



SOCIAL WORK AND HOUSING COMMITTEE – 6 June 2013

NEW BUILD HOUSING PROGRAMME

1 Recommendations

The Committee is recommended to:

- 1.1 Provide comment on the progress of the Council's New Build Housing Programme.**
- 1.2 Approve further additional projects subject to confirmation of Scottish Government funding.**
- 1.3 Note the successful application to the Greener Homes Innovation scheme.**
- 1.4 Confirm the reallocation of funds regarding the Six Key Areas for Development Funding.**

2 Background/Discussion

2.1 Phase 1

The Council's proposals, within this first phase, involved the development of 35 new houses – 12 in Tarves, 17 in Mintlaw and 6 in Johnshaven. Of these 31 homes are owned and managed by the Council and 4 have been sold for low cost homes. All three developments within phase 1 are now complete and fully occupied.

- 2.2** A final draft of an energy study of the three new build schemes in phase one to monitor their performance over a full year has recently been received. This is being considered and the full outcome of the study will be reported back to Committee in due course.

2.3 Phase 2

The Council's proposals, within the second phase, involved the development of 74 new houses for rent across four sites – 7 in Laurencekirk, 6 in Stonehaven, 37 in Banff and 22 in Inverurie. All of the houses are complete and fully occupied.

2.4 Phase 3

The Council's proposals, within this third phase, involved the development of 45 new houses for rent – 35 in Alford, 8 in Stonehaven and 2 in Cruden Bay. All of the houses are complete and fully occupied.

2.5 Phase 4

The Council's proposals within this fourth phase involved the development of 11 new houses for rent in Cruden Bay. These properties have recently been completed and tenants have started to move into the properties with effect from 14 May 2013.

2.6 Phase 5

The Council's proposals for phase 5 include the following developments as reported to Social Work and Housing Committee 13 September 2012.

Conglass, Inverurie – 8 units are being developed as part of the Care Village which will also see the delivery of a 60 bed Care Home. Funding in principal of £0.240m has been secured from Scottish Government. Planning consent has been secured and the billing and tender process has now commenced in terms of recruiting a contractor.

St James Place, Inverurie – this proposal will see the development of a 24 unit Extra Care facility to accommodate Learning Disability client group. Funding in principal of £.720m has been secured from Scottish Government. A planning application was submitted at the end of May 2013.

2.7 Following additional allocations of funding from Scottish Government further projects have been identified subject to committee approval:

Craigewan, Peterhead – this proposal has increased from 33 units to 42 units and will see the provision of a 11 unit Extra Care facility to accommodate Learning Disability client group as well as 31 units for mainstream rent. Plans have been drawn up and will be submitted June 2013. Scottish Government funding of £1.260m has been allocated against this development.

Carmelite St, Banff – this proposal will see the development of 3 x 1 bed flats for rent with the ground floor flat suitable for wheel chair use. Plans are currently being drafted with a view to submitting to planning June 2013. Scottish Government funding of £0.240m has been allocated against this development.

Sir Patrick Geddes Way, Ballater – it is proposed that this development will now be taken forward by the Council rather than Aberdeenshire Housing Partnership. This will see the development of 8 units for rent. Plans are currently being drafted with a view to being submitted by autumn 2013. Scottish Government funding of £0.240m has been allocated against this development.

Broadshade Phase 2, Westhill – this proposal will see the development of 30 units for rent across a mix of property types and sizes. This development will provide a mix of accommodation sizes and types and plans are currently being drafted with the developer. Scottish Government funding of £0.900m has been allocated against this project.

Barrasgate, Fraserburgh – this innovative development is being jointly funded by the Scottish Government Greener Homes Innovation Scheme. A successful application for £1.308m was formally approved by Scottish Government 18th March 2013. This development will see the provision of 30 units for rent across a range of property types and sizes whilst contributing to the physical and social regeneration of Fraserburgh. This development will provide housing which is of an exceptional standard; the Passivhaus standard will be applied to two units; the Scottish Technical Standards, Gold Standard will apply to a further two units; and the Silver Standard will apply to the other 26 units. The planning application was submitted in May 2013.

- 2.8 The Head of Finance and Monitoring Officer within Corporate Services have been consulted in the preparation of this report and made no comment.

