Aberdeen City and Aberdeenshire

Housing Need & Demand Assessment 3: 2023 – 2028

Contents **Page No.**

HNDA Key Findings Template (Core Process 5)

Estimate of Additional (New) Future Housing Units – Aberdeen City and Aberdeenshire

Local Authority Generated Existing Need Figure and Years to Clear Existing Need

Existing Need	Years to Clear
1,236	**10**

Source: Aberdeen City Council and Aberdeenshire Council, Housing Management Databases - Waiting List and Temporary Accommodation figures, Refugee Project Managers – Refugee, Asylum seeker and Resettlement Data (2023)

Default Existing Need (HoTOC) and Years to Clear Existing Need

Existing Need	Years to Clear
880	**5**

Source: HNDA Tool (2020)

Total Number of New Households Over the Projection Period

Projection Period	Default	Principal Growth	High Migration	High Migration Plus
2023-2042	**15,135**	**15,505**	**20,980**	**24,415**

Source: HNDA Tool (2020)

Annual Need – Years 1-5 (total households over the projection period who *may* afford)

	Scenario 1	Scenario 2	Scenario 3	Scenario 4
Social Rent	1,850	1,625	1,930	2,810
Below Market	895	935	1,205	1,975
Private Rent	1,210	1,145	1,400	2,180
Owner Occupied	1,175	1,165	1,520	2,525
Total	**5,130**	**4,870**	**6,055**	**9,490**

Source: HNDA Tool (2020)

Annual Need – Years 5-10 (total households over the projection period who *may* afford)

	Scenario 1	Scenario 2	Scenario 3	Scenario 4
Social Rent	835	1,595	1,950	1,950
Below Market	855	855	1,165	1,165
Private Rent	1,025	915	1,205	1,205
Owner Occupied	1,160	1,130	1,535	1,535
Total	**3,875**	**4,495**	**5,855**	**5,855**

Source: HNDA Tool (2020)

Annual Need – Years 10-15 (total households over the projection period who *may* afford)

	Scenario 1	Scenario 2	Scenario 3	Scenario 4
Social Rent	710	950	1,350	1,350
Below Market	750	760	1,070	1,070
Private Rent	940	765	1,060	1,060
Owner Occupied	1,110	1,045	1,475	1,475
Total	**3,510**	**3,520**	**4,955**	**4,955**

Source: HNDA Tool (2020)

Annual Need – Years 15-20 (total households over the projection period who *may* afford)

	Scenario 1	Scenario 2	Scenario 3	Scenario 4
Social Rent	495	685	1,105	1,105
Below Market	525	580	915	925
Private Rent	740	560	845	845
Owner Occupied	860	795	1,250	1,250
Total	**2,620**	**2,620**	**4,125**	**4,125**

Source: HNDA Tool (2020)

Cumulative Total at End of Projection Period (Existing Need Plus New Households)

	Scenario 1	Scenario 2	Scenario 3	Scenario 4
Social Rent	3,890	4,855	6,335	7,215
Below Market	3,025	3,130	4,355	5,125
Private Rent	3,915	3,385	4,510	5,290
Owner Occupied	4,305	4,135	5,780	6,785
Existing Need	880	1,236	1,236	1,236
Total	**16,015**	**16,741**	**22,216**	**25,651**

Source: HNDA Tool (2020)

Chapter 1

Introduction

Background

1.1 The Housing Need and Demand Assessment (HNDA) is carried out jointly by Aberdeen City and Aberdeenshire Councils every five years to inform the decisions made by both councils in relation to housing, homelessness, and specialist provision accommodation as well as for planning for future housing requirements across the region.

1.2 The Town and Country Planning (Scotland) Act 1997 requires local and strategic planning authorities to plan for land use in their area, including the allocation of land for housing.

1.3 The Housing (Scotland) Act 2001 places a responsibility on local authorities to prepare a Local Housing Strategy supported by an assessment of housing need and demand and the provision of related services.

1.4 The HNDA provides a common evidence base to enable these statutory obligations for Aberdeen City and Shire local authority areas to be met.

1.5 The HNDA will be regularly updated and monitored with a full review on a five-year cycle. This HNDA replaces the previous HNDA prepared for the area in 2017.

1.6 A key element of the HNDA is the estimated number of new build homes required in the future to meet housing need and demand. The HNDA remains a primary element of the evidence base for Local Development Plans and Local Housing Strategies. The HNDA is to be referenced when setting out the workings behind housing supply targets and that these targets are to be included within the Local Housing Strategy. The setting of housing supply targets is not however directly part of the HNDA process.

Strategic Context

1.7 The strategic context for Aberdeen City and Aberdeenshire has changed significantly since the previous HNDA in 2017. Relevant developments in the intervening time include:

- HNDA Tool – the HNDA tool was updated in 2020 alongside the user guidance for managers and practitioners. The processes surrounding the tool and its role in the HNDA have remained broadly similar, however the tool has been updated with more recent data such as the 2018 National Records of Scotland (NRS) Household Projections. In addition, the tool functionality has been improved.
- COVID-19 – as a result of the pandemic which began in early 2020, local economies have been negatively impacted in several ways such as through

issues in production, supply chains and financial constraints. The pandemic has had widespread impact on housing supply and demand, and this is apparent in many of the areas discussed throughout the HNDA. It is possible that the pandemic will continue to affect housing trends in the coming years.

- Ukraine Conflict – which began in early 2022, has presented various challenges for social housing providers across Scotland. The ongoing conflict has created uncertainty regarding the number of arrivals from refugee, asylum seeker and resettlement groups. The impact for both areas has been considered in the information provided in the HNDA, particularly in Chapter 4 and Chapter 5.
- Brexit –the previous HNDA indicted that the Brexit referendum had recently taken place and the future impact of the result was not clear, although the level of uncertainty was predicted to have a negative impact in the short term. This HNDA acknowledges there is still a level of uncertainty, although more information is now available such as the Brexit Vulnerability Index as discussed in Chapter 2. In addition, the impact on the housing market of Brexit may be seen in several trends such as the increased price and availability of construction materials.
- Planning (Scotland) Act 2019 – this removed the requirement to provide a Strategic Development Plan. The HNDA will continue to inform the Local Housing Strategy and Local Development Plan. The Act also reforms the planning system by giving the Fourth National Planning Framework (NPF4) an enhanced status as part of the development plan.
- Local Housing Strategy Guidance 2019 – this guidance reinforces the requirement for local authorities to prepare and submit a LHS informed by a HNDA. The HNDA should referenced when preparing housing supply targets that will be included within the LHS. The setting of these targets is not a direct part of the HNDA process.

Governance

1.8 The HNDA 3 has been agreed by the Housing Market Partnership (HMP). This group comprises lead officers for housing and planning from Aberdeen City Council and Aberdeenshire Council. At the project inception, the Housing Market Partnership met quarterly but the frequency of meetings increased as progress was made with the drafting of each chapter. Each chapter was signed off and approved individually by the HMP. The final draft was then approved by the HMP. Microsoft Teams was utilised to allow draft chapters to be shared with the project teams from both local authorities. This allowed discussions to take place out with formal meetings so that progress was not delayed.

1.9 Following agreement by the Housing Market Partnership, the HNDA was reviewed and approved by Chief Officer – Strategic Place Planning (Aberdeen City Council), Head of Housing and Head of Planning and Economy (Aberdeenshire Council). It was then submitted to the Scottish Government’s Centre for Housing Market Analysis (CHMA) for their consideration.

1.10 A Project Steering Group has managed the production of the HNDA. This group comprised officers for housing, planning, information and research from both Aberdeen City and Aberdeenshire Councils. The Cairngorms National Park Authority (CNPA) were involved throughout the development of the HNDA to ensure that their interests were represented.

1.11 Sub-groups were established for each chapter in the HNDA:

- Key Housing Market Drivers
- Housing Stock Profile and Pressures
- Estimating Housing Need and Demand
- Specialist Provision.

1.12 The sub-groups were made up of officers from both councils as appropriate.

Figure 1.1: Organisational Structure

Consultation

1.13 The Project teams have taken steps to ensure consultation with all appropriate stakeholders during the development of HNDA 3. In the interests of partnership working and wider engagement, an Engagement Group was established. This group consisted of a wide range of partners, including representatives from housing and planning in both local authorities, registered social landlords (RSLs) who operate in the area, housebuilding and financial sectors including Homes for Scotland who were representing the development industry, Cairngorm National Park Authority and Aberdeen Solicitors and Property Centre (ASPC). Further details can be found in Appendix C.

1.14 Some members of the Engagement Group raised concerns about the limitations of the tool and advised that additional research was being carried out by Homes for Scotland. This research was not available at the time of finalising HNDA 3 but the results will be considered when both councils are refreshing their respective Local Housing Strategies when setting housing supply targets.

1.15 The main concerns raised were in relation to the figures for overcrowded and concealed households. In order to address this, the Housing Market Partnership agreed that the project teams should carry out additional research with a view to potentially deviating from the tool. This was completed in September 2023. Further details can be found in chapter 4.

1.16 HNDA 3 was drafted and issued to the Engagement Group prior to its submission to CHMA with final comments incorporated into the final draft.

1.17 Minutes of the engagement group can be made available upon request.

Housing Market Areas

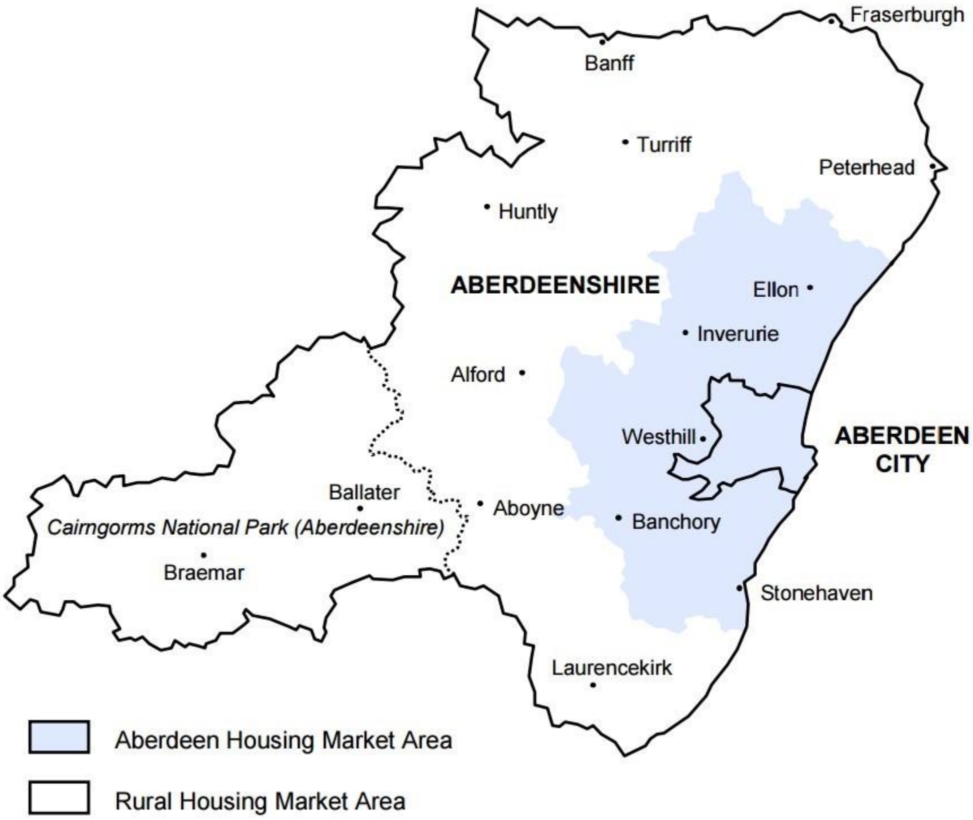
1.18 A Housing Market Area (HMA) is “a geographical area where the demand for housing is relatively self-contained” (Scottish Planning Policy 2014). While NPF4 does not require local authorities to identify HMAs as part of the planning process, they can still be useful tools in considering how best to meet housing need and demand, particularly in terms of understanding the affordability profile of different parts of the area.

1.19 There are two HMAs within the Aberdeen City and Shire area: the Aberdeen Housing Market Area (AHMA) which includes all of Aberdeen City and the area within approximately a 20 mile radius of the City. The Rural Housing Market Area (RHMA) covers the rest of Aberdeenshire, including the part which falls within the Cairngorms National Park.

1.20 The HMAs were originally based on 1971 Census data and built up from civil parish boundaries. In 2005/06, there was evidence to suggest that minor changes to the boundaries may be beneficial. No changes were made, however, as the continuity of data and general public acceptance of the boundaries were thought to outweigh the benefits of a small adjustment.

1.21 The boundaries were reviewed as part of work undertaken on HNDA 2 in 2017. It was concluded that there was no evidence to indicate that the current HMA boundaries were unfit for purpose and therefore, no amendments were recommended. This review was included as Appendix 2 within HNDA 2 and can be found on Page 139 of the document.

Figure 1.2: Housing Market Areas



1.22 In May 2022 work was undertaken to consider whether there was justification for reviewing the housing market area boundaries prior to commencing the HNDA. The Housing Market Partnership agreed that the existing boundaries remain fit for purpose, and it would not be appropriate to undertake a full review at that time given the changing planning policy landscape as draft NPF4 was progressing and also the potential for delay to the HNDA timetable. Both local authorities have committed to reviewing the housing market areas for HNDA 4.

Quality Assurance

1.23 The HNDA has adhered to quality assurance principles to ensure that the findings have been reached transparently using clear methodologies. Wherever possible, official and recognised data sources have been used. Any local data has been checked and cleaned to the satisfaction of the Housing Market Partnership. Where there is a number of competing sources of data, triangulation has taken place to ensure that only the most credible data is used in the HNDA. Any non-prescribed sources from the HNDA practitioner guidance have been triangulated or justified where possible.

1.24 HNDA 3 and associated documents were proofread by all members of the project teams with senior officials from both local authorities being involved in all aspects of quality assurance and final sign off.

Data Limitations

1.25 Throughout the HNDA there are various limitations in terms of available data and research which are listed below:

Chapter 1

- None

Chapter 2

- The most recent NRS population projections used in Figures 2.3-2.5 are 2018 based and as such, do not consider events such as Brexit, the COVID-19 pandemic and the conflict in Ukraine which will likely have had an impact on the population in Aberdeen City and Aberdeenshire.
- The most recent data regarding ethnicity is taken from the 2011 Census. This data is now relatively outdated and new data will be available in the 2022 Census results.
- The most recent data on household composition and tenure comes from the 2011 Census and is therefore relatively dated but is the most up to date data source available.
- Aberdeenshire Council is unable to rely on data from Citylets for private rented sector rents as Citylets only covers properties in Aberdeen City.

Chapter 3

- Data related to concealed households in Table 3.19 is taken from the 2011 Census which is now outdated. These figures will be reviewed once detailed data from the 2022 Census becomes available.
- The SHCS data does not include figures for under-occupation of social housing for Aberdeen City or Aberdeenshire due to the base sample being too small to report for this tenure.
- There is a potential discrepancy relating to the number of long-term empty properties in Aberdeen City in 2020 and 2021 which affects the conclusions able to be drawn from this data.
- Choice-based lettings was only recently introduced in both local authorities and there is limited data available at this time regarding the impact of this change.

Chapter 4

- The population projections used in the HNDA Tool (Version 4.0) are 2018 based and are relatively outdated.
- There is a lack of data available regarding future arrivals from refugee, asylum seeker and resettlement groups in Aberdeen City and Aberdeenshire.

- In the absence of concrete projections, both local authorities have agreed on an estimated figure to be used in calculating future need for these groups in the tool.

Chapter 5

Introduction

- Collecting comparative data from the two local authority areas and Health and Social Care partnerships in order to interpret and reach meaningful comparisons has proved challenging.
- Comparative quantitative data may not always be available due to differences in data collection methods used by the two local authorities.

Accessible and Adapted

- Table 5.7 presents the number of people awaiting accessible housing in Aberdeen City between 2018 and 2022, however comparable data for Aberdeenshire over the same period is not available. A snapshot of applications for wheelchair accessible properties, taken March 2023, was presented as an alternative.

Wheelchair Housing

- Table 5.17 presents the stock levels of wheelchair adapted housing for Registered Social Landlords in both areas. Some RSLs listed were unable to provide this data.
- There is a lack of national and local data available regarding wheelchair accessible properties in the private sector.
- The methodology found in the *"Still Minding the Step?"* report by Horizon Housing has been used to estimate the unmet need for households requiring wheelchair housing. However, this is a rough estimate and there is a general lack of evidence regarding the housing needs of wheelchair users.

Non-Permanent and Transitional

- There is a lack of local data available regarding armed forces veterans and their housing needs.
- There is limited data available regarding migrant workers and their housing needs.
- There is difficulty in determining the future housing needs for those in refugee, asylum seeker and resettlement groups given the emergency nature of the situations that causes them to be displaced. Both local authorities have committed to identifying future need and provision required for these groups in the coming years.

Supported Housing Provision

- None

Care and Support Services for Independent Living

- Some data in Tables 5.62 to 5.68 taken from the Social Care Insights Dashboard, Public Health Scotland is not available due to the Health and Social Care Partnerships in Aberdeen and Aberdeenshire being unable to provide the data. For example, Table 5.65, Community Alarm/Telecare data is not available in 2020-21 for Aberdeen City.
- There is a lack of national and local data in relation to unpaid carers. This will be reviewed when the 2022 Census data is available.

Location and Land Needs – Site Provision

- The population size of Gypsy/Travellers is relatively unknown compared to other ethnic groups, with limited official data available in terms of the number of households and overall population numbers. This will be reviewed when the 2022 Census data is available.
- There is limited data regarding site occupancy between 2017/18 and 2021/22 for Gypsy/Traveller sites managed by both local authorities.
- There is a lack of national and local data in relation to Travelling Showpeople. In the 2022 Census, this group has been represented as an ethnicity for the first time and data will be reviewed when it becomes available.

Signatories

1.26 The following senior officials at Aberdeen City Council and Aberdeenshire Council have signed this document confirming they have jointly produced this HNDA and agreed the core outputs.

David Dunne **Chief Officer – Strategic Place Planning** **(Aberdeen City Council)**	[redacted] 12 October 2023
Alexander Macleod **Head of Housing & Building Standards** **(Aberdeenshire Council)**	[redacted] 12 October 2023
Paul Macari **Head of Planning & Economy** **(Aberdeenshire Council)**	[redacted] 12 October 2023

Chapter 2: Key Housing Market Drivers

Core Output 1: Key Housing Market Drivers
• Identifies key factors driving the local housing market, including household formation, population and migration, housing affordability including income, house prices, rent levels, access to finance, and key drivers of the local and national economy. • It should inform the choice of scenarios run in the HNDA Tool.

Introduction

2.1 This chapter focuses on the key housing market drivers for Aberdeen City and Aberdeenshire, informed by projections for future household growth, population trends, private rent and house price growth and economic performance. It highlights the distinct nature of this areas housing market, which has a direct link to the Oil and Gas industry. It will provide justification for the scenarios outlined in later chapters of this report.

Methodology

2.2 The broad methodology used for delivery of Chapter 2 was to allocate project team leads for each section, namely the demographic evidence and the affordability and economic sections of the report. Each lead gathered evidence by local authority area with comparison to Scotland outputs. The analysis considers key questions being asked through the HNDA tool around household growth, income growth and distribution, house price growth and rental increases. Where possible, ten-year trends were considered using data from a range of sources, but principally through nationally published datasets. Past housing trends have been studied as they can indicate future housing trends, which is one of the aims of the HNDA tool. Any data limitations are highlighted at relevant points within the chapter. The analysis is used to inform scenarios for the HNDA tool, as discussed later within the report. All sections of Chapter 2 has been issued in draft form to the project team, regional housing partners and wider Housing Market Partnership as part of the HNDA consultation process, with feedback gathered, recorded and appropriate amendments made.

Demographic Trends

Population

2.3 The National Records of Scotland’s (NRS) latest population estimates are for mid-2021. Table 2.1 below shows population estimates for 2011 and 2021. The population of Aberdeen City and Aberdeenshire combined in 2021 was 490,120, which was 14,010 more than in 2011. This is equivalent to an increase of 2.9%, which is a slightly lower rate of growth than Scotland which saw an increase of 3.4% over the same period. While the population increased in both Aberdeen City and Aberdeenshire, the percentage increase was higher in Aberdeenshire (3.6%) than Aberdeen City (2.2%).

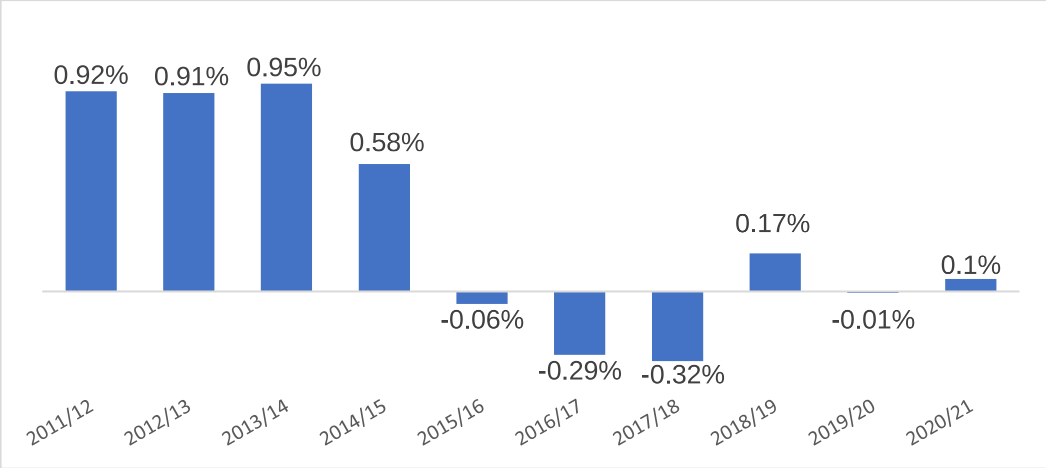
Table 2.1: Population Estimates 2011 – 2021

	2011	2021	Change 2011 - 2021	Percentage change 2011 - 2021
Aberdeen City	222,460	227,430	4,970	2.2
Aberdeenshire	253,650	262,690	9,040	3.6
Aberdeen City & Aberdeenshire	476,110	490,120	14,010	2.9
Aberdeen HMA	337,166	349,329	12,159	3.6
Rural HMA	135,834	137,761	1,927	1.4
CNP (Aberdeenshire)	3,110	3,034	-76	-2.4
Scotland	5,299,900	5,479,900	180,000	3.4

Source: National Records of Scotland Mid-Year Population Estimates (2021)

2.4 Figure 2.1 below shows the annual percentage change in population for Aberdeen City and Aberdeenshire combined. Although there was an overall increase in population for Aberdeen City and Aberdeenshire in the 10 years between 2011 and 2021, this was not consistent over the period. Following increases in the first four years, the population peaked in 2015 at 492,310 and then decreased in each of the three following years (to 489,830 in 2018) before increasing again in 2018/19. The percentage increases seen in 2018/19 and 2020/21 are lower than those seen at the start of the period.

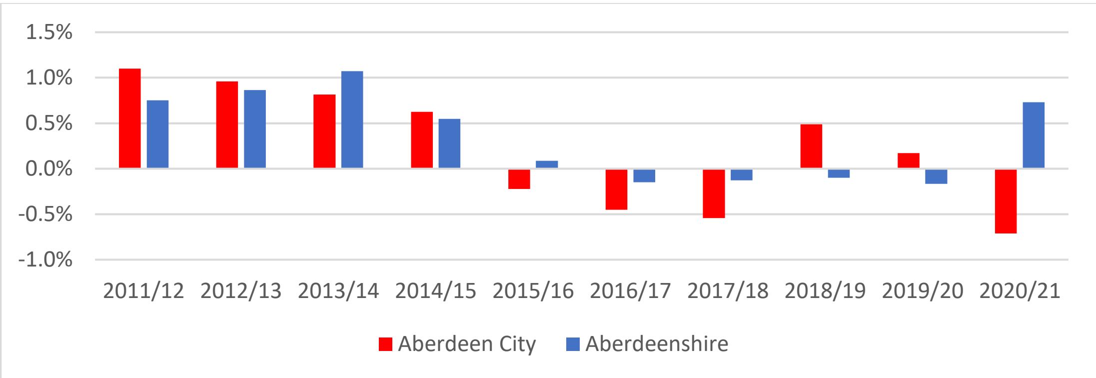
Figure 2.1: Annual percentage change in population, Aberdeen City and Aberdeenshire combined, 2011 - 2021



Source: National Records of Scotland Mid-Year Population Estimates (2021)

2.5 Similarly, population change has not been consistent across the two areas, particularly in the last few years (Figure 2.2). Whilst Aberdeen City saw population increases in 2018/19 and 2019/20, albeit at lower levels than in the early part of the decade, the population in Aberdeenshire continued to decrease in these periods. However, the most recent figures for 2021 show a sharp reversal with Aberdeen City's population decreasing by 0.7% whilst the population of Aberdeenshire increased by 0.7% (Figure 2.2). This is consistent with the broader pattern seen across Scotland during the pandemic which saw populations in cities falling while some rural areas saw their populations rise. This pattern is reversing recent trends; however, it is not clear yet whether this pattern will be sustained[1].

Figure 2.2 Annual percentage change in population, Aberdeen City and Aberdeenshire, 2011/12 to 2020/21



Source: National Records of Scotland Mid-Year Population Estimates (2021)

[1] National Records of Scotland, Mid-2021 Population Estimates Scotland: *"As well as people moving long term out of cities and into the surrounding areas, there may have been students who have moved back to their parents' addresses temporarily during the pandemic. Another factor could be people who had previously moved updating their addresses with a GP to make sure they received their COVID-19 vaccination letters".*

Age

2.6 Table 2.2 below summarises the population age structure (2021). Overall, the age profile of Aberdeen City and Aberdeenshire combined is broadly similar to that of Scotland.

2.7 There are, however, differences in the age profile between Aberdeen City and Aberdeenshire (Table 2.3). Comparison of the age profile of the two areas shows that relative to Aberdeenshire, Aberdeen City has a higher proportion of younger adults (16-44 years) and a lower proportion of children (0-15 years) and older adults (45+ years). Broadly speaking, the population of Aberdeen City is younger than that of Aberdeenshire, with a median age of 38.25 years in Aberdeen City compared to a median age of 44.56 years in Aberdeenshire.

