



Strategic Housing Investment Plan 2026/27 - 2030/31



CONTENTS

Section	Page
Executive Summary	3
Introduction	4
Strategic Context	5
Aberdeen City SHIP 2026-2031	9
Prioritisation	10
Consultation	10
Resources	11
Wheelchair Housing	14
SHIP Summary	17
Council Approval of SHIP	18



Executive Summary

The "Strategic Housing Investment Plan" for Aberdeen City Council, covering the years 2026/27 to 2030/31, outlines the council's strategic investment priorities for affordable housing. The plan aims to achieve the outcomes set out in the Local Housing Strategy (LHS) by detailing how investment priorities will be delivered. It includes the development of new affordable homes across the city, with a focus on maximizing funding mechanisms to ensure project delivery.

The plan highlights the Aberdeen City Local Housing Strategy (LHS) 2025-2030, which addresses housing needs and demand, with targets for various types of housing units. The LHS is based on the Housing Need & Demand Assessment 3 and the Aberdeen Local Development Plan. The SHIP aligns with these outcomes, supporting the delivery of affordable housing and the Housing Emergency Action Plan.

The plan also discusses the efforts to bring empty homes back into use, increase provision for Gypsy/Travellers, if required, and those who need wheelchair accessible homes and increasing the provision of affordable housing across the city, subject to certainty and sufficient funding to ensure that the plan is deliverable.

Overall, the SHIP shows the potential to deliver 2,540 homes over the next 5 years by the Council and its RSL partners which, if funding were available, would significantly help with the delivery of affordable homes as articulated in the Housing Supply Target Methodology as part of the Aberdeen City Local Housing Strategy 2025 - 2030. Aberdeen City Council, will purchase 282 homes at Craighill and Kincorth, with these already being accounted for in the Housing Revenue Account. This is consistent with the Council's Housing Asset Plan and 30 Year Business Plan.

There are projects within the current SHIP with the potential to spend circa £220m Scottish Government grant over the lifetime of the SHIP.



Introduction

The core purpose of the Strategic Housing Investment Plan (SHIP) is to set out strategic investment priorities for affordable housing over a 5-year period to achieve the outcomes set out in the Local Housing Strategy (LHS). The SHIP reinforces the local authority as the strategic housing authority and details how investment priorities will be delivered. The SHIP is a realistic and practical operational plan that rolls forward projects identified in previous SHIPs and introduces new projects. It demonstrates how, when and where the Council and its partners intend to deliver new affordable homes across the city. It also illustrates how a variety of funding mechanisms are maximised to ensure the delivery of the projects.

In 2024/25 there were 459 affordable housing completions delivered in Aberdeen through the Affordable Housing Supply Programme. As of October 2025, 158 affordable housing completions have taken place across the city, with 245 units being projected for completion in 2025/26. The table below shows the location, developer and type of affordable homes completed in 2024/25.

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



Strategic Context

The [Aberdeen City Local Housing Strategy \(LHS\) 2025-2030](#) was approved at the Communities, Housing and Public Protection Committee on 26 August 2025. The LHS provides the strategic direction to respond to housing need and demand and informs the future investment in housing and housing related services across the city. The housing supply targets have been set in the LHS at 880 homes annually, with 220 affordable homes and 660 market homes. In developing the LHS, the Council collaborated with a wide range of partners and stakeholders with an interest in housing to develop a shared vision for housing across the city. The LHS formed part of the joint public consultation exercise – “[Your Place, Your Plans, Your Future](#)”. Feedback gained from the public consultation was used to improve the strategy.

The LHS is underpinned by the [Housing Need & Demand Assessment 3](#) and reflects the [Aberdeen Local Development Plan](#). The HNDA 3 was approved by the Centre for Housing Market Analysis in January 2024.

The strategic outcomes identified for Aberdeen City Council in the LHS 2025 – 2030 are:

- We will support a sufficient supply of housing to meet the varying needs of the people of Aberdeen.
- We will use a place-based approach to 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.
- We will support a proactive housing options approach and will work collaboratively to provide a person-centred service to make homelessness rare, brief, and non-recurring.
- We 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.
- We are committed to reducing health inequalities by providing affordable, accessible, high quality and energy efficient homes that enhance people’s health and wellbeing.
- 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.
- We will support a well managed private rented sector.

