

STRATEGIC HOUSING INVESTMENT PLAN 2026/27 - 2030/31

Table 1 - AFFORDABLE HOUSING SUPPLY PROGRAMME - Years 1-5 2026/27-2030/31

LOCAL AUTHORITY: Aberdeen City Council

PROJECT	PRIORITY	DEVELOPER	UNITS - TENURE							UNITS - BUILT FORM				UNITS - TYPE			APPROVAL DATE	2026/27	2027/28	2028/29	2029/30	2030/31	TOTAL SITE STARTS OVER PERIOD OF SHIP	2026/27	2027/28	2028/29	2029/30	2030/31	TOTAL COMPLETIONS REQUIRED OVER SHIP PERIOD OF SHIP	2026/27	2027/28	2028/29	2029/30	2030/31	TOTAL AHSP FUNDING REQUIRED OVER SHIP PERIOD	
	Low / Medium / High		Social Rent	Mid Market Rent	Shared Equity	LCHO - Shared Ownership	LCHO - Improvement for Sale	PSR	Total Units	Rehab	Off the Shelf	NB	Total Units	GN	Specialist Provision	Type of Specialist Particular Need (If Known)	Total Units by Type	Financial Year (Estimated or Actual)																		
Balnagask	High	TBA	364						364			364	364	309	55	Wheelchair Access	364	2027/28				364		364				364	364		17.500	17.500			35.000	
Beach Court, Constitution Street	High	TBA	6						6	6		6	6				6	2025/26	6					6		6			6	0.638				0.638		
Craibstone Phase 4	Medium	TBA	68	67					135			135	135	120	15	Wheelchair Access	135	2027/28		135				135		30	40	40	25	135	3.000	3.000	3.000	4.500		13.500
Greenferns	Low	TBA	350						350			350	350	298	52	Wheelchair Access	350	2027/28				350		350				350	350			17.500	17.500	35.000		
Greenferns Landward	Low	TBA	350						350			350	350	298	52	Wheelchair Access	350	2027/28				350		350				350	350			17.500	17.500	35.000		
Loirston House	Low	TBA	27						27	27		27			27	Specialist Provision	27	2027/28		27				27			27			27		2.700			2.700	
Rowett South	Medium	TBA	270						270			270	270	230	40	Wheelchair Access	270	2026/27		90	90	90		270			90	90	90	270		9.000	9.000	9.000		27.000
Sunnyfields	Medium	TBA		23					23			23	23	23		Wheelchair Access	23	2026/27	23					23		23			23	2.100				2.100		
Craighill	High	Aberdeen City Council	87						87			87	87	74	13	Wheelchair Access	87	2020/21E	87					87		87			87					0.000		
Kincorth	High	Aberdeen City Council	195						195			195	195	165	30	Wheelchair Access	195	2019/20		195				195		195			195					0.000		
Former Cordyce School	High	Grampian Housing	22						22			22	22	18	4	Wheelchair Access	22	2026/27	22					22		22			22	2.200				2.200		
Braeside	High	Grampian Housing	30						30			30	30	25	5	Wheelchair Access	30	2026/27	30					30		30			30		3.000			3.000		
Banks O' Dee Care Home, Abbottswell Road	High	Hillcrest Homes	24						24	24		24	0	24	Specialist Provision	24	2026/27	24					24		24			24	2.400					2.400		
Maberly Street	High	Hillcrest Homes	17						17	17		17	17				17	2023/24	17					17	17			17					0.000			
Oscar Road	High	Hillcrest Homes	18						18			18	18	15	3	Wheelchair Access	18	2024/25		18				18		18			18		1.800			1.800		
Union Street	High	Hillcrest Homes	15						15	15		15	15				15	2023/24	15					15	15			15					0.000			
Market St, Stoneywood	Low	Hillcrest Homes	19						19			19	19	16	3	Wheelchair Access	19	2025/26			19		19			19			19		1.900			1.900		
Granitehill Road	Low	Hillcrest Homes/Sanctuary Scotland	150						150			150	150	127	23	Wheelchair Access	150	2026/27	10	50	50	40		150		10	50	50	40	150		1.000	5.000	5.000	4.000	15.000
Countesswells	High	Osprey	20						20			20	20	20			20	2025/26				20		20			20			20		2.000		2.000		
Hazelwood	High	Osprey	6						6			6	6	6			6	2025/26		6				6		6			6		0.600			0.600		
Milltimber School Site	High	Osprey	7						7			7	7	7			7	2025/26		7				7		7			7		0.700			0.700		
Pinewood Phase E	High	Osprey	18						18			18	18	18	0		18	2025/26	18					18	18			18	1.800				1.800			
Grandhome Phase 1	High	Places for People	43	41					84			84	84	84	0		84	2024/25	84					84		50	34		84	2.767	2.768	2.767		8.302		
Grandhome Phase 2	High	Places for People	30	30	12				72			72	72	57	15	Wheelchair Access	72	2027/28			72			72				36	36	72			3.500	3.700		7.200
Maidencraig	High	Places for People	16	20					36			36	36	36	0		36	2025/26	36					36		36			36	3.557				3.557		
Silverburn	Medium	Places for People	12	4					16			16	16	13	3	Wheelchair Access	16	2026/27			16			16				16				0.900	0.900		1.800	
Froghall Road	Low	Places for People	45	25					70			70	70	59	11	Wheelchair Access	70	2028/29			70			70				35	35	70			3.000	3.200		6.200
AECC	High	Sanctuary Scotland	82						82			82	82	69	13	Wheelchair Access	82	2026/27	82					82	41	41			82	4.100	4.100				8.200	
Milltimber South	High	Sanctuary Scotland	12	8					20		20	20	17	3	Wheelchair Access	20	2024/25	20					20		20			20			0.980	0.980			1.960	
Park Street	High	Sanctuary Scotland	2						2			2	2	2			2	2026/27	2					2		2			2	0.200				0.200		
LCHO Buybacks	High	Unknown		5					5		5	5	5				5	2025/26	1	1	1	1	1	5	1	1	1	1	5	0.030	0.030	0.030	0.030	0.030	0.150	
Total			2305	223	12	0	0	0	2540	89	25	2426	2540	2149	391		2540		477	529	318	1215	1	2540	92	608	261	288	1291	2540	22.792	47.178	47.577	63.330	39.030	219.907

