met when letting private property.
- Continue to have high engagement rates with private tenants and landlords through tenant complaint forms and the Private Landlord Support Officer role.
- Continue to successfully mediate disputes between private landlords and tenants, evidenced by our low referral rate to the First-tier Tribunal for Scotland.

Working with Partners

The strategy will be delivered in conjunction with our partners. The range of partners is wide ranging and include registered social landlords, service providers, statutory bodies, such as Aberdeen City Health and Social Care Partnership, NHS Grampian, Police Scotland, Scottish Fire and Rescue Service, Scottish Prison Service, Registered Social Landlords, Scottish Government, private landlords, developers, tenants, and citizens of Aberdeen.

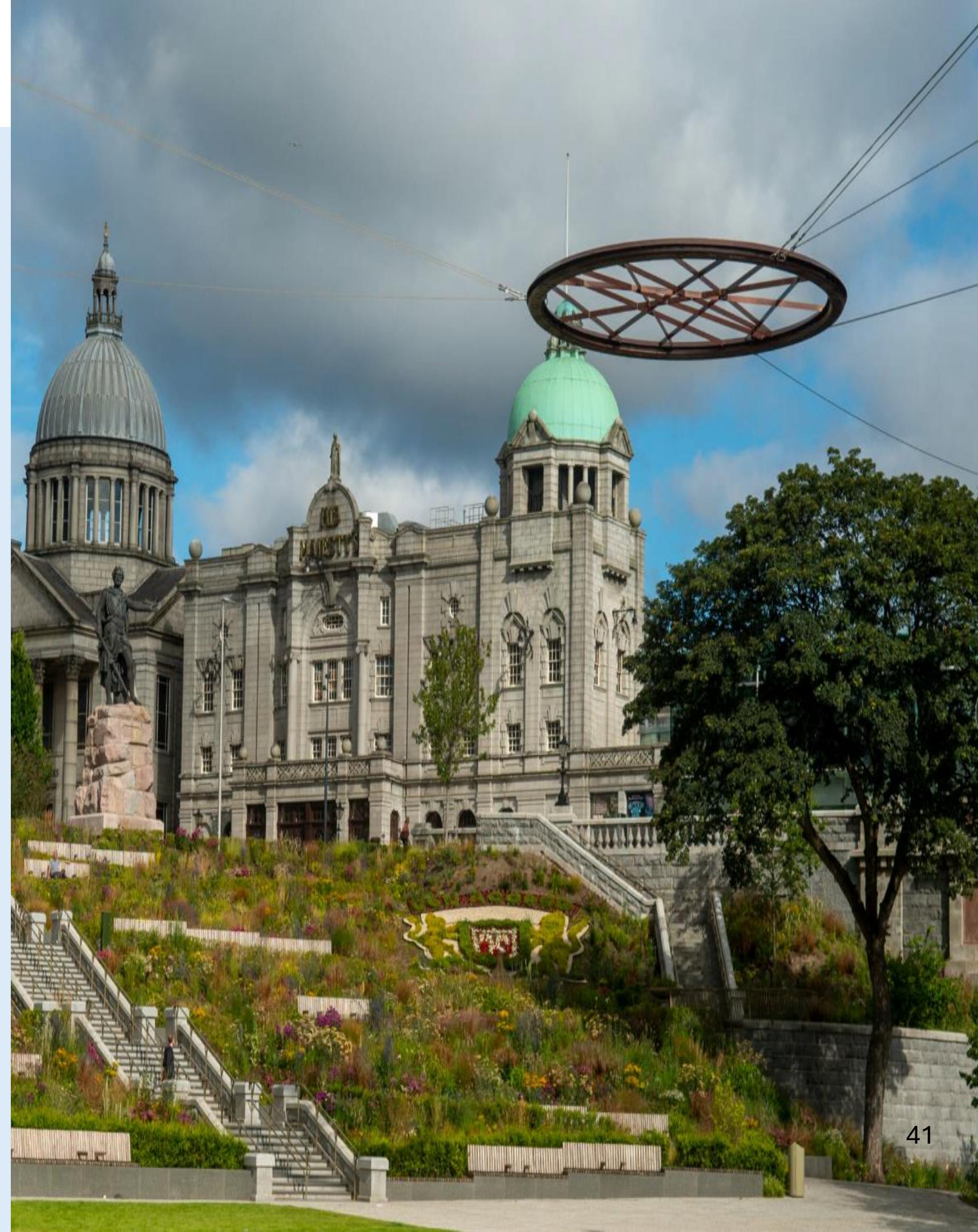
The Local Housing Strategy has strong links to several other local strategies and delivery plans and can contribute to the achievement of their targets and objectives. For example:

Aberdeen City Health and Social Care Partnership's Strategic Plan and Housing Contribution Statement –. Having somewhere to live that is affordable, warm, and secure is an essential part of wellbeing. The availability, location, type, and quality of housing is also important. So too are the housing challenges that many people face, including households that are experiencing fuel poverty; those who require specialist provision housing as a result of ill-health or disability; and those who, for a range of reasons, are without a secure place to live.

Aberdeen Violence Against Women and Girls Partnership – housing has an important role to play in improving outcomes for women and girls affected by violence, such as through the provision of safe and accessible emergency accommodation and support.

Aberdeen City Alcohol and Drugs Partnership – a key theme of the ADP delivery framework is ensuring those recovering from alcohol and drug use live in communities which support their recovery. We can contribute to this through the creation of vibrant, diverse, and inclusive communities.

Scottish Fire and Rescue Service – one of the objectives of the SFRS strategy is to safeguard those who are vulnerable through preventative work. We have a role to play in this by ensuring that new and existing homes are good quality and safe, and that risk assessments are in place where necessary.



Delivering the Strategy

We have developed a Logic Model to set out our theory of change and help translate objectives into measurable actions and results. Below is a summarised version of this model. The full model can be found on Page 44.

Inputs	Activities	Medium Term Outcomes	Impacts
<div>HRA Revenue</div> <div>HRA Capital</div> <div>Affordable Housing</div> <div>Supply Programme</div> <div>RSLs</div> <div>Private sector</div> <div>Data and research</div>	<ul style="list-style-type: none">Bring voids and empty homes back into use.Deliver new, affordable housing delivered.Maintain /retrofit older homes.Maximise accessibility in properties including TEC.Build agency of unheard voices.Maximise green space and encourage active lifestyles.Holistic support provided for New Aberdonians.Deliver holistic integrated family support.Deliver easy to access local facilities and services.Deliver specialist and supported accommodation.Deliver a range of housing options and support services to key groups.Complete adaptations to support people to live independently.Develop effective data collection and sharing across housing, health, and social care system.Maximise benefits entitlements.Invested to improve / maintaining high standards and energy efficient stock.Expand district heating schemes.Support landlords.	<ul style="list-style-type: none">Population retention and growth is supported through housing availability.Housing related inequalities are reduced and community stability enhanced.Communities are empowered to shape their environments and services.Wellbeing and social cohesion in deprived areas is improved.Inclusive, safe, and vibrant neighbourhoods are fostered.No breaches of the Homeless Persons (Unsuitable Accommodation) (Scotland) Order.An adequate supply of good quality temporary accommodation.An adequate supply of specialist housing.The right support is available to enable people to live independently at home for as long as possible.Improved communication between housing and health and social care systems to ensure people are not impacted by housing related hospital delays.Improved mental and physical health outcomes via housing support.Emissions from the domestic sector are reduced.Fewer private sector properties in disrepair or substandard.Minimum energy efficiency standard is implemented.Fewer private rented properties are in disrepair.Landlords are supported to remain in the sector and are aware of their duty to comply with legislation.	<ul style="list-style-type: none">There is a sufficient supply of housing to meet the varying needs of the people of Aberdeen.Lesser heard voices shape their communities, focusing on the unique circumstances of a particular place.Homelessness is rare, brief, and non-recurring.The people of Aberdeen to live as independently as possible, for as long as possible in their community.Health inequalities are reduced by affordable, accessible, high quality and energy efficient homes.High quality homes with improved energy efficiency, alleviating fuel poverty and mitigating climate change..A well-managed private rented sector

Monitoring and Evaluation

A Delivery Plan that has been co-produced with our partners has been developed to ensure that we capture all of the key actions needed to deliver on our strategic priorities. Metrics will help us to measure success and keep track of progress against the priorities identified in this strategy.

As part of the governance arrangements, the Housing Board will maintain oversight of progress, with annual reports being submitted to the Aberdeen City Communities, Housing and Public Protection Committee.

Key partners involved in our stakeholder groups will meet regularly throughout the lifetime of the strategy to monitor, review, and evaluate progress against the Local Housing Strategy priorities. This approach will help ensure that the Local Housing Strategy is a fluid document that can respond to changes as required.