The SHIP is aligned with the strategic outcomes in the LHS, and the investment priorities are consistent with the strategic outcomes. The delivery of affordable housing through the SHIP has strong links to the delivery of the majority of the strategic outcomes identified in the LHS. The LHS aligns with and supports the delivery of Aberdeen’s Housing Emergency Action Plan which was implemented following the declaration of a [local housing emergency](#) in September 2024. A refreshed version of the Housing Emergency Action Plan which is more focussed on addressing housing voids is expected to be approved by the Communities, Housing and Public Protection Committee, alongside the SHIP on 11 November 2025. The SHIP also links with the Council’s Housing Asset Plan through the delivery of good quality affordable housing, which will positively contribute to the Council’s overall asset performance.





Empty Homes

Two Empty Homes Officers work with owners to bring empty properties back into use. Since the post was created, 895 empty properties have been brought back into use as of the end of 2024/25. Work is ongoing with landlords and letting agents across the city to “match” people from housing waiting lists with owners/letting agents of empty private rented sector properties through the council’s Matchmake to Rent Scheme.

A variety of tools are used to bring empty homes back into use, including providing advice, facilitating VAT and merchant discounts, and working with other Council services and partner organisations to find solutions where engagement with the owner does not bring the desired outcome. Enforcement action such as statutory notices can be issued where deemed appropriate. There have currently been no privately owned long-term empty properties that have been acquired through compulsory purchase; however, this avenue will be considered for particularly difficult cases.

The table below details the number of long-term empty homes brought back into use over the last five years by the length of time empty (some of these time periods are estimates where exact information was not available). The total number has fluctuated due to factors such as trends in the local property market and resource pressures. After a decline in 2023/24, this number has risen again in 2024/25.

	<6-12months	1-2 years	2-5 years	5-10 years	10 years+	Total
2024/25	20	70	70	7	5	172
2023/24	13	48	26	10	0	97
2022/23	8	32	156	25	4	225
2021/22	6	12	234	3	7	262
2020/21	10	29	21	70	9	139

The Council utilises the [Council Tax \(Variation for Unoccupied Dwellings\) \(Scotland\) Amendments Regulations 2016](#) which allows local authorities to charge increased Council Tax on certain homes that have been empty for one year or more without being actively marketed for sale or rent and two years or more if being actively marketed. One of the tools available to encourage owners to bring their property back into use is the additional 100% Council tax levy. The power contained in the Regulations is intended as an additional tool to help local authorities encourage owners to bring empty properties back into use, both to increase the supply of housing for those who need homes and to reduce the blight on communities caused by houses being left empty and allowed to fall into disrepair.

The [Council Tax \(Variation for Unoccupied Dwellings\) \(Scotland\) Amendment Regulations 2023](#) granted local authorities with the power to apply the premium levy to second homes as well as empty homes. At the Council’s budget meeting on 6 March 2024, Aberdeen City Council decided to levy an additional 100% Council Tax charge on second homes from 1 April 2024.

To date, £30,675,625 has been generated which is allocated on an annual basis, subject to committee approval, to the council house new build programme which is well underway to provide 2,000 new council homes. This funding is also used for the Empty Homes Officer posts.



Gypsy/Travellers

The lack of suitable secure accommodation underpins many of the inequalities that may be experienced by Gypsy/Travellers. It often leads to these groups using public and private land to set up unauthorised encampments which sometimes creates tensions between Gypsy/Travellers and the settled community. Establishing new permanent and transit sites can help alleviate some of the problems that Gypsy/Travellers face.

The Local Development Plan 2023 has identified sites as part of the 25% affordable housing contribution. Grandhome, Newhills, and Loirston are considered most appropriate for on-site provision of smaller transit sites with a net area of approximately 0.5 hectares providing six pitches on each site. Provision at the remaining locations will take the form of a commuted sum (equivalent to 15 affordable homes) as set out in the Aberdeen Planning Guidance for the Local Development Plan.

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

Rapid Rehousing Transition Plan (RRTP)

The strategic housing priorities in this SHIP are aligned and consistent with the priorities detailed in the LHS and the Council's RRTP. The RRTP is also embedded in the Aberdeen City Health and Social Care Partnership's Strategic Plan.