3 Equalities, Staffing and Financial Implications

- 3.1 An equality impact assessment has been carried out as part of the development of the proposals set out above. It is included as Appendix 1 and the following impacts have been identified which can be mitigated as described.

Whilst the Strategic Local Programme will deliver affordable housing it will not meet all identified housing need and this will include households who fall within the nine Protected Characteristics. The constrained economic and financial climate continues to adversely impact upon the availability of funding, both public and private. This reduced funding alongside the availability of suitable land constrains the delivery of affordable housing to meet identified housing need. This will be mitigated by maximising funding streams to optimise the delivery of affordable housing and continue to identify suitable land for the development of affordable housing.

3.2 Financial Implications

Table 1 below provides a breakdown of all costs associated to each new build development. These costs may vary depending on additional work required in each development.

- 3.3 The table notes that new build development totals an investment of £42.035m. Funding received from SG grant £9.114m and the total contribution from HRA £22.406.m. Other funding mechanisms include 2nd home council tax, planning gain, General Fund and the sale of low cost homes for sale.

Table 1	No. Of units	Total Development Costs (£000)	Scottish Government Grant (£000)	Planning Gain (£000)	2nd Homes Council Tax (£000)	HRA (£000)	Other (£000)
Phase 1							
Mintlaw	17	1,794	425	45	414	910	0
Johnshaven	6	810	150	150	250	260	0
Tarves	12	1,306	300	377	86	138	405
Sub Total	35	3,910	875	572	750	1,308	405
Phase 2							
Stonehaven (Arduthie Gardens)	6	705	150	117	167	271	0
Laurencekirk	7	851	175	155	194	327	0
Inverurie	22	3,144	550	155	611	1,828	0
Banff Primary School Site	37	4,379	925	141	1,028	2,285	0
Sub Total	72	9,079	1,800	568	2,000	4,711	0
Phase 3							
Alford	35	4,441	1,050	192	982	2,217	0
Cruden Bay (1a)	2	643	60	200	0	293	90
Stonehaven - Care Village	8	655	240	0	18	397	0
Sub Total	45	5,739	1,350	392	1,000	2,907	90
Phase 4							
Cruden Bay (1b)	11	1,482	330	42	981	129	0
Sub Total	11	1,482	330	42	981	129	0
Phase 5							
Fraserburgh	30	4,690	1,309	0	0	3,381	0
Inverurie (Conglass)	8	1,075	240	0	640	195	0
Inverurie (St James Place)	24	4,500	720	541	1,100	2,139	0
Peterhead	42	6,000	1,260	56	1,100	3,584	0
Ballater	8	1,160	240	0	0	920	0
Westhill	30	4,050	900	0	0	3,150	0
Banff	3	450	90	38	0	82	240
Sub Total	145	21,825	4,759	635	2,840	13,451	240
Overall Total	308	42,135	9,114	2,209	7,571	22,506	735

3.4 Six Key Areas for Development Funding

As the Housing Service are unable to utilise the Six Key Areas for Development Funding originally proposed for Ballater, it is proposed to reallocate this funding of £0.216m to enable the development of 20 units for social rent in Peterhead, subject to committee approval. The Ballater project will now be progressed by the Council and funded through Scottish Government grant and the HRA as indicated in Table 1. Table 2 below provides details of the proposed allocation which will see the number of affordable units increase from 83 units to 94. The proposed expenditure will be complete by 31 March 2014.

	No. of Units	Total Development Costs	RSL Private Finance	Scottish Government Grant	Planning Gain	6 Key Areas Funding Required from Aberdeenshire
Insch	22	2.493	1.182	0.980	0.000	0.277
Port Elphinstone	20	2.354	0.874	0.850	0.002	0.628
Macduff	20	2.457	0.937	0.930	0.000	0.590
Huntly	12	1.425	0.568	0.489	0.144	0.146
Peterhead	20	2.750	1.404	0.860	0.000	0.216
Total	94	11.479	4.965	4.109	0.146	1.857

Ritchie Johnson
Director of Housing and Social Work

Report prepared by Elaine Reid, Team Leader (Affordable Housing)
27 May 2013 final version