LOCAL HOUSING STRATEGY LOGIC MODEL



Priority 1

Aberdeen Context and Drivers

- Attract / keep citizens in the city
- Maximise housing quality and energy efficiency
- Reduce and mitigate economic inequality through housing costs
- Mitigate impact of homelessness
- Support the housing needs of resettled communities
- Meet the complex needs (see personas) of citizens, including mitigating mental health and physical health
- Mitigate the challenges of net zero / climate change

Inputs

HRA Revenue
HRA Capital
Affordable Housing Supply Programme
RSLs
Private sector
Data and research

Strategic Priority	Output		Outcome
	Activities	Rate/volume	
We will support a sufficient supply of housing to meet the varying needs of the people of Aberdeen.	Reduce Voids in ACC properties.	Reduce average length of time a property is void Review annually, baseline April 2025: 281.6 days against target of 210 days.	The changing demographics, health profiles and housing needs of the population are understood.
	New homes are delivered, including affordable housing.	880 homes per year, 25% affordable (220) and 75% market (660).	
	Support partners to build affordable housing.	220 affordable homes per year.	The varying housing needs of Aberdeen’s population is met.
	Maintain/Retrofit older homes owned by ACC.	Invest adequate resource in older homes by 2030.	
	Bring empty homes back into use.	500 empty homes back into use by 2030.	Population retention and growth is supported through housing availability.
	Include accessibility in all of above.	15% of the new affordable housing (Council and RSLs) to be wheelchair accessible delivered from 2025.	
	Increase the provision of Gypsy/Traveller accommodation.	Aberdeen’s Local Development Plan will identify additional permanent and transit sites.	Housing related inequalities are reduced and community stability enhanced.
Input assumptions		Output Assumptions	External Factors and Risks
<ul style="list-style-type: none">• Adopted Local Development Plan• Sufficient land supply• Planning process supports delivery of priorities• Staffing resources• HRA capacity• Affordable Housing Supply Programme grant		<ul style="list-style-type: none">• Targeted proportionate investment of resources and activity to meet identified needs.	<ul style="list-style-type: none">• RSL capacity• Engagement and capacity of developers for specialist provision• Changes in the demographic, including resettled communities, health and inequality trends and number and size of households• Disproportionate impacts on vulnerable persons• Labour shortages

Priority 2

Strategic Priority	Output		Outcome
	Activities	Rate/volume	
We will use a place-based approach to encourage lesser heard voices to shape their communities and the community offering, focusing on the unique circumstances of a particular place and involving local people in decision making.	Future Libraries Model to build agency of unheard voices. Ensure that information on housing options is accessible.	Review implementation of Future Libraries Model.	<p>Communities are empowered to shape their environments and services.</p> <p>Wellbeing and social cohesion in deprived areas is improved.</p> <p>Inclusive, safe, and vibrant neighbourhoods are fostered.</p> <p>Place Standard Tool scores increase for Housing and Community from 4.0 to 5.0; and for natural space from 4.7 to 5.5 by 2030.</p> <p>To reduce the number of separate data management systems in use by 50% by 2030.</p> <p>To deliver community-led resilience plans in vulnerable areas.</p>
	Engage vulnerable groups and track progress. Explore what it takes to make a house a home.	Improvements to Place Standard Tool scores for Housing and Community for those living in deprivation (SIMD 1 & 2) No. of engagement events targeted at vulnerable groups, e.g. Gypsy/Traveller, sheltered housing etc	
	Continue to support the delivery of the City Centre and Beach Masterplan	Monitor the progress on the City Centre and Beach Masterplan in terms of housing requirement.	
	Community-led resilience plans in place re weather vulnerability.	Regular review of community-led resilience plans.	
	Use technology to support improved information sharing with our citizens and across a more integrated workforce.	Review existing information system and develop information sharing arrangements where appropriate.	
	Maximise the benefits of local green space including boosting wellbeing, encouraging active lifestyles and promoting improvements in health.	Ensure new housing developments provide sufficient green space and promote healthy lifestyle.	
	Provide holistic support for New Aberdonians.	Number of New Aberdonians receiving support.	
	Input assumptions	Output Assumptions	External Factors and Risks
	<ul style="list-style-type: none"> Continued investment in Fairer Futures Pathfinder Sufficient capacity for engagement and involvement Deployment and use of technology 	<ul style="list-style-type: none"> Joined up planning, service design and resource deployment across ACC services and with partner organisations; Targeted proportionate investment of resources and activity to meet identified needs 	<ul style="list-style-type: none"> Consultation fatigue and lack of engagement Disinformation and misinformation: Reduced trust in institutions Reliance on digital platforms: Digital exclusion

Priority 3

Strategic Priority	Output		Outcome
	Activities	Rate/volume	
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.	Prevent homelessness through Housing Options approach.	<ul style="list-style-type: none"> - Reduce the average homeless journey time to 100 days by 2026/27 – Baseline: 134 days 2024/25. - 20% fewer people report rough sleeping as part of their homeless assessment by 20% by 2030. - Homeless applications by 16/17-year-olds is below national levels by 2030. 	<ul style="list-style-type: none"> • Homelessness rare, brief and non-recurring. • There are no breaches of the Homeless Persons (Unsuitable Accommodation) (Scotland) Order • There is adequate supply of good quality temporary accommodation. • More of those at risk of homelessness from the private rented sector sustain their tenancy
	Support people in secure tenancies rather than unsecure accommodation	20% more people affected by homelessness receive permanent accommodation by 2030	
	Deliver Rapid Rehousing Transition Plan	Actions and measures are detailed in the Delivery Plan	
	Upskill Council staff and partners to identify the risk of homelessness and act to prevent	Implement the Ask and Act Duty	
	Move to a more integrated model of Family Support to help reduce family breakdowns which can lead to homelessness	Fewer homeless presentations report family breakdown as the key factor	
	Implement agreed SHORE standards to ensure suitable accommodation and support for prison leavers	90% fewer people are released from prison without suitable accommodation by 2026	
	Work with partners to ensure a wide range of facilities and services are easy to access locally to support people to live independent, health and fulfilling lives. This could include schools, shops, doctors, libraries, support services, food banks and pantries	Understand causes and prevent homelessness as part of Homewards	
	Input assumptions	Output Assumptions	External Factors and Risks
	<ul style="list-style-type: none"> • Adequate funding and resources will be available to support homeless initiatives. • Secure adequate funding to enable the delivery of more affordable homes. • Focus on prevention including rial Prevention Fund. • Effective housing support to promote tenancy sustainment. • Homewards Coalition. 	<ul style="list-style-type: none"> • New Housing Support tender for Outreach Housing Support and Housing First developed and implemented. • Removal of supported accommodation model in 2025 which held tenants with high support needs in temporary accommodation. 	<ul style="list-style-type: none"> • Long-term public service pressures • Increased unemployment • Lower wages • State of the housing market • Disproportionate impacts on vulnerable persons

Priority 4

Strategic Priority	Output		Outcome
	Activities	Rate/volume	
We will use a multi-agency approach, technology and other innovations to enable the people of Aberdeen to live as independently as possible, for as long as possible in their community.	Monitor and review the need for specialist and supported accommodation in partnership with Aberdeen Health and Social Care Partnership to deliver the requirements set out in their Market Position Statements	<ul style="list-style-type: none"> - 15% of new build affordable housing to be wheelchair accessible by 2030. - 5% target for new build housing in the private sector to be wheelchair accessible by 2030. - Up to 30 units of specialist housing designed for people who need specialist housing or have complex care needs by 2030. 	<ul style="list-style-type: none"> • An adequate supply of specialist housing by 2030. • An adequate supply of wheelchair accessible housing. • The length of time people wait for an occupational therapy assessment for adaptations has been reduced by 2030. • People have the right support to enable them to live independently at home for as long as possible. • People are not delayed in hospital due to their housing circumstances. • Accessibility and adaptability of the housing stock has been improved across all tenures, citywide.
	Increase provision of interim/temporary housing options for those at risk of delayed discharge.	Reduce the number of housing related delayed hospital discharge cases to zero.	
	Consider telecare (TEC) in the design of specialist housing and monitor the implications of the analogue to digital switchover.	Increase the number of people supported to live their own homes through the use of telecare.	
	Ensure that a range of housing options and support services are available to minority groups, key workers and members of the armed forces.	Review arrangements annually.	
	Plan for the increasing number of older adults with no dependents who can provide support. Complete a review of housing for varying needs stock to ensure it is fit for purpose by 2026 (ACC stock).	Complete the transition of six buildings from sheltered to amenity housing where tipping point has been reached.	
	Ensure that housing policies consider the needs of care experienced young people.	All new policy development and review of existing policies as required.	
	Ensure adaptations and work are available to support people to live independently	Reduce the backlog for occupational therapy assessment for adaptations from 400 to 200 by 2030.	
Input Assumptions		Output Assumptions	External Factors and Risks
<ul style="list-style-type: none"> • Appropriate investment in technology, data and skills • Sufficient support and resources to enable people to live independently at home. 		<ul style="list-style-type: none"> • Specialist housing and support service will meet the needs of those living with complex care issues. 	<ul style="list-style-type: none"> • Ageing population and reduction in working age population • Lack of suitable housing • Skill shortage in cyber and technology sector • AI biases leading to inequality

