

ABERDEEN CITY COUNCIL

COMMITTEE	Communities, Housing and Public Protection
DATE	26 August 2025
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	Aberdeen City Local Housing Strategy 2025-2030
REPORT NUMBER	F&C/25/185
EXECUTIVE DIRECTOR	Eleanor Sheppard
CHIEF OFFICER	Jacqui McKenzie
REPORT AUTHOR	Mel Booth/Thomas Cairns
TERMS OF REFERENCE	1.1.5

1. PURPOSE OF REPORT

- 1.1 To seek approval of the Aberdeen City Local Housing Strategy 2025 – 2030.

2. RECOMMENDATION(S)

That the Committee:

- 2.1 Approve the Aberdeen City Local Housing Strategy 2025 – 2030, as detailed at Appendix 1;
- 2.2 Note the Consultation Feedback, as detailed in Appendix 2;
- 2.3 Note the Housing Supply Target Methodology which forms part of the Aberdeen City Local Housing Strategy 2025 – 2030, as detailed at Appendix 3;
- 2.4 Instruct the Chief Officer – Housing to submit the Local Housing Strategy to the Scottish Ministers and publish the Local Housing Strategy on the Council's website;
- 2.5 Instruct the Chief Officer - Housing to report progress, towards each of the strategic priorities to the Communities, Housing and Public Protection Committee on an annual basis;
- 2.6 Approve the refreshed Scheme of Assistance Statement, as detailed at Appendix 4, which aligns with the Local Housing Strategy; and
- 2.7 Instruct the Chief Officer – Housing to publish the Scheme of Assistance Statement on the Council's website.

3. CURRENT SITUATION

Aberdeen City Local Housing Strategy, Delivery Plan and Logic Model

- 3.1 All local authorities are required under the Housing (Scotland) Act 2001, as amended, to develop and implement a Local Housing Strategy which covers all tenures of housing. The Aberdeen City Local Housing Strategy also includes an assessment of homelessness and the approach to preventing and alleviating homelessness. The Local Housing Strategy sets out the strategic priorities which the Council, together with its partners, will work towards over the next five years. Within the hierarchy of documentation, the Local Housing Strategy sits above, and informs all other connected housing related plans, such as the Strategic Housing Investment Plan, the anticipated Housing Asset Model and the Housing Emergency Plan. The Local Housing Strategy also informs the Council's Local Development Plan.
- 3.2 The Local Housing Strategy has a more person-centred focus than the previous Local Housing Strategy. The Local Housing Strategy considers the impact of housing on the general health of those living in homes through an exploration of the social determinants of health. In addition, consideration of personas, based on our citizens with complex housing and support needs, have helped ensure that the new Local Housing Strategy takes account of those who need our help most. This significant change in approach represents a shift in primary focus from buildings to people.
- 3.3 Given the collaborative nature of the Local Housing Strategy, an initial consultation event was held with local stakeholders in February 2025 to determine an overall vision for the strategy and start to articulate the seven strategic priorities required to achieve this vision. Strategic priority groups were then formed, and ongoing consultation undertaken in relation to the evidence base for each strategic priority.
- 3.4 Extensive subsequent consultation was undertaken with relevant internal clusters and partner organisations, including Registered Social Landlords, Aberdeen City Health and Social Care Partnership and third sector partners, such as Disabled Persons Housing Service, Aberdeen Care and Repair and ACVO. Officers have also benefited from the insight of the Institute of Health Equity from University College London.
- 3.5 The Local Housing Strategy formed part of a joint citywide public consultation with other key strategic documents, including the Local Development Plan, Aberdeen City Health & Social Care Strategic Plan, and the Community Learning and Development Plan, as detailed at Appendix 2.
- 3.6 The joint public consultation - "Your Place, Your Plans, Your Future" - was undertaken from 24 March – 18 May 2025. with 2,087 responses received. Feedback gained from the public consultation was used to improve the strategy and ensure that it reflects the needs of local people in relation to housing and housing related services, as well as highlighting the interdependencies between the Council's key strategic documents. Details of the engagement and the

changes made in response to the feedback are available as appendix 2 of the Local Housing Strategy.

- 3.7 Following extensive engagement and consultation, the Aberdeen City Local Housing Strategy's overarching vision is:

"The people of Aberdeen live in good quality, safe, sustainable and affordable homes, and in thriving communities that meet their needs."