EQUALITY IMPACT ASSESSMENT

Stage 1: Title and aims of the activity ("activity" is an umbrella term covering policies, procedures, guidance and decisions).	
Service	Housing and Social Work
Section	Strategic Planning and Delivery Team
Title of the activity etc.	New Build Development Programme 2012 – 2015 – a programme of affordable housing projects to be delivered by March 2015 by Aberdeenshire Council and partner Registered Social Landlords. This includes the Strategic Local Programme and those projects funded by the Greener Homes Innovation Scheme.
Aims of the activity	To deliver affordable housing across all tenures to address and meet housing need in Aberdeenshire across all communities including those households with particular needs and Minority Ethnic communities.
Author(s) & Title(s)	Elaine Reid Team Leader (Affordable Housing) and Liz Hamilton, Strategic Housing Officer.

Stage 2: List the evidence that has been used in this assessment.	
Internal data (customer satisfaction surveys; equality monitoring data; customer complaints).	Housing Needs and Demand Assessment (2011) Local Housing Strategy 2012 – 2017 Data collection on waiting list, relets, house sales, housing stock and housing market activity. Analysis of potential housing development opportunities.
Internal consultation with staff and other services affected.	Ongoing consultation according to each individual project with: Housing Options & Homelessness, Asset Management, Tenancy Management, Housing Accountants, Social Work, Legal and Governance, Property – Estates, Quantity Surveying and Architectural Services, Planning, Roads and Landscape Services, and Planning Gain
External consultation (partner organisations, community groups, and councils).	Scottish Government Private Developers Registered Social Landlords Planning for the Future Tenant Group Tenant Participation Promotion Team As part of the planning process consultation process would be carried out with the local community groups
External data (census, available statistics).	Registered Social Landlord stock and relets data Scottish House Condition Survey 2011

Other (general information as appropriate).	Any properties developed as part of the Strategic Local Programme 2012 – 2015 will be allocated in accordance with either Aberdeenshire Council's Allocation Policy or the corresponding Registered Social landlord Allocation Policy. (Link to Allocation Policy Equalities Impact Assessment)
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Stage 3: Evidence Gaps.	
Are there any gaps in the information you currently hold?	No

Stage 4: Measures to fill the evidence gaps.		
What measures will be taken to fill the information gaps before the activity is implemented? These should be included in the action plan at the back of this form.	Measures:	Timescale:

Stage 5: Are there potential impacts on protected groups? Please complete for each protected group by inserting "yes" in the applicable box/boxes below.				
	Positive	Negative	Neutral	Unknown
Age – Younger	Yes	Yes		
Age – Older	Yes	Yes		
Disability	Yes	Yes		
Race – (includes Gypsy Travellers)	Yes		Yes	
Religion or Belief	Yes		Yes	
Gender – male/female	Yes		Yes	
Pregnancy and maternity	Yes		Yes	

Sexual orientation – (includes Lesbian/ Gay/Bisexual)	Yes		Yes	
Gender reassignment – (includes Transgender)	Yes		Yes	
Marriage and Civil Partnership	Yes		Yes	

Stage 6: What are the positive and negative impacts?

Impacts.	Positive (describe the impact for each of the protected characteristics affected)	Negative (describe the impact for each of the protected characteristics affected)
Please detail the potential positive and/or negative impacts on those with protected characteristics you have highlighted above. Detail the impacts and describe those affected.	Providing affordable housing for those in need including those who fall within the nine Protected Characteristics.	Whilst the Strategic Local Programme will deliver affordable housing it will not meet all identified housing need and this will include households who fall within the nine Protected Characteristics
	In particular, properties are being developed for older people and those with a disability including both physical and or learning. The appropriate housing support will also be put in place.	
	Increasing affordable housing supply to ensure everyone will have the option to either rent or purchase affordable housing.	

Stage 7: Have any of the affected groups been consulted?

If yes, please give details of how this was done and what the results were. If no, how have you ensured that you can make an informed decision about mitigating steps?	As part of the development process, consultation will be carried out in accordance with the project timescales to ensure that particular need properties meet the specific needs of the individual households.
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Stage 8: What mitigating steps will be taken to remove or reduce negative impacts?		
	Mitigating Steps	Timescale
These should be included in any action plan at the back of this form.	The Housing Service will continue to maximise funding streams to optimise the delivery of affordable housing; this may include preparing bids to Scottish Government for further funding, using alternative funding models where appropriate and providing other affordable housing tenures to address housing need.	Ongoing Process
	The Housing Service will continue to identify suitable land for the development of affordable housing through discussions with stakeholders both internal and external, for example Property Estate, Planning, other public bodies and private developers	Ongoing Process

Stage 9: What steps can be taken to promote good relations between various groups?	
These should be included in the action plan.	Good planning and design will ensure that all developments within the Strategic Local Programme 2012 – 2015 will form part of mixed and sustainable communities.