Priority 5

Strategic Priority	Output		Outcome
	Activities	Rate/volume	
We are committed to reducing health inequalities by providing affordable, accessible, high quality and energy efficient homes that enhance people's health and wellbeing.	Improve effective data collection and sharing across housing, health, and social care system	Review systems annually and implement improvements.	<p>Maximise the role of housing as part of the health and social care system.</p> <p>Improve the time taken to complete adaptations to meet the needs of people with disabilities.</p> <p>Improve communication between housing and health and social care systems to ensure people are not impacted by housing related hospital delays.</p> <p>Reduce health inequalities through improved housing conditions.</p> <p>Improve mental and physical health outcomes via housing support.</p> <p>Strengthen integration between housing and health/social care systems.</p> <p>Strengthen housing and health pathways for hospital discharge, and those experiencing mental health difficulties</p>
	Work with the Bon Accord Care's Occupational Therapy Service to monitor the time taken between referral and assessment	Increase %age of adaptations completed within a target timescale.	
	Improve the quality of housing in both the private and social sector to contribute to better health outcomes	<ul style="list-style-type: none"> - No. of adaptations being carried out in social rented sector and through private sector grant. - No. of social homes meeting SHQS & EESSH. - Level of disrepair in private sector as per SHCS and respond to reports of substandard housing. 	
	Review housing and health pathways for hospital discharge, and those experiencing mental health difficulties.	Reduction in the number of housing related delayed hospital discharge cases to zero.	
	Provide learning and development opportunities to ensure that housing sector minimises safeguarding risks to residents.	Review training plan for cluster.	
	Give financial support to enable citizens to maximise their benefits entitlement.	Monitor the implementation of the Rent Assistance Fund and other income maximisation opportunities.	
	Review the way we record information provided to vulnerable groups to ensure their needs are met.	Determine dataset to inform future decisions.	
	Offer progressive support to those with long term mental health difficulties.	Review support arrangement annual to ensure needs are met.	
	Input Assumptions	Output Assumptions	External Factors and Risks
	We expect that improvements in housing, support and energy efficiency will lead to better health outcomes.	<p>Sufficient financial and staff resources to support partnership initiatives</p> <p>Effective data collection and sharing across housing health and social care will be achieved.</p>	<ul style="list-style-type: none"> • Demographic change, ageing population • Changes in Government policies. • Long-term public service pressures • Labour shortages due to workforce contraction

Priority 6

Strategic Priority	Output		Outcome
	Activities	Rate/volume	
We will improve the condition of existing homes across all tenures and improve their energy efficiency to help to alleviate fuel poverty and address climate change and support a just transition to net zero.	Ensure our stock remains of a high standard	Increase compliance with SHQS to 100%	Emissions from the domestic sector are reduced by 61% by 2026 Investigate complaints from private tenants regarding property standards. Reduce the number of private sector properties in disrepair or substandard. 10% fewer people seek fuel poverty support No more than 15% of households in Scotland are in fuel poverty and no more than 5% are in extreme fuel poverty by 2030 The minimum energy efficiency standard is implemented by the end of 2028 for private landlords, and 2033 for owner-occupiers Reduced reliance on polluting heating systems (gas, oil and LPG) & transition to clean energy in city homes by 2045. Improvements in health outcomes for social tenants e.g. respiratory disease. Delivery Plan with 2-year intermediate reviews and 5 -year major review 2030
	Apply a procedure to follow when capital works are refused by tenants.	Reduce the % of refusals for capital improvement works.	
	Asset Management Plan to detail how we will invest resources in improving and maintaining our homes.	Refresh Housing Revenue Account 30-year Business Plan by end 2025	
	Ensure there are robust processes in place to identify any take action where defects in ACC homes are identified.	Review current processes.	
	Work with private owners on required standard where properties are sub-standard and use enforcement options.	Levels of disrepair in the private sector. Latest available data: Private Rent – 88%; Owner Occupier – 75%	
	Seek funding through Scottish and UK Government initiatives to reduce fuel poverty and improve energy efficiency and collaborate with external partners to ensure any funding is fully utilised.	<ul style="list-style-type: none"> - Success of funding bids - No more than 15% of households are in fuel poverty and 5% in extreme fuel poverty by 2030. 	
	Implement recommendations of the Local Heat and Energy Efficiency Strategy (LHEES).	Expansion of heat networks throughout the city.	
	Work with partners towards a Net Zero Aberdeen by 2045. Assess and monitor climate-related risks to residential properties. Reduce city emissions from the domestic sector, deliver the Net Zero Aberdeen Routemap and Buildings & Heat Strategy.	Reduce city emissions from the domestic sector. Annual kt CO2e – Domestic Sector (Total) UK Local Authority and Regional Greenhouse Gas Emissions Statistics (2020/23: Greenhouse Gas Emissions - 293.5; Carbon - 284.3)	
	Support further expansion of district heating schemes across the city.	Delivery Plan with 2-year intermediate reviews and 5-year major review 2030.	
Input assumptions		Output Assumptions	External Factors and Risks
We expect to improve the quality and energy efficiency of homes leading to an improvement in health and wellbeing.		Financial and staff resources will be available to enable improvement works to proceed and help support citizens who are in fuel poverty.	<ul style="list-style-type: none"> • Demographic change, ageing population • Long-term public service pressures • Labour shortages • Changes to legislation guidance and standards

Priority 7

Strategic Priority	Output		Outcome
	Activities	Rate/volume	
We will support a well-managed private rented sector.	Provide educational training to landlords on latest developments in the sector and the standards expected of them.	<ul style="list-style-type: none"> - Annual information sessions for landlords - 10% document sampling of every tenth Landlord Registration application in relation to privately rented property 	<p>Fewer private rented properties are in disrepair.</p> <p>Landlords are supported to remain in the sector and are aware of their duty to comply with legislation.</p> <p>Growth in the number of properties in the Private Rented Sector.</p> <p>Growth in the number of landlords entering the PRS.</p>
	Respond to tenant complaints and mediate landlord / tenant disputes to find solutions.	Response rates and successful mediation	
	Monitor the impact of any new rent control measures	To follow SG consultation on proposed measures	
	Input assumptions	Output Assumptions	External Factors and Risks
	<ul style="list-style-type: none"> • Sufficient resources to support Private Rented Sector stakeholders 	<ul style="list-style-type: none"> • Landlords and tenants will remain in the Private Rented Sector if provided with support through training, education and dispute resolution. 	<ul style="list-style-type: none"> • Housing market conditions • Long-term public service pressures • Changes to legislation guidance and standards



LOCAL HOUSING STRATEGY DELIVERY PLAN



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Strategic Priority 1: Adequate Supply of Housing Key Indicators

Reference	Key Indicator	Baseline 2024/25	Target 2025/26	Frequency/ Source	Progress 2025/26
1.1	Number of affordable homes delivered.	459	220	Annually/ Aberdeen City Council	<p>The annual Housing Supply Target (HST) for this Local Housing Strategy (LHS) is 880, with 25% of this being affordable (220).</p> <p>This target was significantly exceeded in 2024/25.</p>
1.2	Number of private homes delivered.	570	660	Annually/ Aberdeen City Council	<p>The aim is that 75% of the annual HST will be delivered through private homes (660). The completions figure is currently in draft form and shows 1,029 total for 2024/25, meaning there were 570 market completions.</p> <p>This is below the market HST for 2025/26.</p>
1.3	Number of empty homes brought back into use per year.	172	100	Annually	<p>A target of 500 empty homes brought back into use has been set over the lifespan of this LHS, with an annual target of 100.</p> <p>This target was exceeded in 2024/25 (172).</p>
1.4	Aberdeen City Council void rent loss.	8.04%	4.6%	Annually/ Quality Assurance and Performance Management	<p>A target of 4.6% void rent loss by 2030 has been set, which will require improvement on the current baseline figure of 8.04%.</p>

Strategic Priority 1: Adequate Supply of Housing

LHS Strategic Priority	Local Outcome Target	Key Delivery Plan Tasks	Evidence and Measures	Responsible Team	Completion Date
We will support a sufficient supply of housing to meet the varying needs of the people of Aberdeen.	Continue to maximise the delivery of affordable housing and encourage the provision of market housing which meets the needs and demands of Aberdeen’s population.	<p>Work with developers and Registered Social Landlords (RSLs) partners to deliver affordable homes.</p> <p>Current proposals suggest that 2,427 affordable homes could be delivered during the lifetime of this Local Housing Strategy if sufficient resources are available.</p> <p>Update Strategic Housing Investment Plan on an annual basis to ensure progress is being made and new projects take this target into account.</p> <p>Ensure Aberdeen is well positioned for additional grant funding, if available.</p> <p>A housing supply target has been set at 880 homes per year, with 25% (220) affordable and 75% (660) market.</p>	<p>3,097 affordable homes were delivered over the course of the previous Local Housing Strategy.</p> <p>SHIP is updated and submitted to Scottish Government.</p> <p>Progress towards the affordable Housing Supply Target should be reviewed annually to ensure this will be met by 2030.</p>	Housing Strategy	<p>By 2030</p> <p>Review progress annually</p>

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We will support a sufficient supply of housing to meet the varying needs of the people of Aberdeen.	Continue to maximise the delivery of affordable housing and encourage the provision of market housing which meets the needs and demands of Aberdeen's population.	Work with developers and RSLs to ensure that progress towards this target is being made between now and 2030.	Percentage of affordable homes built by the Council and RSL partners which are wheelchair accessible.	Housing Strategy	By 2030 Review progress annually
		Ensure that homes being built meet housing need and demand in the city by working with developers and RSLs to prioritise specific property sizes and types. A housing supply target has been set at 880 homes per year, with 25% (220) affordable and 75% (660) market.	The Housing Need and Demand Assessment (HNDA) identified a need for 1-bed homes and larger family homes. The demand for specific property types should be regularly reviewed to ensure that the homes being built are the appropriate size to meet housing need in the city. Progress towards the market Housing Supply Target should be reviewed annually and should include size and type of homes delivered to ensure the correct homes are being delivered through the SHIP.	Housing Strategy/ Strategic Place Planning	By 2030 Review progress annually