MORE HOMES DIVISION

STRATEGIC HOUSING INVESTMENT PLAN 2026/27-2030/31

Table 2 - HOUSING INFRASTRUCTURE FUND (HIF) PROJECTS

Note: Projects should be entered as either Grant or Loan - Any which state a mixed category e.g. Grant/Loan or Grant or Loan will not be considered

TABLE 2.1 - GRANT PROJECTS

PROJECT	PRIORITY Low / Medium / High	GEOGRAPHIC COORDINATES (X:EASTING Y:NORTHING)	APPLICANT	PLANNING STATUS (OUTLINE/ MASTERPLAN/ FULL CONSENT IN PLACE) (Y/N)	DOES APPLICANT OWN OR HAVE POTENTIAL TO OWN THE SITE? (Y/N)	CURRENT SITE OWNER	BRIEF DESCRIPTION OF WORKS FOR WHICH INFRASTRUCTURE FUNDING IS SOUGHT (PROVIDE WORK HEADINGS - DO NOT INSERT "INFRASTRUCTURE WORKS")	IS PROJECT LINKED TO DIRECT PROVISION OF AFFORDABLE HOUSING? (Y/N)	AFFORDABLE HOUSING UNITS DIRECTLY PROVIDED BY INFRASTRUCTURE FUNDING - BY ESTIMATED COMPLETION DATE															HIF GRANT FUNDING REQUIRED					POTENTIAL ADDITIONAL CAPACITY - UNITS NOT DIRECTLY FUNDED BUT UNLOCKED BY INFRASTRUCTURE FUNDING	
									AFFORDABLE					MARKET					PRIVATE RENT					2026/27	2027/28	2028/29	POST 2028/29	TOTAL HIF GRANT FUNDING REQUIRED	UNITS - POTENTIAL ADDITIONAL CAPACITY IN EITHER LATER PHASES OR OTHER SITES	TENURE - AFFORDABLE / MARKET /PRIVATE RENTED
									2026/27	2027/28	2028/29	POST 2028/29	AFFORDABLE TOTAL OVER PLAN OVER SHIP PERIOD	2026/27	2027/28	2028/29	POST 2028/29	MARKET TOTAL OVER PLAN OVER SHIP PERIOD	2026/27	2027/28	2028/29	POST 2028/29	PRIVATE RENT TOTAL OVER PLAN OVER SHIP PERIOD							
Greenferns	Low		Aberdeen City Council		Yes	ACC	Relief road, CHP pipes, diversions for utilities	Yes				0	350					0					0			0	0			
Total									0	0	0	0	350	0	0	0	0	0	0	0	0	0	0	0.000	0.000	0.000	0.000	0.000	0	