Child Poverty Action Plan

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

Buy Back Policy

Aberdeen City Council will, under certain circumstances, purchase ex-council properties sold under the Right to Buy legislation, subject to certain criteria. Each application is judged on an individual case by case basis. All types, sizes and location of property are considered including multi storey and adapted properties. Acquisitions under this scheme were paused as of 31 May 2024 to allow an evaluation of the scheme to be undertaken. This pause does not include properties in Torry which may meet the requirements of RAAC affected tenants. At the meeting of the Communities, Housing and Public Protection Committee on 21 November 2024, members instructed the Chief Officer - Corporate Landlord to continue with the suspension of the buy-back scheme and to review again in early 2026.

433 properties have been purchased through the buy-back scheme up to 31 March 2024, with the scheme being paused thereafter. 7



City Centre Masterplan

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

Significant investment is taking place in the city centre as part of the City Centre Masterplan. Encouraging city centre living is a key part of this and actions have been taken to stimulate development. One of the actions is an affordable housing waiver zone in the city centre. This waiver applies to development proposals of five or more homes, where an Affordable Housing contribution would normally be required. Since the waiver was introduced in 2018, 1,032 homes have been approved. Prior to the introduction of the waiver, 37 homes (1 application) was submitted between January - September 2018, 18 homes (2 applications) during 2017, and 42 homes (1 application) were submitted during 2016. The data shows that there has been a direct increase in the number of applications for homes submitted and consented within the city centre as a result of the intervention. Currently, the waiver is in place until December 2025 with a further extension being proposed for approval at the Planning and Development Committee on 06 November 2025.

Housing Need and Demand Assessment

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

The Council liaises with RSLs and housing developers to ensure that the homes they deliver will meet the current level of need and demand profile of the people of Aberdeen. The need for large family homes, specialist provision accommodation and the oversupply of flatted accommodation in the city have been communicated to stakeholders during the SHIP process, but it is proving to be extremely difficult to obtain financial viability for large family homes, in part, due to the way the affordable housing supply programme benchmarks are set. Lack of capacity in Scottish Government's technical team is also posing a risk to the delivery of large family homes in a reasonable timeframe.

Specialist Provision Accommodation

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

The [Independent Living and Specialist Provision Market Position Statement 2024-2034](#) was published in November 2024. This MPS identifies further requirements for specialist provision accommodation for demographics such as older people, people with disabilities and children and young people with lifelong care and support needs. The MPS anticipates growing demand for specialist provision accommodation which the SHIP can help to meet.

Aberdeen City SHIP 2026-2031

The Aberdeen City Affordable Housing Programme details a range of affordable housing projects including RSL and Council Social Rent. It also includes RSL mid-market rent, as well as Low-Cost Home Ownership (LCHO) which are properties that housing developers will deliver directly. In order to monitor the deliverability of projects, the Council meets on a regular basis with the Scottish Government and RSLs to ensure projects are progressing and to try to resolve any development constraints that arise which are slowing down or preventing delivery.

Officers of the Council are also consulted on planning applications which presents opportunities to inform developers to contact RSLs at an early stage to discuss the affordable housing requirements. This is helpful because some of the projects coming forward in the SHIP are reliant on Section 75 Agreements being completed. Many of the RSLs in Aberdeen do not have the financial capacity to compete with developers to acquire sites for their own use, therefore the SHIP is reliant on Section 75 Agreements to deliver affordable housing.

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

Constraints

A combination of factors including inflation rates and the invasion of Ukraine affecting access to supply markets in Russia, Ukraine, and surrounding areas, have led to a cycle of market and price volatility and shortages across many commodities which is having a negative impact on the delivery of capital projects and budgets. Whilst price volatility appears to be levelling off, there has still been a significant increase in the cost of materials and contractors. Market and price volatility within the construction industry previously led to the decision by Council to pause two of the six council new build housing sites at Craighill and Kincorth. A value engineering exercise was undertaken and revised planning and building warrant applications were submitted and approved. Thereafter, a competitive re-tender exercise was undertaken based on the value engineered design.