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LHS Strategic Priority	Local Outcome Target	Key Delivery Plan Tasks	Evidence and Measures	Responsible Team	Completion Date
We will support a sufficient supply of housing to meet the varying needs of the people of Aberdeen.	Continue to maximise the delivery of affordable housing and encourage the provision of market housing which meets the needs and demands of Aberdeen's population.	Ensure there is an appropriate Local Development Plan (LDP) in place with an adequate supply of land.	Aberdeen LDP 2023 has been adopted and preparation of the 2028 LDP is currently underway.	Strategic Place Planning	By 2028 Review progress annually
		Ensure that the needs of Gypsy/Traveller communities are met through the provision of additional permanent and transit sites, as well as the refurbishment of existing sites.	Aberdeen LDP 2023 has identified potential sites. Assess the feasibility of delivery in 2025/26.	Housing Strategy / Strategic Place Planning	By 2030 Review progress annually
		Utilise all funding made available through Scottish Government Affordable Housing Supply Programme.	£16.344m – 2025/26 Resource planning assumptions have not been provided beyond 2025/26. All funding is on track to be spent in 2025/26, with capacity to spend more if it is available.	Housing Strategy	By 2030 Review progress annually
		Ensure developer obligations are fully utilised and spent on affordable housing.	Total developer obligations are allocated on an annual basis.	Housing Strategy/ Strategic Place Planning	By 2030 Review progress annually
		Complete an evaluation of the Gold Standard will to ensure that it continues to provide high quality housing and remains deliverable by property developers.	The findings from this evaluation will inform whether adjustments or changes are required to the Gold Standard specification	Corporate Landlord	By 2025/26

Strategic Priority 1: Adequate Supply of Housing

LHS Strategic Priority	Local Outcome Target	Key Delivery Plan Tasks	Evidence and Measures	Responsible Team	Completion Date
We will support a sufficient supply of housing to meet the varying needs of the people of Aberdeen.	Effectively utilise existing housing supply in the city by reducing voids, and void rent loss, and bringing long term privately owned empty homes back into use.	Deliver on improvement charters in relation to ACC void properties.	Void rent loss reduced to 4.6% by 2030.	Housing/ Corporate Landlord	By 2030 Review progress annually
		Continue to charge the additional Council Tax levy to empty and second homes to provide funding for affordable housing where homeowners fail to engage.	Number of properties being charged the additional Council tax levy for empty and second homes. Amount of funding generated for affordable housing provision through the levy.	Housing Strategy/Corporate Services	By 2030 Review progress annually
		Provide advice to owners of long-term empty properties to encourage them to bring empty homes back into use. Target 500 empty properties brought back into use by 2030.	Number of empty homes brought back into use by Empty Homes service. In 2024/25, 172 properties brought back into use.	Housing Strategy	By 2030 Review progress annually

Strategic Priority 1: Adequate Supply of Housing

LHS Strategic Priority	Local Outcome Target	Key Delivery Plan Tasks	Evidence and Measures	Responsible Team	Completion Date
We will support a sufficient supply of housing to meet the varying needs of the people of Aberdeen.	Effectively utilise existing housing supply in the city by reducing voids, and void rent loss, and bringing long term privately owned empty homes back into use.	Provide online form which allow members of the public to report empty properties to the service.	Number of properties being reported to the service through empty homes forms.	Housing Strategy	By 2030 Review progress annually
		Regularly review website content to ensure that advice and support is accurate and up to date.	Website content reviewed on a quarterly basis.	Housing Strategy	By 2030 Review quarterly
		Continued operation of Matchmaker scheme which aims to match empty properties for sale/rent with interested purchasers/renters.	20 properties advertised on 31/03/2025. 201 properties brought back into use.	Housing Strategy	By 2030 Review progress annually
		Collaboration with other Council services and partner organisations, such as Scottish Empty Homes Network (SEHP), to identify empty homes and explore methods of bringing them back into use.	Number of SEHP Best Practice Sessions attended by Empty Homes Service.	Housing Strategy	By 2030 Review progress annually
		Development of strategic actions which can contribute to improving the Council's empty homes service, such as the Empty Homes Framework.	Regular cross-service meetings hosted by Empty Homes team.	Housing Strategy	By 2030 Review progress annually

Strategic Priority 2: Placemaking with Communities Key Indicators

Reference	Key Indicator	Baseline 2024/25	Target 2025/26	Frequency/ Source	Progress 2025/26
2.1	Improve the scoring of Housing and Community in the Place Standard Tool from 4.2 to 5.5 by 2030.	4.2	5.5	Annually/ Aberdeen City Council	Following the recent LHS consultation in March-May 2025 the Place Standard Tool score increased to 4.2 which is a slight improvement on the 2023 figure of 4.0.
2.2	Improve the scoring of Housing and Community in the Place Standard Tool for those living in deprived areas.	SIMD 1 – 3.4 SIMD 2 – 4.1	5.5	Annually/ Aberdeen City Council	The consultation in March-May 2025 shows that those in deprived areas have a lower satisfaction with Housing and Community than people in other areas.
2.3	Improve the scoring of Natural Space in the Place Standard Tool from 5 to 5.5 by 2030.	5	5.5	Annually/ Aberdeen City Council	Following consultation in March-May 2025, the Place Standard Tool score increased slightly to 5 from the 2023 figure of 4.7.
2.4	Improve the scoring of Natural Space in the Place Standard Tool for those living in deprived areas.	SIMD 1 – 4.4 SIMD 2 – 4.8	5.5	Annually/ Aberdeen City Council	The March-May consultation shows that those in deprived areas have a lower satisfaction with Natural Space than people in other areas.

Strategic Priority 2: Placemaking with Communities

LHS Strategic Priority	Local Outcome Target	Key Delivery Plan Tasks	Evidence and Measures	Responsible Team	Completion Date
We will use a place-based approach to encourage lesser heard voices to shape their communities and the community offering, focusing on the unique circumstances of a particular place, and involving local people in decision making.	Improve people's opinion of their place through the provision of good quality homes and community improvement projects.	Target engagement activity and participation opportunities with identified vulnerable groups, including those living in deprived areas, and utilise the Place Standard Tool to track progress where possible.	Changes to the Place Standard tool score for housing and community will evidence progress made and illustrate success of engagement activity.	Community Planning Aberdeen	By 2030
		Ensure that participants are informed of how their feedback has been considered.	Review additional ways that we can measure the impact of this strategy on vulnerable groups.		Review progress annually
		Introduce localised delivery actions that improve outcomes for people in our priority neighbourhoods, such as creating neighbourhood specific engagement plans.	Localised delivery actions should respond to Place Standard Tool scores and community consultation findings.	Community Planning Aberdeen	By 2030
		Support the delivery of the Local Development Plan and the City Centre and Beach Masterplan to help achieve the long-term ambition to make the city a more attractive place to live in and a healthy place where people want to live, work, and socialise.	Local Development Plan Delivery Programme Progress of City Centre and Beach Masterplan implementation.	Strategic Place Planning	By 2030 Review progress annually

Strategic Priority 2: Placemaking with Communities

LHS Strategic Priority	Local Outcome Target	Key Delivery Plan Tasks	Evidence and Measures	Responsible Team	Completion Date
We will use a place-based approach to encourage lesser heard voices to shape their communities and the community offering, focusing on the unique circumstances of a particular place, and involving local people in decision making.	Improve people's opinion of their place through the provision of good quality homes and community improvement projects.	Adopt a Town Centre First approach to encourage town centre living and improve outcomes for those living in the city centre.	Local Development Plan will prioritise footfall generating developments with proposals sequentially assessed against the network of centres in Aberdeen.	Strategic Place Planning	By 2030 Review progress annually
		Have community-led resilience plans in place for areas of the city that are vulnerable to severe weather events.	Regular review of community-led resilience plans.	Community Planning Aberdeen	By 2030 Review progress annually
		Continue to focus on the provision of holistic support for New Aberdonians.	Number of New Aberdonians receiving support.	Housing/ Education/ Aberdeen City Health and Social Care Partnership	By 2030 Review progress annually

Strategic Priority 2: Placemaking with Communities

LHS Strategic Priority	Local Outcome Target	Key Delivery Plan Tasks	Evidence and Measures	Responsible Team	Completion Date
We will use a place-based approach to encourage lesser heard voices to shape their communities and the community offering, focusing on the unique circumstances of a particular place, and involving local people in decision making.	Improve people's opinion of their place through the provision of good quality homes and community improvement projects.	Continue to deliver high quality and sustainable affordable housing.	Number of affordable homes constructed in the city.	Housing Strategy / Strategic Place Planning	By 2030 Review progress annually
		Reduce the prevalence of anti-social behaviour in the city.	Reduction in the number of anti-social behaviour cases.	Community Safety Hub	By 2030 Review progress annually
	Improve people's opinion of their place through the provision of sufficient natural and green space.	Work with partners to maximise the benefits of local green space, with a focus on deprived areas.	Changes to the Place Standard tool score for natural space will evidence progress made.	Environmental Services / Strategic Place Planning	By 2030 Review progress annually

Strategic Priority 3: Make Homelessness Rare, Brief And Non-Recurring Key Indicators

Reference	Key Indicator	Baseline 2024/25	Target 2025/26	Frequency/ Source	Progress 2025/26
3.1	Percentage of homeless assessment completed in 28 days.	58.4%	100%	Annual/ Scottish Government	Significant improvements required to meet target.
3.2	Average homeless journey time in days.	134 days	100 days	Annual/Rapid Rehousing Transition Plan	This will continue to be monitored as part of annual performance reporting.
3.3	Percentage of homeless tenancies sustained for more than one year.	86.6%	100%	Annual/ Scottish Government	Work is ongoing to deliver improvements working towards current target.
3.4	Number of Breaches of the Homeless Persons (Unsuitable Accommodation) (Scotland) Order 2014.	517	0	Annual/ Scottish Government	Ongoing weekly reviews of the Reducing Hotels Action Plan are monitoring progress towards target.
3.5	Percentage of homeless applicants provided with permanent accommodation.	82.7%	80%	Annual/Rapid Rehousing Transition Plan	Currently exceeding target. Will continue to monitor.
3.6	Percentage of local authority general needs housing let to homeless applicants.	43.4%	50%	Annual/Rapid Rehousing Transition Plan	Working towards target. Monitoring is ongoing.

