

## Affordable Housing Strategic Outcome Statement

<b>Theme</b>	Community Wellbeing
<b>Strategy</b>	Local Housing Strategy
<b>Sub Theme</b>	Affordable Housing
<b>National Outcome</b>	<p>7. “We have tackled the significant inequalities in Scottish Society”.</p> <p>10. “We live in well designed, sustainable places where we are able to access the amenities and services we need”.</p>
<b>Single Outcome Agreement (Local Outcome)</b>	<p>7.3 “People will have improved access to good quality affordable housing”.</p> <p>10.2 “There is sufficient diversity in housing types, sizes and tenures to meet the changing needs of Aberdeenshire’s residents and the Council’s housing stock meets the Scottish Housing Quality Standard in respect of the number, quantity and variety of all new housing during the SOA timetable”.</p>
<b>Strategic Outcome (Draft re new Local Housing Strategy)</b>	To increase the supply of quality affordable housing <sup>1</sup> across all tenures in order to reduce the number of households in housing need
<b>What do we want to achieve/ improve (Priority/ Output)</b>	<p>(1) To ensure a minimum of <b>350</b> new affordable quality homes are developed across all tenures per year, both in priority areas and other areas, to meet identified housing need and sustain existing communities</p> <p>(2) To ensure the best of use of existing housing stock across all tenures by reducing the number of households in housing need by <b>250</b> per year</p>

---

<sup>1</sup> Affordable Housing definition: housing that is available to meet the needs of people who cannot afford to buy or rent housing generally available on the open market. Affordable housing can mean social rented (council or housing association), low cost home ownership, some private rented, shared ownership and subsidised house plots; either for general or particular needs households.

## Challenges

(1) Figures from the Housing Need and Demand Assessment indicate that there is a central estimate of housing need of 481 - 669 per annum for the next 10 years (2008 – 2018) across Aberdeenshire.

(2) Housing waiting lists continue to increase.

(3) Increasing demand from single person households – young and elderly

(4) Consistently high levels of homeless presentations and increased use of temporary accommodation

(5) Lack of affordable housing to rent and to buy

## Opportunities

(1) TBC

(2)

## How well are we doing (Baseline 08/09)

(1) Waiting list as at 10.08.09 = **7,145** (5411 housing need, 1,734 reserve)<sup>2</sup>

(2) Homeless presentations 08/09 = **1575**<sup>3</sup>

(3) Number of affordable housing completions during **08/09 = 273 homes**<sup>4</sup>:

a) **222** in the priority areas  
**51** to sustain existing communities.

b) **187** for rent of which 49 were for particular needs clients.  
**86** for purchase, primarily for first-time buyers.

(4) During 08/09 the number of relets within Aberdeenshire Council stock = **937**<sup>5</sup> of which **147** were transfers and **427** were homeless.

(5) Number of mutual exchanges 08/09 = **82**<sup>6</sup>

---

<sup>2</sup> Aberdeenshire Council Housing Statistics, 2009

<sup>3</sup> Aberdeenshire Council Housing Statistics, 2009

<sup>4</sup> Aberdeenshire Council Housing Statistics, 2009 and Scottish Government Outturn Figures, 2009

<sup>5</sup> Aberdeenshire Council, 2009

<sup>6</sup> Aberdeenshire Council, 2009

**Lead Officer**

Strategic Development Officer  
(Affordable Housing)

**Strategic Outcome Group**

Aberdeenshire Affordable Housing Forum