Table 2.2: Population Age Structure by percentage, 2021

	All Ages	0-15	16-24	25-34	35-44	45-54	55-64	65-74	75+
Aberdeen City	227,430	15.8%	10.9%	17.9%	15.0%	12.2%	11.8%	9.2%	7.2%
Aberdeenshire	262,690	18.5%	8.7%	10.4%	13.0%	14.6%	14.4%	11.7%	8.7%
Aberdeen City& Aberdeenshire	490,120	17.2%	9.7%	13.9%	13.9%	13.5%	13.2%	10.5%	8.0%
Aberdeen HMA	349,325	17.0%	10.1%	15.3%	14.6%	13.1%	12.6%	9.9%	7.5%
Rural HMA	137,761	17.8%	8.7%	10.5%	12.2%	14.5%	14.8%	12.1%	9.3%
CNP	3,034	11.3%	8.1%	10.1%	8.6%	14.5%	17.2%	15.9%	14.2%
Scotland	5,467,900	16.6%	10.2%	13.8%	12.6%	13.3%	13.9%	10.9%	8.7%

Source: National Records of Scotland (2021)

2.8 Table 2.3 below shows the percentage change in population by age group between 2011 and 2021. Population change has not been consistent across all age groups or areas. Overall, in Aberdeen City and Aberdeenshire combined, the age group with the largest percentage increase in population was the 65–74-year group with an increase of 31.4% (compared to 22.9% in Scotland). However, the increase was higher in Aberdeenshire at 34.1% than in Aberdeen City at 27.5%. Similarly, while the number of people aged 75+ years increased by 15.4% overall, the increase in Aberdeenshire was considerably higher at 25.6% compared to Aberdeen City at only 3.7%. Overall, the age group which saw the largest decrease was the 16–24-year group which fell by 21.5% (compared to a fall of 11.6% in Scotland). The decrease was greater in Aberdeen City at -29.5% than in Aberdeenshire at -10.5%.

Table 2.3: Percentage change in population by age groups, 2011 – 2021.

% Change 2011 - 2021	All Ages	0-15	16-24	25-34	35-44	45-54	55-64	65-74	75+
Aberdeen City	2.2	11.3	-29.5	6.2	15.3	-6.6	6.5	27.5	3.7
Aberdeenshire	3.6	2.3	-10.5	-2.1	-8.3	-2.9	8.4	34.1	25.6
Aberdeen City & Aberdeenshire	2.9	5.9	-21.5	2.7	2.1	-4.4	7.6	31.4	15.4
Aberdeen HMA	3.6	8.8	-24.0	3.0	8.3	-4.7	7.6	34.7	14.0
Rural HMA	1.4	-0.1	-13.6	1.1	-12.1	-3.9	7.6	25.3	18.8
CNP	-2.4	-23.6	4.2	35.8	-37.0	-5.4	5.9	18.5	3.4
Scotland	3.4	-0.5	-11.6	12.5	-5.1	-7.6	14.0	22.9	16.2

Source: National Records of Scotland 2021, Population Estimates Time Series Data

Key Issues:

- Following a prolonged period of strong population growth, both Aberdeen City and Aberdeenshire saw decreases in population post 2015 in response to local economic circumstances.

- Compared to the figures for Scotland, both areas have seen an above average increase in older age groups and a decrease in young adults.

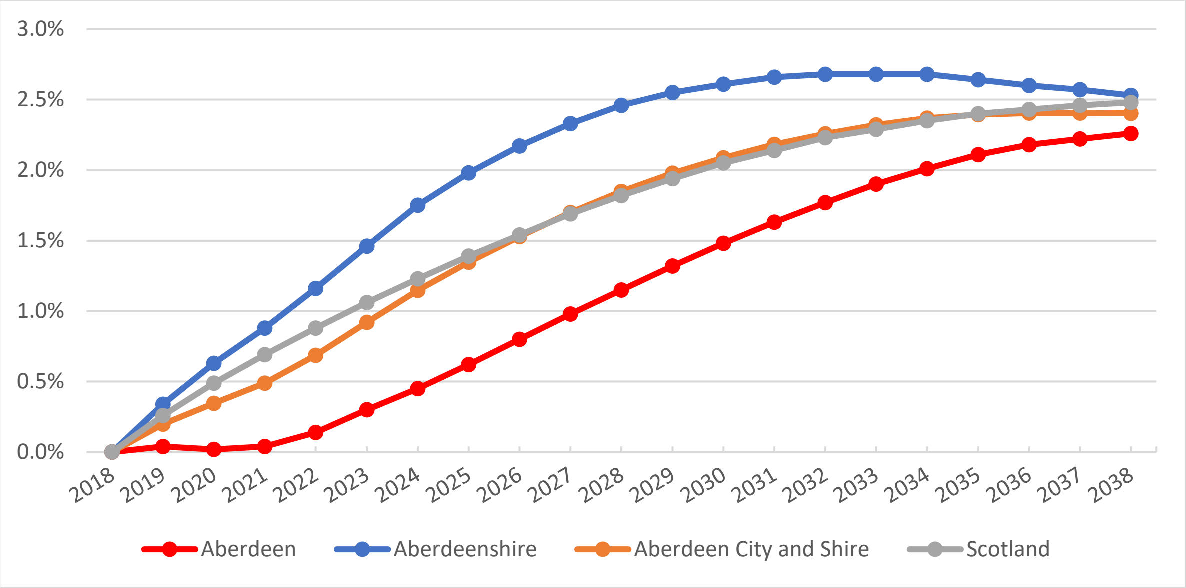
Population Projections

2.9 The most recent population projections available are 2018 based. Projections are not a prediction of what will happen in the future but express what would happen based on a range of assumptions and are heavily reliant on past trends. As these projections are 2018 based, they do not consider subsequent occurrences such as Brexit or COVID-19 which may have had a significant impact on population in the north-east as can be seen by the 2020 based projections for Scotland being lower than previous projections.

2.10 A range of scenarios are produced by NRS but for simplicity most of the analysis below will be based on the 'principal' projection and, given the levels of uncertainty over longer term predictions, will focus on a 10-year projection period.

2.11 In the 10 years between 2018 and 2028, the total population of Aberdeen City and Aberdeenshire is projected to increase by 1.8% from 489,030 in 2018 to 498,066 in 2028 and follows a broadly similar trajectory to that of Scotland. The rate of increase is projected to be higher in Aberdeenshire (2.5%) than in Aberdeen City (1.1%). Figure 2.3 below shows the projected rate of change for Aberdeen City and Aberdeenshire.

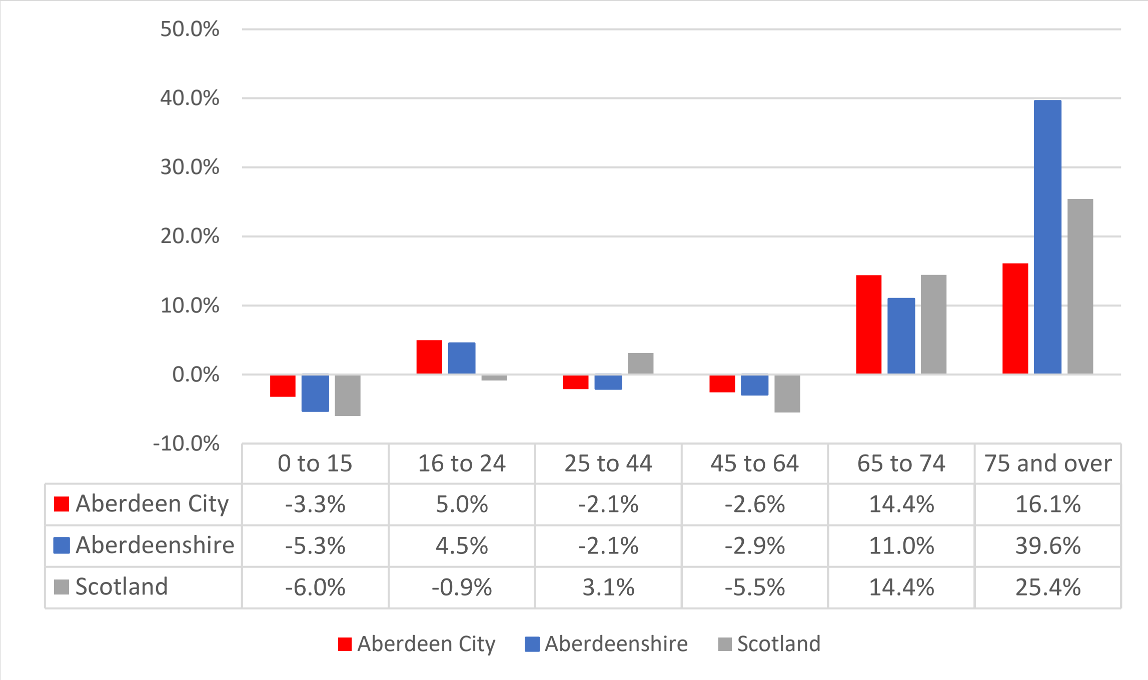
Figure 2.3: Projected percentage change in population, 2018 to 2038



Source: National Records of Scotland, Population Projections for Scottish Areas (2018-based)

2.12 Not all age groups are projected to change in the same way. In both Aberdeen City and Aberdeenshire, the number of children (0-15 years) and the number of adults aged 25-44 and 45-64 years are projected to decrease, while the number of young adults (16-24) and older adults (65+) is projected to increase. The most notable projected change is in the 75+ years age group which is projected to increase by 16.1% in Aberdeen City and by 39.6% in Aberdeenshire (compared to 25.4% in Scotland). Figure 2.4 shows the projected percentage change by age group for Aberdeen City, Aberdeenshire, and Scotland between 2018 and 2028.

Figure 2.4: Projected percentage change in population by age groups, 2018-2028

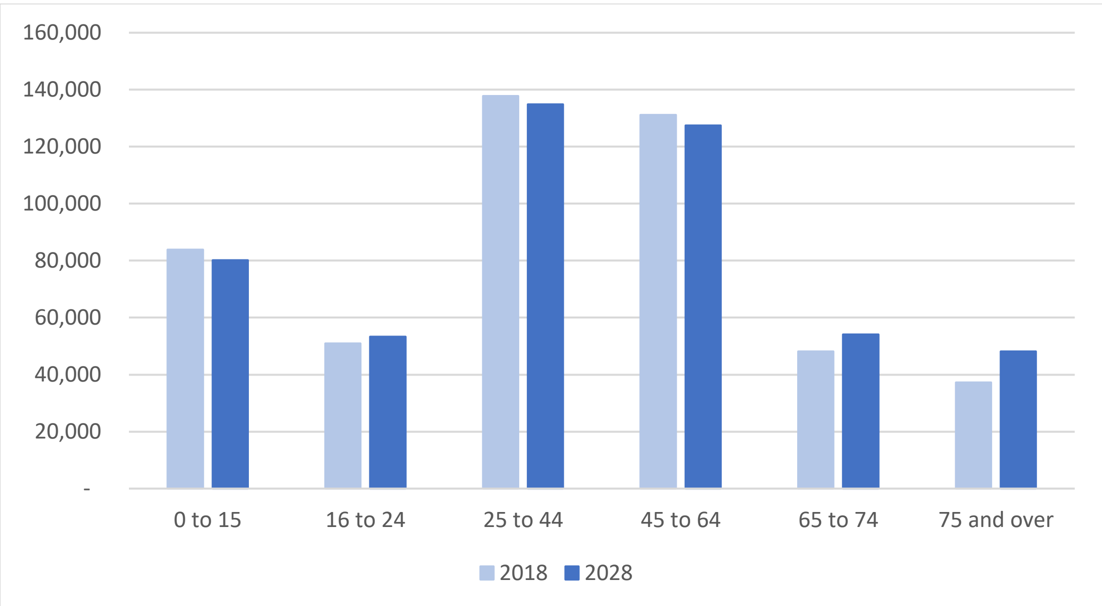


	0 to 15	16 to 24	25 to 44	45 to 64	65 to 74	75 and over
Aberdeen City	-3.3%	5.0%	-2.1%	-2.6%	14.4%	16.1%
Aberdeenshire	-5.3%	4.5%	-2.1%	-2.9%	11.0%	39.6%
Scotland	-6.0%	-0.9%	3.1%	-5.5%	14.4%	25.4%

Source: National Records of Scotland, Population Projections for Scottish Areas (2018-based)

2.13 Whilst the largest projected percentage increase in population across Aberdeen City and Aberdeenshire combined is in the 75 years and over age group, in terms of numbers, this is projected to remain the smallest age group, with the largest age group being 25-44 years.

Figure 2.5: Population by age group, 2018 and 2028, Aberdeen City and Aberdeenshire combined.



Source: National Records of Scotland, Population Projections for Scottish Areas (2018-based)

Key Issues:

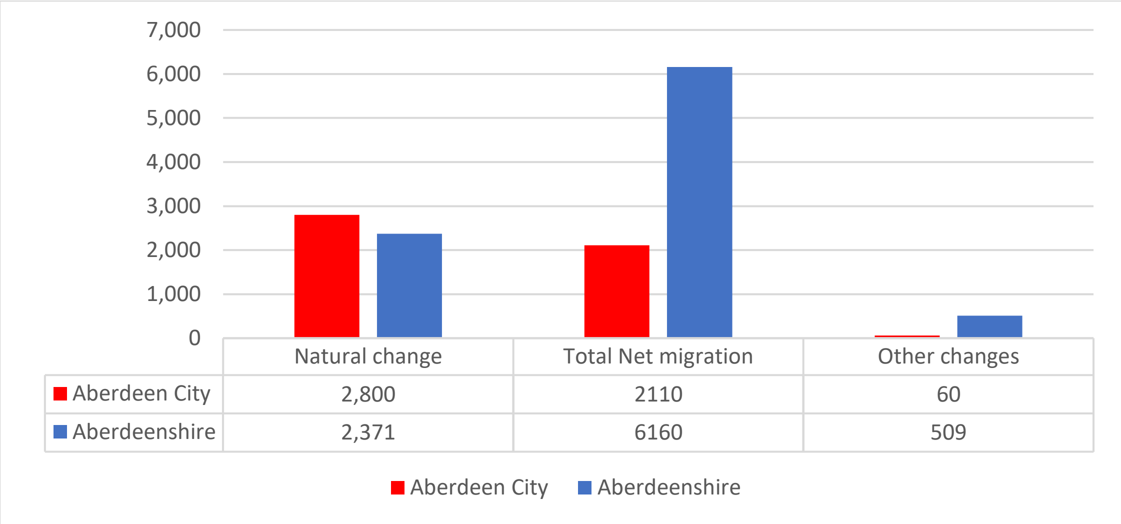
- Population projections indicate a higher rate of increase in population in Aberdeenshire than Aberdeen City in future years. The main increases are in older age groups, and particularly those aged 75+ in Aberdeenshire.

Components of Population Change

Natural Change

2.14 There are two main components of population change: natural change (births minus deaths) and migration. Other changes, for example, changes in the number of prisoners or armed forces personnel can also contribute to population change but these are generally relatively small. Information on components of change between mid-2011 and mid-2021 is available from NRS mid-2021 population estimates. Figure 2.6 summarises the components of change for Aberdeen City and Aberdeenshire, mid-2011 to mid-2021.

Figure 2.6: Components of population change, Aberdeen City and Aberdeenshire, mid-2011 to mid-2021.



Source: National Records of Scotland, Mid-Year Population Estimates, Mid-2021 Population Estimates Scotland

2.15 Between 2011 and 2021, “Other Changes” increased the population of Aberdeen City by 60 and Aberdeenshire by 509.

2.16 In the 10 years between 2011 and 2021, there were 2,800 more births than deaths in Aberdeen City. With a total increase in population of 4,970 in the period, this suggests that over half (56.3%) of the population growth in Aberdeen City over this period can be attributed to natural change.

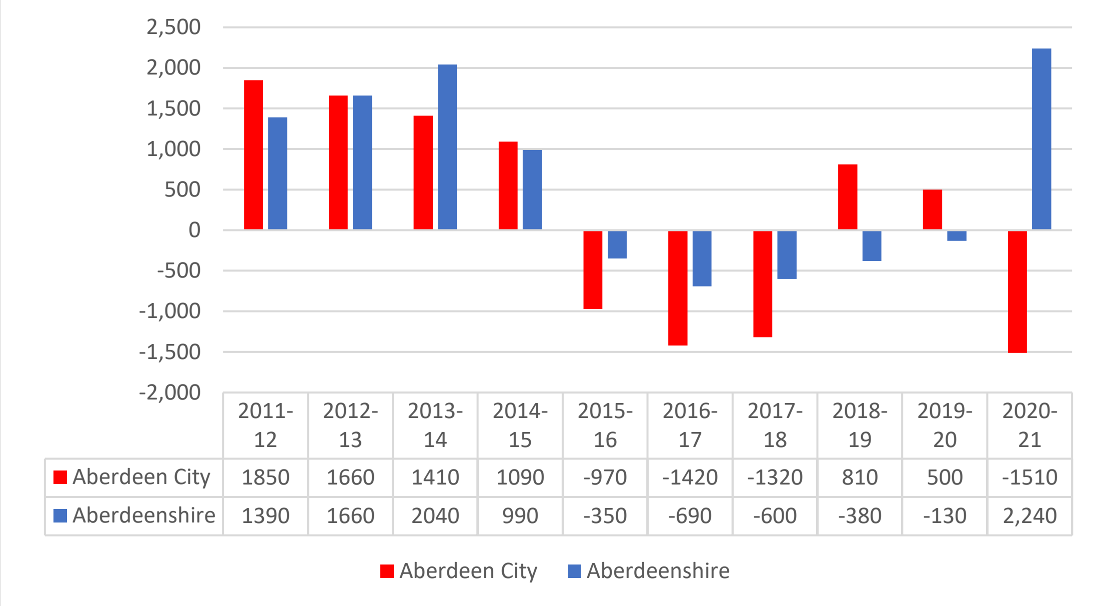
2.17 In Aberdeenshire there were 2,371 more births than deaths, suggesting that 26.2% of the population growth in Aberdeenshire (9,040) over this period can be attributed to natural change.

2.18 Both areas saw positive natural change over most of the 10-year period except for the last two years (mid-2019-20 and mid-2020-21), when there have been more deaths than births (303 more deaths than births in Aberdeen City and 637 more deaths than births in Aberdeenshire for the two years combined).

Migration

2.19 Over the decade, migration has been positive, increasing the population of Aberdeen City and Aberdeenshire by 8,270. However, patterns of migration have not been consistent over the period and much of the net in-migration occurred in the first four years. Between 2011-12 and 2014-15 total net in-migration to Aberdeen City and Aberdeenshire was 12,090 (6,010 for Aberdeen City and 6,080 for Aberdeenshire). The following three years saw negative net migration in both Aberdeen City and Aberdeenshire which is likely to have been due to the downturn in oil and gas sectors. Whilst Aberdeen City saw positive net migration in 2019 and 2020, although at lower levels than previously, this was not the case in Aberdeenshire where net migration was still negative. However, between 2020 and 2021 there was high net out-migration for Aberdeen City while Aberdeenshire saw the highest levels of positive net migration that has occurred over the 10-year period, with over half of this (58.5%) resulting from within Scotland migration (figure 2.7). This is likely to be related to the broader movement of people from cities to surrounding areas during the pandemic.

Figure 2.7: Net migration, Aberdeen City and Aberdeenshire

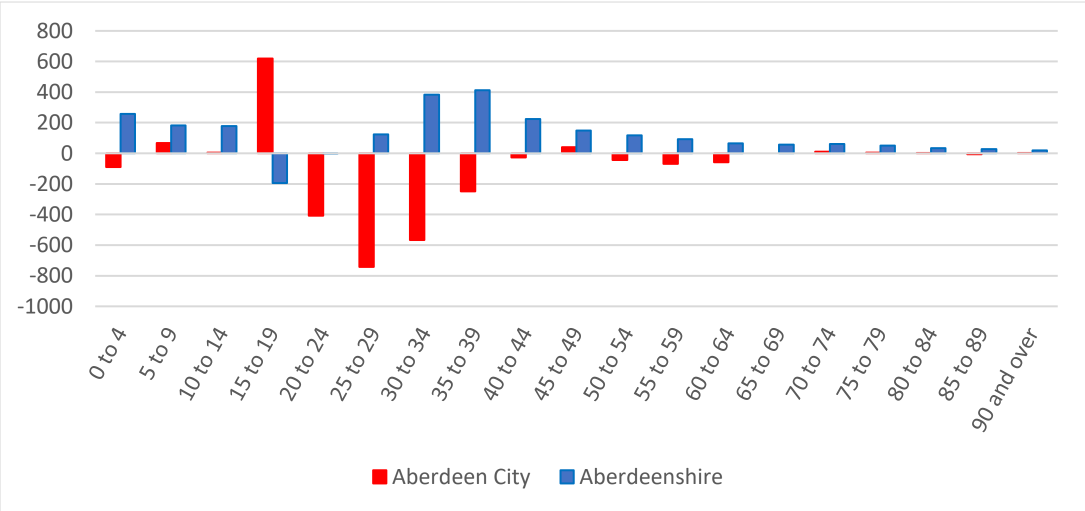


	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
Aberdeen City	1850	1660	1410	1090	-970	-1420	-1320	810	500	-1510
Aberdeenshire	1390	1660	2040	990	-350	-690	-600	-380	-130	2,240

Source: National Records of Scotland, Total Migration to or from Scotland

2.20 Figure 2.8 shows net migration to Aberdeen City and Aberdeenshire by 5-year age-groups for 2020-2021. Peak net in-migration to the city was in the 15–19-year age group with peak net out-migration in the 25–29-year age-group. For Aberdeenshire, peak net in-migration is in the 30-34 year and 35–39-year age groups, with peak net out-migration in the 15–19-year age-group.

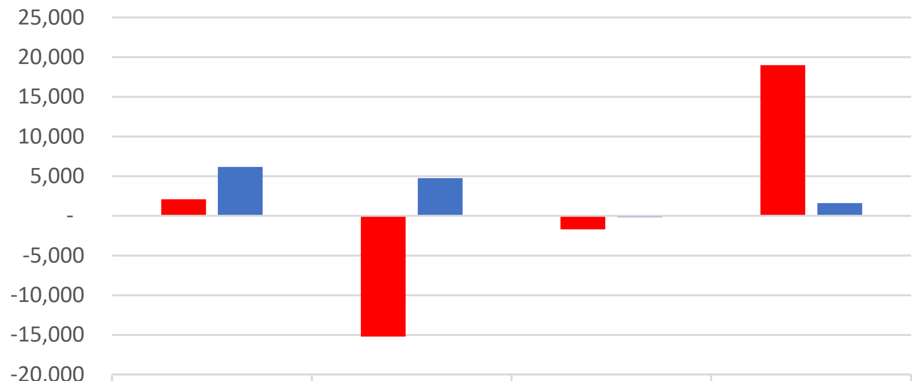
Figure 2.8: Net migration by 5-year age groups, Aberdeen City and Aberdeenshire, mid-2020 to mid-2021



Source: National Records of Scotland, Total Migration to or from Scotland, Migration to and from administrative areas by age.

2.21 Figure 2.9 gives the breakdown of net migration (within-Scotland migration, rest of UK migration and international migration) for the period between mid-2011 and mid-2021, highlighting differences in migration patterns in both areas. For Aberdeen City, only international migration was positive, while migration within Scotland and to other parts of the UK was negative. In contrast, Aberdeenshire had relatively low levels of positive net international migration but had positive net within-Scotland migration.

Figure 2.9: Net migration for Aberdeen City and Aberdeenshire, mid 2011 to mid-2021



	Total net migration	Within Scotland	Rest of UK	International
Aberdeen City	2,100	-15,200	-1,700	19,000
Aberdeenshire	6,170	4,760	-160	1,590

Aberdeen City Aberdeenshire

Source: National Records of Scotland, Total Migration to or from Scotland

2.22 In addition to looking at net migration, it is also useful to look at migration flows as these give an indication of levels of movement in and out of an area. Table 2.4 below shows migration flows for Aberdeen City and Aberdeenshire for mid-2020 to mid-2021, providing a more detailed look at movement of people in and out of the area in the last year. Overall, there was more movement in Aberdeen City than in Aberdeenshire, with a total of 25,050 people either moving into or out of the city compared to 16,790 for Aberdeenshire. In both areas, within-Scotland movement accounted for most of the flows. For example, in Aberdeen City, a total of 13,280 people moved out of the city with most of this (65%) being to other parts of Scotland. Movement from Aberdeenshire to other parts of Scotland accounted for 75% of all out-migration from the area and 71% of all in-migration.

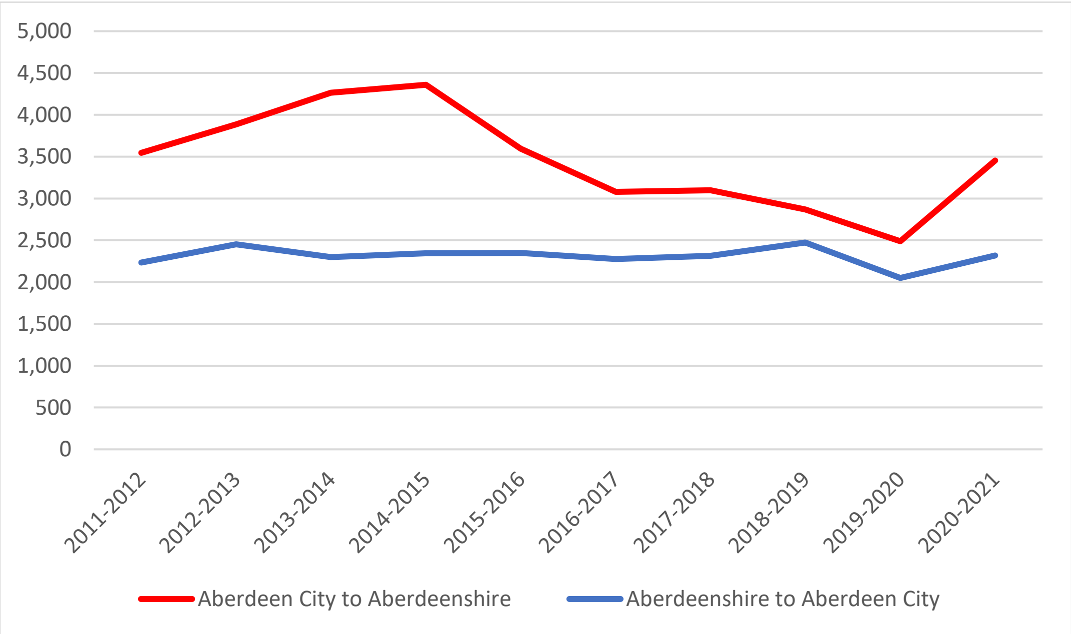
Table 2.4: In – Out - and Net migration, Aberdeen City and Aberdeenshire, mid-2020 to mid-2021

	In-migration			
	Total	Within Scotland	Rest of UK	International
Aberdeen City	11,770	5,810	2,270	3,690
Aberdeenshire	9,510	6,750	2,000	770
	Out-migration			
	Total	**Within Scotland**	**Rest of UK**	**International**
Aberdeen City	13,280	8,640	2,910	1,720
Aberdeenshire	7,280	5,440	1,340	500
	Net-migration			
	Total	**Within Scotland**	**Rest of UK**	**International**
Aberdeen City	-1,510	-2,830	-640	1,970
Aberdeenshire	2,240	1,310	660	270

Source: National Records of Scotland, Mid-2021 Population Estimates

2.23 Figure 2.10 shows flows from Aberdeen City to Aberdeenshire and flows from Aberdeenshire to Aberdeen City from mid-2011 to mid-2021. The figure highlights the sharp increase in flows from Aberdeen City to Aberdeenshire during the pandemic.