Strategic Priority 3: Make Homelessness Rare, Brief And Non-Recurring

LHS Strategic Priority	Local Outcome Target	Key Delivery Plan Tasks	Evidence and Measures	Responsible Team	Completion Date
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.	Reduce the proportion of homeless applications by 16/17-year-olds to below national levels by 2030.	Test upstream survey and support approach further at Northfield Academy. Ensure appropriate available interventions.	Number of surveys completed, number of interventions/young people supported who identify housing instability.	Homewards Coalition (Charter 12.4)	By 2030 Review progress annually
		Consider different accommodation models to support young people experiencing or threatened with homelessness.	Progress of the outputs from the Designing Services – Blueprints for Innovative Housing Models workshop. Monitoring of any new intervention in line with levels of youth homelessness.	Homewards Coalition (Charter 12.9)	By 2030 Review progress annually.
		Develop educational modules for young people regarding housing rights and tenancy skills.	National levels for 2023/24 period saw 2.70% of all applications. Local data in 2024/25 was 5.03%. National levels data for this period will be released in October 2025.	Homewards Coalition (Charter 12.8)	By 2030 Review progress annually

Strategic Priority 3: Make Homelessness Rare, Brief And Non-Recurring

LHS Strategic Priority	Local Outcome Target	Key Delivery Plan Tasks	Evidence and Measures	Responsible Team	Completion Date
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.	Reduce the number of people reporting rough sleeping as part of their homeless assessment by 20% by 2030.	Consider data gathering through the assessment process to increase understanding of individual reported circumstances. Review for themes/ reporting patterns and adjust current delivery of outreach service if data suggests that this is required.	In 2024/25 108 applicants advised they had rough slept the night prior to their homeless presentation. In the same period, 261 advised they had slept rough within the 3-month period running up to their homelessness presentation.	Housing Access and Support/Turning Point Scotland	By 2030 Review progress annually
	Increase the percentage of people affected by homelessness into permanent accommodation by 20% by 2030.	Continue to focus on increased lets to people experiencing homelessness in line with our allocation policy. Increase outcomes into Registered Social Landlord accommodation.	Percentage of general need allocations to homeless applicants – baseline-2024/25-43.4%. Number of applicants securing a Registered Social Landlord tenancy - baseline 2024/25 – 223	Housing Access and Support Homewards Coalition (Charter 12.9)	By 2030 Review progress annually
	Increase the percentage of those at risk of homelessness from the private rented sector sustaining their tenancy.	Trial a prevention fund to support tenancy sustainment from this sector.	Number of applications to prevention fund (new - no baseline). Number of people who receive support from prevention fund that go on to sustain their current home (new – no baseline)	Housing Access and Support/Private Sector Housing	By 2030 Review progress annually

Strategic Priority 3: Make Homelessness Rare, Brief And Non-Recurring

LHS Strategic Priority	Local Outcome Target	Key Delivery Plan Tasks	Evidence and Measures	Responsible Team	Completion Date
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.	Increase the percentage of those at risk of homelessness from the private rented sector sustaining their tenancy.	Continue to support the Private Landlord Liaison role in their remit of mediating between tenants and landlords to resolve differences and their support of both to ensure private rented tenants are a sustainable option.	Number of applicants becoming homeless from private rented sector (2024/25 - 226)	Housing Access and Support/Private Sector Housing	By 2030 Review progress annually
		Review Section 11 process to understand if any different interventions or data can be shared to encourage those facing eviction to seek support earlier.	Number of Section 11's received (2024/25 – 521)	Homewards Coalition (Charter 12.6)	By 2030 Review progress annually
		Monitor the implications of the ‘ask and act’ duty that forms part of the Housing (Scotland) Bill currently progressing through parliament.	Monitor progress of Bill and develop an Action Plan for its implementation.	Housing Access and Support	By 2030 Review progress annually
		Ensure that the views of people with lived experience are considered when making decisions related to homelessness prevention.	Review progress of Homewards Charter project which aims to increase the influence of people with lived experience.	Homewards Coalition (Charter 12.3)	By 2030 Review progress annually

Strategic Priority 3: Make Homelessness Rare, Brief And Non-Recurring

LHS Strategic Priority	Local Outcome Target	Key Delivery Plan Tasks	Evidence and Measures	Responsible Team	Completion Date
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.	Reduce the number of people released from prison into Aberdeen without suitable accommodation by 90% by 2026.	Test a streamlined structure/process around pre allocation of accommodation in line with Sustainable Housing on Release for Everyone (SHORE) standards. Trial using RSL stock for pre allocation rather than only ACC properties.	Data on the number of mainstream properties available on the day of liberation. 2024/25: 90 tenants returned to their secure tenancy. 57 applicants were treated as discretion cases and housed to secure tenancies. 79 homeless case applications made prior to release. Record the number of RSL properties allocated prior to liberation: No baseline data available.	Serious Offender Liaison Officer/ Community Justice Outcome Improvement Group. Ongoing discussion with RSL partners will take place prior to testing.	By 2030 Review progress annually
		Trial prisoners located at HMP Grampian signing their leases with the Prison Liaison Officer prior to liberation.	The number of prisoners signing a tenancy agreement prior to liberation is being monitored: In 2024/25 period, 3 prisoners signed tenancies prior to release and moved into secure properties. Data collection started mid-year.	Serious Offender Liaison Officer/ Community Justice Outcome Improvement Group	By 2030 Review progress annually

Strategic Priority 3: Make Homelessness Rare, Brief And Non-Recurring

LHS Strategic Priority	Local Outcome Target	Key Delivery Plan Tasks	Evidence and Measures	Responsible Team	Completion Date
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.	No breaches of the Homeless Persons (Unsuitable Accommodation) (Scotland) Order 2014 will take place.	Review move-on process for asylum seekers who have received a positive decision to maximise the 56-day period.	Number of people leaving asylum accommodation entering temporary accommodation and their length of stay in temporary accommodation will be monitored. (No baseline as new measure from April 25)	Housing Access and Support/Resettlement Team	By 2030 Review progress annually
		Continue to review the level of temporary flattened stock including voids, driving a reduction in temporary accommodation voids.	Monitor the percentage of voids in temporary accommodation as a percentage of overall temporary stock. Baseline April 2025 - 28.1%.	Housing/Corporate Landlord	By end of 2025/26
	Reduce the average homeless journey time to 100 days by 2026/27.	Increase the availability of suitable stock through reducing voids, increasing S5 referrals, proactively supporting use of all available options for rehousing (promotion of private sector/rent deposit schemes).	Number of lets to homeless applicants – 977 in 2024/25. Number of Section 5 referrals to RSLs 2024/25 – 13. RSL lets to homeless 2024/25 – 223. Homeless outcomes –Private Rented Sector – 15 in 2024/25.	Housing Access and Support/Homeworks Coalition (Charter 12.9)	By 2030 Review progress annually

Strategic Priority 3: Make Homelessness Rare, Brief And Non-Recurring

LHS Strategic Priority	Local Outcome Target	Key Delivery Plan Tasks	Evidence and Measures	Responsible Team	Completion Date
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.	Reduce the average homeless journey time to 100 days by 2026/27.	Ensure applicants are encouraged to actively bid on CBL and with other RSLs.	Average applicants placing bids per void edition – 682 (Baseline Sept 2024).	Choice Based Letting project team	By 2026/27 Review progress annually
		Ensure supply of suitable accommodation is available to meet the needs of applicants experiencing homelessness.	Percentage of homeless applicants provided permanent accommodation Baseline 2024/25 - 82.7%.	Homewards Coalition (Charter 12.9)	By 2030 Review progress annually
	Reduce the number of homeless presentations who report family breakdown as the key factor.	Research conflict resolution models to prevent homeless presentations where possible for this cohort and/or to allow for time for moves to happen through a planned approach.	Applicants reporting became homeless from parental/family home/relatives - 2024/25 – 383.	Homewards Coalition	By 2030 Review progress annually
		Implement the Family support model and ensure that effective data sharing protocols are in place.	Number of applicants who became homeless from parental/family home/relatives - 2024/25 – 383.	Priority Families Team, Fit Like Hub and Includum	By 2030 Review progress annually.

Strategic Priority 4: Promote Independent Living in Communities Key Indicators

Reference	Key Indicator	Baseline 2024/25	Target 2025/26	Frequency/ Source	Progress 2025/26
4.1	Percentage of adults supported at home who agree that they are supported to live as independently as possible.	68%	90%	Biennial/ Health and Care Experience Survey	The latest survey data is from 2023/24 and shows that significant progress is required to meet the target of 90%.
4.2	Number and percentage of new build affordable properties developed as accessible for people with a particular need.	7.4%	15% of all new build affordable housing	Annually (SHIP)	7.4% of new build affordable homes where wheelchair accessible in 2024/25. Improvement will be required to meet the 15% target consistently on an annual basis.
4.3	Number of disabled adaptations- private sector housing.	89	145	Annually ACC/Bon Accord Care	This will be monitored by the Disabled Adaptations Group. In addition to the number of major adaptations recorded, 371 minor adaptations were provided in private homes.