TABLE 2.2 - LOAN PROJECTS

PROJECT	PRIORITY	GEOGRAPHIC COORDINATES (X:EASTING Y:NORTHING)	APPLICANT	PLANNING STATUS (OUTLINE/ MASTERPLAN/ FULL CONSENT IN PLACE) (Y/N)	DOES APPLICANT OWN OR HAVE POTENTIAL TO OWN THE SITE? (Y/N)	CURRENT SITE OWNER	BRIEF DESCRIPTION OF WORKS FOR WHICH INFRASTRUCTURE FUNDING IS SOUGHT (PROVIDE WORK HEADINGS - PLEASE "INFRASTRUCTURE WORKS")	IS PROJECT LINKED TO DIRECT PROVISION OF AFFORDABLE HOUSING? (Y/N)	AFFORDABLE HOUSING UNITS DIRECTLY PROVIDED BY INFRASTRUCTURE FUNDING - BY ESTIMATED COMPLETION DATE															HIF LOAN FUNDING REQUIRED					POTENTIAL ADDITIONAL CAPACITY - UNITS NOT DIRECTLY FUNDED BUT UNLOCKED BY INFRASTRUCTURE FUNDING	
									AFFORDABLE					MARKET					PRIVATE RENT					2026/27	2027/28	2028/29	POST 2028/29	TOTAL HIF LOAN FUNDING REQUIRED	UNITS - POTENTIAL ADDITIONAL CAPACITY IN EITHER LATER PHASES OR OTHER SITES	TENURE - AFFORDABLE / MARKET /PRIVATE RENTED
									2026/27	2027/28	2028/29	POST 2028/29	AFFORDABLE TOTAL OVER PLAN OVER SHIP PERIOD	2026/27	2027/28	2028/29	POST 2028/29	MARKET TOTAL OVER PLAN OVER SHIP PERIOD	2026/27	2027/28	2028/29	POST 2028/29	PRIVATE RENT TOTAL OVER PLAN OVER SHIP PERIOD							
Total	Low / Medium / High								0	0	0	0	0	0	0	0	0	0	0	0	0.000	0.000	0.000	0.000	0.000	0				

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Table 3 - POTENTIAL HIF AFFORDABLE HOUSING PROJECTS WHICH MAY BE DEVELOPED FOLLOWING HIF INVESTMENT

