

Affordable Housing Strategic Outcome Statement

Strategy	Local Housing Strategy										
Sub Theme	Affordable Housing										
Single Outcome	“Aberdeenshire will be recognised as a great place to live, work, invest with opportunity for all”. “Communities benefit from the delivery and improved access to affordable housing”.										
Strategic Outcome	People will have access to an increased supply of quality affordable housing										
What do we want to achieve/ improve (Priority/ Output)	<p>(1) Deliver the following new affordable housing units:</p> <table><tr><td>2012/13</td><td>200 units</td></tr><tr><td>2013/14</td><td>200 units</td></tr><tr><td>2014/15</td><td>200 units</td></tr><tr><td>2015/16</td><td>250 units</td></tr><tr><td>2016/17</td><td>250 units</td></tr></table> <p>Of which around 60% should be targeted at housing for social rent, with the remaining 40% targeted at some form of intermediate housing¹.</p> <p>(2) Secure existing housing stock from the private sector as affordable housing to reduce the number of households in housing need by 10 per year.</p> <p>3 units to be purchased from the open market</p> <p>7 empty units to be brought back into use</p> <p>(3) Completed - Retain existing affordable housing stock by applying Pressured Area Designation in areas of identified housing need.</p>	2012/13	200 units	2013/14	200 units	2014/15	200 units	2015/16	250 units	2016/17	250 units
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¹ See footnote 1 – all forms of affordable housing with the exception of those for social rent.

Challenges

- (1) Current financial climate indicates that public subsidy and private finance is likely to remain constrained over the short to medium term.
- (2) Figures from the Housing Need and Demand Assessment – Update 2011 indicate that there is a central estimate of net annual housing need of 540 over the next 10 years (2010 – 2019) across Aberdeenshire.
- (3) Increasingly high numbers of applicants on the Housing Register with increasing demand from single person households – young and elderly.
- (4) High levels of homeless presentations and use of temporary accommodation, particularly bed and breakfast.
- (5) Lack of affordable housing to rent and to buy both in terms of new supply and turnover of existing stock.

Opportunities

- (1) To improve the health and wellbeing of the residents of Aberdeenshire.
- (2) To continue to explore and progress innovative new funding mechanisms.
- (3) To assist in the regeneration of different areas across Aberdeenshire.
- (4) To stimulate and support the economy and in particular the construction industry.

How well are we doing (Baseline 11/12)

- (1) Waiting list as at 31.03.15 = **9984**²
- (2) Homeless presentations 14/15 = **1208**³
- (3) Number of relets 14/15
Aberdeenshire Council stock = **961**⁴
RSL stock = **To be updated**⁵
- (4) Rate of all new house building 13/14 = **1122**⁶
- (5) Number of affordable housing completions 14/15 = **71 homes**⁷:
 - a) **18** in priority areas
43 to sustain existing communities
 - b) **14** for rent (**14** social and **0** mid

² Aberdeenshire Council Statistics, 2015

³ Aberdeenshire Council Statistics, 2015

⁴ Aberdeenshire Council Statistics, 2015

⁵ RSLs Statistics, 2015

⁶ Scottish Government, 2015

⁷ Aberdeenshire Council Statistics, 2015

market rent) of which **3** were for particular needs clients. **57** for purchase (LCHO and Shared Ownership) primarily for first-time buyers.

(6) Number of affordable housing acquisitions 14/15 = **1**⁸

(7) Number of Empty Homes 14/15 = **NIL**

Lead Officer

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Strategic Outcome Group

Aberdeenshire Affordable Housing Forum

⁸ Aberdeenshire Council Statistics, 2013