

## ABERDEEN CITY COUNCIL

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<b>COMMITTEE</b>	City Growth & Resources Committee
<b>DATE</b>	18 September 2018
<b>REPORT TITLE</b>	Aberdeen City Local Housing Strategy 2018 - 2023
<b>REPORT NUMBER</b>	PLA/18/037
<b>DIRECTOR</b>	
<b>CHIEF OFFICER</b>	Gale Beattie
<b>REPORT AUTHOR</b>	Mel Booth
<b>TERMS OF REFERENCE</b>	Purpose 4 & 5

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### 1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to seek approval of the Aberdeen City Local Housing Strategy 2018 – 2023.

### 2. RECOMMENDATION(S)

That the Committee:

- 2.1 Approve the Aberdeen City Local Housing Strategy 2018 – 2023 (Appendix 1); and
- 2.2 Instruct Chief Officer Strategic Place Planning to produce an annual update report on progress for each of the strategic outcomes to allow progress to be monitored and evaluated and to report back to City Growth & Resources Committee in June each year.

### 3. BACKGROUND

- 3.1 The Scottish Government requires all local authorities to develop and implement a local housing strategy which covers all tenures. The strategy should include priorities and actions on housing supply, homelessness, housing support and fuel poverty. The Aberdeen City Local Housing Strategy is the council's key strategic document for housing and sets out the strategic outcomes which the council, together with its partners, will work towards over the next five years.
- 3.2 The strategic outcomes provide detail on the main issues and priorities to be addressed over the next five years. They identify actions to deliver these outcomes and indicators to measure performance and success.
- 3.3 The strategy has been developed during a time of prolonged restrictions in public expenditure. The current economic climate in Aberdeen, along with

welfare reform and an ageing population will lead to increased demand for housing services across the city.

3.4 The strategy is an important element in delivering the Local Outcome Improvement Plan. The Aberdeen City Local Housing Strategy's overarching vision is:

"People in Aberdeen City live in good quality sustainable homes, which they can afford and that meet their needs."

3.5 In order to achieve this vision, the strategy sets out six strategic outcomes:

- Strategic Outcome 1 – There is an adequate supply of housing across all tenures and homes are the right size, type and location that people want to live in with access to suitable services and facilities.
- Strategic Outcome 2 – Homelessness is prevented and alleviated.
- Strategic Outcome 3 - People are supported to live, as far as is reasonably practicable, independently at home or in a homely setting in their community.
- Strategic Outcome 4 – Consumer knowledge, management standards and property condition are improved in the private rented sector.
- Strategic Outcome 5 – Fuel poverty is reduced which will contribute to meeting climate change targets.
- Strategic Outcome 6 – The quality of housing of all tenures is improved across the city.

3.6 The first strategic outcome relates to the supply of housing and placemaking which must link with the Aberdeen City and Shire Strategic Development Plan. One of the main roles for the strategic development plan in relation to new housing is to set realistic housing supply targets. The targets are to be divided between market and affordable tenures. The strategic development plan is currently being updated therefore it is only possible to set indicative housing supply targets within this strategy. The housing supply targets suggested in this strategy will therefore be revised, where necessary, as part of the strategic development plan process. An indicative housing supply target of 5,240 new homes has been suggested for Aberdeen City over the next 5 years. 1,836 of these homes are to be affordable homes. Further detail can be found in Chapter 3 of the Aberdeen City Local Housing Strategy 2018 – 2023.

3.7 The second strategic outcome focusses on homelessness and summarises the main issues in this area. The homelessness chapter was approved at Communities, Housing & Infrastructure Committee in January 2018, with work ongoing to deliver on preventing and alleviating homelessness.

- 3.8 The third outcome considers how people can be supported to live independently in a home that meets their needs. The fourth strategic outcome looks at the private rented sector which is increasing in size and now represents 20% of the housing stock across the city. The fifth relates to fuel poverty and considers how reducing fuel poverty can contribute to climate change targets. The final outcome relates to house condition in both social and private sector housing and considers repair and maintenance issues.
- 3.9 The Aberdeen City Local Housing Strategy Joint Delivery Action Plan sets out the actions that will be put in place to deliver the strategic outcomes, together with indicators to measure success. Progress for each of the six strategic outcomes will be monitored by Strategic Working Groups for each key theme, with updates on progress being provided by the Chief Officer Strategic Place Planning to the relevant committee(s) in June each year. This ensures that the strategy is a fluid document which can respond and react to changes in the housing sector. It also allows for performance to be monitored and evaluated.
- 3.10 The strategy has been developed following extensive consultation which involved Community Councils, Registered Social Landlords, local developers, private landlords, residents and other stakeholders and partners.
- 3.11 The draft strategy was issued to the Scottish Government for peer review in December 2017. The peer review process is designed to ensure that robust local housing strategies are in place. Each strategy is reviewed by a panel drawn from Scottish Government and Local Government. The role of the panel is to review the strategy in line with published guidance and criteria and to agree and provide feedback to the local authority. The staff involved in the review have a broad knowledge of the housing system across all tenures and have strategic expertise.
- 3.12 Peer review feedback was received from Scottish Government in July 2018. All responses have been considered and incorporated into the final draft.