CHAP Construction have been appointed as the Principal Contractor for Craighill and works started onsite in late 2024 and are currently anticipated to be complete in April 2026. Ogilvie Construction have been appointed as the Principal Contractor for Kincorth and works started in July 2025 and are due to be complete in 2028.

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

Construction

As in previous years, there is currently no provision for offsite construction methods to be utilised within the Aberdeen City Council housing programme. Lessons learnt from a recent small scale modular build development (amenity units for 21 plots at Clinterty Park) within Aberdeen identified constraints within the supply chain and meeting the standard of build for this form of construction within the north east setting. Aberdeen City Council remains committed to the delivery of affordable housing and it will consider different construction methods as market conditions permit. The Council will collaborate on design and procurement, where possible, to facilitate and support efficient delivery of projects.

Affordable Rural Homes for Key Workers Fund

There are no rural implications for Aberdeen City Council, as there are currently no plans for the provision of further key worker housing in the city. The Housing Need and Demand Assessment 3 reported that there is no evidence to support the need for additional provision for key workers. This situation will be kept under review.

Prioritisation

Projects are assessed using the following prioritisation methodology:

- The extent the projects help to achieve the priorities in the Local Housing Strategy.
- The tenure of projects, with preference given for those with social rented housing. Other tenures will be considered where there is a strategic need and they are contributing to a larger housing development across a number of phases, for example, as part of a large housing development where the affordable housing provision forms part of a Section 75 agreement.
- Preference will be given to those projects which reflect the findings of the Housing Need and Demand Assessment.
- Preference will be given to developments that provide specialist accommodation, including wheelchair accessible homes and supported living models.
- Preference will be given to projects that demonstrate value for money.
- Preference will be given for projects where planning consent is in place.
- Preference will be given for projects which can be delivered immediately subject to the availability of resources.

Consultation

Aberdeen City Council, with the involvement of its key partners via the SHIP Working Group has prepared this SHIP submission.

The SHIP illustrates how the Council and its RSL partners will seek to deliver the city's affordable housing investment needs and priorities identified in the Aberdeen City Local Housing Strategy 2026-2031 over a rolling 5-year programme. The SHIP Working Group is the Council's key working group that is responsible for development of the SHIP and the ongoing review of new and current projects through collaboration with Scottish Government via quarterly meetings. The Council and its partners in the SHIP working group have adopted the Scottish Government's [Fair Work First](#) principles in the delivery of affordable housing.

The RSLs who form part of the SHIP Working Group are:

- Castlehill Housing Association
- Grampian Housing Association
- Hillcrest Housing Association
- Langstane Housing Association
- Osprey Housing Association
- Places for People
- Sanctuary Scotland



Resources

Through the Affordable Housing Supply Programme, the Scottish Government has confirmed the Resource Planning Assumptions up to 2025/26. Affordable Housing Supply Programme Resource Planning Assumptions have not yet been issued beyond 2025/26 which makes detailed planning for the delivery of affordable housing challenging, but meanwhile, Officers have used the 2025/26 resource planning assumption as an indicative figure.

Year	2026/27	2027/28	2028/29	2029/30	2030/31	Total
Allocation (m)	£16.334	£16.334	£16.334	£16.334	£16.334	£81.67

This lack of certainty may also risk the delivery of market housing where sites have mixed tenures. This is particularly the case in Aberdeen where there is a number of large strategic master planned sites with long term delivery programmes over the next decade.

A number of these sites are due to deliver affordable housing through Section 75 legal agreements, and Aberdeen City Council are currently unable to confirm which projects can be prioritised. There are a range of sites that are going through the planning process at the moment, and some developers are suggesting that affordable housing should be provided in the form of a commuted sum, instead of onsite delivery which will only exacerbate the housing emergency. Local authorities require certainty of funding for 3-5 years to allow effective planning and delivery of affordable homes.

The Affordable Housing Supply Programme will seek to maximise the delivery of affordable housing through all available housing streams. Partners will continue to investigate and implement new and innovative delivery mechanisms.

The delivery by the RSL sector is predicated on partnership working with developers. The co-ordination of these developments with availability of grant funding will continue to be a significant challenge and will need to be carefully managed to ensure the deliverability of the programme.