Figure 2.10: Flows from Aberdeen City to Aberdeenshire and from Aberdeenshire to Aberdeen City, mid-2011 to mid-2021



Source: National Records of Scotland, Migration within Scotland

2.24 Focussing on data for the most recent year, between mid-2020 and mid-2021, of the 8,643 people who moved out of Aberdeen City to other parts of Scotland, 3,453 (40%) moved to Aberdeenshire. The next most common moves were to City of Edinburgh (1,090) and Glasgow City (860). Similarly, of the 5,810 people who moved to Aberdeen City from other parts of Scotland, 2,316 (40%) were from Aberdeenshire, with City of Edinburgh and Glasgow City being the next two most common (540 and 440 people respectively).

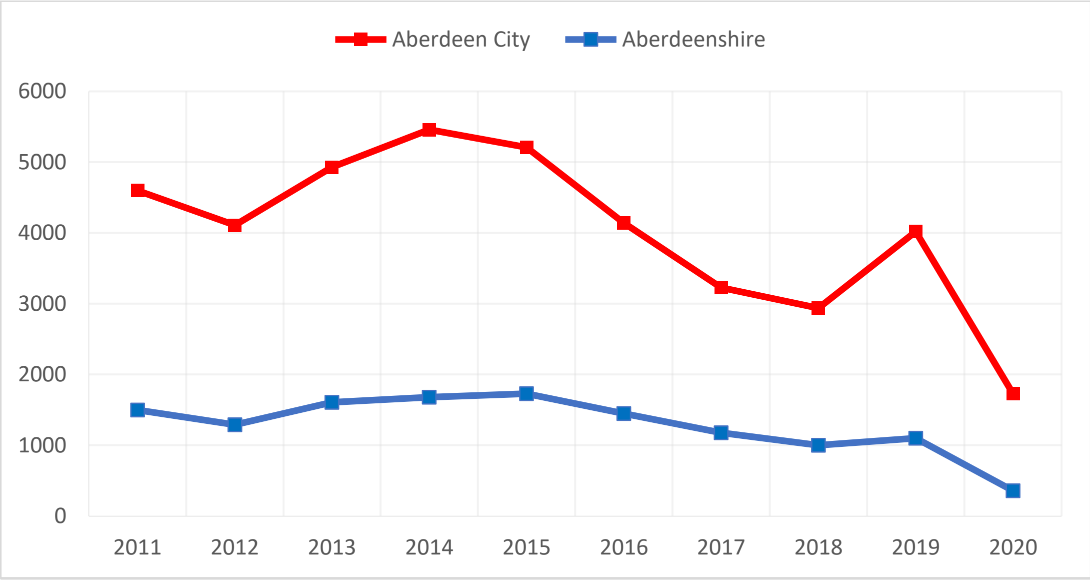
2.25 Of the 5,441 people who moved out of Aberdeenshire to other parts of Scotland between mid-2020 and mid-2021, 2,316 (43%) moved to Aberdeen City. The next most common destinations were Angus (380) and City of Edinburgh (360). Of the 6,750 people who moved to Aberdeenshire, 3,453 (51%) were from Aberdeen City. The next most common sources of within-Scotland in-migration to Aberdeenshire were again Angus (460) and City of Edinburgh (450).

Migrant Workers

2.26 A National Insurance Number (NINo) is generally required by any adult overseas national looking to work or claim benefits/tax credits in the UK, including the self-employed or students working part-time. NINo allocations give an indication of the inflow of migrant workers into an area. However, it does not show the overall number of migrant workers at a particular time, their length of stay or when they leave.

2.27 In 2020, there were 2,092 NiNo allocations in Aberdeen City and Aberdeenshire. This is the lowest number in the 10-year period between 2011 and 2020. Total number of allocations for Aberdeen City and Aberdeenshire peaked in 2014 and decreased in each of the four subsequent years. The number of allocations rose again in 2019, before dropping sharply in 2020 due to the restrictions on international travel during the COVID-19 pandemic. NINo allocations are consistently higher in Aberdeen City than Aberdeenshire. Figure 2.11 below shows the number of NINo registrations for Aberdeen City and Aberdeenshire for the period 2011-2020.

Figure 2.11: Number of NINo registrations, Aberdeen City and Aberdeenshire, 2011-2020



Source: National Records of Scotland (Department for Work and Pensions)

Ethnicity

2.28 The most recent data on ethnicity comes from the 2011 Census. In 2011, as in 2001, around 80% of residents from a non-white ethnic minority who lived in Aberdeen City and Aberdeenshire, lived in Aberdeen City. The largest non-white ethnic minority group, in both Aberdeen City and Aberdeenshire, comprised people who described their ethnic group as Asian, Asian Scottish, or Asian British.

Table 2.5: Ethnic Groups in Aberdeen City and Aberdeenshire, 2011

Area	Ethnic Groups	Number	% of population
Aberdeen City	White ethnic groups	204,715	91.9%
	All other ethnic groups	18,078	8.1%
	All People	222,793	
Aberdeenshire	White ethnic groups	249,112	98.5%
	All other ethnic groups	3,861	1.5%
	All People	252,973	
Aberdeen City & Aberdeenshire	White ethnic groups	453,827	95.4%
	All other ethnic groups	21,939	4.6%
	All People	475,766	
Aberdeen HMA	White ethnic groups	316,485	93.9%
	All other ethnic groups	20,442	6.1%
	All People	336,927	
Rural HMA	White ethnic groups	137,342	98.9%
	All other ethnic groups	1,497	1.1%
	All People	138,839	
Scotland	White ethnic groups	5,084,407	96.0%
	All other ethnic groups	210,996	4.0%
	All People	5,295,403	

Source: National Records of Scotland: 2011 Census (Table KS201SC)

Key Issues:

- After a long period of positive net in-migration up to 2014, there was a reversal of this trend from 2015 and both Aberdeen City and Aberdeenshire saw negative net migration for a few years. There remains uncertainty over the future direction and pattern of migration trends post Covid-19 and Brexit.

Household Trends

2.29 Table 2.6 shows the number of households, and percentage change in Aberdeen City and Aberdeenshire. In 2021 there were 222,705 households in Aberdeen City and Aberdeenshire. Between 2011 and 2021, the number of households in Aberdeen City and Aberdeenshire increased by 6.8% which is slightly higher than the rate for Scotland of 6.4%. The rate of increase was higher in Aberdeenshire at 8.4% than in Aberdeen City at 5.2%. Table 2.6 also shows the number of households has increased at a faster rate than would be expected due to an increase in population alone.

Table 2.6: Households in Aberdeen City and Aberdeenshire (NRS)

	2011	2021	2011-2021	Percentage household change 2011-2021	Percentage population change 2011-2021
Aberdeen City	103,423	108,844	5,608	5.2%	2.2%
Aberdeenshire	105,006	113,861	8,696	8.4%	3.6%
Aberdeen City & Aberdeenshire	208,429	222,705	14,276	6.8%	2.9%
Scotland	2,376,424	2,528,823	152,399	6.4%	3.4%

National Records of Scotland, Households and Dwellings in Scotland (2021)

Household Size

2.30 As in Scotland as a whole, the average household size in both Aberdeen City and Aberdeenshire has been decreasing in recent years. Between 2011 and 2021, the average household size decreased by 2.4% in Aberdeen City and by 5.0% in Aberdeenshire, compared to a decrease of 3.2% in Scotland. While Aberdeenshire saw a larger relative decrease, the average household size is still larger in Aberdeenshire (2.27 people per household) than in Aberdeen City (2.02 people per household). By 2028 the household size is projected to decrease further, to 1.98 in Aberdeen City and 2.25 in Aberdeenshire.

Table 2.7: Average household size, Aberdeen City and Aberdeenshire (NRS)

	20111	20211	Percentage Change 2011 to2021	2028 Projections	Projected Percentage change 2011-2028
Aberdeen City	2.07	2.02	**-2.4%**	1.98	-4.35%
Aberdeenshire	2.39	2.27	-5.0%	2.25	-5.86%
Scotland	2.19	2.12	-3.2%	2.08	-5.02%

Source: National Records of Scotland, Households and Dwellings in Scotland (2021)

Household Composition

2.31 Across Aberdeen City and Aberdeenshire, household composition is broadly similar to that of Scotland, with the main differences being that Aberdeen City and Aberdeenshire have a higher proportion of couples and couples with dependent children than Scotland and a lower proportion of lone parents with dependent children. Compared with Aberdeenshire, Aberdeen City has a higher proportion of single adult households <65 years (27% compared to 15%) and a lower proportion of couples with dependant child(ren) (16% compared to 24%) and couples with no children (19% compared to 30%).

Table 2.8: Household composition, 2011

Household type	Aberdeen City	Aberdeenshire	Aberdeen City & Aberdeenshire	Aberdeen HMA	Rural HMA	Scotland
Single Adult Aged < 65	27%	15%	21%	23%	15%	22%
Single Adult Aged 65+	11%	12%	12%	11%	13%	13%
Couple, No Children (inc. people aged 65+)	19%	30%	20%	20%	22%	18%
Lone Parent with Dependent Child(ren)	5%	5%	5%	5%	5%	7%
Lone Parent, All children nondependent	3%	3%	3%	3%	3%	4%
Couple with Dependent Child(ren)	16%	24%	20%	19%	22%	17%
Couple, All children non-dependent	5%	8%	6%	6%	7%	6%
Other	15%	12%	14%	14%	13%	13%
All Households	103,371	104,714	208,085	149,459	58,626	2,372,777

Source: National Records of Scotland (2011 Census)

2.32 The most recent data on household composition and tenure comes from the 2011 Census and is therefore relatively dated but is the most up to date data source available.

Key Issues:

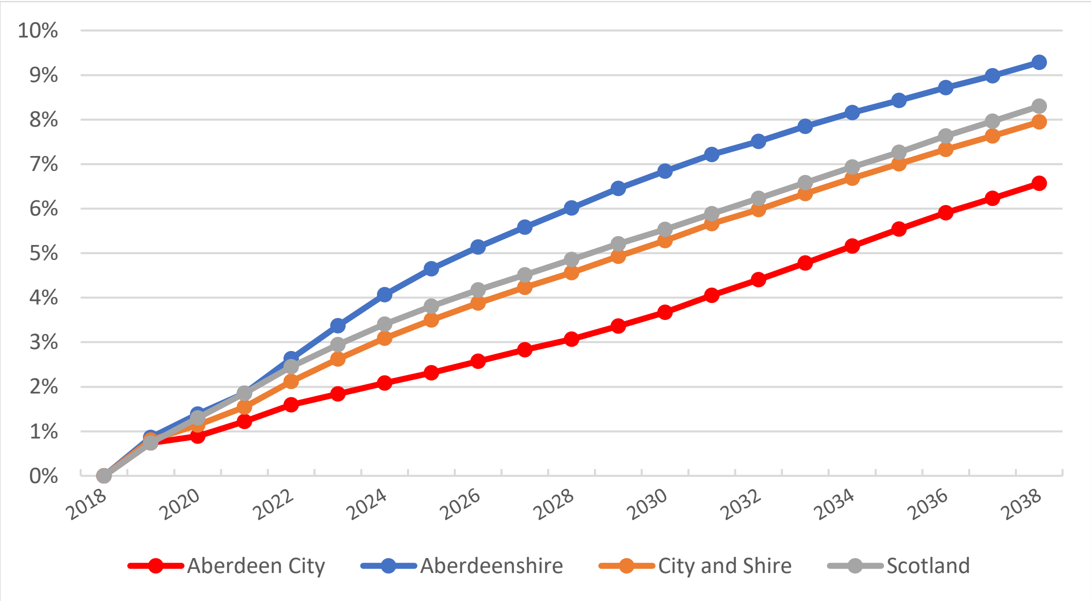
- Since 2011, the number of households has increased at a greater rate than the population. In Aberdeen City the increase was 5.2% and in Aberdeenshire it was 8.4%
- Aberdeenshire has a larger average household size (2.27 persons per household) than Aberdeen City (2.02 persons per household). Household size has been decreasing in both areas and this trend is projected to continue.

Household Projections

2.33 Household projections are trend-based and indicate the number of additional households that will form if recent demographic trends continue. As with the population projections, the levels of uncertainty around projections tend to increase in the longer term so the analysis here will focus mainly on the 10-year period up to 2028.

2.34 Between 2018 and 2028, the number of households is projected to increase in both Aberdeen City and Aberdeenshire, with the projected rate of increase being higher in Aberdeenshire at 6.0% than in Aberdeen City at 3.1%. Figure 2.12 below shows the projected rate of change in households for Aberdeen City, Aberdeenshire and Scotland.

Figure 2.12: Projected percentage change in households (Principal Projection) 2018 to 2038



Source: National Records of Scotland, Household Projections for Scotland (2018-based)

Table 2.9: Household Projections, Aberdeen City and Aberdeenshire, 2018-2028

	2018	2028	Projected Change	Projected % Change
Aberdeen City	107,586	110,884	3,298	3.1%
Aberdeenshire	111,156	117,844	6,688	6.0%
Aberdeen City & Aberdeenshire	218,742	228,728	9,986	4.6%
Scotland	2,477,276	2,597,626	120,350	4.9%

Source: National Records of Scotland, Household Projections for Scotland (2018-based)

2.35 While the principal projection uses assumptions about migration which are thought most likely to occur, NRS also publishes projections were either low or high international migration is assumed. These are presented in Tables 2.10 and 2.11.

Table 2.10: Household projections - low international migration variant

	2018	2028	Projected Change	Projected % Change
Aberdeen City	107,586	109,655	2,069	1.9%
Aberdeenshire	111,156	117, 350	6,194	5.6%
Aberdeen City & Aberdeenshire	218,742	227,005	8,263	3.8%
Scotland	**2,477,276**	**2,585,105**	**107,829**	**4.4%**

Source: National Records of Scotland, Household Projections for Scotland (2018-based)

Table 2.11: Household projections - high international migration variant

	2018	2028	Projected Change	Projected % Change
Aberdeen City	107,586	112,131	4,545	4.2%
Aberdeenshire	111,156	117,733	7,129	6.4%
Aberdeen City & Aberdeenshire	218,742	230,416	11,674	5.3%
Scotland	**2,477,276**	**2,600,287**	**133,595**	**5.4%**

Source: National Records of Scotland, Household Projections for Scotland (2018-based)

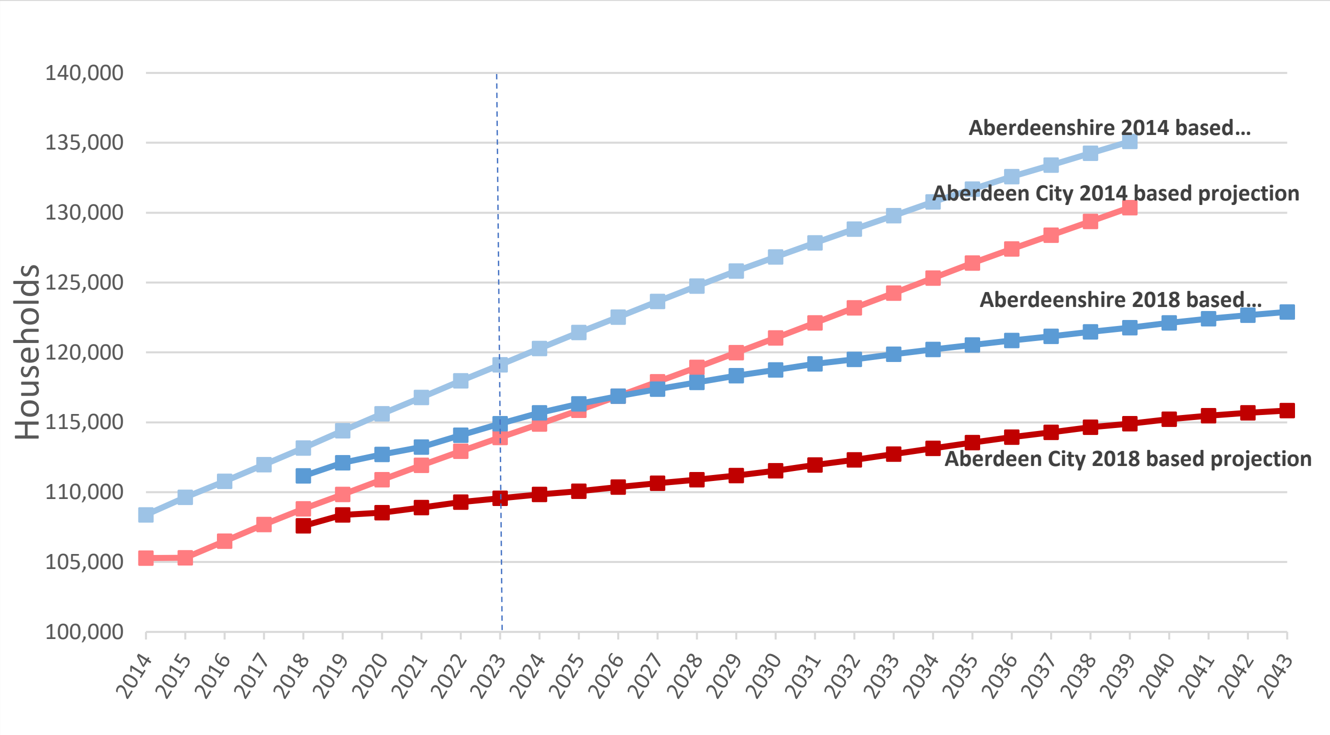
2.36 As could be expected given the higher levels of international migration in Aberdeen City than in Aberdeenshire, the variant projections suggest a greater impact for Aberdeen City if international migration levels change. For example, the low international migration variant projects that the number of households in Aberdeen City would increase by only 1.9% compared to a projected increase of 3.1% in the principal projection. For Aberdeenshire the projected increase in the low international migration variant is 5.6% compared to 6.0% for the principal projection.

2.37 Household projections drive future housing need in Aberdeen City and Aberdeenshire more than population projections. While the population projections feed into the household projections, it is significant that the projected change in households is 5.3% where the total population of Aberdeen City and Aberdeenshire is only projected to increase by 1.8%. This information is more useful in making future housing predictions.

Comparison with Previous Household Projections

2.38 It is important to note that the 2018 household projections described in the previous section, and which will be used in the HNDA tool are significantly different from the 2014 projections which formed the basis for the housing need figures in the 2017 HNDA. Figure 2.13 below shows the comparison between the household growth generated by the 2014 and the 2018 projections.

Figure 2.13: Comparison of 2014 and 2018 Based Principal Household Projections



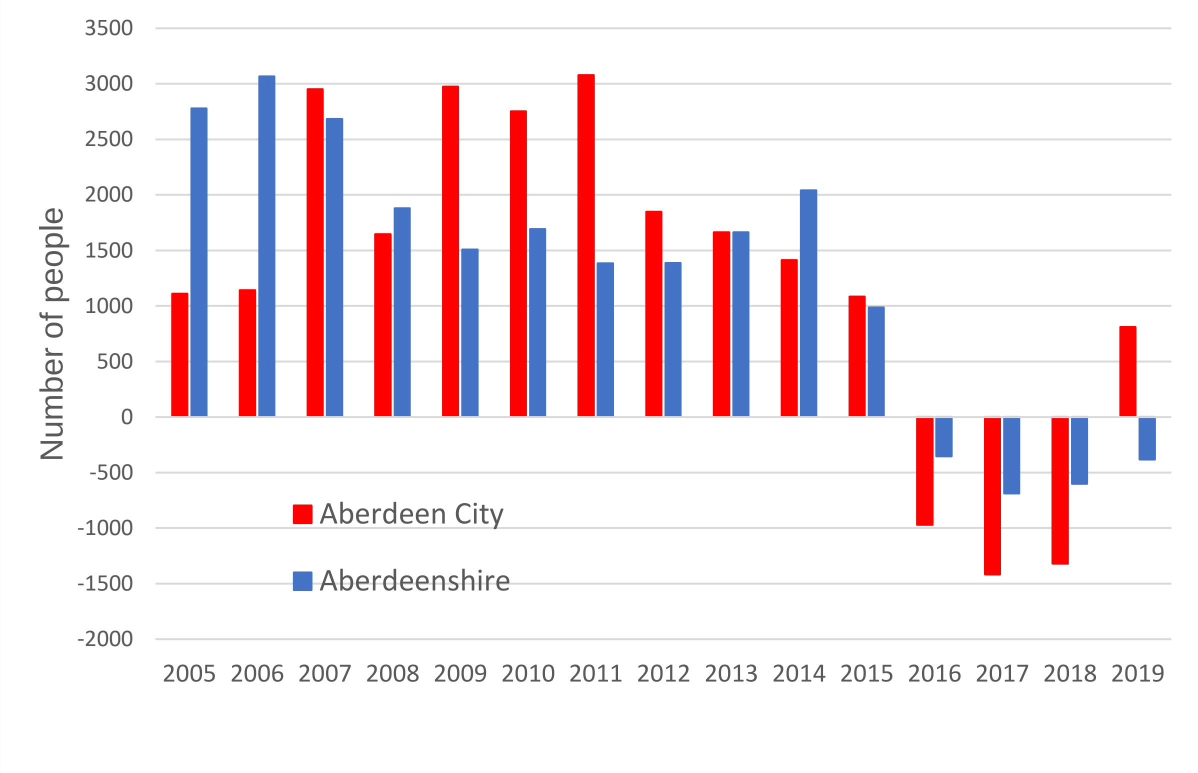
Source: National Records of Scotland, 2014 and 2018 based Household Projections for Scotland

2.39 While the 2018 projections are the most up to date available at this time, there is reason to believe that they may present a rather pessimistic view of likely future trends in the number of households for Aberdeen City and Aberdeenshire.

2.40 Projections are trend based, which means that the trend in the years leading up to the base date determines the likely scale of future growth. Migration is the main driver for population and household growth so it is worth considering migration patterns in the years leading up to the 2018 projections.

2.41 Following the oil price crash in 2014, the years from 2015 to 2018 represented a particularly difficult and atypical period for the local economy in Aberdeen City and Aberdeenshire. After many years of positive net migration there was a major reversal in the trend as can be seen in Figure 2.14 below. However by 2019 there were signs that net migration was increasing again.

Figure 2.14: Annual Net Migration 2005-2019



Source: National Records of Scotland Local Area Migration 2021

2.42 In addition, there have been recent large increases in numbers of refugees and asylum seekers arriving in the area who were not included in the 2018 projections. More information on these groups of migrants is available in Chapter 5.

2.43 It seems likely therefore that future net migration, and consequent growth in the number of households could be higher, perhaps significantly higher, than that indicated by the principal 2018 projections.

Household Composition Projections

2.44 NRS also produces projections by household type. Table 2.12 summarises the projected change in household type for Aberdeen City and Aberdeenshire.

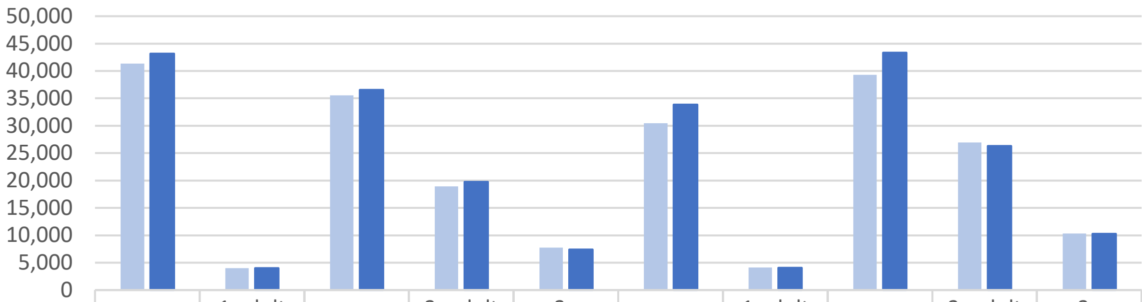
Table 2.12: Projected change in household size by household type, 2018-2028

		2018	2028	Change	% Change
Aberdeen City	1 adult	41,343	43,169	1,826	4.4%
	1 adult 1+ child(ren)	4,021	3,984	-37	-0.9%
	2 person all adult	35,543	36,570	1,027	2.9%
	2+adult 1+ children	18,904	19,762	858	4.5%
	3+ person all adult	7,776	7,400	-376	-4.8%
Aberdeenshire	1 adult	30,443	33,880	3,437	11.3%
	1 adult 1+ child(ren)	4,103	4,082	-21	-0.5%
	2 person all adult	39,317	43,320	4,003	10.2%
	2+adult 1+ children	26,969	26,289	-680	-2.5%
	3+ person all adult	10,325	10,273	-52	-0.5%
Scotland	1 adult	892,687	965,062	72,375	8.1%
	1 adult 1+ child(ren)	154,526	157,895	3,369	2.2%
	2 person all adult	774,680	830,592	55,912	7.2%
	2+adult 1+ children	445,241	441,068	-4,173	-0.9%
	3+ person all adult	210,141	203,008	-7,133	-3.4%

Source: National Records of Scotland, Household Projections for Scotland (2018-based)

2.45 Figure 2.15 below shows the projected number of households in Aberdeen City and Aberdeenshire by household type. In 2028, single adult households are projected to remain the most common household type in Aberdeen City, followed by 2 person all adult households. In Aberdeenshire, 2 person all adult households are projected to be the most common household type, followed by single adult households.

Figure 2.15: Projected number of households by household type, 2018-2028

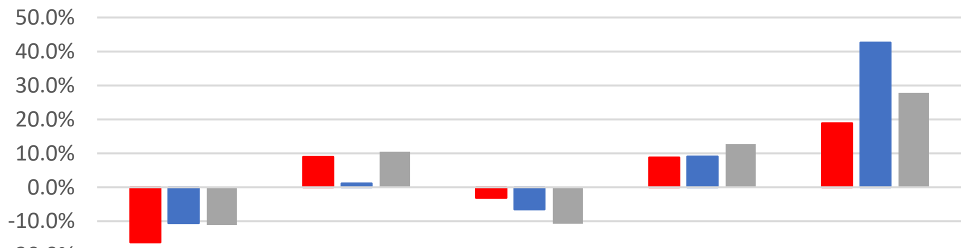


	Aberdeen City					Aberdeenshire				
	1 adult	1 adult 1+ child(ren)	2 person all adult	2+adult 1+ children	3+ person all adult	1 adult	1 adult 1+ child(ren)	2 person all adult	2+adult 1+ children	3+ person all adult
2018	41343	4021	35543	18904	7776	30443	4103	39317	26969	10325
2028	43169	3984	36570	19762	7400	33880	4082	43320	26289	10273

Source: National Records of Scotland, Household Projections for Scotland (2018-based)

2.46 Figure 2.16 below shows the projected percentage change in the number of households between 2018 and 2028 by age of Household Reference Person (HRP)[2] for Aberdeen City and Aberdeenshire. The concept of a HRP was introduced in the 2001 Census (in common with other government surveys in 2001/2) to replace the traditional concept of the 'head of the household'. HRPs provide an individual person within a household to act as a reference point for producing further derived statistics and for characterising a whole household according to characteristics of the chosen reference person.

