

ABERDEEN CITY COUNCIL

COMMITTEE	Communities, Housing and Public Protection
DATE	14 November 2023
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	Aberdeen City's Affordable Housing Delivery Programme
REPORT NUMBER	COM/23/322
DIRECTOR	Gale Beattie
CHIEF OFFICER	David Dunne
REPORT AUTHOR	Mel Booth
TERMS OF REFERENCE	1.1.1

1. PURPOSE OF REPORT

- 1.1 To provide an update on Aberdeen City's Affordable Housing Delivery Programme.

2. RECOMMENDATION(S)

That the Committee:

- 2.1 Note the progress on delivery of Aberdeen City's Affordable Housing Delivery Programme.

3. CURRENT SITUATION

3.1 Affordable Housing Supply Programme

- 3.1.1 £16.026m was allocated to Aberdeen City Council in 2022/23 through the Scottish Government's affordable housing supply programme. Additional funding of £19.645m was made available throughout the course of the year bringing the total allocation to £35.671m. The additional funding was made available through the close working relationships the Housing Strategy Team has developed over many years with the Scottish Government and Registered Social Landlords. This has allowed Aberdeen City Council to draw down funds which had not been utilised in other council areas and allowed the pace of affordable housing delivery in the city to increase, which in turn has released funds for future projects.
- 3.1.2 In 2022/23 there were 481 affordable housing completions. As of October 2023, 325 affordable housing completions have taken place across the city, with 655 homes being projected for completion in 2023/24.
- 3.1.3 The table below shows the location, housing provider, and type of affordable homes completed in 2022/23.

Location	Housing Provider	Type	No. of units
Council Buy Backs	ACC	Social Rent	101
Auchmill Road	ACC	Social Rent	92
Summerhill	ACC	Social Rent	186
Countesswells	Hillcrest	Social Rent	59
Falkland Avenue	Hillcrest	Social Rent	28
May Baird Avenue	Places for People	Mid-Market Rent	8
Charleston, Cove	Grampian Housing	Mid-Market Rent	1
Dubford Mews	Grampian Housing	Mid-Market Rent	5
Newton of Charleston	Muir Homes	Low-Cost Home Ownership	1
Total			481

4. FINANCIAL IMPLICATIONS

4.1 There are no direct financial implications arising from the recommendations of this report.

5. LEGAL IMPLICATIONS

5.1 There are no direct legal implications arising from the recommendations of this report.

6. ENVIRONMENTAL IMPLICATIONS

6.1 All new affordable homes must meet the Energy Efficiency Standard for Social Housing (EESH) which was introduced in 2014. As a result, homes in the social rented sector are now some of the most energy efficient in Scotland which has a positive impact on the environment; the provision of affordable housing contributes to this positive impact.

7. RISK

7.1 The assessment of risk contained within the table below is considered to be consistent with the Council's Risk Appetite Statement.

Category	Risk	Low (L) Medium (M) High (H)	Mitigation
Strategic Risk	Failure to deliver affordable housing.	L	The Council and RSL partners have ambitious new build programmes to deliver affordable housing across the city.
Compliance	Provision of affordable housing ensures compliance with the council's duty to house households. Failure to	M	Ongoing delivery of affordable housing would help to prevent this from occurring.

	deliver may result in there being insufficient housing to meet the demand.		
Operational	Provision of affordable housing is a priority for residents of Aberdeen City Council. Failure to deliver may result in housing need and demand levels not being met.	M	Ongoing delivery of affordable housing would help to prevent this from occurring.
Financial	Failure to consider appropriate funding may result in need not being met.	L	Ensure discussions on funding are held at the appropriate times.
Reputational	Failure to fully utilise funds may harm the council's reputation when affordable housing is much needed across the city.	L	Ongoing delivery of affordable housing would help to prevent this from occurring.
Environment / Climate	Failure to provide affordable housing which is built to current building regulations and has a reduced carbon footprint may result in increased carbon emissions from housing.	L	Ongoing delivery of affordable housing would help to prevent this from occurring.

8. OUTCOMES

<u>COUNCIL DELIVERY PLAN</u>	
Impact of Report	
Aberdeen City Council Policy Statement Working in Partnership for Aberdeen	The proposals within this report support the delivery of the following aspects of the policy statement: We will work with partners to improve the stock and variety of Council and social housing across the city, ensuring it meets the varying needs of our citizens and provides more choice for our older citizens.
Aberdeen City Local Outcome Improvement Plan	
Prosperous Economy Stretch Outcomes	The proposal within this report supports the delivery of LOIP Stretch Outcome 1 – 10% increase in employment across priority and volume growth sectors by 2026. The affordable housing programme

	represents significant investment in the city which contributes to a prosperous economy and relates to 1.1 of the LOIP.
Prosperous People Stretch Outcomes	The proposal within this report supports the delivery Stretch Outcomes 11 - Healthy life expectancy (time lived in good health) is five years longer by 2026.
Prosperous Place Stretch Outcomes	The proposals within this report support the delivery of LOIP Stretch Outcome 14 – Addressing climate change by reducing Aberdeen's carbon emissions by 42.5% by 2026 and adapting to the impacts of our changing climate.
Regional and City Strategies	The proposals within this report support the City Region Deal, Aberdeen City Local Housing Strategy, and the Local Development Plan through the delivery of affordable housing.
UK and Scottish Legislative and Policy Programmes	The report sets detail in relation to affordable housing which fulfils the requirements placed upon the Council by the Housing (Scotland) Act 1987.

9. IMPACT ASSESSMENTS

Assessment	Outcome
Integrated Impact Assessment	It is confirmed by Chief Officer – Strategic Place Planning that no Integrated Impact Assessment is required.
Data Protection Impact Assessment	Not required.
Other	

10. BACKGROUND PAPERS

10.1 Previous committee reports in relation to this are detailed below:

CGR [PLA/18/061](#) 18 September 2018

CGR [PLA/19/318](#) 26 September 2019

CGR [COM 20/181](#) 28 October 2020

CGR [COM 21/169](#) 25 August 2021

CGR [COM 22/197](#) 21 September 2022

11. REPORT AUTHOR CONTACT DETAILS

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