- 3.8 To support the vision, the Local Housing Strategy sets out seven strategic priorities:

- **Adequate Supply of Housing** – We will support a sufficient supply of housing to meet the varying needs of the people of Aberdeen.
- **Placemaking with Communities** – 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.
- **Make Homelessness Rare, Brief and Non-Recurring** – 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.
- **Promote Independent Living in Communities** – 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.
- **Promote Health Through Housing** – We are committed to reducing health inequalities by providing affordable, accessible, high quality and energy efficient homes that enhance people's health and wellbeing.
- **Improve Housing Quality and Energy Efficiency** – 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.
- **Private Rented Sector** – We will support a well-managed private rented sector.

- 3.9 The Aberdeen City Local Housing Strategy Delivery Plan forms a key part of the LHS and sets out the actions that will be put in place to deliver the strategic priorities, together with indicators to measure success. Progress against each of the seven strategic priorities will be monitored by Strategic Priority Groups for each priority area, with updates on progress being routinely provided to the Housing Board. Taking this approach will allow action to be taken if progress is hampered in any way and will be assisted by the logic model that forms part of the Local Housing Strategy. The logic model sets out the theory of change and helps to translate objectives into measurable actions and results.

- 3.10 It is proposed that the Chief Officer - Housing formally report progress to this Committee on an annual basis, with the first report to be presented to the Communities, Housing and Public Protection Committee in November 2026. This approach allows for performance against the Local Housing Strategy and associated Delivery Plan to be monitored by Elected Members and action taken to address any identified deficiencies. This is thought to be particularly important given continued changes in the needs of those we serve, including those who seek refuge in the city, and the challenges recognised through the declaration of a local and national housing emergency.
- 3.11 Members should note that the delivery of the Local Housing Strategy is ambitious and relies on funding to deliver additional affordable homes. The Housing Supply Target which is detailed in the Housing Supply Target Methodology as detailed at Appendix 3 is ambitious, but realistic, if adequate funding is available. A more conservative target will not allow us to meet housing need and demand and could compromise our ability to attract funding.
- 3.12 Members are recommended to approve the refreshed Aberdeen City Local Housing Strategy 2025 – 2030 at Appendix 1, to note the Consultation Plan at Appendix 2 and approve the Housing Supply Target Methodology at Appendix 3.

Scheme of Assistance Statement

- 3.13 The Scheme of Assistance Statement, which sets out the support available to private sector homeowners to carry out repairs, maintenance and adaptations to their home, has been refreshed and links to the Aberdeen City Local Housing Strategy. A copy is attached at Appendix 4 to this report.
- 3.14 The Scheme of Assistance Statement has two parts:
- **Part One:** This part focuses on addressing disrepair in private sector homes. It encourages homeowners to understand that they have primary responsibility for keeping their homes in good condition.
 - **Part Two:** This part is for people with disabilities living in private homes. It helps them make changes to their homes so they can live independently for as long as they want.
- 3.15 The Scheme of Assistance Statement supports the delivery of several of the Local Housing Strategy's strategic priorities, including:
- **Adequate supply of housing:** We will support a sufficient supply of housing to meet the varying needs of the people of Aberdeen.
 - **Promote health through housing:** We are committed to reducing health inequalities by providing affordable, accessible, high quality and energy efficient homes that enhance people's health and wellbeing.
 - **Housing quality and energy efficiency:** 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.

- **Private rented sector:** We will support a well-managed private rented sector.

- 3.16 Members are recommended to approve the refreshed Scheme of Assistance Statement at Appendix 4.

4. FINANCIAL IMPLICATIONS

- 4.1 Significant resources are required to deliver the priorities in the Local Housing Strategy. The refresh of the 30 Year HRA Business and Asset Management Plan to be presented to Council on 01 October 2025 and the Medium Term Finance Strategy to Finance and Resources Committee on 05 November 2025 will incorporate the targets detailed in the Aberdeen City Local Housing Strategy 2025 – 2030.
- 4.2 Funding of the Local Housing Strategy is not purely from Council budgets (this includes both HRA and General Fund), the Scottish Government must ensure the Affordable Housing Supply Programme is adequately funded. In addition, registered social landlords and the private sector must continue to invest in housing.
- 4.3 Grant through the Scottish Government's Affordable Housing Supply Programme must be linked to strategic priorities detailed in the Council's Local Housing Strategy. Failure to have a local housing strategy in place may result in reduced funding for the delivery of affordable housing. Failure to gain funding may compromise the delivery of the Local Housing Strategy, but this may be mitigated by having ambitious targets in place to ensure funding allocations to the city reflect housing need and demand.