Figure 2.16: Projected percentage change in household numbers by age of HRP, 2018-2028



	16-29	30-44	45-59	60-74	75+
Aberdeen City	-16.2%	9.0%	-3.1%	8.7%	18.8%
Aberdeenshire	-10.6%	1.1%	-6.5%	9.0%	42.6%
Scotland	-11.1%	10.4%	-10.7%	12.7%	27.8%

Source: National Records of Scotland, Household Projections for Scotland (2018-based)

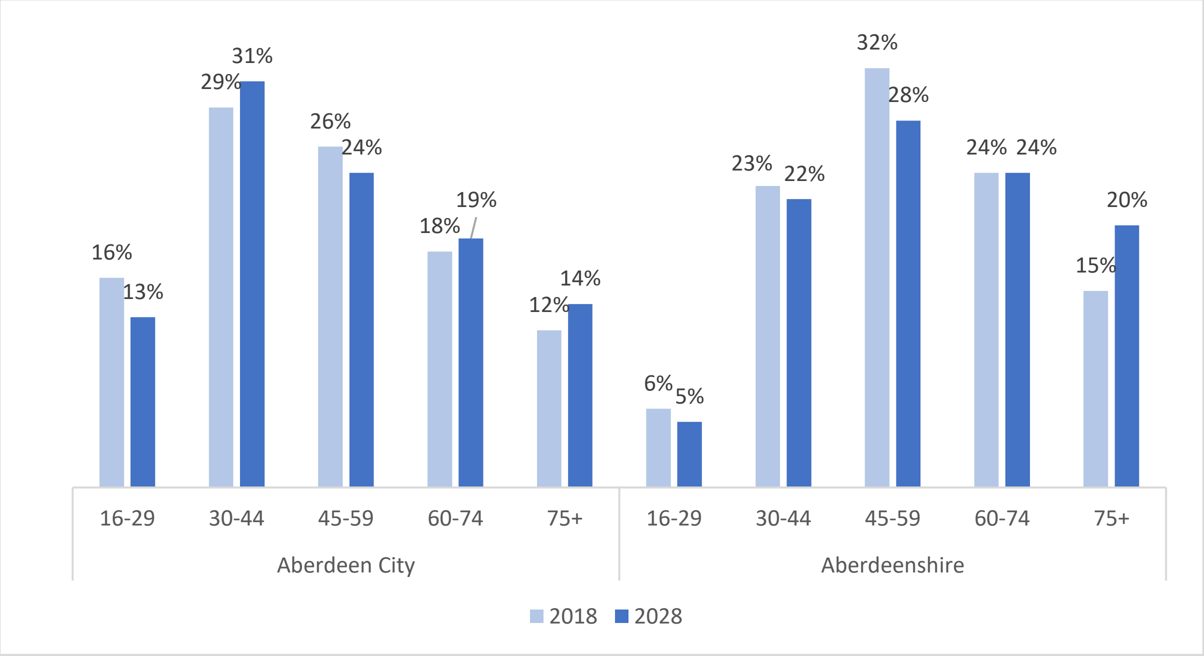
[2] https://www.scotlandscensus.gov.uk/metadata/household-reference-person/

2.47 Overall, there is projected to be an increase in proportion of older households and a decrease in the proportion of working-age households. The largest projected increase is in households with a HRP aged 75+ years. This is particularly the case in Aberdeenshire, where the number of households in this group is projected to increase by 42.6% which is considerably higher than the projected increase for Scotland of 27.8% and Aberdeen City of 18.8%.

2.48 Both Aberdeen City and Aberdeenshire are projected to see sizeable decreases in the number of households with an HRP of 16-29 years (-16.2% and -10.6% respectively) and decreases in the number of households with an HRP of 45-59 years (-3.1% and -6.5% respectively). The number of households with a HRP of 30-44 years is projected to increase in both areas, although this increase is larger in Aberdeen City at 9% than in Aberdeenshire at 1.1%.

2.49 Figure 2.17 below shows the proportion of households by age of HRP in 2018 and 2028. By 2028, it is projected that households with an HRP of 75+ years will make up 20% (up from 15% in 2018) of all households in Aberdeenshire and households with an HRP aged 60+ years will make up 44% of all households in Aberdeenshire compared to 39% in 2018. In Aberdeen City it is projected that households with an HRP aged 60+ years will make up 33% of all households compared to 30% in 2018.

Figure 2.17: Projected percentage of households by age group, 2018 and 2028



Source: National Records of Scotland, Household Projections for Scotland (2018-based)

Key Issues:

- The number of households is projected to increase by 3% in Aberdeen City and 6% in Aberdeenshire by 2028. This may be a conservative estimate of household growth as recent migration trends indicate a higher level of growth is more likely.

- In Aberdeen City the largest projected increase is in single adult households (+4.4%) while in Aberdeenshire it is households with 2 adults (+10.2%). In both City and Shire the largest percentage increases are in older households, particularly those aged 75+, with projected increases of 18.8% in Aberdeen City and 42.6% in Aberdeenshire.

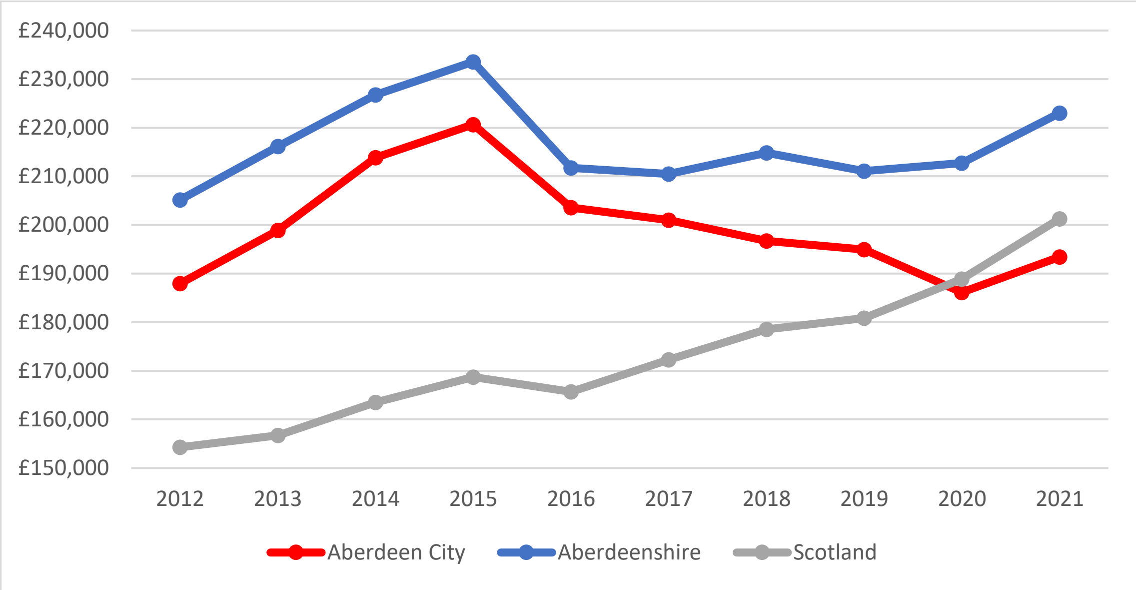
Affordability Trends

Housing Market Trends

2.50 Figure 2.18 below shows the 10-year trend in average house prices. Prices in both Aberdeen City and Aberdeenshire were well above the Scottish average at the beginning of the period and reached a peak in 2015 when the average price was £220,665 in Aberdeen City and £233,566 in Aberdeenshire compared to £168,723 for Scotland.

2.51 The impact of the oil price reduction in 2014 on the local economy became evident from 2016 onwards as house prices fell sharply in the northeast but generally continued to rise steadily in other parts of Scotland. In 2020 the average price in Aberdeen City dropped below the Scottish average for the first time since 2006. Prices in Aberdeenshire have remained above the Scottish average but the gap between them has been narrowing in recent years.

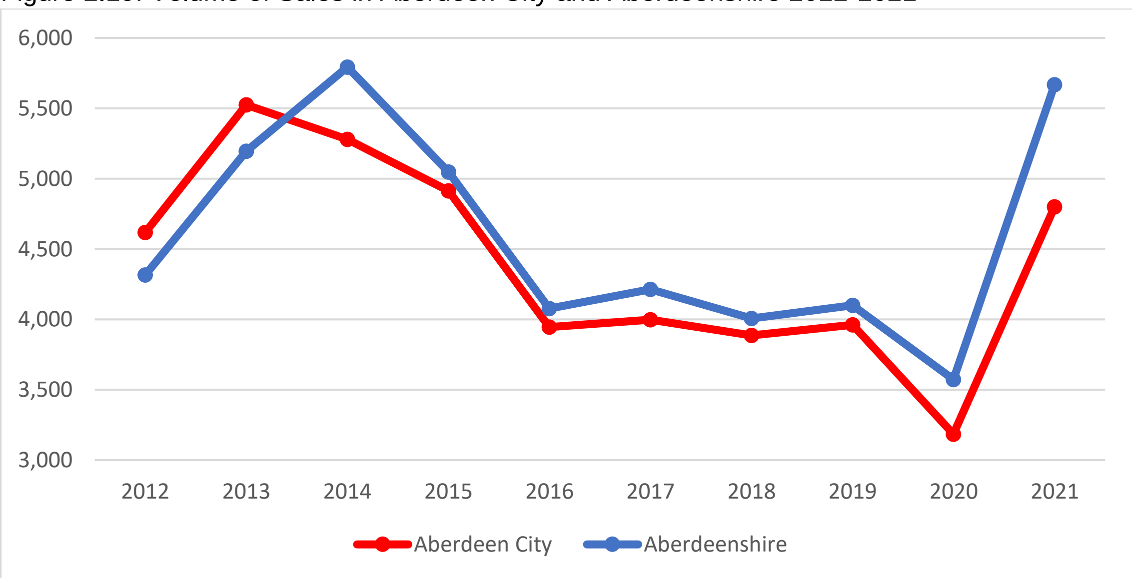
Figure 2.18: Average House Price 2012-2021



Source: Registers of Scotland (2022)

2.52 Figure 2.19 below shows that the number of residential sales followed a similar pattern to house prices but clearly demonstrates the impact of COVID-19, with a sharp drop in the number of sales in 2020. Since then, there has been a significant increase in sales volumes, reaching levels not far off those at the peak of the market in 2014. It is unclear at present whether this is a short-term response to pent up demand during the pandemic or a change in the overall trend. Recent data from [Aberdeen Solicitors Property Centre] for Q2 - 2022 shows a decrease of -11.3% in the number of sales compared to the same quarter in 2021 which might indicate that the number of sales is beginning to level off again.

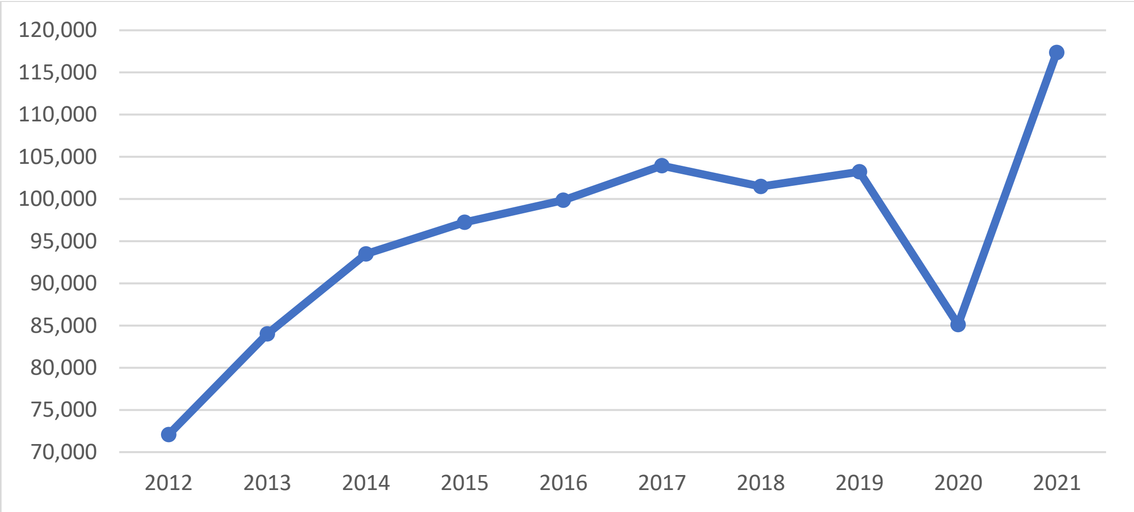
Figure 2.19: Volume of Sales in Aberdeen City and Aberdeenshire 2012-2021



Source: Registers of Scotland (2022)

2.53 The pattern of sales up until 2019 was quite different to that in Scotland as a whole, see Figure 2.20 below. Since then, the northeast has tracked the Scottish trend.

Figure 2.20: Volume of Sales in Scotland 2012 – 2021



Source: Registers of Scotland (2022)

House Prices and Sales in Housing Market Areas

2.54 A Housing Market Area (HMA) is a geographical area where the demand for housing is relatively self-contained. There are two Housing Market Areas in the City Region – the Aberdeen Housing Market Area and the Rural Housing Market Area. The Aberdeen HMA includes the whole of Aberdeen City and the part of Aberdeenshire that forms roughly a 20 mile radius around the city to the north, south, and west and includes the main commuter towns of Portlethen, Stonehaven, Westhill, Inverurie, Banchory and Ellon. The Rural HMA covers the rest of Aberdeenshire.

2.55 From a housing need and demand perspective, these two areas have very different characteristics with much higher house prices, higher demand and higher incomes in the Aberdeen HMA than the Rural HMA. Therefore, where possible it is more useful to assess affordability for housing market areas than for local authority areas and this is the approach taken in much of this section. This is very important for understanding the situation in Aberdeenshire where there are such significant regional differences.

2.56 Detailed data from 2019/20 is available for housing market areas and allows us to look at lower quartile[3] and median[4] prices across the area.

2.57 It is important to look at lower quartile house prices as it is expected that this will be the entry level for first time buyers and the HNDA tool uses lower quartile price as the threshold for need. Figure 2.21 below shows the trend in

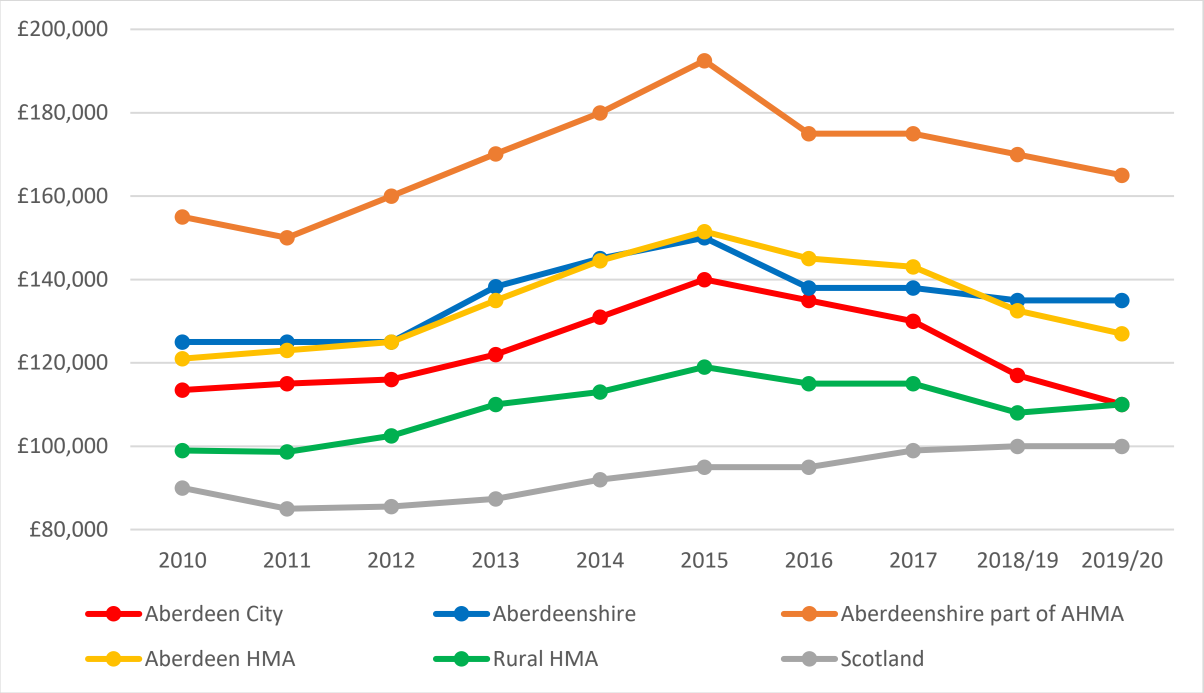
[3] Lower quartile house price data is the average price in the lowest quarter of all house prices

[4] Median prices provide the mid-point of all prices. It can be a better way of measuring average price than using a straightforward mean because the mean can be skewed by a few very high or low prices

lower quartile price in different parts of the area over the last 10 years. Lower quartile prices in each of housing market areas reflect the overall trend noted in the previous section with prices climbing to a peak in 2015 then declining, particularly in Aberdeen City where prices fell from £140,000 in 2015 to £110,000 in 2019/20, a decrease of 21%.

2.58 Over the same period, lower quartile prices in Scotland rose by 5% from £95,000 to £100,000. Lower quartile prices in the Aberdeen HMA continue to be well above those in the Rural HMA. In 2019/20 the lower quartile price in the Aberdeen HMA was £127,000 compared with £110,000 in the Rural HMA. Clearly this is being driven by higher prices in the Aberdeenshire part of the Aberdeen HMA given that Aberdeen City now has a lower quartile price at the same level as the Rural HMA. In 2019/20 the lower quartile price in the Aberdeenshire part of the Aberdeen HMA was £165,000.

Figure 2.21: Lower Quartile House Price 2010-2019/20

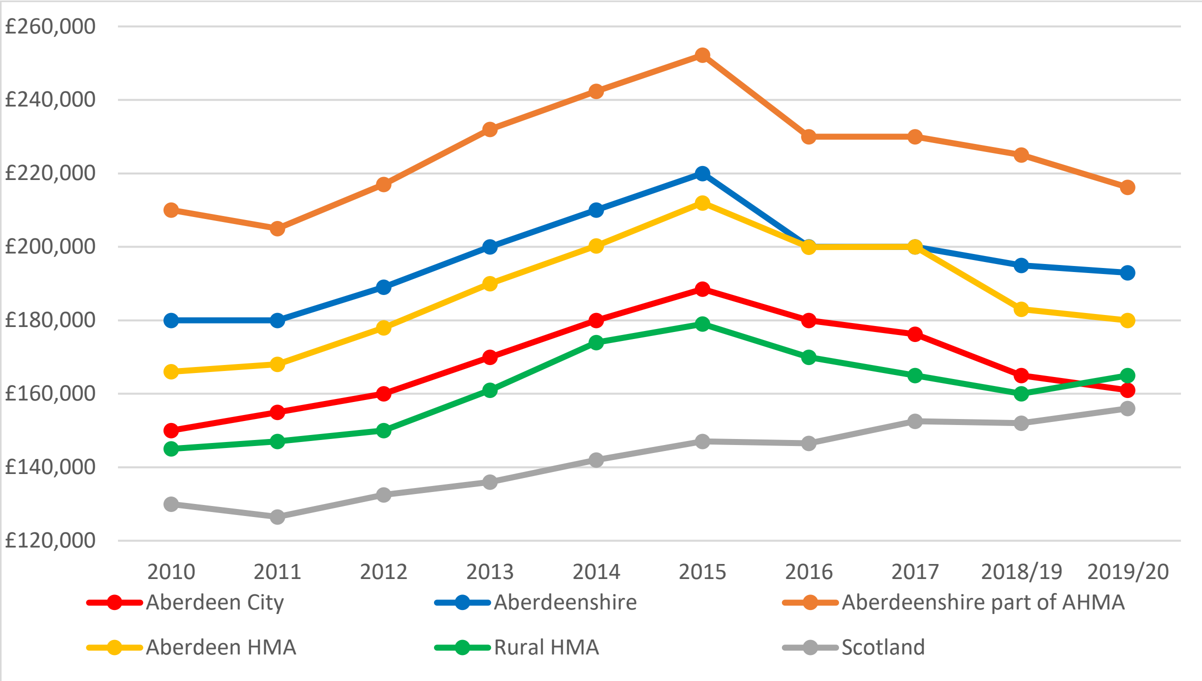


Source: Registers of Scotland/ CHMA[5]

2.59 Figure 2.22 below gives the same breakdown of areas but for median prices. The pattern is very similar to that of lower quartile prices and shows again the high price of housing in the Aberdeenshire part of the Aberdeen HMA which was £216,222 in 2019/20 compared with £165,000 in the Rural HMA and £156,000 for Scotland.

[5] Note that data was provided by the CHMA by calendar year up until 2017 then changed to financial year

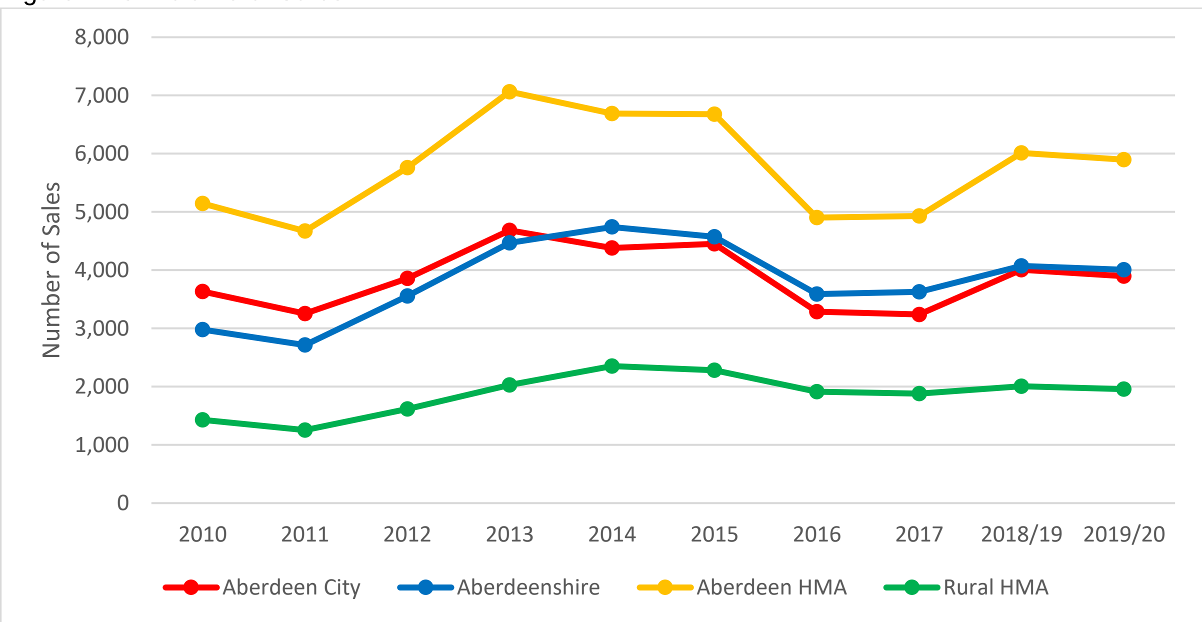
Figure 2.22: Median House Price 2010-2019/20



Source: Registers of Scotland/ CHMA

2.60 Figure 2.23 below shows the volume of sales over the last 10 years. This shows that sales were highest just before the peak of the market in 2015 and then declined until 2018/19 when they rose again and then levelled off into 2019/20. The Aberdeen HMA tends to track the pattern of Aberdeen City while the Rural HMA more closely mirrors the trend in Aberdeenshire.

Figure 2.23: Volume of Sales

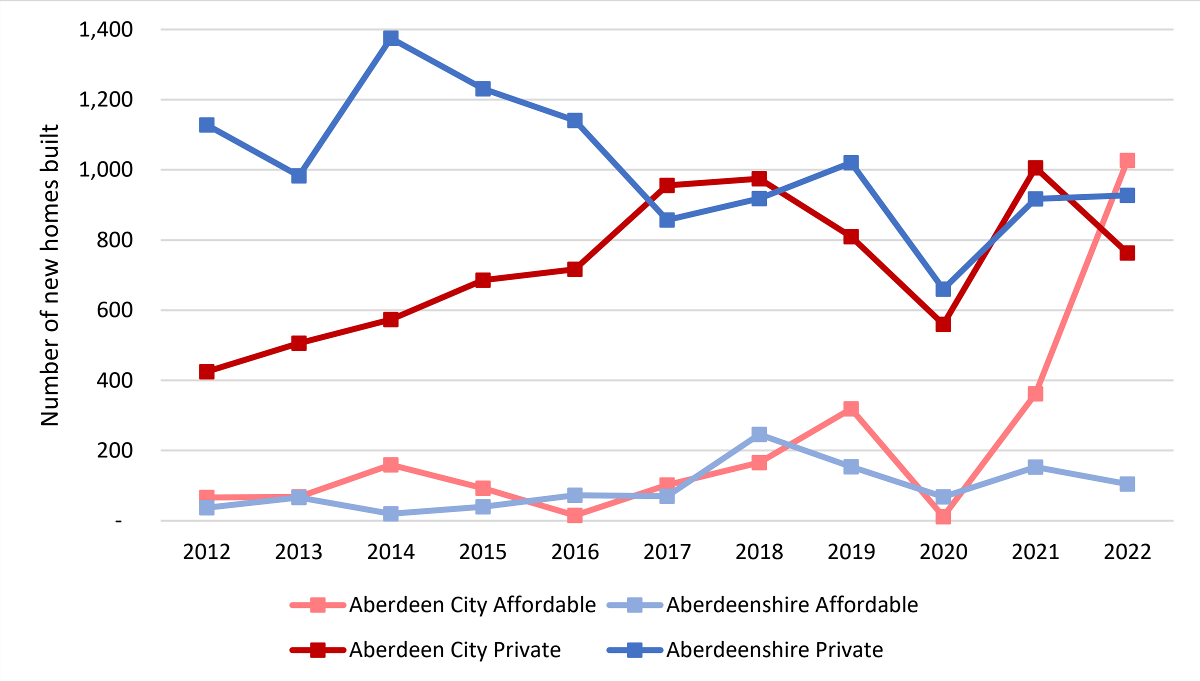


Source: Registers of Scotland/ CHMA

New Housebuilding

2.61 Figure 2.24 shows the level of new private and affordable housing that has been built in Aberdeen City and Aberdeenshire over the period 2012 to 2022. The impact of the Covid-19 pandemic can be clearly seen in the sharp drop in completions in 2020.