Discretionary Council Tax Discount on Second and Unoccupied Homes

Council Tax income generated from second and unoccupied homes falls into two categories:

- Existing powers where income is received from reducing the discount anywhere between 50% and 10% for both long-term empty homes and second homes. Income generated in this category is ring-fenced for affordable housing.
- Any new income received through reducing the discount on long term empty properties below the previous 10% limit or increasing Council Tax. This income is not ring-fenced and can be used as the local authority sees fit on housing or other priorities.



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

Income received and paid up to 31 March 2025 is shown below:

Income received	£30,675,626
Allocated to ACC	£22,820,218
Paid to RSLs	£2,947,784
Empty Homes	£378,593
Uncommitted Available Balance (at 31.3.25)	£4,529,030

Affordable Housing Contributions

Section 75 agreements are provided through Section 75 of the Town and Country Planning (Scotland) Act 1997 and are negotiated through the planning process. Housing developers may, on occasion, be required to make a financial contribution towards affordable housing rather than delivering affordable housing on the specific site to which the planning permission applies.

Such agreements to date have provided an income as detailed earlier. These payments are linked to completions on site; therefore, it is difficult to accurately predict the total to be collected during 2025/26.

The table below details the Section 75 Funding to 31 March 2025:

Total Received (as at 31.3.25)	£14,823,611.26
Grants previously paid to RSLs	£3,613,801.00
Grants paid to ACC new build	£10,795,962.00
Uncommitted Available Balance (at 31.3.25)	£413,848.26

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



Local Authority Funding

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

The cost of borrowing for local and national government is increasing however, and this will potentially have an impact on the sustainability of the Housing Revenue Account in future years and make delivery of affordable housing projects more expensive. This is a key consideration for Elected Members as they set the Housing Revenue Account budget, and associated rent levels, on an annual basis.

The proposed Housing Asset Plan and 30 Year Business Plan indicates that the focus must shift to improving the quality of existing homes rather than expand the Council's new build programme which is reflected in the SHIP.



Wheelchair Housing

Guidance issued by the Scottish Government states that local authorities must set a realistic target for the delivery of wheelchair accessible housing across all tenures. The first step of this process is to include a position statement in the SHIP that provides details of:

- What the current evidence base is regarding the requirement for wheelchair accessible housing, including any information gaps/further work required with plans to address identified need across all tenures.
- The intended approach to increase this provision and how it will be included within the LHS and Local Development Plan.
- The number of affordable wheelchair accessible homes that the local authority plans to deliver over the next 5 years.

Evidence Base

The [Local Housing Strategy, Evidence Base 2025 – 2030](#) showed that Aberdeen City Council has 428 wheelchair accessible properties ‘mainstream’ housing, accounting for 1.8% of the total stock. It also highlights results from the latest available Scottish House Condition Survey Local Authority Analysis (2017 – 2019), that shows only 14% of total housing stock as ‘adapted’ in Aberdeen.

The Housing Needs Assessment Team (HNAT) assess and prioritise applicants with particular needs for council housing. The table below shows the number of applicants and their housing requirements, including those who need fully wheelchair accessible accommodation. It shows that 1,718 households require ground floor accommodation, 210 require level access and 68 require full wheelchair accessible design.

Recommendations	1	2	3	4	5+	Total 2024/25	Total 2023/24	%
Ground floor	1,331	245	121	18	3	1,718	1,516	+13.3%
First Floor	95	106	83	23	7	314	334	-6.0%
Level Access	160	32	16	2	0	210	169	+24.3 %
Wheelchair Access	35	21	11	1	0	68	59	+15.3%
Stairlift	35	20	7	1	0	63	4	+1,475%
Extra bedroom (medical)	38	5	0	0	0	43	42	+2.3%
Community Alarm	0	67	71	31	5	174	141	+2.4%
Other	1,348	295	167	37	9	1,856	1,651	+12.4%
TOTAL	3,042	791	476	113	24	4,446	3,916	+13.5%

In 2024/25 there has been a 13.5% increase in the overall number of applicants applying for accessible housing rising from 3,916 to 4,446. This compares to a 4.7% increase in the previous year. The number of applications for those requiring ground floor accommodation has increased by 13.3% from 1,516 to 1,718 and there has been a 24.3% increase for those applying for level access, rising from 169 to 210. The number of people applying for fully wheelchair accessible housing has increased by 15.3% from 59 to 68 applicants. The significant year on year increase in demand continues to demonstrate the ongoing requirement for accessible housing.