5. LEGAL IMPLICATIONS

- 5.1 Local authorities have a statutory duty under Section 89 of the Housing (Scotland) Act 2001, as amended, to produce a local housing strategy, and submit it to the Scottish Ministers.
- 5.2 Local authorities have a statutory duty to provide a copy of its Local Housing Strategy to any person who requests it under Section 89 (8) of the Housing (Scotland) Act 2001. Once approved, the Local Housing Strategy will be published on the Council's website.
- 5.3 Local authorities have a statutory duty under Section 72 of the Housing (Scotland) Act 2006, as amended, to prepare and publish, a statement (commonly known as a Scheme of Assistance) of the criteria by which it decides whether to provide assistance and in what form. The statement must also set out any circumstances in which the approved expense relating to assistance provided by way of a grant or loan may be limited in a manner specified in the statement and the rate of interest or the rate or amount of other charges payable on a standard loan or on the repayment element of a subsidised loan.

6. ENVIRONMENTAL IMPLICATIONS

- 6.1 One of the Local Housing Strategy's strategic priorities relate to improving housing quality and energy efficiency across all tenures. The improvement of a property's condition and energy efficiency will potentially lead to a more positive environmental impact. The Local Housing Strategy outlines the importance of delivering sustainable homes and making improvements to existing properties, with the Local Housing Strategy Delivery Plan providing key actions which will help to achieve this.
- 6.2 In October 2024 a Pre-Screening Notification in relation to Strategic Environmental Assessment (SEA) was submitted to the Scottish Government's SEA Gateway. Pre-screening is a process of self-exemption undertaken where it can be clearly established that a plan is likely to have no or minimal effects on the environment. Individual plans, programmes and strategies falling out of the Local Housing Strategy will be considered individually, as will any requirements for project-specific Habitat Regulations Appraisals.

7. RISK

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

Category	Risks	Primary Controls/Control Actions to achieve Target Risk Level	*Target Risk Level (L, M or H) *taking into account controls/control actions	*Does Target Risk Level Match Appetite Set?
Strategic Risk	The Local Housing Strategy sets the strategic direction for housing and housing related services. Failure to implement the Local Housing Strategy would pose a strategic risk.	Approval of the strategy will mitigate the risk.	L	Yes
Compliance	Local authorities have a statutory duty to produce a local housing strategy, submit it to the Scottish Ministers and to provide a copy of it to any person who requests it.	Local housing strategy has been produced; will be sent to the Scottish Ministers and published on the Council's website once agreed.	L	Yes

	If the Local Housing Strategy is not sent to the Scottish Ministers and made available, then Aberdeen City Council would not be compliant with its obligations under the Housing (Scotland) Act 2001.			
Operational	Local housing strategy is vital to allow actions to be taken forward to provide better services in relation to housing services across the city.	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.	L	Yes
Financial	<p>Grant through the Scottish Government's Affordable Housing Supply Programme must be linked to strategic priorities detailed in the Council's local housing strategy.</p> <p>Failure to have a local housing strategy in place, may result in reduced funding for affordable housing.</p> <p>Failure to have a sufficiently ambitious target could compromise our ability to attract funding.</p>	<p>Ensure Local Housing Strategy is adopted with clear links between the AHSP and strategic priorities.</p> <p>Strategic Housing Investment Plan for 2026 – 2031 is being produced which will align outcomes and outline ambitious targets.</p>	L	Yes
Reputational	The Local Housing Strategy sets the strategic direction	Approval of the strategy will mitigate the risk.	L	Yes

	for housing and housing related services. Failure to implement the Local Housing Strategy will affect the reputation of Aberdeen City Council.			
Environment / Climate	<p>Local Housing Strategy is a key strategic document in relation to improving energy efficiency and mitigating fuel poverty.</p> <p>If the Local Housing Strategy is not published, the Council's approach to improving energy efficiency may be unclear and there is a risk of the energy performance of housing stock in the city declining, leading to an increase in fuel poverty.</p>	Actions within the Delivery Plan allow fuel poverty and climate change to be mitigated.	L	Yes