Figure 2.24 New Private and Affordable Housing Completions 2012-2022



Source: [Housing statistics quarterly update: new housebuilding and affordable housing supply - gov.scot (www.gov.scot)]

2.62 In Aberdeenshire the building of private homes peaked in 2014 at just under 1,400 units, well above the City, and has subsequently reduced to around 1,000 units or below in more recent years. In Aberdeen City there has been a steady increase from a low level of just over 400 units in 2012 to a peak of just under 1,000 units 2018, followed by an uptick again in 2021, bringing City and Aberdeenshire completions more in line.

2.63 The building of new affordable homes in both the City and Aberdeenshire remained at relatively steady low levels until 2019 when affordable completions in the City picked up significantly and have peaked last year at over 1,000 units due to large scale building programmes on brownfield sites controlled by Aberdeen City Council.

Key Issues:

- House prices in Aberdeen City and Aberdeenshire had been well above the Scottish average for many years. This changed from 2015 onwards when this area saw significant decreases while prices in Scotland rose steadily, and in 2020 the average price in Aberdeen City dropped below the Scottish average.

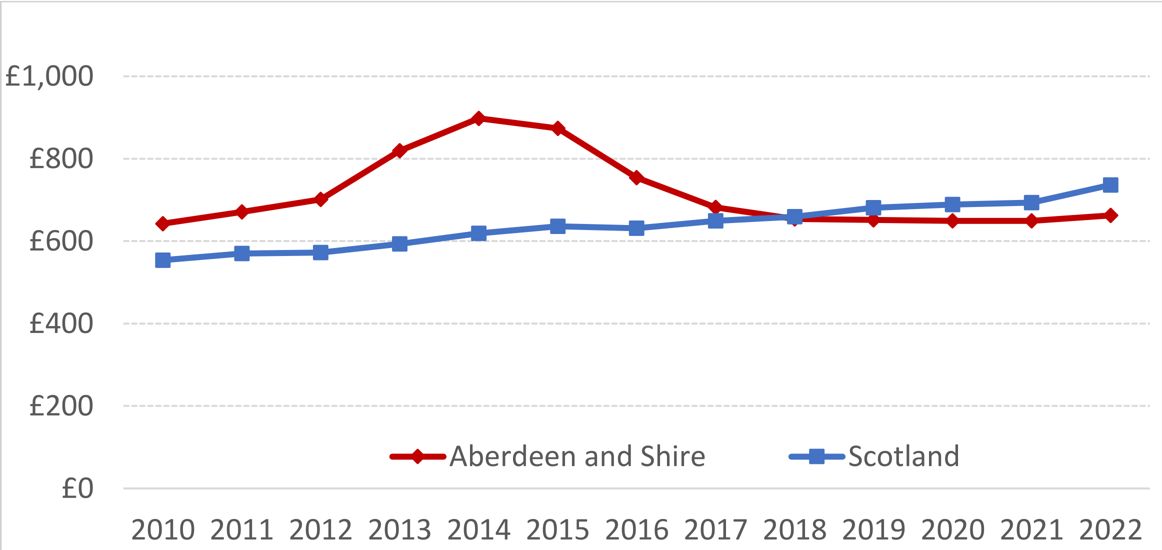
- Lower quartile prices across the area remain above those in Scotland, with the highest prices found in the Aberdeenshire part of the Aberdeen Housing Market.

Rental Market Trends - Private Rented Sector

2.64 The Scottish Government publishes statistics on average private sector rent levels in Scotland by Broad Rental Market Area and size of property, allowing us to compare the Aberdeen City and Aberdeenshire Broad Rental Market Area with Scotland as a whole.

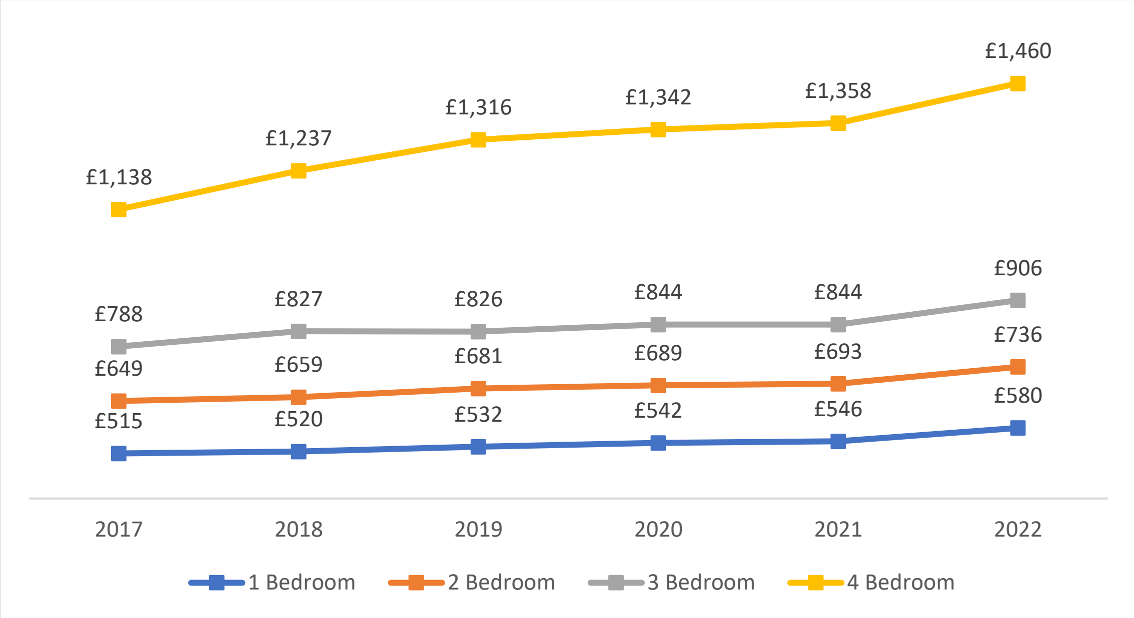
2.65 Figure 2.25 below shows that since 2010, rental prices in Aberdeen City and Aberdeenshire have roughly tracked the house price trends detailed in the previous section. Rental prices peaked at the top of the market in 2014 before the oil price drop and resulting downturn in the local economy led to a rapid fall in rent levels between 2015 and 2018 to below the Scottish average. In common with the rest of Scotland the pandemic impacted on the rental market with little growth over the 2020/21 period but there was a slight increase again in 2022.

Figure 2.25 Average Monthly Private Rents Aberdeen/ Aberdeenshire and Scotland 2010-2022



Source: Scottish Government – Private Sector Rent Statistics 2010-2022

Figure 2.26: Average Monthly Private Rents for Scotland 2016 - 2022

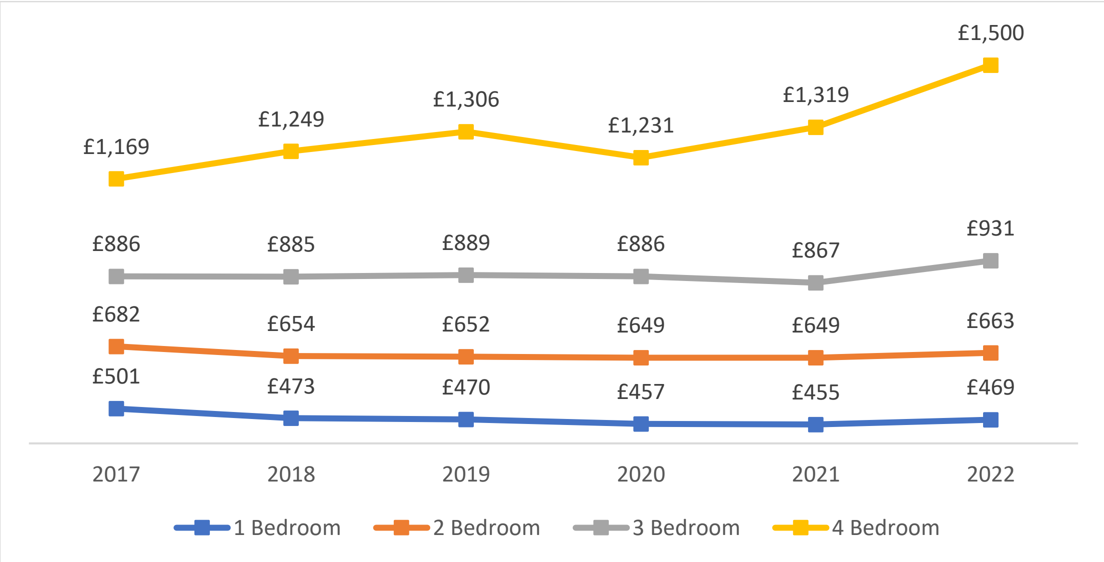


Source: Scottish Government – Private Sector Rent Statistics 2010-2022

2.66 Figure 2.26 above shows the average rents in Scotland from 2017 to 2022 for different sizes of properties. The rents for all sizes of homes have increased over the period, particularly for 4-bedroom properties with an increase of 29%. The rents for 1, 2 and 3-bedroom properties have also increased, but more modestly by around 13-15%.

2.67 Figure 2.27 below shows the average rents in Aberdeen City and Aberdeenshire Broad Market Area from 2017 to 2022. While the rent levels are broadly similar to those in Scotland as a whole, the trend over time has been slightly different.

Figure 2.27: Average Monthly Rents for Aberdeen City and Aberdeenshire Broad Rental Market Area 2017-2022

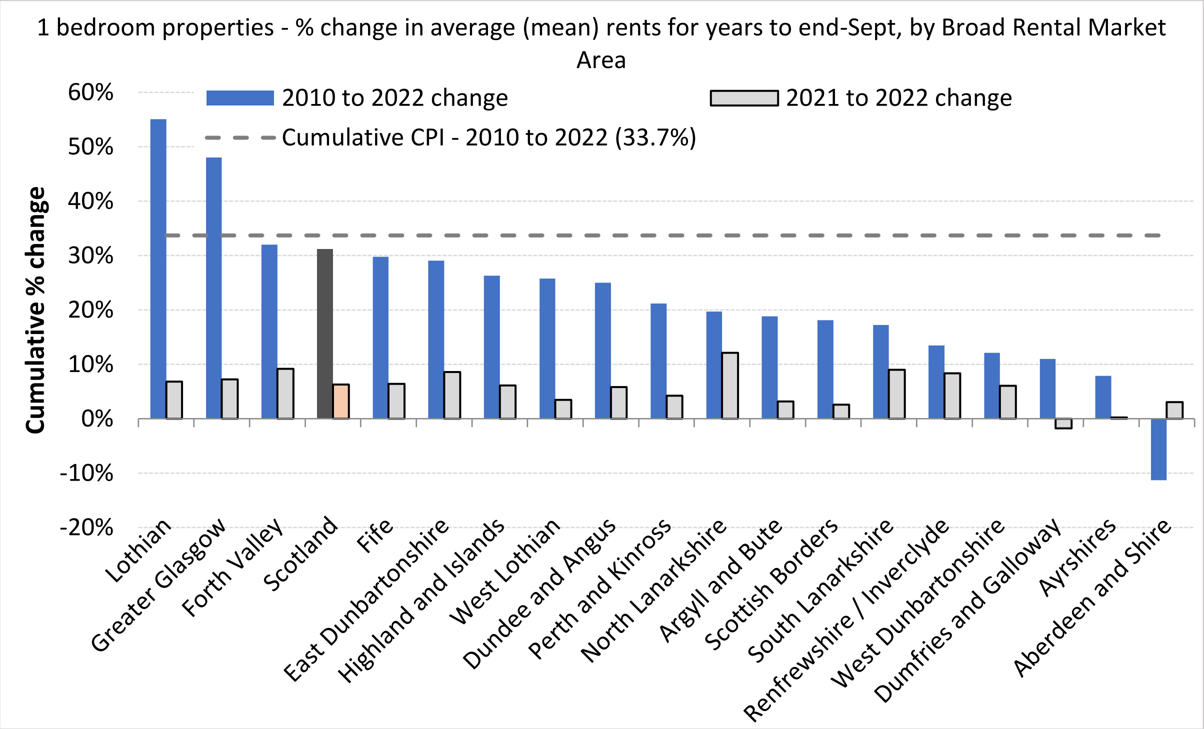


Source: Scottish Government – Private Sector Rent Statistics 2010-2022

2.68 The rents for 4-bedroom properties have fluctuated over the period, but in the last two years there has been a significant increase, and rents are now 26% higher than they were in 2017. Rents for 1, 2 and 3 bedroom properties had been falling but the last year has seen an increase, with rent for 3 bed properties now 5% higher than they were in 2017 and rents for 2 bed properties once again approaching the level they had been at in 2017.

2.69 Figure 2.28 below shows the change in average rents for 1 bed properties since 2010 for local authorities in Scotland which highlights how different the situation has been in Aberdeen City and Aberdeenshire compared to the rest of Scotland. For 1 bed properties, rents in Aberdeen City and Aberdeenshire dropped by 11% over the period, compared to a rise in Scotland of 31%.

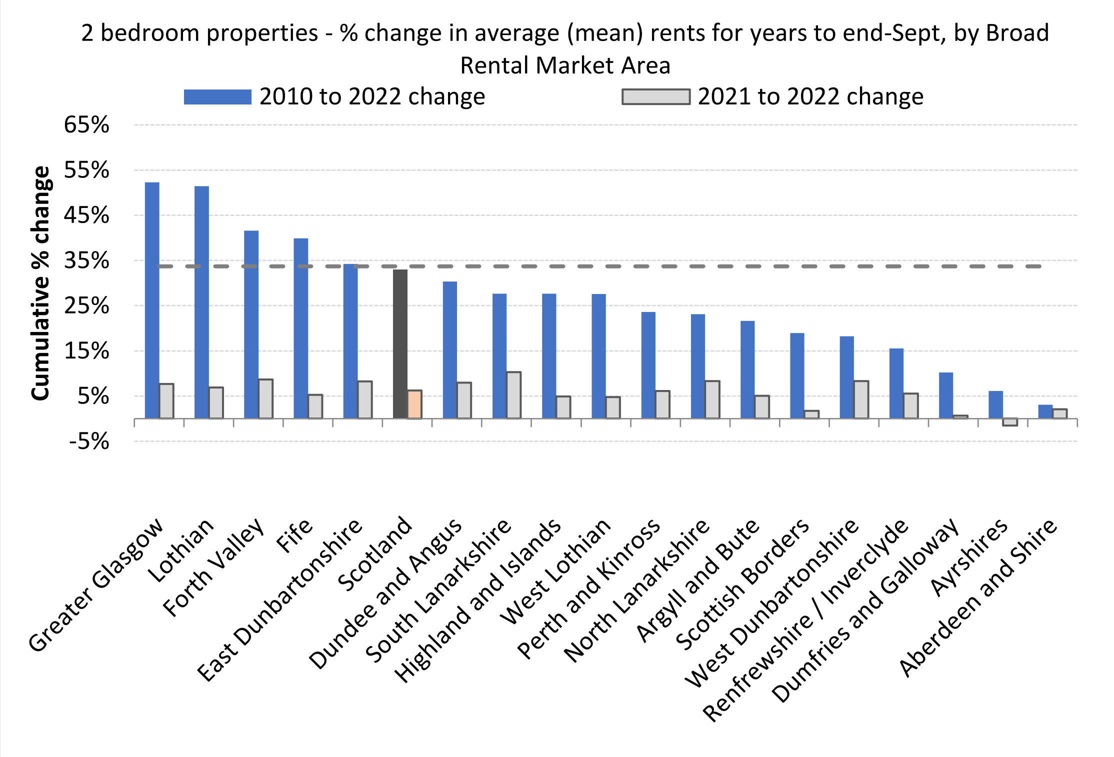
Figure 2.28: Change in Average Rents 1 Bedroom Properties by Local Authority 2010-2022



Source: Scottish Government – Private Sector Rent Statistics 2010-2022

2.70 Figure 2.29 below shows that 2 bed properties in Aberdeen City and Aberdeenshire fared a little better with the average rents having increased by 3% since 2010, but this was compared with a rise in Scotland of 33%.

Figure 2.29: Change in Average Rents 2 Bedroom Properties by Local Authority 2010-2022



Source: Scottish Government – Private Sector Rent Statistics 2010-2022

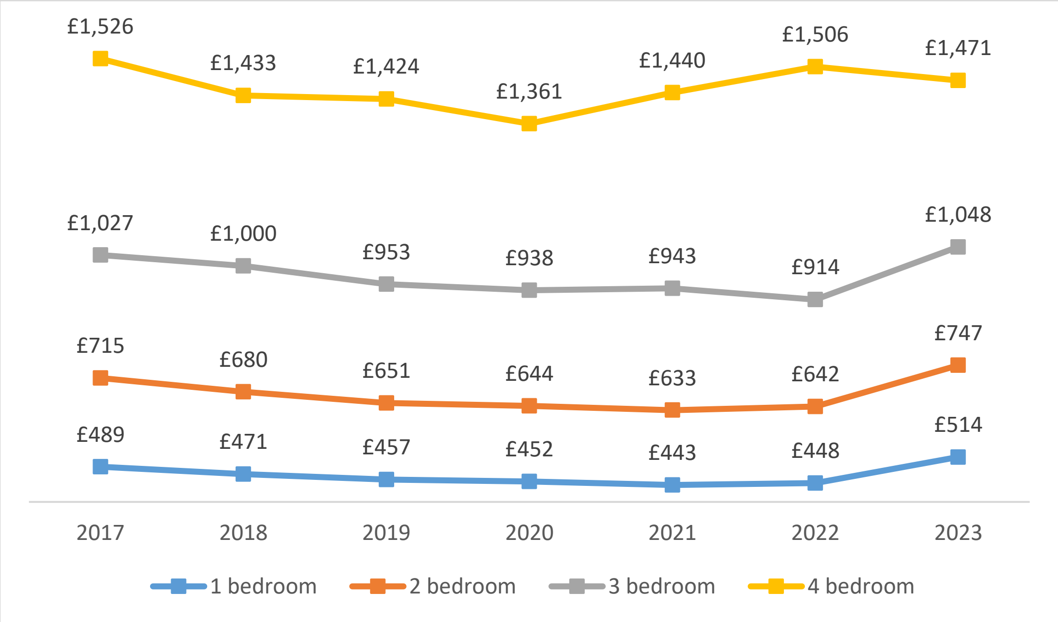
2.71 Three-bedroom properties have seen rents increase by 25% over the same period but again the growth in rent levels in Aberdeen City and Aberdeenshire was lower than Scotland which saw rents increase by 34%.

2.72 Both Aberdeen City and Aberdeenshire have been impacted by the oil downturn and resulting economic slump but looking at the Broad Rental Market Area can mask important differences between the Aberdeen City and Aberdeenshire markets.

2.73 Figure 2.30 below shows average rents in Aberdeen City from 2017 to the first quarter in 2023. The rents for 1, 2 and 3 bedroom properties had declined by around 10% between 2017 and 2022. However, there has been a significant increase of around 16% in the last year with rents now returning to levels higher than in 2017. Rents for 4-bedroom properties have been more volatile and remain below the 2017 figure.

2.74 The recent increase in rental prices is likely to be due to a number of factors. These include increased demand as higher oil prices result in additional activity in the local oil and gas sector, and also a range of legislative and financial changes at a national level which are having the often unintended consequence of decreasing supply and increasing prices[6] in the private rented sector, a trend which looks set to continue.

Figure 2.30: Average Monthly Rents for Aberdeen City Q1 2017 - 2023



Source - Citylets (2023)

2.75 Average rental values are higher overall for Aberdeen City than the combined area, and this reflects the higher prices of properties in the city compared with some of the more rural properties in Aberdeenshire.

2.76 Aberdeenshire Council is unable to rely on data from Citylets for private rented sector rents as Citylets only covers properties in Aberdeen City. However, the Affordable Housing Team at Aberdeenshire Council record rent information by monitoring estate agents' webpages and recording the advertised rent price for each property (excluding detached houses and properties with extra living rooms, bathrooms, and conservatories). Average rents for each size of property can then be calculated. Average rent levels can fluctuate quite significantly using this method, depending on the number and location of advertised properties but it is the best information available at present.

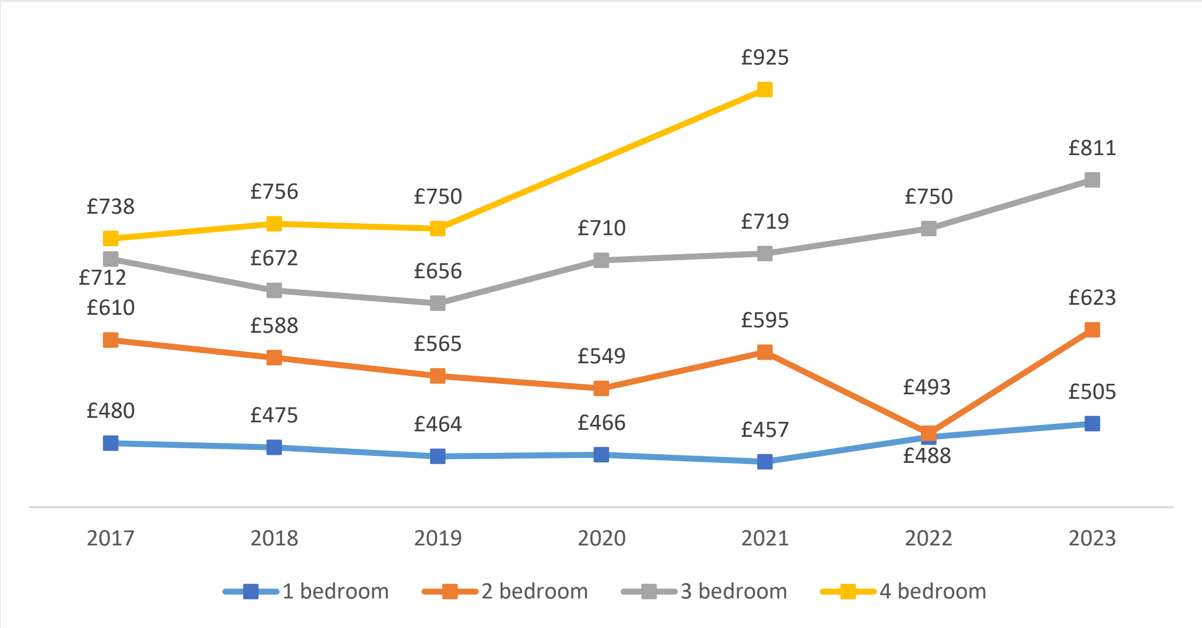
2.77 Figure 2.31 below shows the trends in rental prices in Aberdeenshire since 2017. For the first few years rents were steady or falling but more recently there have been increases for all sizes of properties indicating a reversal of the downward trend which had been evident in response to local economic conditions from 2015 onwards. The price of 3 bed properties has increased by 13% since 2017 while 1 and 2 bed properties have seen more modest increases of 5% and 2% respectively. Lack of data for 4 bed properties makes

[6] For example the introduction of the Cost of Living (Tenant Protection)(Scotland) Act 2022 which has resulted in increased rent levels for new tenancies. For more information see What Lies Ahead Citylets Quarterly Report Q2 2023

it difficult to accurately assess the trend but it does appear to be heading in an upward direction[7].

2.78 Average rental values are generally lower for Aberdeenshire than for those in Aberdeen City which were shown in Figure 2.31 with 2 bed properties currently averaging around £747 per month in Aberdeen City compared with £623 in Aberdeenshire.

Figure 2.31: Average Monthly Rents for Aberdeenshire 2017-2023



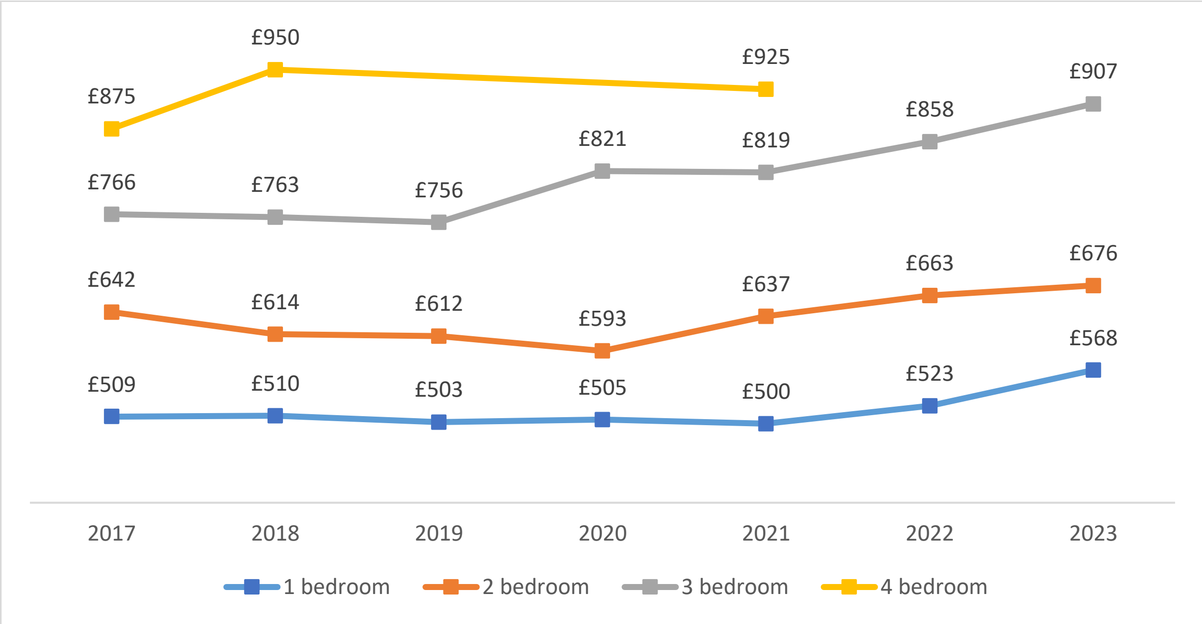
Source: Aberdeenshire Council Affordable Housing Team

2.79 However, there is significant variation across Aberdeenshire. Figures 2.32 and 2.33 show that rents for properties in the Aberdeenshire part of the Aberdeen HMA are significantly higher than those in the Rural HMA. For example, in 2023 the average rent for a 3-bed property in the Aberdeen HMA (£907) was 40% more than in the Rural HMA (£649).

2.80 Prices in the Aberdeenshire AHMA are often more similar to those in Aberdeen City and in fact the average rent for 1 bed properties is higher in the Aberdeenshire part of the AHMA (£568) than in the City (£514). Aberdeenshire AHMA prices are tracking the City trend of a recent uplift in prices more closely than the RHMA although prices in the City are increasing at a faster rate than in Aberdeenshire.

[7] Missing values are due to there being no advertised 4 bed properties for some years.

Figure 2.32: Average Monthly Rents in Aberdeenshire part of Aberdeen HMA



Source: Aberdeenshire Council Affordable Housing Team

Figure 2.33: Average Monthly Rents in Rural HMA

Source: Aberdeenshire Council Affordable Housing Team

Key Issues:

- Average private rental prices peaked in Aberdeen City and Aberdeenshire in 2014 before decreasing rapidly and falling below the Scottish average.
- Aberdeen City and Aberdeenshire was the only area of Scotland to see rents for 1 bed flats drop over the last 10 years (-11% compared to +31% for Scotland). 2 bed flats saw just a 3% increase compared to +33% in Scotland.
- However, in the last year there has been a reversal of this trend and rental prices are now increasing rapidly, particularly in Aberdeen City.