Analysis carried out during the development of the Housing Need and Demand Assessment 3 based on the methodology used in the 'Still Minding the Step' report estimates there are 3,766 wheelchair households in Aberdeen. This is projected to increase alongside household growth and an ageing population. It is estimated that 737 wheelchair households have an unmet need in the city.

The Council is committed to reducing waiting lists for accessible housing by working with its internal design team and RSL partners to ensure that the needs of those who are currently on the housing waiting lists for wheelchair accessible housing are met through the Affordable Housing Supply Programme.

There is robust information on the supply and demand for the Council's wheelchair accessible housing. Work is ongoing to establish the supply and demand for other sectors. Aberdeen City Council are working with registered social landlords, developers, and Disabled Person's Housing Service (DPHS) to establish a baseline. This work is being overseen by the Independent Living & Specialist Provision Strategic Group that delivers and monitors the Aberdeen City Local Housing Strategy's Joint Delivery Action Plan in relation to specialist provision housing.

Approach to Increase Provision

It is widely recognised that whilst new build housing is designed to meet Housing for Varying Needs Standards, this does not always translate to wheelchair accessible housing.

Aberdeen City's Health and Social Care Partnership's Strategic Plan identifies the challenges of an ageing population and the desire to support people in a community setting. To meet these challenges an adequate supply of good quality accessible housing needs to be in place. The [Housing Contribution Statement](#) is now embedded into the [2025-2029 Strategic Plan](#). Housing's contribution is also articulated in the [Mental Health and Learning Disability Residential and Supported Living Market Position Statements](#) and [The Complex Care Market Position Statement](#). An [Independent Living and Special Housing Provision Market Position Statement](#) covering all service user groups was published in November 2024 and its findings have been incorporated in the SHIP where necessary.



The intended approach is to increase the overall provision of wheelchair accessible properties and this is articulated in the Local Housing Strategy 2025 – 2030, which sets a 15% target for delivery of wheelchair accessible social rented housing.

Scotland’s Fourth National Planning Framework Position Statement states policies should reflect diverse housing and accommodation needs, including the housing needs of older people and disabled people. Work with developers will continue to encourage more wheelchair accessible homes through National Planning Framework 4. The Local Housing Strategy 2025 – 2030 introduces a new 5% target for private sector, which aims to encourage private sector developers to increase the provision of wheelchair accessible housing.

