

TOWN CENTRE FIRST IMPACT ASSESSMENT (TCFIA)

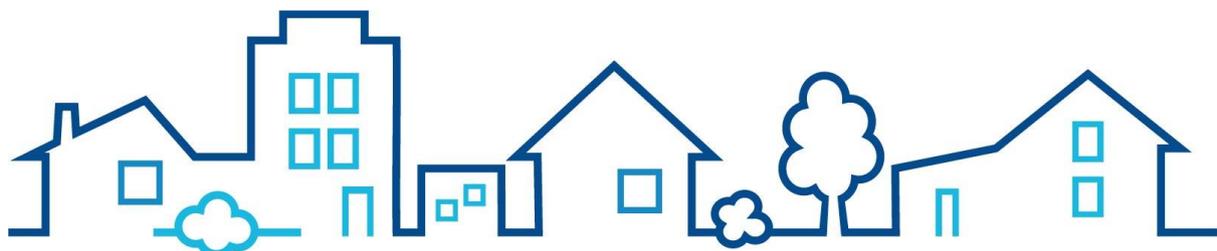
Aberdeenshire Council recognises that town centres have an important role to play in the sustainable development of local economies.

The Town Centre First Impact Assessment (TCFIA) allows officers in all services to identify the detrimental and beneficial effects that decisions we take may have on our town centres. It will allow officers to consider any implications that council decisions may have on Aberdeenshire’s key town centres. Examples of this include changes to: the provision of civic and community facilities, employment land, retail, residential buildings, cultural assets, transportation, leisure and tourism.

A Town Centre Ambassador has been nominated within your service, you can locate your Town Centre First Ambassador through the Town Centre First Principle Arcadia pages.

Project Information	
Title of Committee Paper	Local Housing Strategy 2018-2023
Service	Infrastructure
Department	Housing
Author	Ally Macleod
Have you consulted your Town Centre First Ambassador?	Yes

1) Could your Project Paper cause an impact in one (or more) of the identified town centres? – Peterhead, Fraserburgh, Inverurie, Westhill, Stonehaven, Ellon, Portlethen, Banchory, Turriff, Huntly, Banff, Macduff.	
<b>Yes</b> – please specify New affordable housing development proposed in a number of settlements across Aberdeenshire. Peterhead, Fraserburgh, Inverurie, Westhill, Stonehaven, Ellon, Portlethen and Banchory are high investment priorities in the plan. Banchory, Huntly, Turriff, Banff and Macduff are medium investment priorities. All towns have housing	No



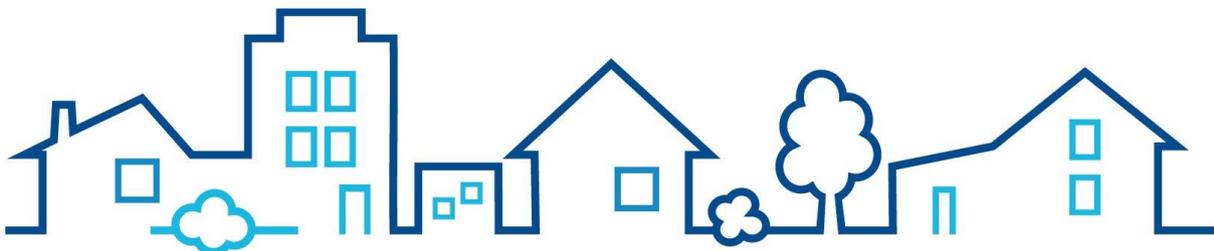


<p>need and the plan attempts to address this need across Aberdeenshire.                  Strategy proposes bringing back empty homes into use and this will have an impact on town centres.                  Through the private sector and independent living, there are actions to help people live independently and for landlords to improve the condition of their properties.</p>	
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2) If approved would your project cause an impact (either positive or negative) with regards to the footfall of any of these town centres?	
<b>Yes</b>	<b>No</b>

3)	
Please describe the aims of the committee paper?	To comment on the draft Local Housing Strategy 2018-2023

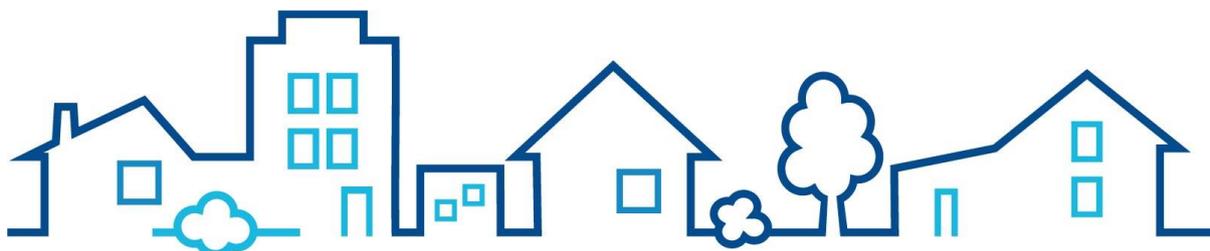
4) What are the positive and negative impacts?		
<b>Impact</b>	<b>Describe the positive impact?</b>	<b>Describe the negative impact?</b>
Please detail any potential positive and negative impact the project may have on Aberdeenshire's Key Town Centres.	Increased footfall arising from affordable housing development  Support to local economy by allowing people to live and work in the identified towns and their town centres	



	<p>Supports sustainable mixed communities in our town centres</p> <p>Development of affordable housing creates local employment opportunities</p> <p>Improvements to the appearance, design and environmental quality arising from affordable housing development</p> <p>Investment driven into town centres</p> <p>Improvements to the private sector stock</p> <p>Ensuring high management standards in the private rented sector</p> <p>Support to allow people to live independently in their own communities</p>	
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5) What mitigating steps will be taken to reduce or remove negative impacts? If none see Q6	
Mitigating Steps	Timescale

6) Set out the justification that the activity can and should go ahead despite the negative impact.





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Question 7: Sign off and Authorisation

<p>3) <b>Author:</b> I have completed the TCIA impact assessment for this policy/ activity.</p>	<p>Name: Ally Macleod                  Position: Housing Manager                  Date: 7 November 2017                  Signature:</p>
<p>4) Consultation with Service Manager</p>	<p>Name: As above                  Position:                  Date:</p>
<p>5) Authorisation by Director or Head of Service</p>	<p>Name: Rob Simpson                  Position: Head of Housing                  Date:</p>
<p>6) Have you consulted with your Town Centre First Ambassador?</p>	<p><b>Yes</b></p> <hr/> <p>No</p>
<p>7) TCFIA author sends a copy of the finalised form to:                  tcfia@aberdeenshire.gov.uk</p>	<p>Date Sent:</p>