Social Rents

2.81 Tables 2.13, 2.14 and 2.15 below show average monthly rents for council and RSL properties from 2016/2017 to 2021/22. Monthly council rents are slightly higher in Aberdeenshire than in Aberdeen City for 1 and 2 bedroom properties, however the gap widens for 3 and 4 bedroom properties where rents in Aberdeenshire are £65 more expensive for 4 bed properties. RSL rents are slightly higher than council rents.

Table 2.13: Average Monthly Rents Aberdeen City Council

Year	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22[8]
1 Bed	£282.92	£282.20	£301.12	£301.40	£313.28	£312.80
2 Bed	£296.12	£296.36	£316.56	£316.48	£333.04	£329.04
3 Bed	£327.88	£327.04	£349.56	£349.60	£363.32	£363.40
4 Bed	£344.20	£360.60	£383.88	£384.20	£398.20	£397.76

Source: Scottish Housing Regulator (2022)

Table 2.14: Average Monthly Rents Aberdeenshire Council

Year	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
1 Bed	£279.92	£291.16	£300.32	£313.20	£328.48	£337.12
2 Bed	£284.00	£295.08	£306.28	£321.56	£339.72	£349.48
3 Bed	£329.56	£342.40	£354.84	£373.36	£394.04	£406.12
4 Bed	£371.92	£385.88	£400.88	£423.08	£446.40	£463.12

Source: Scottish Housing Regulator (2022)

8 Rent freeze for 2021/22 - average rent differences. As ACC have been buying back properties & building new ones which are now on the charge, the average rents will not stay the same even if there is a rent freeze.

Table 2.15: Average Monthly Rents Registered Social Landlords in Aberdeen City and Aberdeenshire

Year	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
1 Bed	£361.96	£327.60	£339.65	£352.21	£367.99	n/a
2 Bed	£355.38	£368.12	£383.11	£396.41	£416.87	n/a
3 Bed	£392.25	£401.70	£419.38	£436.50	£455.74	n/a
4 Bed	£426.44	£435.15	£454.44	£472.98	£496.64	n/a

Source: Scottish Housing Regulator (2022)

2.82 The disparity between social and private average monthly rents has decreased over time in both Aberdeen City and Aberdeenshire. Table 2.16 below shows how much cheaper council average monthly rents were than private rents for different sized properties in 2016/17 compared with 2021/22.

Table 2.16: Social Rent compared to Private Rent by Local Authority

	Aberdeen City Council vs Aberdeen City Private rents		Aberdeenshire Council vs Aberdeenshire Private rents	
	2016/17	**2021/22**	**2016/17**	**2021/22**
1 Bed	-93%	-43%	-88%	-38%
2 Bed	-162%	-95%	-135%	-64%
3 Bed	-237%	-152%	-137%	-99%
4 Bed	-349%	-279%	-162%	-100%

Source: Scottish Housing Regulator, Citylets, Aberdeenshire Council Affordable Housing Team

2.83 Using 2 bedroom properties as an example, in 2016/17 it was 162% cheaper to rent a council property than a private property in Aberdeen City and 135% cheaper in Aberdeenshire. By 2021/22, it was 95% cheaper to rent a council property in Aberdeen City and 64% cheaper in Aberdeenshire. This was due to the decrease in average rents in the private sector following the oil price drop and local economic downturn and affected all sizes of properties. Despite this narrowing of the gap between private and council rents, private rents are still a minimum of around 40% more than council rents.

Mid-Market Rent

2.84 Mid-Market Rent (MMR) is an initiative from the Scottish Government to provide quality, affordable homes for low to moderate income households. Prospective tenants should have means to pay rent without claiming benefits and be individuals or households on low or modest gross annual incomes. Mid-Market Rents are usually higher than social housing rents but lower than private sector rents.

2.85 Within Aberdeen and Aberdeenshire many Registered Social Landlords provide MMR properties as well as social housing including: Langstane, Castlehill, Hillcrest, Places for People, Sanctuary, Osprey, Grampian, LAR, and Aberdeenshire Council.

2.86 Table 2.17 below shows the stock of MMR units owned and managed by the Registered Social Landlords who operate in the Aberdeen City and Aberdeenshire. It also shows the average rents and the relet timescales. According to the Scottish Government Literature Review[9] of rent affordability in the affordable housing sector, rental charges tend to sit between 20% above social rents and 80% of the LHA or else 80% of local median private rent but never exceed the LHA.

Table 2.17: RSL mid-market rental units in Aberdeen City and Aberdeenshire

	1 Bed	2 Bed	3 Bed	4 Bed	Total	Relet time(Days)	Average Rent
Castlehill	7	19	2	0	28	41.83	£542.85
Langstane	11	20	10	0	41	96.55	£532.78
Grampian	16	163	27	2	208	78	£595.00
Hillcrest	5	73	4	0	82	56.4	£580.00
Osprey	16	50	22	0	88	65	£637.39
Sanctuary	8	94	22	0	124	118	£608.26
Create Homes	17	22	12	0	51	39.9	£580.00

Source: Individual RSLs 31/3/2022

2.87 Information from some of the larger MMR providers say that the position on MMR in Aberdeen City has improved over the past two years and they are not experiencing any particular issues with voids, re-lets or lack of demand at the moment however some 2-bedroom flats are in less demand.

Key Issues:

- The gap between private and social rents has narrowed in recent years. However social rents, and particularly council rents continue to be significantly more affordable than private rents.

Income Trends

2.88 Three different data sources are used to look at income trends. The primary source of data to assess affordability against house prices and rents will be the Scottish Government's 2018 Local Level Household Income Estimates (LLHIE) as this is the dataset used in the HNDA tool. However, it is helpful to look at two other datasets to get a broader overview of income trends, including the change over time and more detailed geographical analysis. These two sources are CACI Paycheck[10], and the Annual Survey of Hours

[9] rent-affordability-affordable-housing-sector-literature-review (1).pdf

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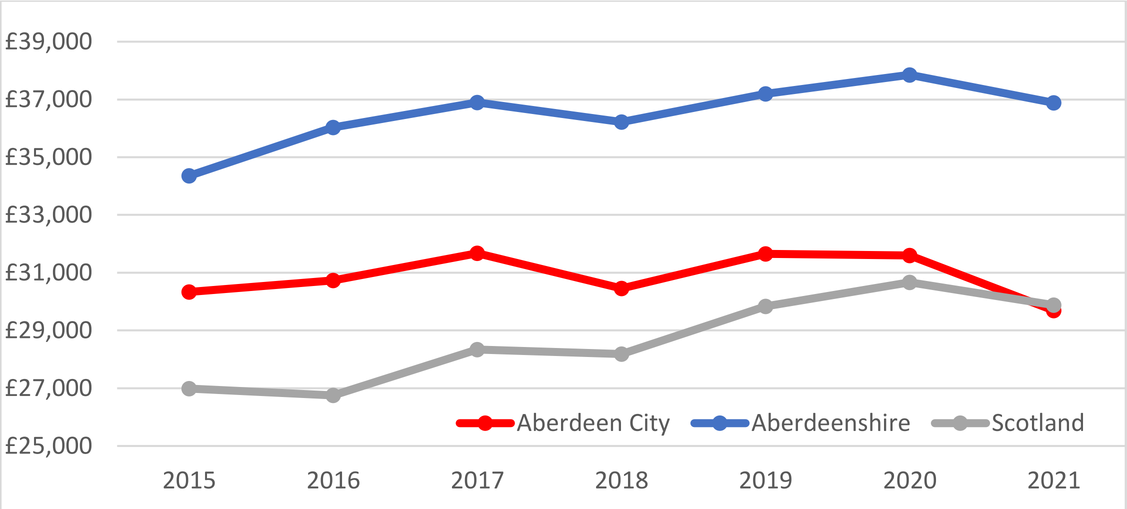
and Earnings both of which are updated on an annual basis with the most recent updates in 2021.

CACI Paycheck

2.89 Figure 2.34 below shows the change in median annual household income since 2015. Incomes in Aberdeen City and Aberdeenshire have seen slower growth in recent years than in Scotland as whole. Median income in Scotland rose by 11% over this period while in Aberdeenshire it was 7%, and in Aberdeen City there was a fall of 2%. All areas saw a fall from 2020 to 2021 because of the Covid-19 pandemic but this drop was particularly sharp in Aberdeen City, dropping from £31,593 to £29,693 which was just below the Scottish figure.

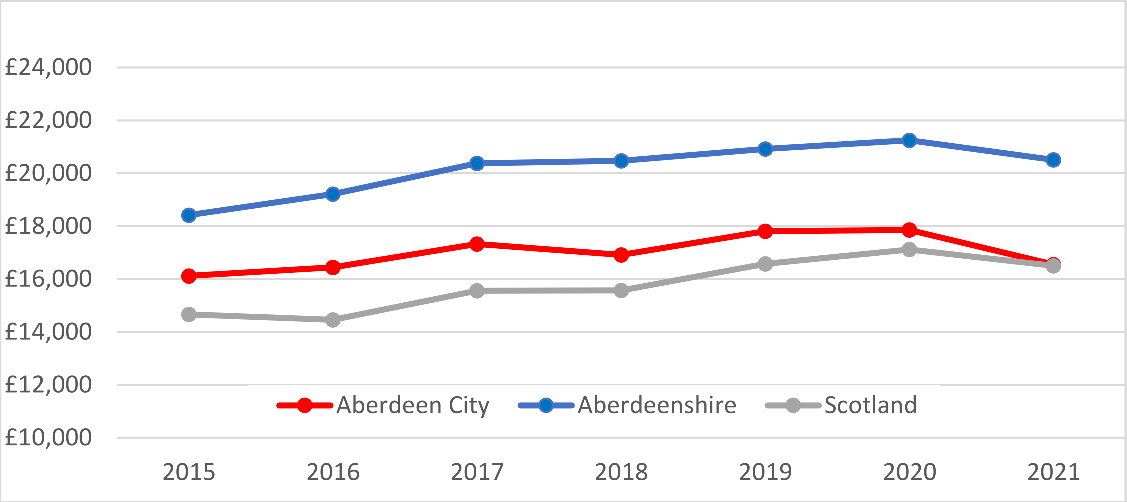
Figure 2.34: Median Annual Household Income 2015-2021



Source: CACI (2021)

2.90 The trend in lower quartile income followed a similar pattern to median household income, as can be seen from figure 2.35 below.

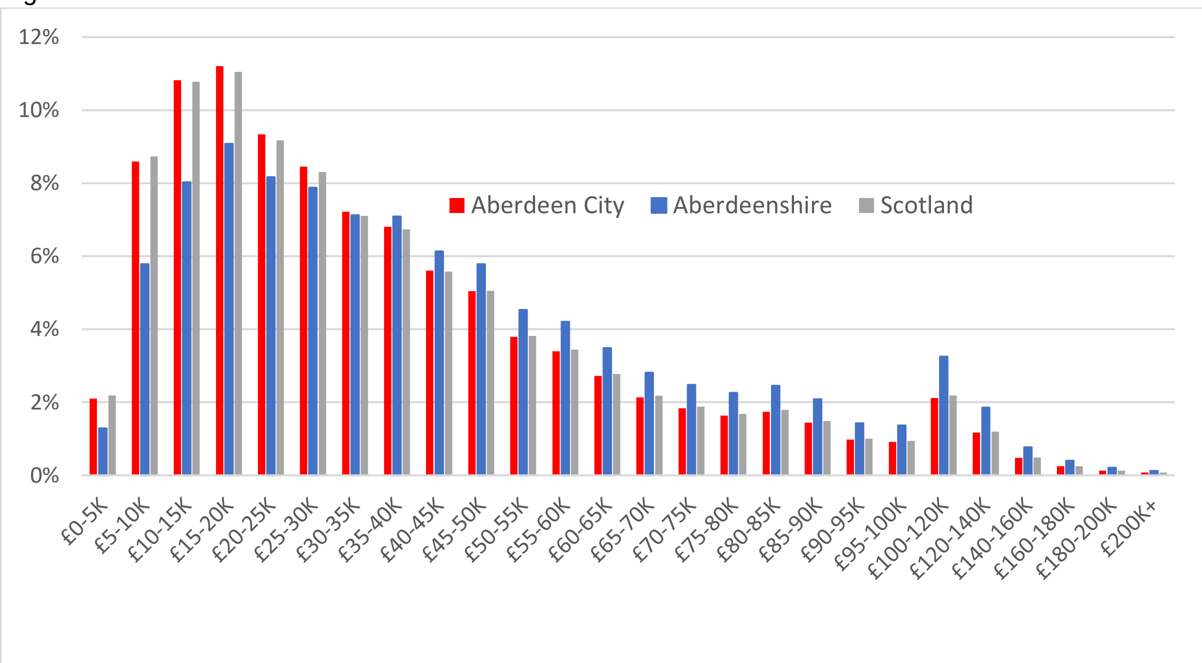
Figure 2.35: Lower Quartile Annual Household Income 2015 – 2021



Source: CACI (2021)

2.91 Figure 2.36 below shows income distribution by percentage of households within each income band. It is clear from this that while income in Aberdeen City tracks the Scottish distribution very closely, in Aberdeenshire there are fewer households in the lower income bands and more in the wealthier categories.

Figure 2.36: Household Income Distribution 2021



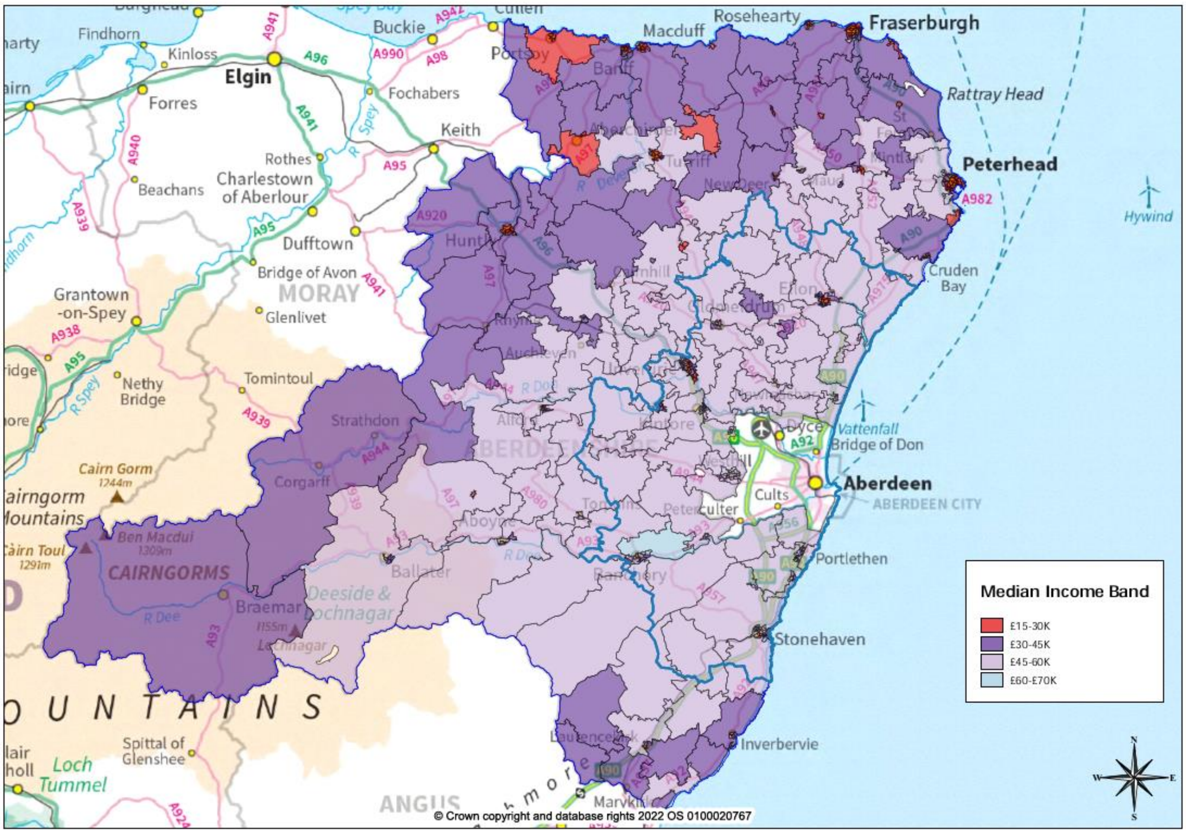
Source: CACI (2021)

2.92 Figure 2.37 below shows how median incomes vary geographically across Aberdeenshire[11]. Datazones with the lowest household incomes are found mainly in the north and west of the area, and within most of the main towns. Out of the ten datazones with the lowest median household income (ranging

[11] This information is not currently held for Aberdeen City

from £15,545 to £20,428 per year), eight are found in Fraserburgh and Peterhead with the remaining two in Huntly. The most common household income band across Aberdeenshire is the £45-60K band, with 44% of all households in this category, including the majority in the Aberdeen HMA. The wealthiest datazones (income >£60,000 per annum) are found to the west and south of Aberdeen City, including Westhill, Stonehaven and Banchory and the surrounding areas.

Figure 2.37: Median Income by Datazone



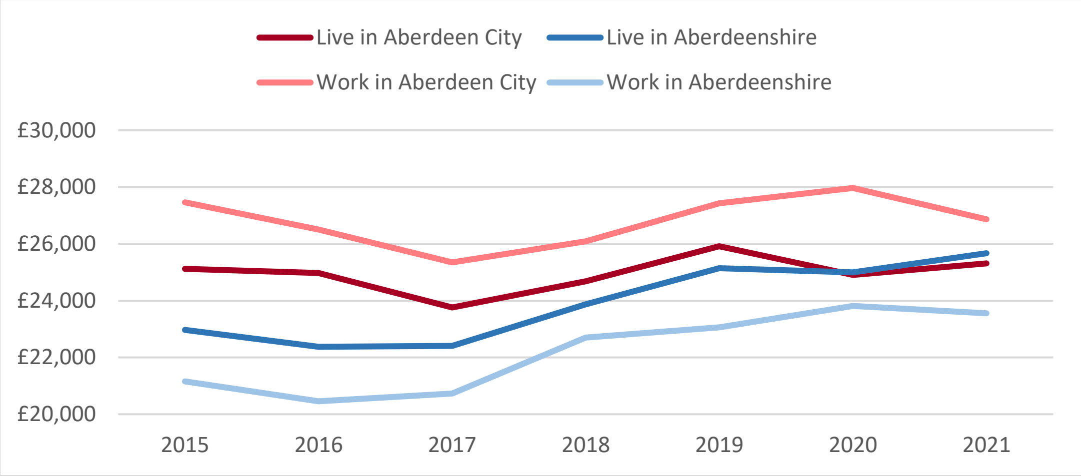
Source: CACI (2021)

Annual Survey of Hours and Earnings (ASHE)

2.93 The ASHE is a national dataset which provides income data for individuals rather than households. A household may have single or multiple earners, and those individuals may be full or part time or a combination of both.

2.94 The data is available based on where people live (residence based), or where they work (workplace based). Figure 2.38 below shows that for most of the period from 2015 to 2021 the highest individual earnings were found in people who work in Aberdeen City (which will include both those who live in the city and those who live in Aberdeenshire but whose workplace is in the city).

Figure 2.38: Median annual gross pay by residence and workplace 2015-2017



Source: Annual Survey of Hours and Earnings

2.95 Earnings were lower amongst people working in Aberdeenshire (£23,561 in 2021 compared to £26,871 for city based workers). Up until 2019 earnings were lower for people living in Aberdeenshire than for those living in the city which appears to contradict CACI data for this same period, but it is important to remember that CACI is measuring household income not individual earnings. Aberdeenshire tends to have a greater proportion of larger family households than Aberdeen City. As a result, it is more likely that there will be two or more earners in each household pushing total household income up higher than the city even if individual earnings are slightly lower.

Household Incomes

2.96 Table 2.18 below shows lower quartile and median incomes for different parts of the area using the 2018 Local Level Household Income Estimates (LLHIE) produced for the Scottish Government.

Table 2.18: Annual household income by area

Area	Median	Lower Quartile
Aberdeen City	£29,120	£17,160
Aberdeenshire	£36,400	£21,320
Aberdeenshire part of AHMA*	£43,253	£25,112
Aberdeen HMA	£32,760	£19,240
Rural HMA	£32,240	£18,720
Aberdeenshire part of Cairngorms NP	£34,320	£20,800
HNDA Area* (Aberdeen City and whole of Aberdeenshire)	£33,291	£18,533
Scotland	£28,600	£17,160

Source: Local Level Household Income Estimates 2018 except those with * which are not available from LLHIE, CACI Paycheck 2021[12] figure used instead

2.97 Incomes across the area remain higher than for Scotland although in Aberdeen City the median figure is now only slightly above the Scottish average and the lower quartile figure is the same. This reflects a recent fall in incomes resulting from the local economic impact of the oil price fall in 2014. Incomes remain high across much of Aberdeenshire, particularly in the Aberdeen HMA part but there has also been a recent levelling of income growth.

Key Issues:

- Median household income growth from 2015 was below the Scottish average of 11%. In Aberdeen City, there was a fall of 2% with incomes dropping below the Scottish average. In Aberdeenshire, incomes remain high compared to Scotland but had a lower rate of growth over the period of 7%.

- Lower quartile incomes in Aberdeen City are the same as in Scotland while in Aberdeenshire they are higher, particularly in the Aberdeenshire part of the Aberdeen Housing Market Area.

Affordability of Housing for Sale

2.98 Comparing income with house price indicates how affordable housing is to the population. The HNDA tool uses an assumption that a household can afford to buy a house if the price is no more than four times annual income. Table 2.19 below shows house prices across different parts of the Housing Market Area.

Table 2.19: Lower Quartile and Median House Price 2019/20

	Lower Quartile	Median
Aberdeen City	£110,000	£161,000
Aberdeenshire	£134,998	£193,000
Aberdeenshire part of Aberdeen HMA	£165,000	£216,222
Aberdeen HMA	£127,000	£180,000
Rural HMA	£110,000	£165,000
Aberdeenshire part of Cairngorms NP	£156,875	£195,300
Scotland	£100,000	£156,000

Source: Registers of Scotland/CHMA

2.99 Table 2.20 below shows the ratios between house prices and income for lower quartile and medians. Buying a house is unaffordable if the ratio is more than four (shaded red), and affordable if it is below four (shaded green).

Table 2.20: House price to income affordability ratios by area

	LQ price/LQ income	LQ price/ Median income	Median price/ Median income
Aberdeen City	6.4	3.8	5.5
Aberdeenshire	6.3	3.7	5.3
Aberdeenshire part of Aberdeen HMA	8.5	4.8	6.3
Aberdeen HMA	6.6	3.9	5.5
Rural HMA	5.9	3.4	5.1
Aberdeenshire part of Cairngorms NP	7.5	4.6	5.7
Scotland	5.8	3.5	5.5

Source: Registers of Scotland, LHIE, CACI

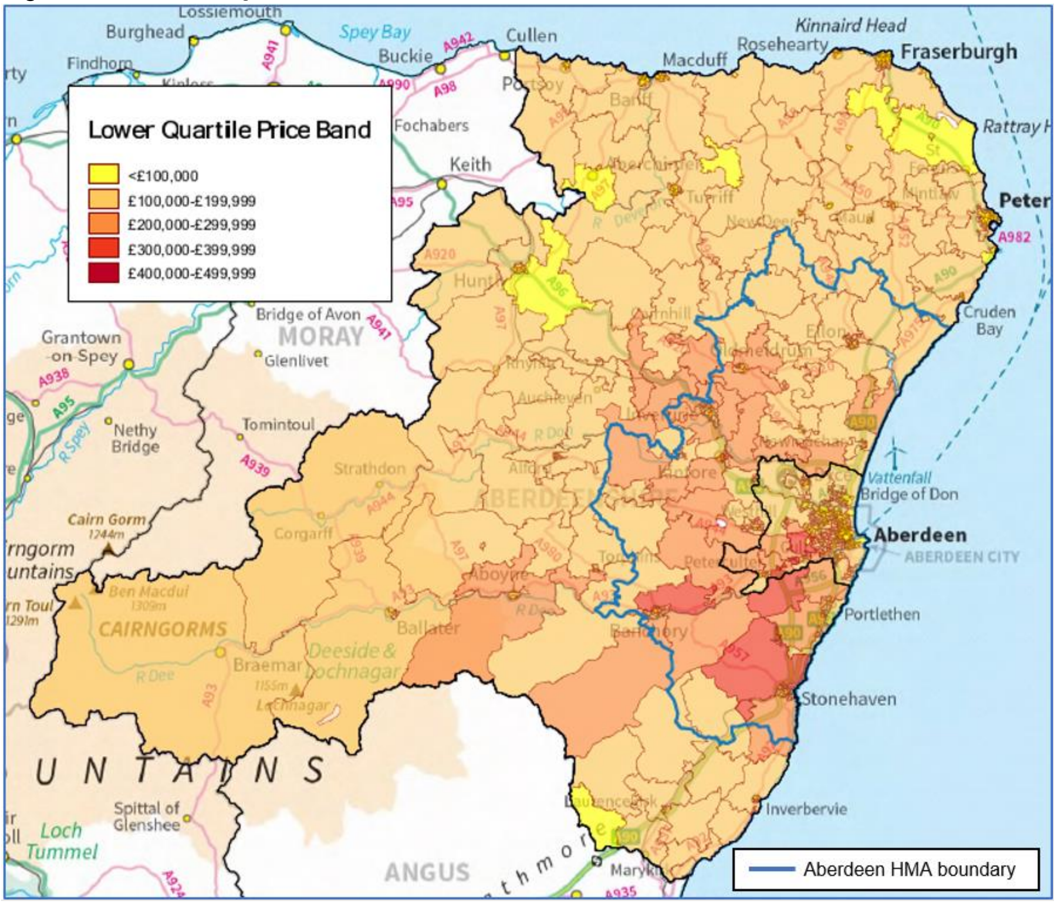
2.100 Using this measure of affordability, households with lower quartile income cannot afford to buy a lower quartile property in any part of the area. Lower quartile house prices are around 6 - 8 times higher than lower quartile incomes. That said, affordability is better now than it was at the time of the last HNDA when even in the Rural HMA, where house prices tend to be lower, the ratio was 7.0 while in the Aberdeen HMA it was 8.4 times annual household income.

2.101 Housing in the lower quartile is more affordable for those on median incomes, with house prices being less than four times income in much of the area, except for the Aberdeenshire part of the Aberdeen HMA, and the Aberdeenshire part of the Cairngorms National Park, where affordability is still an issue. This however is an improvement on the situation at the time of the last HNDA when both Aberdeen City and the Aberdeen HMA were not affordable to those on median household incomes. Median house prices remain out of reach of those on median incomes in all parts of the area.