Wheelchair Accessible Homes

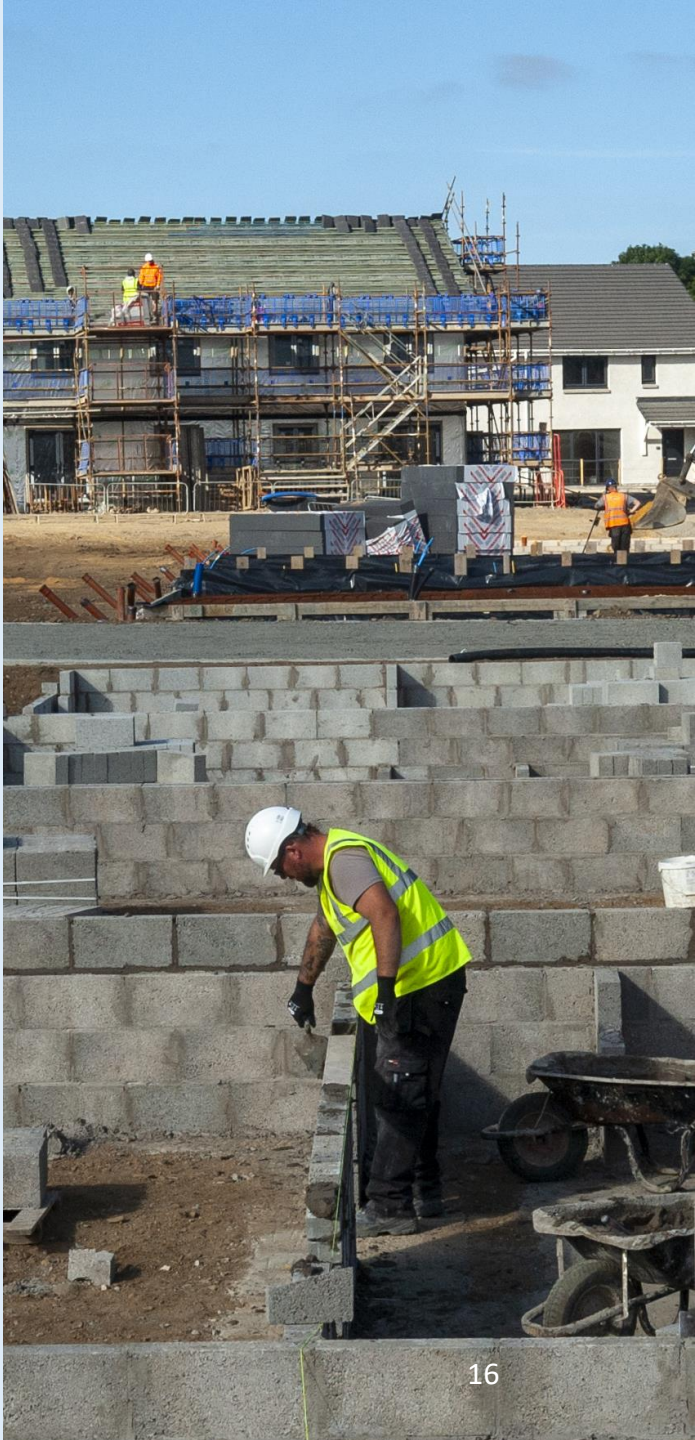
The Local Housing Strategy identifies an affordable housing target with a minimum 15% being fully wheelchair accessible. Aberdeen City Council has three developments ongoing at Cloverhill, Craighill, and Kincorth which will have at least 15% of the homes as fully wheelchair accessible which will significantly increase the numbers of wheelchair accessible homes across the city. RSL partners are also encouraged to deliver a minimum 15% as fully wheelchair accessible where this is possible.

Based on the 15% target, there is the potential to provide 391 specialist provision properties which includes a commitment for 340 wheelchair accessible properties and includes 51 specialist provision properties for people who require supported accommodation through the SHIP by the Council and RSL partners by 2030/31.

The table below shows wheelchair accessible housing for the Aberdeen City Council developments which are to be delivered during the lifespan of this SHIP.

		Flats		Houses	W/C Accessible	
Site	Total	1 bed	3 bed	3 bed	Total	%
Craighill	87	54	18	15	13	15
Kincorth	195	141	32	22	30	15
Total	282	195	50	37	43	15

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



SHIP Summary

The SHIP 2026 – 2031 has the potential to provide up to 2,540 new affordable homes. If all homes were delivered, this would significantly help meet housing need and demand across the city and help to address the housing emergency that was declared in Aberdeen in May 2024.

Table 1 in Excel Sheet - Years 2026/27 – 2030/31

There is the potential to complete 2,540 affordable units during this period. If all the projects were to go ahead there would be a requirement for grant subsidy of £220m. As detailed in Section 6 of this document , resource planning assumptions have not yet been issued beyond 2025/26 which makes detailed planning for the delivery of affordable housing challenging but this year’s resource planning assumption will be used as an indicative figure.

Tables 2 and 3 in Excel Sheet

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

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

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

Table 5.1- Council Tax Raised on Second and Unoccupied Homes

The council continues to raise considerable funding for affordable housing through reducing the Council Tax discounts on empty and second homes and by applying the premium levy on long-term empty homes. In 2024/25, the unallocated Council Tax income on second homes and unoccupied homes is £4,529,030. These funds will be subject to committee approval to be disbursed to the council house new build programme.

Table - 5.2 Affordable Housing Policies (AHPs) Contributions

As part of Section 75 Agreements, developers can make a commuted payment in lieu of the provision of affordable housing. This funding is used to provide grant for affordable housing to RSL and Council projects. In 2024/25, £371,383.85 was received. These funds will be subject to committee approval to be disbursed to the council house new build programme.



Council Approval of SHIP

The SHIP and the associated spreadsheets 2026/27 – 2030/31 are recommended for approval by the Communities, Housing and Public Protection Committee on 11 November 2025.