Strategic Priority 4: Promote Independent Living in Communities Key Indicators

Reference	Key Indicator	Baseline 2024/25	Target 2025/26	Frequency/ Source	Progress 2025/26
4.4	Number of disabled adaptations - social housing.	ACC: 915 minor, 136 major RSLs: 50 minor, 4 major	900 ACC 150 RSL	Annually ACC/Scottish Government Returns	This will be monitored through the Disabled Adaptations Group on a quarterly basis. The 2024/25 data for RSL adaptations is incomplete and awaiting verification.
4.5	Number of people supported to in live their own homes through the use of telecare.	1,568 Community Alarm and 1,224 telecare package. 3,214 units are provided in sheltered and very sheltered housing.	2,800	Annually Bon Accord Care and ACC	It is expected that changes resulting the in Analogue to Digital switch will result in a fall in units provided as part of the infrastructure in independent living settings that were formerly recorded as sheltered housing.

Strategic Priority 4: Promote Independent Living in Communities

LHS Strategic Priority	Local Outcome Target	Key Delivery Plan Tasks	Evidence and Measures	Responsible Team	Completion Date
We will use a multi-agency approach, technology, and other innovations to enable the people of Aberdeen to live as independently as possible, for as long as possible in their community.	Ensure the sufficient supply of housing to meet the varying needs of the people of Aberdeen.	Increase the number of wheelchair accessible properties delivered by implementing the 15% target for new build affordable housing by 2030.	Monitor delivery of wheelchair accessible, affordable homes delivered through the Strategic Housing Investment Plan (SHIP).	Housing Strategy/RSL Partners	By 2030 Review progress annually
		Increase the number wheelchair accessible properties delivered by introducing a 5% target for new build housing in the private sector by 2030.	Ensure 5% target is considered in planning application and building warrant decision making.	Housing Strategy/Strategic Place Planning	By 2030 Review progress annually
		Deliver up to 30 units of specialist housing designed for people who need specialist housing or have complex care needs by 2030.	Promote the delivery of specialist housing units within development plans included in and monitor through SHIP annual reports.	Housing Strategy/RSL Partners	By 2030 Review progress annually
		Deliver up to 10 units of specialist housing for people with bariatric care needs by 2030.	Promote the delivery of homes specifically designed with additional space standard and monitor via the SHIP.	Housing Strategy/RSL Partners	By 2030 Review progress annually

Strategic Priority 4: Promote Independent Living in Communities

LHS Strategic Priority	Local Outcome Target	Key Delivery Plan Tasks	Evidence and Measures	Responsible Team	Completion Date
We will use a multi-agency approach, technology, and other innovations to enable the people of Aberdeen to live as independently as possible, for as long as possible in their community.	Ensure the sufficient supply of housing to meet the varying needs of the people of Aberdeen.	Engage with families supporting disabled children and adults to understand their current and future housing and support needs and use this insight to inform housing provision and service delivery.	Ensure that this group is factored into future tenant engagement and that their feedback is used to improve service delivery.	Housing Strategy/Bon Accord Care/ Aberdeen City Health and Social Care Partnership	By 2030 Review progress annually
	Reduce the waiting time from referral to occupational therapy assessment for adaptations.	Reduce the backlog for occupational therapy assessment for adaptations from 400 to 200 by 2030.	Monitor the number of people waiting for Occupational Therapy (OT) assessment.	Disabled Adaptations Group (DAG)/Aberdeen City Health and Social Care Partnership/Bon Accord Care	By 2030 Review progress annually
		Work with the Bon Accord Care's Occupational Therapy Service to monitor the time taken between referral and assessment. Baseline for assessment currently within 6 weeks for high priority and up to 6 months for medium priority target to reduce this to 4 weeks for high priority and 4 months for medium priority.	Monitor the number of referrals to Occupational Therapy Teams by categories: Emergency, High, Medium. Monitor unmet need. Monitor average waiting time for assessment. Monitor the number of adaptations being carried out in social rented sector and through private sector grant.	Disabled Adaptations Group/Bon Accord Care/Occupational Therapy Service	By 2030 Review progress annually

Strategic Priority 4: Promote Independent Living in Communities

LHS Strategic Priority	Local Outcome Target	Key Delivery Plan Tasks	Evidence and Measures	Responsible Team	Completion Date
We will use a multi-agency approach, technology, and other innovations to enable the people of Aberdeen to live as independently as possible, for as long as possible in their community.	Ensure that housing for varying needs stock is fit for purpose and meets the needs of tenants.	Complete a review of housing for varying needs stock to ensure it is fit for purpose by 2026 (ACC stock).	Implement the actions identified by the working group to complete the transition of six buildings from sheltered to amenity housing.	Aberdeen City Health and Social Care Partnership/Bon Accord Care/Housing	By 2025/26 Review progress annually
			Undertake a review sheltered and very sheltered housing and support provision to ensure it meets housing need and demand in consultation with partners and tenants.	Aberdeen City Health and Social Care Partnership/Bon Accord Care/Housing	By 2025/26 Review progress annually
	Ensure the needs of those at risk of poorer health and wellbeing outcomes are prioritised for housing and the wider support they need.	Routinely review our allocations policy to ensure that it considers the needs of vulnerable groups and that people are allocated properties of the right size to meet their needs.	Undertake review of Allocations Policy.	Housing	By end 2025 then ongoing
		Review arrangements for care-experienced young people to ensure positive long-term outcomes.	Consider within the regular review of the Allocations Policy.	Housing	By end 2025 then ongoing

Strategic Priority 4: Promote Independent Living in Communities

LHS Strategic Priority	Local Outcome Target	Key Delivery Plan Tasks	Evidence and Measures	Responsible Team	Completion Date
We will use a multi-agency approach, technology, and other innovations to enable the people of Aberdeen to live as independently as possible, for as long as possible in their community.	Ensure the needs of those at risk of poorer health and wellbeing outcomes are prioritised for housing and the wider support they need.	Ensure 100% of care-experienced young people receive tenancy support within 3 months of placement.	Monitor the support provided to care-experience young people to meet this target.		
		Continue to refine and implement the Housing and Support model.	Regular review of the progress of the Housing and Support model.	Housing	By 2030 then ongoing
		Develop progression pathways for those who need long-term mental health support.	This will be achieved through working with Aberdeen City Health and Social Care Partnership and actions contained in their Market Position Statements/Strategic Plan.	Aberdeen City Health and Social Care Partnership	By 2030 then ongoing
		Consult with tenants through methods such as the Tenant Satisfaction Survey and the New Tenants Survey to ensure that their needs are being met.	Review current Tenant Satisfaction Survey arrangements and include metrics to track tenancy sustainment, mental health referrals linked to housing and self-reported wellbeing if possible.	Housing Strategy	By 2030 Tenant Satisfaction Survey must be completed at least once every three years.

Strategic Priority 5: Promote Health Through Housing Key Indicators

Reference	Key Indicator	Baseline 2024/25	Target 2025/26	Frequency/ Source	Progress 2025/26
5.1	Number of patients and bed days lost annually due to housing related delays (Code 25F).	31 patients 995 bed days lost. (34 instances)	10 patients delayed resulting in 250 bed days lost	Annually NHS Grampian (delayed discharge reports)	This will be monitored by Delayed Discharge Liaison Group and progress reviewed annually.

Strategic Priority 5: Promote Health Through Housing

LHS Strategic Priority	Local Outcome Target	Key Delivery Plan Tasks	Evidence and Measures	Responsible Team	Completion Date
We are committed to reducing health inequalities by providing affordable, accessible, high quality and energy efficient homes that enhance people’s health and wellbeing.	Ensure that housing and services and housing related support services help to reduce health inequalities.	Complete an evaluation of the Rent Assistance Fund.	Undertake an evaluation of rent assistance fund. Establish a baseline for future allocation and monitor the number of referrals ongoing.	Financial Inclusion Team	End of August 2025 Review progress annually
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Strategic Priority 5: Promote Health Through Housing

LHS Strategic Priority	Local Outcome Target	Key Delivery Plan Tasks	Evidence and Measures	Responsible Team	Completion Date
We are committed to reducing health inequalities by providing affordable, accessible, high quality and energy efficient homes that enhance people's health and wellbeing.	Ensure that housing and services and housing related support services help to reduce health inequalities.	Support people whose discharge from hospital or support services may be delayed due to housing issues.	Reduction in the number of housing related delayed hospital discharge cases Monitor the number of people delayed in hospital or interim accommodation due to housing issues. Monitor the cases being presented through Next Stage Housing.	Delayed Discharge Liaison Group Next Stage Housing Group	By 2030 Review progress annually
		Review processes and procedure to ensure that information on housing options is widely available and accessible to all, by working in partnership with local libraries and community hubs as part of the Future Libraries Model.	Review digital and in-person access to housing advice and support, with a particular focus on reaching individuals who may be at risk of social isolation	Education and Lifelong Learning	By 2030 Review progress annually
		Promote the Making Every Opportunity Count (MEOC) principles to support staff to make the best of every opportunity to raise issues of healthy lifestyles.	Review systems to ensure the MEOC principles are embedded in procedures.	Housing and Support Manager	By 2030 Review progress annually

Strategic Priority 6: Housing Quality and Energy Efficiency

Key Indicators

Reference	Key Indicator	Baseline 2024/25	Target 2025/26	Frequency/ Source	Progress 2025/26
6.1	Percentage of social dwellings meeting the Scottish Housing Quality Standard.	Aberdeen City Council - 88.63% Castlehill - 99.58% Grampian - 93.66 Langstane - 91.44% Sanctuary - 91.02% Hillcrest - 100% Places for People -100%	100%	Annually RSLs/ Scottish Housing Regulator	Social landlords will endeavour to increase compliance with SHQS.
6.2	Percentage of social dwellings meeting Energy Efficiency Standard for Social Housing.	Aberdeen City Council - 94.5% Castlehill - 98.89% Grampian - 97.80% Langstane - 94.61% Sanctuary - 92.6% Hillcrest - 98.56% Places for People - 100%	100%	Annually RSLs/ Scottish Housing Regulator	Data collection on EESSH has been temporarily paused by the Scottish Housing Regulator pending the outcome of the Scottish Government’s review of EESSH2.
6.3	Percentage of dwellings in disrepair in private sector housing.	Private Rent – 88% Owner Occupier – 75%	70% 60%	Annually Scottish House Condition Survey	Baseline taken from Scottish Housing Condition Survey (SHCS) 2017 – 2019. This is the latest available data broken down to local authority level. This will be reviewed when survey has been updated. The target is set for the lifetime of the LHS.