2.102 Although there are issues with affordability across both Aberdeen City and Aberdeenshire, a more fine-grained analysis using datazones shows that there is considerable variation in house prices within local authority areas and within housing market areas. So, if households can move to a different part of the area, it may be possible to find more affordable housing. Figures 2.39, 2.40 and 2.41 (maps) show how lower quartile prices vary between datazones across the area. For this analysis, the average (median) of lower quartile prices over the five years from 2015 to 2020 was used.

2.103 In Aberdeenshire, the lowest prices (less than £100,000) are found only in the more peripheral parts of the Rural HMA, and mainly in the north of Aberdeenshire. The most expensive housing (lower quartile price more than £300,000) is found in the Aberdeen HMA, to the south and west of Aberdeen City.

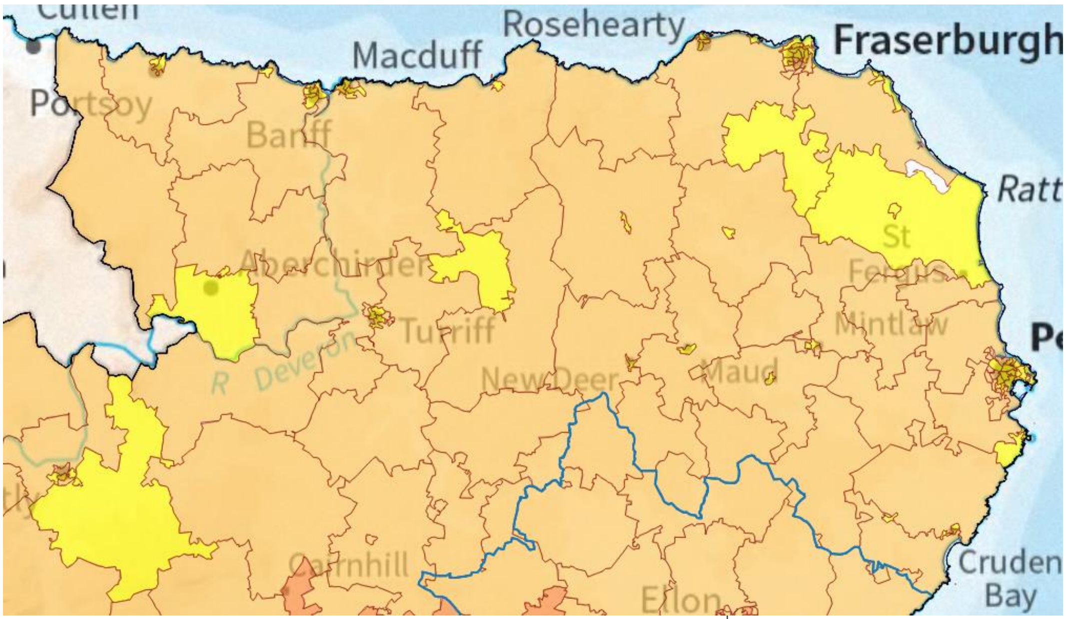
Figure 2.39: Lower Quartile House Price in Aberdeenshire



Source: Registers of Scotland

2.104 Figure 2.40 below gives more detail for the north of Aberdeenshire showing the concentration of datazones with lower house prices concentrated in Peterhead, Fraserburgh, Banff/Macduff, Turriff and Huntly and some of their surrounding rural areas and smaller settlements.

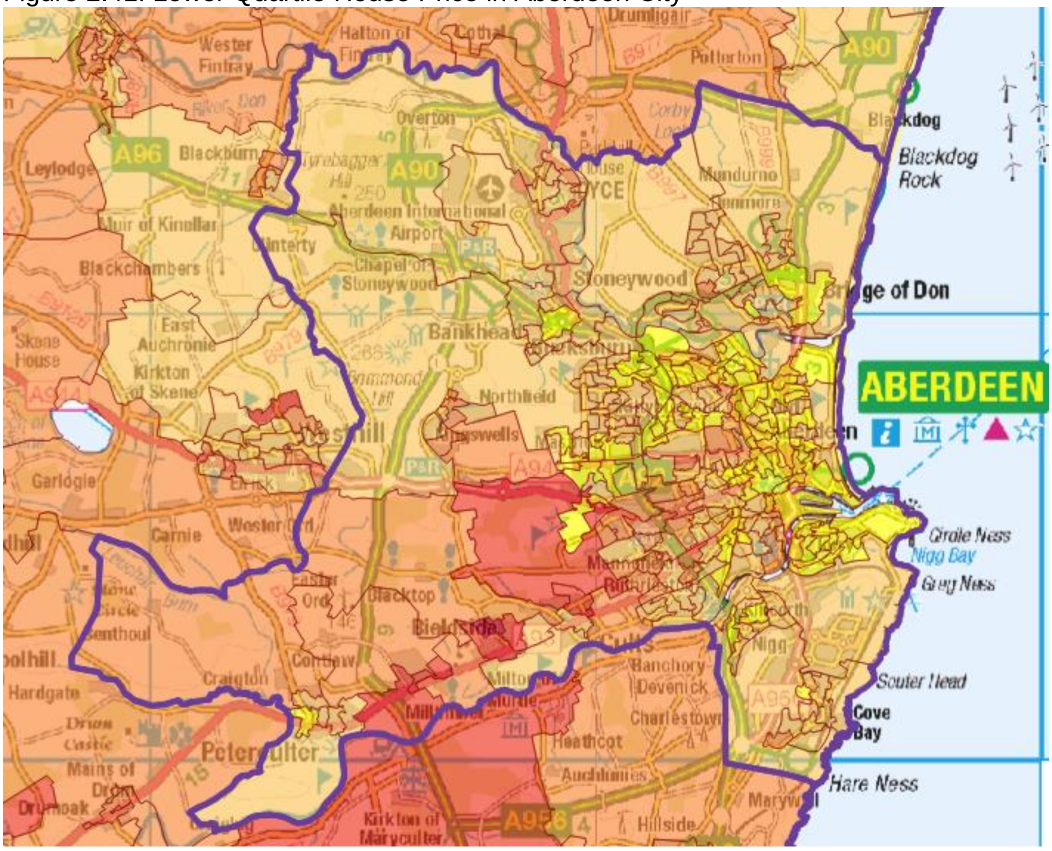
Figure 2.40: Lower Quartile House Price in Northern Aberdeenshire



Source: Registers of Scotland

2.105 In Aberdeen City, the lowest prices are found in areas closer to the City Centre and where there are a higher number of flats including Torry, Seaton, Mastrick and Tillydrone. The most expensive areas are found to the west of the City in Hazlehead, Cults, Bieldside and Milltimber.

Figure 2.41: Lower Quartile House Price in Aberdeen City



Source: Registers of Scotland

2.106 A similar spatial pattern was seen in lower quartile house prices across Aberdeen City and Aberdeenshire in the 2017 HNDA but there are now a significantly greater number of data zones which fall into the more affordable price bands. There were very few data zones in the <£100,000 category in the previous HNDA. Now 169 out of 623 or 27% of all data zones are in this category. 57% of the data zones in this category are in Aberdeen City.

2.107 It is important to note that the ability of a household to move to a more affordable part of the area is dependent on range of factors including the location of employment, schools and family or social support networks. In addition, areas which have lower cost housing are often those with a higher proportion of small flats because they tend to be less expensive than houses. If the size and characteristics of a household mean that living in a flat is not appropriate, then just moving to a less expensive area will not help if there are no affordable family houses. Therefore, while a reduction in price at the lower end of the market might help individuals and couples, particularly first-time buyers looking for flats, it may have little impact on affordability pressures in the family housing segment of the market.

2.108 It is also true that although house prices have fallen in some areas, incomes have also fallen or at least levelled off, so it would be incorrect to assume that affordability has improved significantly for everyone. This situation has been exacerbated in recent months by high inflation and the resulting ‘cost of living crisis’ as increases in the cost of goods and services have outstripped income growth. This impacts on the affordability of housing partly due to the increased cost of servicing mortgages and a reduction in the ability of first-time buyers to save for deposits. In addition, the benefit of moving to a cheaper area to buy a more affordable house may be cancelled out by rising fuel costs to access employment and services.

Affordability of Housing to Rent

2.109 There is not one standard accepted measure of the affordability of rents relative to income, but both the Office for National Statistics (ONS)[13] and research undertaken by the Scottish Government[14] suggest that for rent to be considered affordable it should not exceed 30% of gross household income.

2.110 Table 2.21 uses a variety of data sources to show the average cost of rents for 2 bed properties across the area within different market sectors.

[13] https://www.ons.gov.uk/peoplepopulationandcommunity/housing/bulletins/privaterentalaffordabilityengland/2012to2020

[14] https://www.gov.scot/publications/rent-affordability-affordable-housing-sector-literature-review/

Table 2.21: Average monthly rent for 2 bed properties in 2021

	Private Rents (ScotGov)	Private Rents (Citylets)	Private Rents (Aberdeenshire Council)	Council Rents	RSLRents[11]
Aberdeen City	N/A	£633	N/A	£333.04	£421.59
Aberdeenshire	N/A	N/A	£594.57	£339.72	£413.80
Aberdeen City and Aberdeenshire	£649.00	N/A	N/A	N/A	N/A
Aberdeenshire AHMA	N/A	N/A	£636.82	N/A	N/A
Rural HMA	N/A	N/A	£499.41	N/A	N/A

Sources: Scottish Government Private Sector Rent Statistics; Citylets; Aberdeenshire Council Affordable Housing Team; CHMA Datapack

2.111 Tables 2.22 and 2.23 compare these rent levels against the lower quartile and median incomes to assess affordability. If rent is more than 30% of income it is shaded red (unaffordable), if less than this it is considered affordable (shaded green). This analysis shows that rents in the private sector are not affordable for households on lower quartile incomes and these households would be dependent on provision within the social sector. Affordability is worse in Aberdeen City and the Aberdeenshire part of the Aberdeen HMA. Rents are much more affordable for those on median incomes in all parts of the area.

Table 2.22: Rent for 2 bed properties as a proportion of lower quartile income

	Private Rents (ScotGov)	Private Rents (Citylets)	Private Rents (Aberdeenshire Council)	Council Rents	RSL Rents
Aberdeen City	N/A	44%	N/A	23%	29%
Aberdeenshire	N/A	N/A	33%	19%	23%
Aberdeen City and Aberdeen shire	42%	N/A	N/A	N/A	N/A
Aberdeenshire AHMA	N/A	N/A	40%	N/A	N/A
Rural HMA	N/A	N/A	32%	N/A	N/A

Sources: CHMA Datapack (2021); Aberdeenshire Council Affordable Housing Team; Citylets

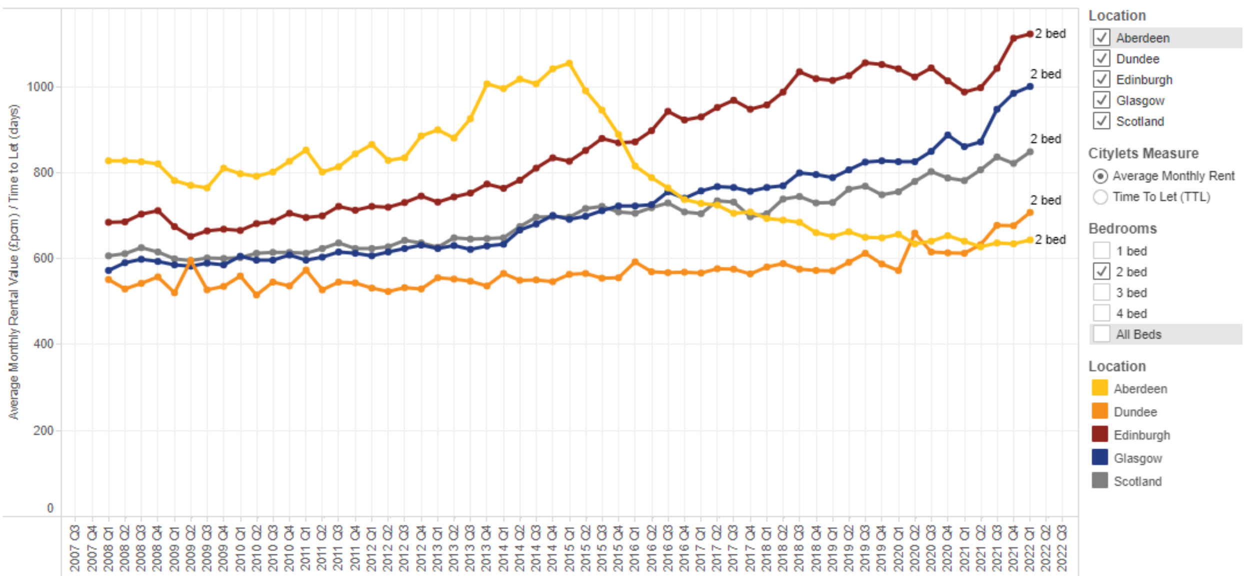
Table 2.23: Rent for 2 bed properties as a proportion of median income

	Private Rents (ScotGov)	Private Rents (Citylets)	Private Rents (Aberdeenshire Council)	Council Rents	RSL Rents
Aberdeen City	N/A	26%	N/A	14%	17%
Aberdeenshire	N/A	N/A	20%	11%	14%
Aberdeen City and Aberdeenshire	23%	N/A	N/A	N/A	N/A
Aberdeenshire AHMA	N/A	N/A	22%	N/A	N/A
Rural HMA	N/A	N/A	19%	N/A	N/A

Sources: CHMA Datapack (2021); Aberdeenshire Council Affordable Housing Team; [Citylets]

2.112 There has been a very significant shift in affordability in the private rented sector since the time of the last HNDA, particularly in Aberdeen City. Figure 2.42 below shows the significant drop in rental prices in Aberdeen City following the downturn in the oil and gas sector in 2014. Up until 2015, rents had consistently been well above the average for other Scottish cities with the monthly rent for a 2-bed property in Aberdeen peaking at £1,053 in Q1 2015. Since then, rents have fallen sharply and the average rent for a 2-bed property is now cheaper than in any other Scottish city at £642, which is a 39% reduction over 7 years.

Figure 2.42: Average monthly rent for 2 bed properties 2007-2022 Scottish cities



Source: Citylets

2.113 As a result of this trend, rents are now much more affordable. At the time of the last HNDA, a household with median income would have had to pay 37% of their income to afford a 2-bed property in Aberdeen City. Now that figure is 26% which is within the affordable range.

Mortgages

Mortgage Interest Rates

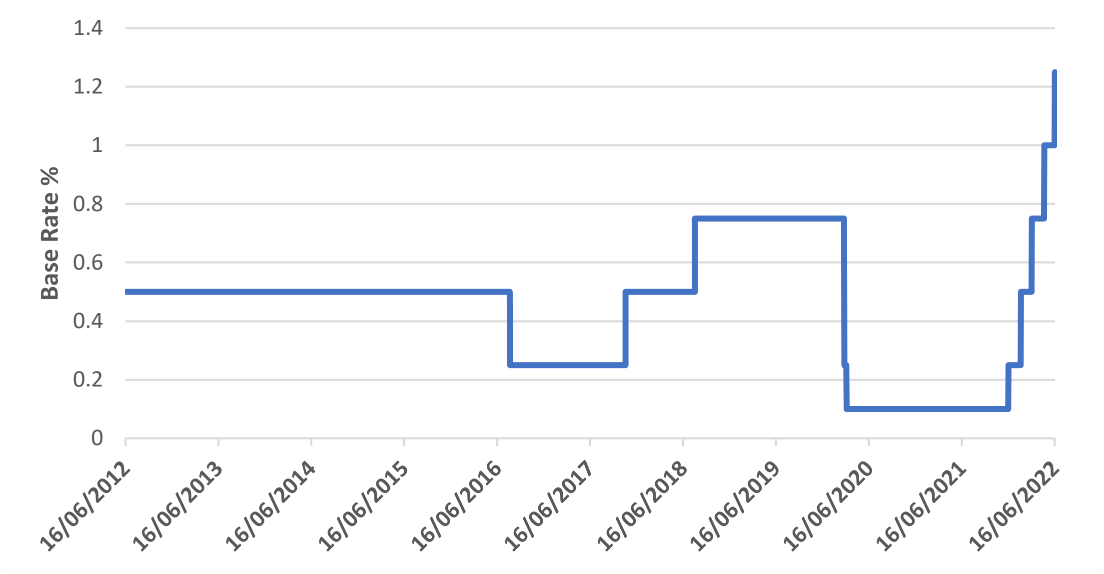
2.114 Since 2020, UK average interest rates on new variable rate loans had remained in the region of 1.5% to 2% and stood at 1.6% by December 2021, whilst new fixed rate loans had similarly drifted down to 1.58% by December 2021. However, these figures do not reflect recent increases to interest rates made by the Bank of England since January 2022 in response to rising inflation. From March 2020 to December 2021 base rates had remained steady at the particularly low rate of 0.1% and for the past 10 years since 2012 they had remained low at below 1%. On 3 Feb 2022 Bank of England increased the base rate from 0.25% to 0.5% and again increased it to 0.75% on 17 March 2022, to 1% on 5 May 2022 and a further increase to 1.25% on 16 June 2022 which is the highest level in 13 years.

2.115 The Q1 2022 data suggests that average variable and fixed rates on new mortgages have already been raised by lenders in response. The uplift in the base rate since the start of 2022 is estimated to have increased the average monthly payment by around £100 on an average new variable rate mortgage and by £50 on an average outstanding variable rate mortgage in Scotland.

2.116 Recent interest rate rises are an attempt by the Bank of England to combat rising inflation which has increased to around 9% in Q2 of 2022 and could reach 11% by the end of 2022 see figure 2.43 below. The Bank of England have largely attributed the rate of inflation to rises in global energy and commodity prices, recently exacerbated by Russia's invasion of Ukraine in February 2022. There remains uncertainty about whether the base rate will increase further this year, although this is considered likely, which would make variable mortgages and new fixed rate mortgages more expensive and house purchase less affordable.[15]

[15] Further information can be found at: Interest rates and Bank Rate | Bank of England
Scottish Housing Market Review: Q1 2022

Figure 2.43: Bank of England Base Rate 2012-2022



Source: [Interest rates and Bank Rate | Bank of England]

First Time Buyers

2.117 First-time buyers in Scotland still face a significant deposit barrier in relation to buying a property and the gap between purchase price and deposit has widened. The average deposit for 2021 is in the region of £37,000 which is 22% of the average house price in 2021, an increase of 4% since 2020. The overall number of first-time buyers in Scotland increased markedly to 24% from 2020 to 2021. The average age of a first-time buyer in Scotland is 31 in 2021, up from 29 in 2011 and slightly below the UK average of 32.[16]

2.118 As at Q4 2021, the average Loan to Value (LTV) ratio for a first-time buyer in Scotland is 82.1%, up 4.8% annually, which likely reflects the return of high LTV ratio mortgages (partly due to the UK Government's Mortgage Guarantee Scheme launched in April 2021) whose availability fell substantially early in the Covid-19 pandemic. The mean LTV ratio for Home Movers also increased slightly 71.2%, up 1.4% over the one-year period. This indicates that the market is starting to recover from the effect of the pandemic with loans classified as high LTV and high LTI (loan-to-income) increasing. [Scottish Housing Market Review: Q1 2022].

[16] More information can be found at: [Halifax First-Time Buyer Review 2021 (lloydsbankinggroup.com)]

Key Issues:

- Lower quartile house prices are around 6-8 times higher than lower quartile incomes across the area. The Aberdeenshire part of the Aberdeen Housing Market Area is the least affordable location, with house prices unaffordable even for those on median incomes.
- Private sector rents are not affordable for those on lower quartile incomes across most of the area.
- The recent fall in house prices and rental levels has only had a marginal impact on affordability because incomes have also fallen. In addition, substantial increases in mortgage interest rates and reduced supply of rental properties are both exacerbating affordability pressures.

Economic Trends

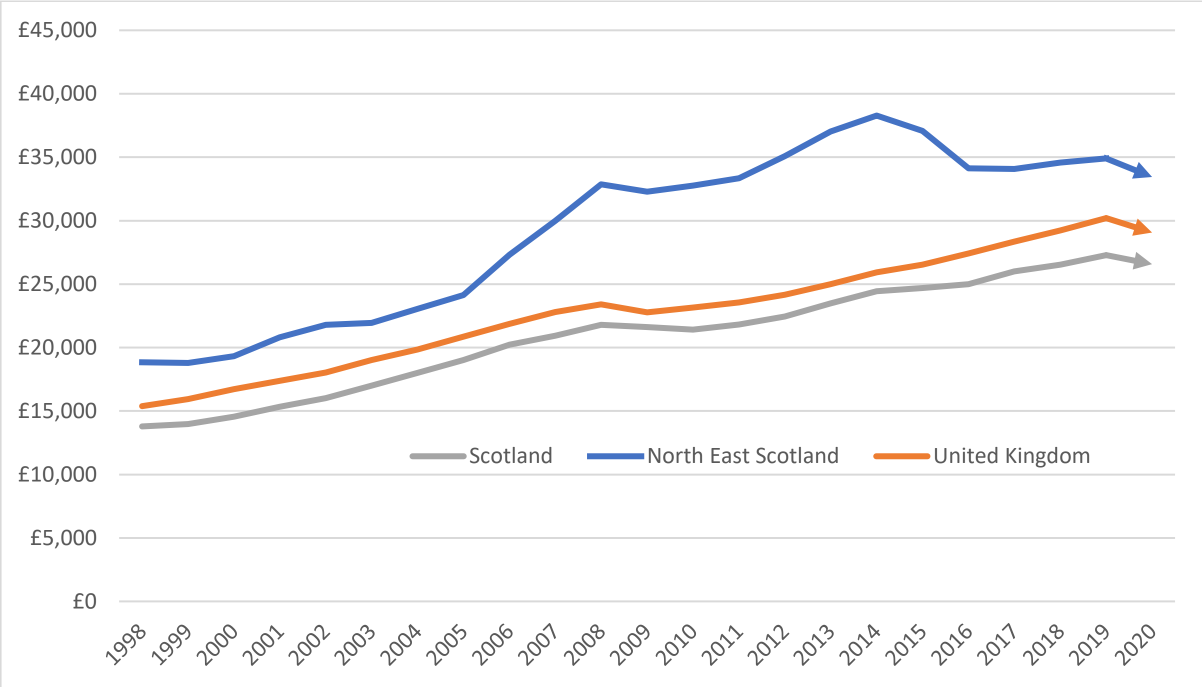
Economic Growth

2.119 Gross Value Added (GVA) is a good indication of a region's economic performance and overall economic well-being. The latest figures published by ONS in May 2022 indicate see figure 2.44 below:

- In 2020, North East Scotland[17] had a GVA per head of £33,441 which was the fifth highest of areas in the UK outside of London. This regional figure is the average of Aberdeen City and Aberdeenshire. GVA per head was 15% and 26% higher than that of the UK and Scotland respectively.
- Within Scotland's regions, North East Scotland had the fourth highest figure after Edinburgh City, Glasgow City and Shetland.
- Following a prolonged period of growth in GVA per head in North East Scotland, there was a significant decrease between 2014 and 2017 due to the downturn in oil and gas prices. Meanwhile growth continued for the rest of Scotland and the UK. Nearly all areas of the UK saw a fall in 2020 as the pandemic hit.

[17] North Eastern Scotland ITL2 Area (International Territorial Level)

Figure 2.44: GVA per head of population 1998 – 2020



Source: Regional Gross Value Added (Balanced) Per Head and Income Components, ONS 2021 [Regional gross value added (balanced) per head and income components - Office for National Statistics (ons.gov.uk](https://www.ons.gov.uk)

Labour Market

2.120 The largest employment industry sector in Aberdeen City and Aberdeenshire in 2020 was health, which equated to 14.6% of all jobs in the region. This includes employment at the regional hospital, Aberdeen Royal Infirmary, local medical and dental practices as well as care and social work activities.

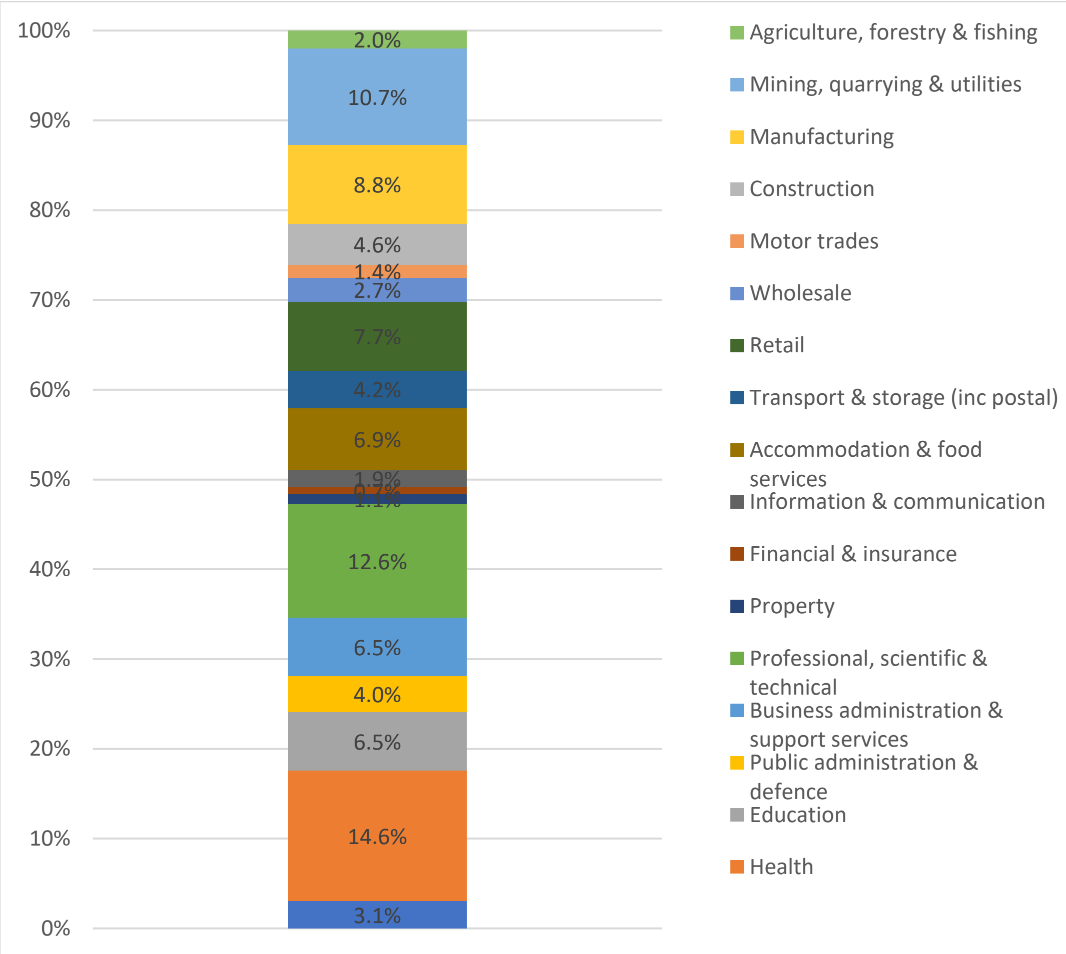
2.121 The region also has a high proportion of the population employed in the professional, scientific, and technical industry at 12.6% (this rises to 13.8% for city employment levels). This sector includes employment relating to legal, accounting, management consultancy, engineering and scientific research activities. This sector reflects the regional focus on research and development, primarily centred round the oil and gas industry, however the number of jobs has slightly decreased over time (previously in 2015 this was 13.5% and the largest employment sector).