LOCAL AUTHORITY:Aberdeen City Council

PROJECT	SUB-AREA	PRIORITY	GEOGRAPHIC COORDINATES (X:EASTING Y:NORTHING)	GEOGRAPHIC CODE (Numeric Value - from Drop Down Table Below)	DEVELOPER	UNITS - TENURE							UNITS - BUILT FORM				UNITS - TYPE			GREENER STANDARDS	APPROVAL DATE	UNIT SITE STARTS					UNITS - COMPLETIONS					SG AHSP FUNDING REQUIREMENT (£0.000M)						
						Social Rent	Mid Market Rent	LCHO - Shared Equity	LCHO - Shared Ownership	LCHO - Improvement for Sale	PSR	Total Units	Rehab	Off the Shelf	NB	Total Units	GN	Specialist Provision	Type of Specialist Particular Need (If Known)			Total Units by Type	2026/27	2027/28	2028/29	POST 2028/29	TOTAL SITE STARTS OVER PERIOD OF SHIP	2026/27	2027/28	2028/29	POST 2028/29	TOTAL COMPLETIONS OVER PERIOD OF SHIP	2026/27	2027/28	2028/29	POST 2028/29	TOTAL AHSP FUNDING REQUIRED OVER SHIP PERIOD	
Greenferns		Low			ACC	350						350					350	298	52	Wheelchair Access	350	Enter Y or N	Financial Year (Estimated or Actual)					0				0					0.000	
												0					0				0						0					0				0.000		
												0					0				0						0					0				0.000		
												0					0				0						0					0				0.000		
Total						350	0	0	0	0	0	350	0	0	350	350	298	52		350				0	0	0	0	0	0	0	29	0	79	0.000	0.000	0.000	0.000	0.000

Drop Down Table Values		Geographic Code	
Numerical Value			
1	West Highland/Island Authorities/Remote/Rural Argyll	RSL -	SR - Greener
2	West Highland/Island Authorities/Remote/Rural Argyll	RSL -	SR - Other
3	Other Rural	RSL -	SR - Greener
4	Other Rural	RSL -	SR - Other
5	City and Urban	RSL -	SR - Greener
6	City and Urban	RSL -	SR - Other
7	All	RSL - Mid-Market Rent -	Greener
8	All	RSL - Mid-Market Rent -	Other
9	All	Council - SR -	Greener
10	All	Council - SR -	Other

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LOCAL AUTHORITY: Aberdeen City Council

TABLE 4 - AFFORDABLE HOUSING PROJECTS FUNDED OR SUPPORTED BY SOURCES OTHER THAN THE RPA/TMDF BUDGET

PROJECT ADDRESS	SUB-AREA	PRIORITY Low / Medium / High	GEOGRAPHIC COORDINATES (X:EASTING Y:NORTHING)	DEVELOPER	FUNDING SUPPORT SOURCE	APPROVAL DATE	UNIT STARTS					TOTAL	UNIT COMPLETIONS					TOTAL UNIT COMPLETIONS	NON SG FUNDING TOTAL £0.000M	OTHER NON-AHSP SG FUNDING (IF APPLICABLE) £0.000M	TOTAL FUNDING £0.000M
						Financial Year (Actual or Estimated)	2026/27	2027/28	2028/29	2029/30	2030/31	TOTAL SITE STARTS	2026/27	2027/28	2028/29	2029/30	2030/31				
																					0.000
Total							0	0	0	0	0	0	0	0	0	0	0	0	0.000	0.000	0.000

MORE HOMES DIVISION	
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STRATEGIC HOUSING INVESTMENT PLAN 2026/27 - 2030/31

LOCAL AUTHORITY: Aberdeen City Council

TABLE 5.1: COUNCIL TAX ON SECOND AND EMPTY HOMES(£0.000M)

	TAX RAISED OR IN HAND	TAX USED TO SUPPORT AFFORDABLE HOUSING	TAX CARRIED FORWARD TO SUBSEQUENT YEARS
Pre - 2024/25	28.643	28.643	0.000
2024/25	2.033	2.033	0.000
	30.676	30.676	

TABLE 5.2: DEVELOPER CONTRIBUTIONS (£0.000M)

	SUMS			UNITS		
	RAISED OR IN HAND	USED TO ASSIST HOUSING	SUM CARRIED FORWARD TO SUBSEQUENT YEARS	AFFORDABLE UNITS FULLY FUNDED FROM CONTRIBUTIONS	UNITS PARTIALLY ASSISTED FROM CONTRIBUTIONS	UNITS TOTAL
Pre - 2024/25	£14.452	£14.409	£0.000	0	1488	1488
2024/25	£0.371		0.371	0	0	0
	£14.823					