#### **4. FINANCIAL IMPLICATIONS**

- 4.1 There are no direct financial implications arising from the recommendations of this report, however, grant through the Scottish Government's Affordable Housing Supply Programme must be linked to strategic outcomes detailed in the council's local housing strategy. Failure to have a local housing strategy in place, may result in reduced funding for delivery of affordable housing.

#### **5. LEGAL IMPLICATIONS**

- 5.1 There are no direct legal implications arising from the recommendations of this report, however, local authorities have a legal duty to produce and publish a local housing strategy.

## 6. MANAGEMENT OF RISK

	<b>Risk</b>	<b>Low (L), Medium (M), High (H)</b>	<b>Mitigation</b>
<b>Financial</b>	Grant through the Scottish Government's Affordable Housing Supply Programme must be linked to strategic outcomes detailed in the council's local housing strategy. Failure to have a local housing strategy in place, may result in reduced funding for affordable housing.	High	Ensure local housing strategy is adopted with clear links to strategic outcomes.  Strategic Housing Investment Plan for 2019 – 2024 is being produced which will align outcomes.
<b>Legal</b>	Local authorities have a legal duty to produce and publish a local housing strategy.	Low	Local housing strategy has been produced and will be published once agreed.
<b>Employee</b>	The strategy allows employees to see exactly what the authority is trying to achieve in relation to housing across all tenures and allows employees to see how their work fits in the bigger picture.	Low	Local housing strategy will allow employees to see how their work fits strategically.
<b>Customer</b>	Local housing strategy is vital to allow actions to be taken forward to provide better services in relation to housing services across the city.	Low	The joint delivery action plan will allow for actions to be taken forward and progress monitored and evaluated. The strategy is fluid and able to react to changes across the sector.
<b>Environment</b>	Local housing strategy is the key strategic document in relation to fuel poverty. Strategic	Low	Actions allow fuel poverty and climate change to be reduced.

	actions reduce climate changes.		
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## 7. OUTCOMES

<b>Local Outcome Improvement Plan Themes</b>	
	<b>Impact of Report</b>
<b>Prosperous Economy</b>	Delivery of housing requires significant investment which promotes economic growth.
<b>Prosperous People</b>	The strategy seeks to prevent and alleviate homelessness and reduce fuel poverty which can make people more resilient and protect them from harm.
<b>Prosperous Place</b>	The strategy seeks to promote and create sustainable communities.
<b>Enabling Technology</b>	The strategy seeks to promote the use of Technology Enabled Care to promote independent living.

<b>Design Principles of Target Operating Model</b>	
	<b>Impact of Report</b>
<b>Customer Service Design</b>	The purpose of this report is to ensure customer outcomes are maintained and services continue to be developed. As such, the strategy aims to maintain the Council's customer focus and prevent any reputational damage.
<b>Organisational Design</b>	The report reflects recognition of the process of organisational design. The monitoring and evaluation of the strategic outcomes will support the redesign of the organisation.
<b>Governance</b>	Strategic working groups will lead on the development, implementation, monitoring and evaluation of the six strategic outcomes which will be reported to committee on an annual basis.
<b>Workforce</b>	Whilst the strategy itself doesn't directly impact on workforce, the delivery of the outcomes in relation to increased provision of affordable housing may be of benefit to some of the council employees.
<b>Process Design</b>	Process for tenant consultations is being redesigned.
<b>Technology</b>	Work is ongoing with housing providers to help roll out broadband provision across the city in new housing developments. Work is ongoing to look at consultations with council tenants to make better use of technology and improve efficiencies.

<b>Partnerships and Alliances</b>	Partnerships and alliances will be developed through strategic working groups which will lead on the delivery, implementation, monitoring and evaluation of the six strategic outcomes. These partnerships will involve all relevant partners and stakeholders, both internal and external.
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## 8. IMPACT ASSESSMENTS

<b>Assessment</b>	<b>Outcome</b>
<b>Equality &amp; Human Rights Impact Assessment</b>	Full EHRIA completed and can be found at Appendix 4 of the Aberdeen City Local Housing Strategy 2018-2023.
<b>Privacy Impact Assessment</b>	A Privacy Impact Assessment is not required.
<b>Duty of Due Regard / Fairer Scotland Duty</b>	Applicable. Work is ongoing to actively consider what can be done to reduce the inequalities of health outcomes caused by socioeconomic disadvantage through working with colleagues from the HSCP to develop actions which will reduce health inequalities that arise from housing. The joint delivery action plan will be revised and updated as appropriate to mitigate some of the disadvantages.

## 9. BACKGROUND PAPERS

Nil

## 10. APPENDICES (if applicable)

Local Housing Strategy 2018 – 2023.

## 11. REPORT AUTHOR CONTACT DETAILS

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