8. OUTCOMES

<u>COUNCIL DELIVERY PLAN 2025-26</u>	
Aberdeen City Council Policy Statement	Impact of Report
<u>Working in Partnership for Aberdeen</u>	<p>The proposals within this report support the delivery of the following aspect of the policy statement:</p> <ul style="list-style-type: none"> Homes for the Future
<u>Local Outcome Improvement Plan 2016-2026</u>	
Prosperous Economy Stretch Outcomes	The provision of new housing which is built to high energy efficiency standards, as well as the improvement of existing housing stock, will help to deliver the LOIP Improvement Project Aim: "Increase to 92% the number of homes that meet an EPC rating

	<p>of C or better by 2026” and mitigate fuel poverty, thereby contributing to the achievement of Stretch Outcome 1 which relates to Prosperous Economy.</p>
Prosperous People Stretch Outcomes	<p>Stretch Outcomes 3-8 focus on children and young people and Stretch Outcomes 9-13 focus on adults.</p> <p>The Local Housing Strategy outlines the importance of Aberdeen City Council’s corporate parenting role and that the Housing cluster will support children and young people in care, as well as care leavers and also children from refugee, asylum seeking and resettlement backgrounds. The strategy also outlines how Aberdeen City Council will seek to improve outcomes for those living in areas of deprivation.</p> <p>This will contribute to the delivery of Stretch Outcomes 4, 5 and 6 through a number of Improvement Project Aims such as “Increase by 10% the percentage of children living in areas of deprivation who feel safe in their communities by 2025” and “80% of the identified multi-agency workforce successfully complete Corporate Parenting training aligned to the Promise by 2025.”</p> <p>Making homelessness rare, brief and non-recurring is one of the strategic priorities of the Local Housing Strategy and this has the potential to contribute to Stretch Outcomes 10, 11 and 12 which relate to the wellbeing of adults. Stretch Outcome 12 is particularly relevant as this directly relates to reducing homelessness levels and working towards the long-term ambition of making homelessness rare, brief and non-recurring in Aberdeen.</p>
Prosperous Place Stretch Outcomes	<p>The Local Housing Strategy will help to deliver Stretch Outcome 13 through the provision of new energy efficient housing, as well as taking steps to improve energy efficiency in existing homes across all tenures. One of the strategic priorities relates directly to improving housing quality and energy efficiency, which will help to reduce Aberdeen’s carbon footprint. This will contribute to a number of the Improvement Project Aims that will help to achieve Stretch Outcome 13.</p> <p>Another strategic priority of the LHS relates to Placemaking with Communities. There are a number of actions under this priority which will directly contribute to the delivery of the Prosperous Place Stretch Outcomes, including establishing community-led resilience plans, and working with</p>

	partners to maximise the delivery of local green space. There are strong links with several of the Improvement Project Aims including “Increase to 65% the proportion of people who feel they can regularly experience good quality natural space by 2026” and “To have Community led resilience plans in place for the most vulnerable areas in the City by 2025.”
Community Empowerment Stretch Outcomes	<p>The Local Housing Strategy has contributed to the delivery of Stretch Outcome 16 through the empowerment of local people to shape the direction of the strategy. A wide range of community stakeholders have been consulted through a number of consultation methods, including the “Your Place, Your Plans, Your Future” consultation event. The feedback received has been used to improve the strategy and ensure that it reflects the needs of Aberdeen’s people.</p> <p>This feedback has also been used to inform a Delivery Plan which outlines how the strategic priorities of the strategy will be achieved over its lifespan. The Local Housing Strategy will continue to contribute to achieving Stretch Outcome 16 over its lifespan by delivering meaningful change that show the people of Aberdeen that their feedback has been actioned.</p>
Regional and City Strategies	The proposals within this report contain the refreshed Local Housing Strategy and support the Local Development Plan.

9. IMPACT ASSESSMENTS

Assessment	Outcome
Integrated Impact Assessment	New Integrated Impact Assessment has been completed.
Data Protection Impact Assessment	DPIA is not required.
Other	Pre-Screening Notification in relation to Strategic Environmental Assessment (SEA) submitted to the Scottish Government’s SEA Gateway in October 2024

10. BACKGROUND PAPERS

10.1 Scottish Government [Local Housing Strategy](#) Guidance. (2019)

11. APPENDICES

11.1 Appendix 1 – Aberdeen City Local Housing Strategy 2025 – 2030.

11.2 Appendix 2 – Consultation Feedback.

11.3 Appendix 3 – Housing Supply Target Methodology.

11.4 Appendix 4 - Scheme of Assistance Statement.

12. REPORT AUTHOR CONTACT DETAILS

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