Strategic Priority 6: Housing Quality and Energy Efficiency

Key Indicators (Continued)

Reference	Key Indicator	Baseline 2024/25	Target 2025/26	Frequency/ Source	Progress 2025/26
6.4	Percentage of dwellings with disrepair to critical elements in private sector housing.	Private Rented – 77% Owner Occupier – 58%	60% 45%	Annually/ Scottish House Condition Survey.	Baseline from SHCS 2017 – 2019 as above. This will be reviewed when survey has been updated. The target is set for the lifetime of the LHS.
6.5	Percentage of dwellings with urgent disrepair in private sector housing.	Private Rented – 48% Owner Occupier – 35%	35% 25%	Annually Scottish House Condition Survey.	Baseline from SHCS 2017 – 2019 as above. This will be reviewed when survey has been updated. The target is set for the lifetime of the LHS.
6.6	Number of households in fuel poverty.	28,000 (26%)	15%	Annually Scottish House Condition Survey	Baseline from SHCS 2017 – 2019 as above. This will be reviewed when survey has been updated. Target set that no more than 15% in fuel poverty by 2030.
6.7	Number of households in extreme fuel poverty.	14,000 (13%)	5%	Annually/ Scottish House Condition Survey	Baseline from SHCS 2017 – 2019 as above. This will be reviewed when survey has been updated. Target set that no more than 5% in extreme fuel poverty by 2030.

Strategic Priority 6: Housing Quality and Energy Efficiency

LHS Strategic Priority	Local Outcome Target	Key Delivery Plan Tasks	Evidence and Measures	Responsible Team	Completion Date
We will improve the condition of existing homes across all tenures and improve their energy efficiency to help to alleviate fuel poverty and address climate change and support a just transition to net zero.	Improve the quality of social housing in the city.	Ensure Aberdeen City Council has adequate funding and a robust programme of works in place to enable it to meet the Scottish Housing Quality Standard (SHQS) Improve the percentage of properties compliant with the Scottish Housing Quality Standard.	Monitor the percentage of properties passing the SHQS.	Corporate Landlord/Housing Strategy	By 2030 Review progress annually
		Ensure Aberdeen City Council has adequate funding, and a robust programme of works to improve compliance with the Energy Efficiency Standard in Social Housing (EESSH). Improve the percentage of properties complying with Energy Efficiency Standard in Social Housing.	Monitor the percentage of properties passing the EESSH. [Note: Data collection on EESSH has been temporarily paused by the Scottish Housing Regulator pending the outcome of the Scottish Government's review of EESSH2.]	Corporate Landlord/Housing Strategy	By 2030 Review progress annually
		Monitor any changes to SHQS and EESSH criteria to ensure that sufficient resources are allocated appropriately to ensure our homes meet these standards.	Monitor SHQS and EESSH compliance rates. The current compliance rate is high, any fall in compliance may indicate the need for additional resources to be allocated for the improvement of older homes.	Corporate Landlord	By 2030 Review progress annually

Strategic Priority 6: Housing Quality and Energy Efficiency

LHS Strategic Priority	Local Outcome Target	Key Delivery Plan Tasks	Evidence and Measures	Responsible Team	Completion Date
We will improve the condition of existing homes across all tenures and improve their energy efficiency to help to alleviate fuel poverty and address climate change and support a just transition to net zero.	Improve the quality of social housing in the city.	Invest adequate resource in older homes by 2030.	Asset Management Plan/Housing Revenue Account 30-year Business Plan.	Corporate Landlord	By 2030 Review progress annually
		Ensure there are robust processes in place to identify any take action where defects in ACC homes are identified	Continue to monitor current issues, for example properties affected by RAAC. Provide information and support to tenants and affected homeowners.	Corporate Landlord	Ongoing
		Refresh Aberdeen City Council’s Housing Revenue Account 30-year Business Plan by the end of 2025.	Annual Accounts for 2024/25 - review completed and approved. Continue to monitor annually.	Finance Partner	By October 2025 Review annually
		Refresh and publish Aberdeen City Council’s Asset Management Plan. The plan will detail how we will invest resources in improving and maintaining our homes.	Consultants Arneil Johnston are currently working on a delivery program, based on the asset management model.	Corporate Landlord	An initial draft is expected in the third quarter of 2025.

Strategic Priority 6: Housing Quality and Energy Efficiency

LHS Strategic Priority	Local Outcome Target	Key Delivery Plan Tasks	Evidence and Measures	Responsible Team	Completion Date
We will improve the condition of existing homes across all tenures and improve their energy efficiency to help to alleviate fuel poverty and address climate change and support a just transition to net zero.	Improve the quality of social housing in the city.	Aberdeen City Council will develop clear plans and processes to improve the quality of council housing by addressing damp, condensation and mould issues and take prompt remedial action.	<p>Provide staff training and clear procedures to identify and resolve issues.</p> <p>Monitor instances of mould and damp in council property.</p> <p>Carry out annual visual survey/annual gas safety check.</p> <p>Housing and Support Officers to engage with tenants re damp and mould issues.</p> <p>Property inspectors to act proactively on receipt of surveys and internal process to be agreed and followed for actions to be taken.</p>	<p>Corporate Landlord/Building Services/Housing Management</p> <p>Gas and Cyclical maintenance</p> <p>Housing Management</p> <p>Building Services</p>	Review progress annually

Strategic Priority 6: Housing Quality and Energy Efficiency

LHS Strategic Priority	Local Outcome Target	Key Delivery Plan Tasks	Evidence and Measures	Responsible Team	Completion Date
We will improve the condition of existing homes across all tenures and improve their energy efficiency to help to alleviate fuel poverty and address climate change and support a just transition to net zero.	Reduce fuel poverty.	Ensure that less than 15% of households are in fuel poverty and 5% in extreme fuel poverty.	Monitor improvement through the key performance indicators.	Corporate Landlord	By 2030 Review progress annually
		Provide information and advice on support available from the Financial Inclusion Team on income maximisation.	The number of income maximisation referrals made in 2024/25 was 4,500, resulting in financial gains totalling: £5,471,904.93.	Financial Inclusion Team/Housing Strategy Team	By 2030 Review progress annually
		Continue to deliver the Aberdeen Victorian Tenement Project (AVTP) to improve the energy efficiency of granite tenements throughout the city.	Number of installations carried out in 2024/25 was 9.	Corporate Landlord	Ongoing Review progress annually
		Provide energy efficiency help and advice through the Aberdeen Affordable Warm scheme (Aberdeen Care and Repair).	The number of energy efficiency assessments and referrals carried out in 2024/25 was: 176 - assessments 80 - referrals to other organisations.	Corporate Landlord	Ongoing Review progress through Care and Repair's annual report.

Strategic Priority 6: Housing Quality and Energy Efficiency

LHS Strategic Priority	Local Outcome Target	Key Delivery Plan Tasks	Evidence and Measures	Responsible Team	Completion Date
We will improve the condition of existing homes across all tenures and improve their energy efficiency to help to alleviate fuel poverty and address climate change and support a just transition to net zero.	Reduce fuel poverty.	Monitor the work of SCARF - Home Energy Advice Team (HEAT), who help residents to reduce their carbon footprint.	Home Energy Advice activity in 2024/25: Enquires 2,007 Visits – 1,601 Referrals - 3,378 Events - 63	Corporate Landlord	Review progress annually
		Reduce the number of people seeking fuel poverty support by 10%.	Monitor the number of applicants to the welfare fund.	Corporate Landlord/Home Energy Scotland	Review progress annually
		Support the implementation of the minimum energy efficiency standard for private landlords by the end of 2028, and for owner occupiers by 2033, through targets advice and support provided by Private Sector Housing Team.	Monitor the implementation of the standard and take action to support private landlords and owner occupiers.	Private Sector Housing Team	Standards are due to be implemented in 2028 for PRS and 2033 for Owner-Occupied and targets for each sector will be monitored annually following implementation.