Stage 10: How does the policy/activity create opportunities for advancing equality of opportunity?
Creating mixed and sustainable communities will promote good relations and encourage integration and equalities.

Stage 11: What equality monitoring arrangements will be put in place?	
These should be included in any action plan (for example customer satisfaction questionnaires).	Equality monitoring is carried out through applications to Apply4Homes. Post occupancy surveys will be carried out. This will include monitoring across the nine Protected characteristics.

Stage 12: What is the outcome of the Assessment?		
Please complete	1	No negative impacts have been identified –please explain.


the appropriate box/boxes		
	2	Negative Impacts have been identified, these can be mitigated - please explain. * Please fill in Stage 13 if this option is chosen.
	<p>The Housing Service will continue to maximise funding streams to optimise the delivery of affordable housing; this may include preparing bids to Scottish Government for further funding, using alternative funding models where appropriate and providing other affordable housing tenures to address housing need.</p> <p>The Housing Service will continue to identify suitable land for the development of affordable housing through discussions with stakeholders both internal and external, for example Property Estate, Planning, other public bodies and private developers.</p>	
	3	The activity will have negative impacts which cannot be mitigated fully – please explain. * Please fill in Stage 13 if this option is chosen

* Stage 13: Set out the justification that the activity can and should go ahead despite the negative impact.

The Strategic Local Programme will meet some of the identified housing need including those within the protected characteristics groups.

Stage 14: Sign off and authorisation.

Sign off and authorisation.	1) Service and Team	Strategic Planning and Delivery Team	
	2) Title of Policy/Activity	Strategic Local Programme 2012 – 2015 (if appropriate)	
	3) Authors: I/We have completed the equality impact assessment for this policy/activity.	Name: Elaine Reid Position: Team Leader – Affordable Housing Date: 21/05/2013 Signature: 	Name: Liz Hamilton Position: Strategic Housing Officer Date: 21/05/2013 Signature: 

	Name: Position: Date: Signature:	Name: Date: Signature:
4) Consultation with Service Manager	Name: Janelle Clark, Housing Manager (Strategy) Date: 21/05/2013 	
5) Authorisation by Director or Head of Service	Douglas Edwardson Position: Head of Housing Date: 22/05/2013 	Name: Position: Date:
6) If the EIA relates to a matter that has to go before a Committee, Committee report author sends the Committee Report and this form, and any supporting assessment documents, to the Officers responsible for monitoring and the Committee Officer of the relevant Committee. e.g. Social Work and Housing Committee.		Date: 22/05/2013
7) EIA author sends a copy of the finalised form to: eia@abdshire		Date: 22/05/2013
(Equalities team to complete) Has the completed form been published on the website? YES/NO		Date:

Action Plan						
Action	Start	Complete	Lead Officer	Expected Outcome	Resource Implications	
Consultation with appropriate stakeholders as part of the development process.	2012	2015	Affordable Housing Development Staff within Aberdeenshire Council and appropriate Registered Social Landlord staff.	Consultation outcomes and feedback will inform the development proposals to ensure appropriate development within the local community to meet local housing need.	Within existing and identified resources.	
Equalities Monitoring is carried out the Apply4Homes application process.	2012	Ongoing	Service Development Officer (Options)	Feedback will inform future development proposals and allocations policy.	Within existing and identified resources.	
Post occupancy surveys will be carried out in accordance with each development project.	2013	2016	Tenancy Management staff within Aberdeenshire Council and appropriate Registered Social Landlord staff.	Feedback will inform future development proposals	Within existing and identified resources.	
Consultation with particular need households.	2012	2015	Affordable Housing Development Staff within Aberdeenshire Council and appropriate Registered Social Landlord staff.	Properties will be developed and delivered which meet the specific needs of those identified particular need households.	Within existing and identified resources.	