

ABERDEEN CITY COUNCIL

COMMITTEE	Communities, Housing and Infrastructure
DATE	15 th March 2016
DIRECTOR	Pete Leonard
TITLE OF REPORT	Strategic Housing Investment Plan – Additional Sites
REPORT NUMBER:	CHI/16/008
CHECKLIST RECEIVED	Yes

1. PURPOSE OF REPORT

Committee has previously approved the Strategic Housing Investment Plan (SHIP) 2015-2020 which sets out Aberdeen City Council's plans for affordable housing over the above period.

Following discussion with the Scottish Government and RSLs, approval is now sought to add three additional sites.

2. RECOMMENDATION(S)

It is recommended that Committee;

Approves the following additional projects to be included in the Strategic Housing Investment Plan (SHIP) 2015-2020

- a. Grampian Housing Association – 13 @ 2 bed housing units at Mugiemoor Road (including two wheelchair accessible units);
- b. Hillcrest Housing Association – 11 @ 2 bed housing units at Loirston, with an additional 12 @ 2bed units in a subsequent phase.
- c. Langstane Housing Association – 6 @ 2 bed housing units at Froghall Road.
- d. Places for People – 35 @ 2 bed housing units at Cloverleaf
- e. Aberdeenshire Housing partnership – 6 @ 2 bed housing units at Balgownie

3 FINANCIAL IMPLICATIONS

Aberdeen City Council (ACC) has been allocated a Resource Planning Assumption (RPA) of £6.176m by the Scottish Government for the year 2015/16 with £5.313m for 2016/17. The 2016/17 figure will increase but at the time of drafting the report the revised figure is not available. We also await detail on how the affordable housing element of the City Deal will be taken forward.

4. OTHER IMPLICATIONS

The increased provision of good quality affordable housing will make a significant contribution towards tackling the housing need identified in the Aberdeen Local Housing Strategy.

5. BACKGROUND/MAIN ISSUES

Aberdeen City and Aberdeenshire Councils in conjunction with the Aberdeen City & Shire Strategic Development Planning Authority undertook a Housing Need and Demand Assessment in 2011. The assessment identified a need for 415 new affordable houses per annum for the next ten years. This information has been used to inform the Strategic Development Plan, the Local Development Plan and in turn informed the Local Housing Strategy 2012-17.

The table below shows the affordable housing delivery in the city over the 4 year period to March 2016 and the expected number for 2016/17.

Affordable Units Delivered

Period	Social Rent	Mid Market Rent	LCHO/LIFT/Shared Ownership	Total
2012/134 – 2015/16	297	133	229	659

Expected Delivery

Period	Social Rent	Mid Market Rent	LCHO	Total
2016/17	178	159	51	388

At its meeting in August 2015 the Committee agreed the Strategic Housing Investment Plan (SHIP). Ongoing discussions with RSLs, the Scottish Government and house developers have identified a further 4 sites where RSLs can deliver affordable housing.

Committee are requested to agree that these sites are now added to the SHIP.

- a. Grampian Housing Association – 13 @ 2 bed housing units at Mugiemoss Road (including two wheelchair accessible units);
- b. Hillcrest Housing Association – 11 @ 2 bed housing units at Loirston, with an additional 12 units in the next phase.
- c. Langstane Housing Association – 6 @ 2 bed housing units at Froghall road.
- d. Places for People – 35 @ 2 bed housing units at Cloverleaf
- e. Aberdeenshire Housing partnership – 6 @ 2 bed housing units at Balgownie

Development and delivery of affordable housing on these sites would ensure further spending of the Scottish Government affordable housing allocation (RPA) for the City in this financial year and 2016/17.

The current list of agreed projects is attached as Appendix 1

These developments would contribute to the Council's Strategic Investment Programme target to provide 2,000 new houses by 2017.

6. IMPACT

Improving Customer Experience

The addition of these extra sites to the SHIP will result in an increased supply of affordable housing to help meet the housing needs of residents in the city.

Improving Staff Experience

Not applicable

Improving our use of Resources

The addition of these sites to the SHIP and their subsequent delivery as affordable housing will ensure that effective use of available affordable housing funds is made.

Corporate

SOA, National Outcome 10, "We live in well-designed, sustainable places where we are able to access the amenities and services we need".

- Work with Registered Social Landlords to develop affordable housing including 2,000 new affordable houses

The 5 Year Corporate Business Plan and Housing and Environment Business Plan housing priorities:

- We will build new houses to increase provision of affordable houses for the council
- We will play our part in partnership working on community safety, protecting vulnerable people , health and well being and other community planning priorities

Aberdeen- Smarter City Vision

- We will improve access to affordable housing in both the social rented and private sectors, by supporting first-time buyers, regenerating areas within the city and by working with developers to maximize the effective use of developer contributions.
- We will invest in the city where that investment demonstrates financial sustainability based on a clear return on investment
- We will work with partners to promote the city as a place to invest, live, work and export from.

Strategic Investment Plan (SIP) Outcomes

- To provide 2,000 new homes by 2017, of which 1,000 will be provided by the private and RSL sectors.

Public

This report will be of interest to the public because it details the plans for the provision of affordable housing– something that greatly impacts on the lives of people in Aberdeen.

7. MANAGEMENT OF RISK

If committee does not approve this report there is a risk that the provision of new affordable housing will not meet the housing needs identified for the City. Aberdeen City Council would not be able to meet the need for affordable housing in the City, which would result in a range of detrimental effects, including economic ones.

8. BACKGROUND PAPERS

N/A

9. REPORT AUTHOR DETAILS

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Strategic Housing Investment Plan

Project	Developer	Units - Tenure		Units - Completions		
		Social Rent	Mid Market Rent	2015/16	2016/17	2017/18
Copper Beech	Langstane Housing Association	15	20		35	
Craiginches	Sanctuary Housing Association	24	72			96
Maidencraig Phase 1	Grampian Housing Association	12			12	
Maidencraig Phase 1	Castlehill Housing Association	24			24	
Manor Walk / Park	Aberdeen City Council	80				80
Mugiemoss Road	Castlehill Housing Association	32	6		38	
Smithfield Primary School	Aberdeen City Council	99			99	
Countesswells Phase 2	Aberdeenshire Housing Partnership	35	34			0
Ashgrove Road	Langstane Housing Association		6		6	
Burnside Gardens	Grampian Housing Association		97		50	47
Eastneuk Pub	Langstane Housing Association	26			26	
Granton Place	Langstane Housing Association		6		6	
Mugiemoss Phase 2	Grampian Housing Association	20			20	
Summerhill Road	Langstane Housing Association	26			26	
Woodside	Sanctuary Housing Association	30	89			119
Cloverleaf	Aberdeenshire Housing Partnership	22	11		33	
Abbotswell Road	Aberdeenshire Housing Partnership	24			24	
Park Road	Grampian Housing Association	8		8		
Pittengullies Brae	Grampian Housing Association	8		8		
Total		485	341	16	399	342