Strategic Priority 6: Housing Quality and Energy Efficiency

LHS Strategic Priority	Local Outcome Target	Key Delivery Plan Tasks	Evidence and Measures	Responsible Team	Completion Date
We will improve the condition of existing homes across all tenures and improve their energy efficiency to help to alleviate fuel poverty and address climate change and support a just transition to net zero.	Maximise funding through all Scottish Government and UK Government initiatives and work with external organisations to ensure the funding is fully utilised and spent.	Submit funding application to Energy Efficiency Scotland – Area Based Scheme on an annual basis.	The number of energy efficient bids in 2024/25: Number of energy efficiency installations complete - 193 Post installation surveys carried out - 334 Number of complaints received - 8	Corporate Landlord	Review progress annually
		Continue to support the Energy Company Obligations 4(ECO4)/GB Insulation scheme to operate in the city by the managing agent SCARF.	Number of installations completed as part of ECO4 and GB 2024/25: Insulation - 58 Annual carbon savings - 77 tonnes Declarations processed - 35. Referrals to contractors - 229	Corporate Landlord/SCARF	Review progress annually.
		Submit applications to Scotland's Heat Network Fund in relation to District Heating Network where applicable.	The number of Applications in 2024/25 – 1.	Corporate Landlord	Review progress annually

Strategic Priority 6: Housing Quality and Energy Efficiency

LHS Strategic Priority	Local Outcome Target	Key Delivery Plan Tasks	Evidence and Measures	Responsible Team	Completion Date
We will improve the condition of existing homes across all tenures and improve their energy efficiency to help to alleviate fuel poverty and address climate change and support a just transition to net zero.	Maximise funding through all Scottish Government and UK Government initiatives and work with external organisations to ensure the funding is fully utilised and spent.	Submit applications to Scottish Government Social Housing Net Zero Heat Fund for District Heating Network.	The number of applications in 2024/25 – 0.	Corporate Landlord	Review progress annually
		Submit applications to Scotland’s Public Sector Heat Decarbonisation Fund.	The number of applications in 2024/25 – 0.	Corporate Landlord	Review progress annually
	Reduce number of private sector properties that are in disrepair.	Monitor levels of disrepair and provide training to Private Rented Sector (PRS) stakeholders on the standards required and latest developments in the sector.	Monitor the levels of disrepair in private sector properties, reported Scottish House Condition Survey data (latest available 2017 - 2019). Private Rent – 88% Owner Occupier – 75%	Private Sector Housing Team	Review annually and update when new data is available at local level through the SHCS
		Monitor the number of applications received by the Private Sector Housing Team in relation to the Scheme of Assistance.	The number of grant applications made under Scheme of Assistance in 2024/25: 102 applications 89 completed	Private Sector Housing Team	Review progress annually

Strategic Priority 6: Housing Quality and Energy Efficiency

LHS Strategic Priority	Local Outcome Target	Key Delivery Plan Tasks	Evidence and Measures	Responsible Team	Completion Date
We will improve the condition of existing homes across all tenures and improve their energy efficiency to help to alleviate fuel poverty and address climate change and support a just transition to net zero.	Reduce number of private sector properties that are in disrepair.	Monitor the number of work notices issued to property owners and support them with resolving repairs issues related to their property.	The number of work notices issued to private sector property owners in 2024/25 was 6.	Private Sector Housing Team	Review progress annually
		Use the Missing Shares scheme to support communal repairs in private blocks where owners are unable to cover their full share of the costs.	The number of Missing Shares paid by the Council in 2024/25: 32 – cases advice provided 2 – Missing Shares paid	Private Sector Housing Team	Review progress annually
		Investigate reports of empty private sector properties which are often in a poor state of repair and take appropriate action to address their condition.	The number of empty homes brought back into use by Empty Homes team in 2024/25 was 172.	Housing Strategy	Review progress annually

Strategic Priority 7: Private Rented Sector

Key Indicators

Reference	Key Indicator	Baseline 2024/25	Target 2025/26	Frequency/ Source	Progress 2025/26
7.1	Percentage of Private Rented Sector (PRS) properties in disrepair.	88%	70%	Annual/ Scottish House Condition Survey (2017-2019)	Baseline taken from Scottish Housing Condition Survey (SHCS) 2017 – 2019. This is the latest available data broken down to local authority level. This will be reviewed when survey has been updated.
7.2	Landlord Accreditation Scotland (LAS) training courses.	3	3	Annual/ Landlord Accreditation Scotland	<p>In 2024/25, LAS and Aberdeen City Council had an agreement whereby LAS will deliver 3 Core Standard training courses in the Aberdeen area per year, jointly run with Aberdeenshire Council.</p> <p>This agreement has not yet been signed for 2025/26, however is expected to be renewed in August/September 2025.</p>

Strategic Priority 7: Private Rented Sector

LHS Strategic Priority	Local Outcome Target	Key Delivery Plan Tasks	Evidence and Measures	Responsible Team	Completion Date
We will support a well-managed private rented sector.	Improve property and tenancy management standards in the Private Rented Sector (PRS) to reduce the number of properties in disrepair	Provide training to PRS stakeholders on the standards required and latest developments in sector.	Monitor the level of disrepair in PRS as per latest available Scottish House Condition Survey data.	Private Sector Housing Team	Review progress annually
		Respond to and investigate complaints made by tenants to the Private Sector Housing Team in relation to private sector property standards.	<p>Monitor the number of tenant complaints in relation to the state of repair of their rental property.</p> <p>In 2024/25, 42 complaints related to repairs issues of 53 complaints received.</p>	Private Sector Housing Team	Review progress annually
		Achieve the 10% target for sampling Landlord Registration application documentation and contact landlords as required based on the outcomes of the sampling progress.	<p>Monitor the level of sampling to ensure it meets the 10% target for Landlord Registration applications.</p> <p>In 2024/25, there were 806 properties sampled, meeting the 10% target.</p>	Private Sector Housing Team	Review progress annually

Strategic Priority 7: Private Rented Sector

LHS Strategic Priority	Local Outcome Target	Key Delivery Plan Tasks	Evidence and Measures	Responsible Team	Completion Date
We will support a well-managed private rented sector.	Improve property and tenancy management standards in the Private Rented Sector (PRS) to reduce the number of properties in disrepair	Respond to and investigate tenant complaints related to tenancy management.	Monitor the number of tenant complaints made to Private Sector Housing team in relation to tenancy management. In 2024/25, 11 complaints relating to tenancy management of 53 complaints received.	Private Sector Housing Team	Review progress annually
		Identify and engage with unregistered and expired landlords to ensure that they complete their registration and can be held accountable for any issues with the tenancy.	Monitor the number of unregistered landlords contacted. Monitor the number of Rent Penalty Notices issued. Monitor the number of Late Application Fees issued. In 2024/25, 170 unregistered landlords were contacted. 172 Rent Penalty Notices issued were issued to landlords whose registration had expired. 28 Rent Penalty Notices were issued to unregistered landlords. 380 Late Application Fees were issued.	Private Sector Housing Team	Review progress annually

Strategic Priority 7: Private Rented Sector

LHS Strategic Priority	Local Outcome Target	Key Delivery Plan Tasks	Evidence and Measures	Responsible Team	Completion Date
We will support a well-managed private rented sector.	Support the growth of the PRS by providing landlords and tenants with education, training, and dispute resolution services	Host landlord information sessions to provide an update on relevant legislative and policy changes that affect PRS landlords.	Record number of landlords attending events. In 2024/25, Events were jointly held with Aberdeenshire Council totalling 170 attendees between both Local Authorities.	Private Sector Housing Team	Review progress annually
		Work in partnership with Landlord Accreditation Scotland (LAS) and Aberdeenshire Council to deliver training courses locally for landlords.	Record the number of training events held. Three of these were held in 2024/25.	Private Sector Housing Team	Review progress annually
		Issue a newsletter to local landlords on a quarterly basis, or as needed, to provide updates on legislative changes affecting the PRS.	Record the number of landlords subscribed to newsletter. As of 2024/25, 22,093 landlords are currently subscribed.	Private Sector Housing Team	Review progress annually

Strategic Priority 7: Private Rented Sector

LHS Strategic Priority	Local Outcome Target	Key Delivery Plan Tasks	Evidence and Measures	Responsible Team	Completion Date
We will support a well-managed private rented sector.	Support the growth of the PRS by providing landlords and tenants with education, training, and dispute resolution services	Review the information on webpage to ensure it is up to date with information relevant to landlords, including new responsibilities and legislation.	Ensure website content is reviewed twice a year to ensure accuracy and relevance.	Private Sector Housing Team	Review content 6 monthly
		Facilitate mediation between landlords and tenants when disputes arise, aiming to resolve before formal escalation.	<p>Monitor the referral rate of disputes to First-Tier Tribunal involving both property standards and tenancy management issues.</p> <p>This will be a new process established for 2025/26 and 2024/25 data is not currently available.</p>	Private Sector Housing Team	Review progress annually
		Provide information and advice to landlords and owners to ensure they meet their legal responsibilities.	<p>Monitor the number of landlord queries responded to by the Private Sector Landlord Support Officer.</p> <p>In 2024/25, there were 68 landlord/owner queries</p>	Private Sector Housing Team	Review progress annually

Strategic Priority 7: Private Rented Sector

LHS Strategic Priority	Local Outcome Target	Key Delivery Plan Tasks	Evidence and Measures	Responsible Team	Completion Date
We will support a well-managed private rented sector.	Support the growth of the PRS by providing landlords and tenants with education, training, and dispute resolution services	Ensure Private Landlord Support Officer actively involved in cases where private tenants are at risk of homelessness and seek support.	<p>Monitor the number of homelessness cases involving the Private Landlord Support Officer.</p> <p>In 2024/25, there were 19 cases referred from the Housing Options/Homelessness Team.</p>	Private Sector Housing Team	Review progress annually
		Monitor the implications of the Housing (Scotland) Bill for stakeholders in the private rented sector.	<p>Monitor progress of Bill and develop an Action Plan for its implementation.</p> <p>Ensure that landlords are informed of latest developments in relation to the Bill.</p>	Private Sector Housing Team	Review progress annually



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