2.122 The mining, quarrying and utilities industry is also regionally significant with 10.7% of the employees in the Northeast working in this sector, 12.5% in Aberdeen City and 8.0% in Aberdeenshire. This is considerably higher than in Scotland as a whole (2.7%) and Great Britain (1.3%). This sector includes activities relating to petroleum and gas extraction and the associated support services.

2.123 Regionally there was a very low reliance on the public sector in 2020, with only 19% of those in employment in the Northeast working in the public sector. This is lower than the Scottish national average of 24.1%. However, this represents a 2.4% rise in the number of public sector employees from 2015 to 2020.

2.124 Figure 2.45 below details the Business Register and Employment Survey 2020 and highlights the prevalent trades within the Northeast.

Figure 2.45: Employment Industry sectors Northeast Scotland 2020



Source: Business Register and Employment Survey, via Nomis (2020)

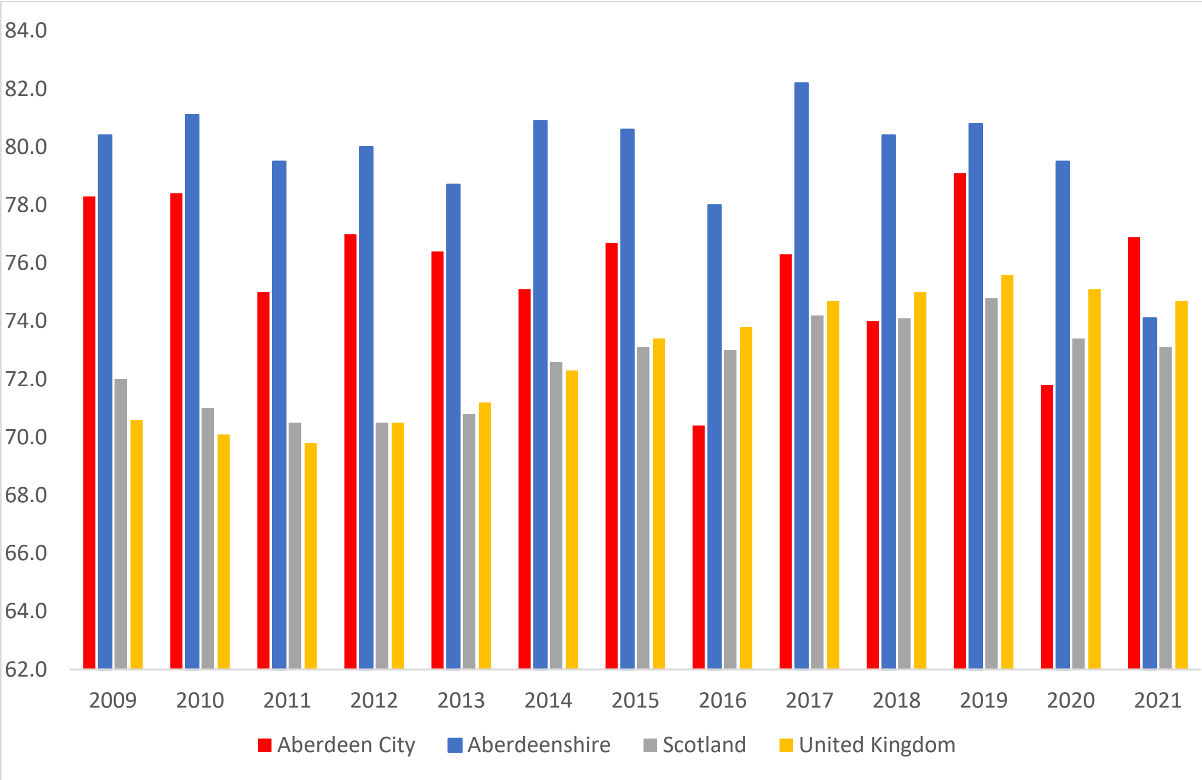
Economic Activity

2.125 Employment rates reflect the number of people either employed or actively seeking employment. In 2019, the employment rate in Aberdeen City and Aberdeenshire stood at 79.1% and 80.8% respectively. This was higher than the Scottish average of 74.8% and the UK average of 75.8%.

2.126 The employment rates fell in 2020 across all regions see figure 2.46, however Aberdeenshire rates remained above Aberdeen City as well as Scotland and UK average at 79.6%. A fall in the rates in Aberdeenshire was apparent in

2021, with a decrease to 74.1% and under the UK rate of 74.9%. Aberdeen City rates rose from 71.6% in 2020 to 76.9% in 2021. Over the same period, the Scotland (73.1%) and UK (74.7%) rates remained like those in 2020.

Figure 2.46: Employment Rates 2009-2021



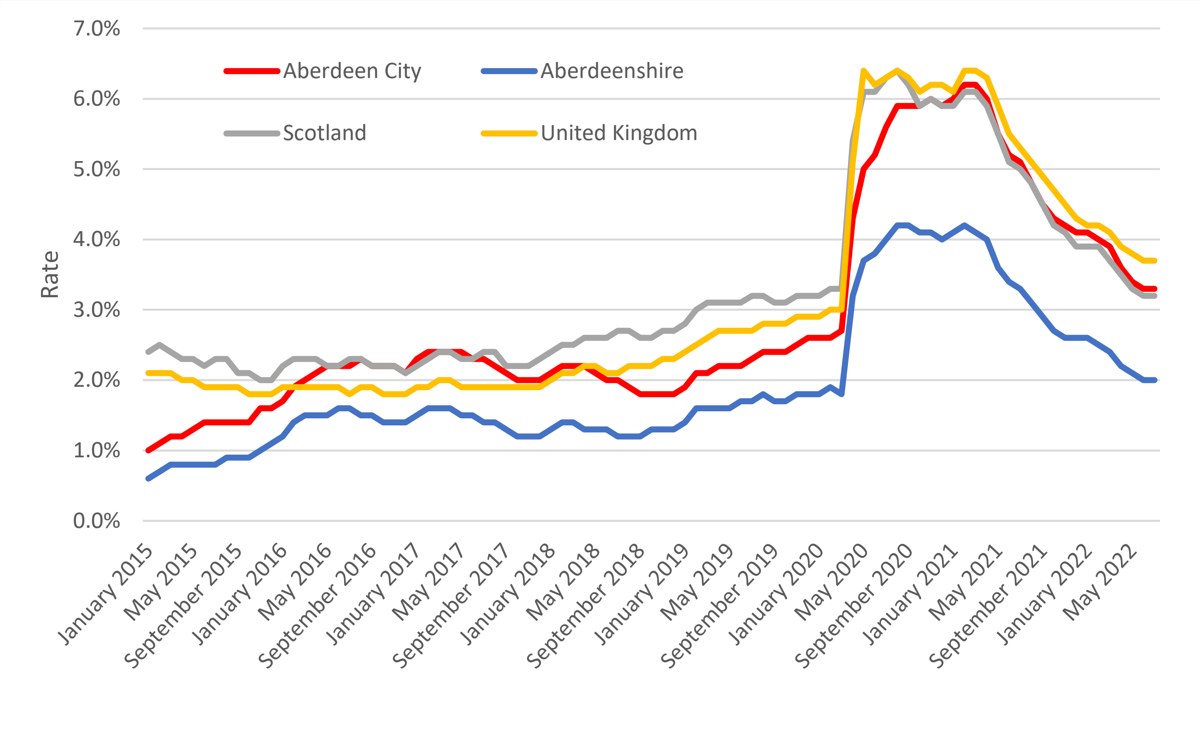
Source: Annual Population Survey, employment rates Jan – Dec from 2009 to 2021, via nomis (2022)

Unemployment

2.127 The unemployment level is a strong indicator of short-term changes in the local economy. Figure 2.47 below shows that from 2015 to 2017 the claimant rate increased in both Aberdeen City and Aberdeenshire in response to the local economic downturn whilst rates decreased or remained steady across Scotland and the United Kingdom. In Aberdeen City, the unemployment rate climbed above the UK level to around the same as the Scottish rate. Rates decreased slightly in both Aberdeen City and Aberdeenshire until late 2018, with Aberdeen City dropping once again below Scotland and the UK.

2.128 Across all regions there was a gradual rise in unemployment rates from early 2019 followed by a very sharp increase in 2020 as the Covid-19 pandemic hit with Aberdeen City tracking the Scottish and UK rates at around 5-6%. Rates in Aberdeenshire followed the same pattern but peaked at around 4%. These high unemployment rates continued up until Spring 2021 before beginning to decline. By July 2022 the rate in Aberdeen City was 3.3% and in Aberdeenshire 2.0%, compared to Scotland at 3.2% and the UK at 3.7%.

Figure 2.47: Unemployment Rate (Claimant Count) January 2015 – July 2022



Source: Claimant Count, Nomis (2022)

Key Issues:

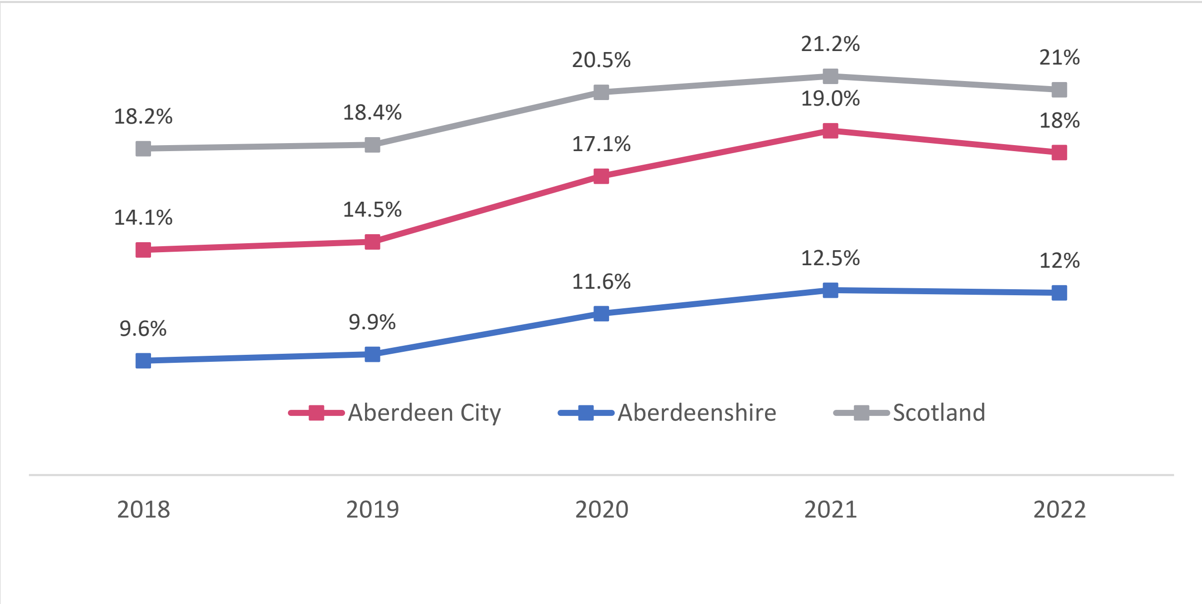
- Following a prolonged period of economic growth in North East Scotland, there was a significant decline between 2014 and 2017 due to the downturn in oil and gas prices. However economic performance remains above the average in Scotland and the rest of the UK.
- Employment in the region remains focused on activities related to oil and gas extraction although this has begun to decline.
- Unemployment rates in the area have historically been much lower than in Scotland but in Aberdeen City this has changed in recent years with unemployment at similar rates to Scotland (3.3% in Aberdeen City, 3.2% in Scotland). In Aberdeenshire the unemployment rate remains low at 2.0% but has increased since 2015 when it was below 1%.

Housing Benefit and Universal Credit

2.129 The number of people claiming housing benefit has been declining in recent years because payment for housing costs is now included within Universal Credit. Therefore, to look at the overall trend for people claiming help with housing costs we need to combine statistics on Housing Benefit with the Housing Cost Element of Universal Credit. Figure 2.48 shows the change in the proportion of households claiming Housing Benefit or the housing element of Universal Credit since 2018.

2.130 The impact of the Covid-19 pandemic is clear with a significant increase in the proportion of households needing help with housing costs in 2020 and 2021 in Aberdeen City, Aberdeenshire and Scotland. This corresponds to the trend in unemployment rates in Figure 2.47. The rise in claimants for housing costs was particularly steep in Aberdeen City, from 14.1% in 2018 to 19.0% in 2022, an increase of more than one third. Aberdeenshire followed a similar pattern although the proportion was lower at 12.5% in 2021. In all areas there has been a slight decrease over the last year, but it is too early to say whether this is likely to indicate the beginning of a downward trend.

Figure 2.48: Proportion of households claiming housing benefit or housing element of universal credit

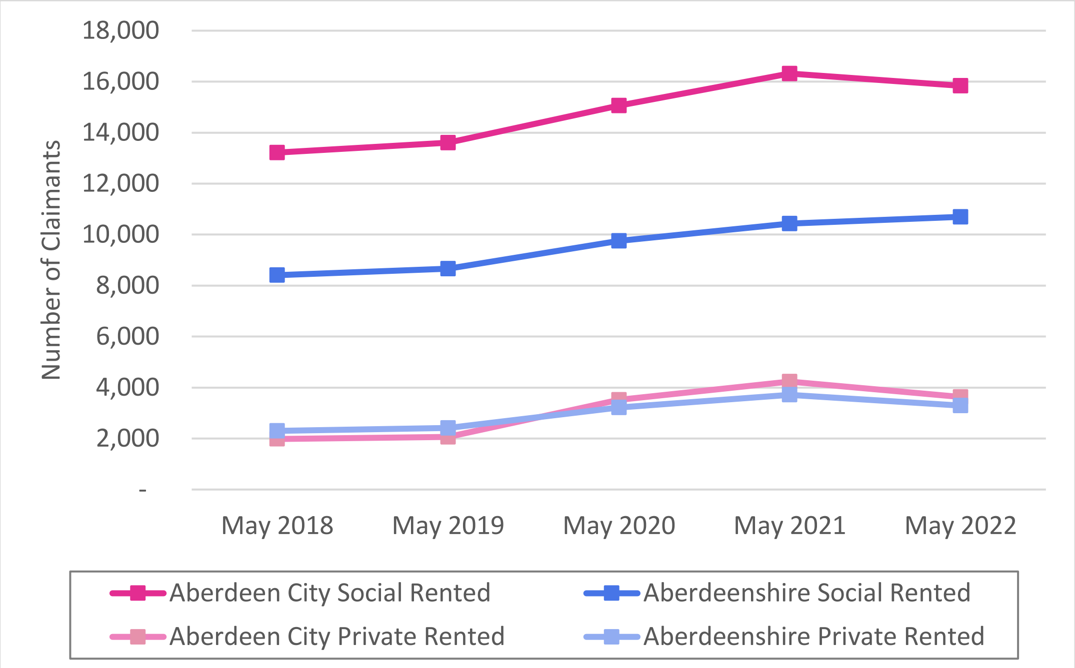


Source: DWP via Stat-Xplore - Households on Universal Credit, Housing Benefit Claimants

2.131 Figure 2.49 shows the breakdown by tenure for people claiming help with housing costs in Aberdeen City and Aberdeenshire. A greater number of tenants in the social rented sector claim these benefits than those in the private sector and there are more claimants in the social rented sector in Aberdeen City than Aberdeenshire. The number of claimants in the private rented sector is very similar in both authorities. In Aberdeenshire in the social rented sector there was an increase in claimants from 2021 to 2022 (from

10,437 to 10,698) which is contrary to the overall trend for a decrease in the last year.

Figure 2.49: Housing Benefit/Universal Credit claimants by tenure 2018- 22



Source: DWP via Stat-Xplore - Households on Universal Credit, Housing Benefit Claimants

Deprivation

2.132 While the Northeast is one of the least deprived areas in Scotland there are significant geographical variations across the region, with areas of deprivation and households at high risk of poverty. Table 2.24 below highlights relative deprivation rates across the area according to the Scottish Index of Multiple Deprivation (SIMD2020), using the 20% threshold for identifying spatial concentrations of multiple deprivation.

Table 2.24: Regional Share of the Most Deprived 20% of Scotland 2020

	Number of Datazones	Data Zones in most deprived 20% in Scotland	% of all Data zones in area
Aberdeen City	283	29	10.25%
Aberdeenshire	340	9	2.65%
Aberdeen City & Aberdeenshire	623	38	6.1%

Source: SIMD (2020); Scottish Government (2020)

2.133 Aberdeenshire has only 9 datazones out of 340 that fall within the 20% most deprived in Scotland and none in the 5% most deprived. Overall deprivation in Aberdeenshire is concentrated in Fraserburgh and Peterhead.

2.134 However, there are some variations when individual domains are considered. Many of the rural communities across Aberdeenshire score poorly in terms of access, with 44% of the local datazones ranking in the 20% of the most deprived areas in Scotland for this domain. Rural areas around Insch, Aboyne, Dunecht and New Pitsligo are particularly badly affected as well as remote parts of Donside and within the Cairngorms National Park. The 20% most deprived datazones for income, housing, health and employment domains follow the overall deprivation pattern and are found in Peterhead and Fraserburgh.

2.135 In Aberdeen City, there are 29 datazones out of 283 that fall within the most deprived and 1 datazone in the 5% most deprived (Woodside). The datazones falling within the 20% most deprived can be found in Ashgrove, Kincorth, Mastrick, Middlefield, Northfield, Seaton, Stockethill, Tillydrone, and Woodside, as well as parts of George Street.

2.136 As with Aberdeenshire, there are variations when individual domains are considered. Most notably, just over a third (35%) of datazones within the City rank in the 20% most deprived areas in Scotland for housing. These are concentrated mainly in and around the centre of the city. The location of the 20% most deprived datazones for other domains broadly follows the pattern of overall deprivation. The exception to this is the access domain, where the 21 datazones in the 20% most deprived are located mainly on the outskirts of the city in otherwise more affluent areas including Bieldside, Culter, Cults, Denmore, Dyce, Hazlehead, Kingswells and Milltimber.

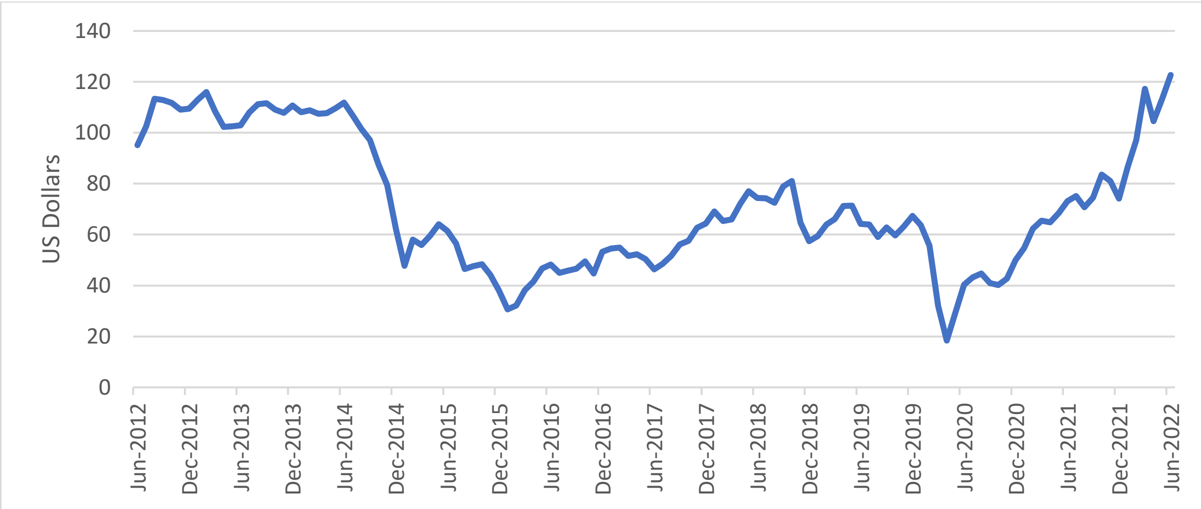
Key Issues:

- The rise in claimants for Universal Credit housing costs was particularly steep in Aberdeen City, from 14.1% in 2018 to 19.0% in 2022, an increase of more than one third. Aberdeenshire followed a similar pattern although the proportion was lower at 12% in 2022.
- In Aberdeen City, there are 29 datazones out of 283 that fall within the 20% most deprived in Scotland and 1 datazone in the 5% most deprived. 35% of datazones fall within the 20% most deprived for the housing domain. Aberdeenshire has only 9 datazones out of 340 that fall within the 20% most deprived and none in the 5% most deprived.

Oil Price and Energy Transition

2.137 In Aberdeen City and Aberdeenshire although the economy has a range of strengths and specialisms, local economic performance has been intrinsically linked to the oil and gas industry. Inevitably, the downturn in the price of oil in 2014 (figure 2.50) has had a significant impact on the region's economy. In the three years prior to July 2014 the price of oil ranged from $100 to $120 per barrel (monthly averages). From July 2014, the price of oil per barrel dropped significantly, reaching its lowest price in over a decade in January 2016 at $31 per barrel before stabilising around the $60 per barrel mark until early 2020. The COVID-19 pandemic caused prices to drop further still to $18 in April 2020 but they had recovered to pre-pandemic levels by early 2021. A sharp rise to costs above $100 per barrel from March 2022 is linked to the Russian invasion of Ukraine and the effect this has had on global energy prices. According to the US Energy Information Administration, the Brent spot average price per barrel is predicted to fluctuate but remain over $100 per barrel until the end of 2022, although there is considerable uncertainty due to ongoing events in Ukraine and the impact on the global supplies.[18]

Figure 2.50: Brent Crude Oil Price Per Barrel June 2012 - June 2022



Source: US Energy Information Administration, EIA (2022)

2.138 An Economic Outlook report published by KPMG in June 2020 predicted that the two Scottish local authorities to be worst affected over the year to 2021 were Aberdeen City and Aberdeenshire due to a combination of the COVID-19 pandemic and the significant decline in oil price. The outlook following the recent increase in oil prices linked to the war in Ukraine has yet to be determined.

[18] Short-Term Energy Outlook - U.S. Energy Information Administration (EIA)

Energy Transition

2.139 In April 2020 the Institute for Government set out the UK net zero target of 2050 and the associated need to reduce greenhouse gas emissions in response to the climate change emergency. Energy supply is the second highest emitting sector after transportation, although emissions have reduced in recent years due to the phasing out of coal and increasing use of renewables.

2.140 The Regional Economic Strategy for the North East (2015) is focused on the Aberdeen City region moving towards being a globally recognised integrated energy cluster leading the energy transition by decarbonising oil and gas production; providing net-zero solutions across offshore renewables, carbon capture, storage and hydrogen; along with creating green energy jobs for the future.

2.141 The North Sea Transition Deal was published in 2021 to clarify the vital role that the oil and gas industry plays in helping the UK government meet its energy requirements as well as providing solutions, skills, and technologies to achieve net zero by 2050. The Deal provides investment to help the UK move from fossil-fuel dependency to a low carbon economy in a managed way, including supporting up to 40,000 direct and indirect supply chain jobs and achieving a 60Mt reduction in greenhouse gas emissions. In June 2021 the Scottish Government announced investment of £26 million in the Energy Transition Zone. The Energy Transition Zone is adjacent to Aberdeen's new south harbour development and is expected to directly support 2,500 green jobs by 2030 alongside a further 10,000 transition-related jobs.

2.142 More recently and in response to world events, the British Energy Security Strategy published in April 2022 aims to ensure an orderly transition to net zero and evidenced a continued need for a contribution from oil and gas in addition to new offshore wind and nuclear initiatives. It is hoped that this may provide investors with the necessary confidence to invest in North Sea projects and give some reassurance to Aberdeen and Northeast communities concerning jobs.[19]

[19] UK energy strategy to 'breathe new life' into North Sea and Net Zero (energyvoice.com)
UK net zero target | The Institute for Government
North-east economy to be worst-hit in Scotland due to oil price and pandemic, says KPMG - News for the Energy Sector (energyvoice.com)
Regional Economy | ONE (opportunitynortheast.com)
NSTA Overview (nstauthority.co.uk)
£26m to develop Energy Transition Zone in Aberdeen (opportunitynortheast.com)
UK Economic Outlook June 2020 - Hard Times (assets.kpmg)
North Sea Transition Deal (publishing.service.gov.uk)

Outlook for Northeast Energy Sector

2.143 KPMG in Aberdeen City are of the opinion that the direction of travel is clear amongst oil and gas companies who are gearing up for a decade of rapid sustainable transformation. The Aberdeen and Grampian Chamber of Commerce (AGCC) has reported that companies in the UK's oil and gas sector expect their businesses to transform substantially across the next decade, with firms predicting that on average the share of their business outside of oil and gas will jump from 21% in November 2021 to 47% by 2030.

2.144 The AGCC 'Oil and Gas Survey' (May 2021) found that 75% of contractors interviewed expected to become more involved with renewables work over the coming 3-to-5-year period and that oil and gas activity would account for 68% of their business activities by 2025, down from 86% currently. The AGCC Energy Transition 35th Survey (May 2022) states that most sector businesses are diversifying away from oil and gas and they expect nearly 50% of business to be outside of oil and gas by 2030.

2.145 Energy industry contractors' confidence in the UKCS had improved from -76% at the end of 2020 because of the Covid 19 pandemic to +6% by mid-2021 as the outlook improved. Following the end of the pandemic, 44% of firms have indicated their intention to diversify away from oil and gas. Three quarters of companies' report being either 'moderately' or 'extremely' optimistic about Aberdeen, Scotland and the UK playing a leading role as a future energy hub and think that strong sustainability credentials are critical to their long-term success.

2.146 The Fraser of Allander Institute agrees that opportunities are to be found in renewable technologies. They say that seizing Scotland's full economic potential of renewable technologies can create new industries, bring growth to rural areas, and generate sustainable employment. They add that potential for renewables to provide significant but sustainable opportunities for many local economies cannot be understated. However, at this stage the scale and quality of jobs that need to be created in the renewables sector to replace those lost in the oil and gas sector because of the net-zero energy transition aspirations has yet to be seen.[20]

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[20] UK's oil and gas sector presses ahead with diversification, but skills shortages and funding concerns may create a barrier to net zero ambitions (agcc.co.uk)
Oil-and-Gas-Survey-33.pdf (agcc.co.uk)
AGCC-Energy-Transition-survey-35-report.pdf
Do Renewables Provide an Answer to Climate Policy Trade-Offs? | FAI (fraserofallander.org)

Key Issues:

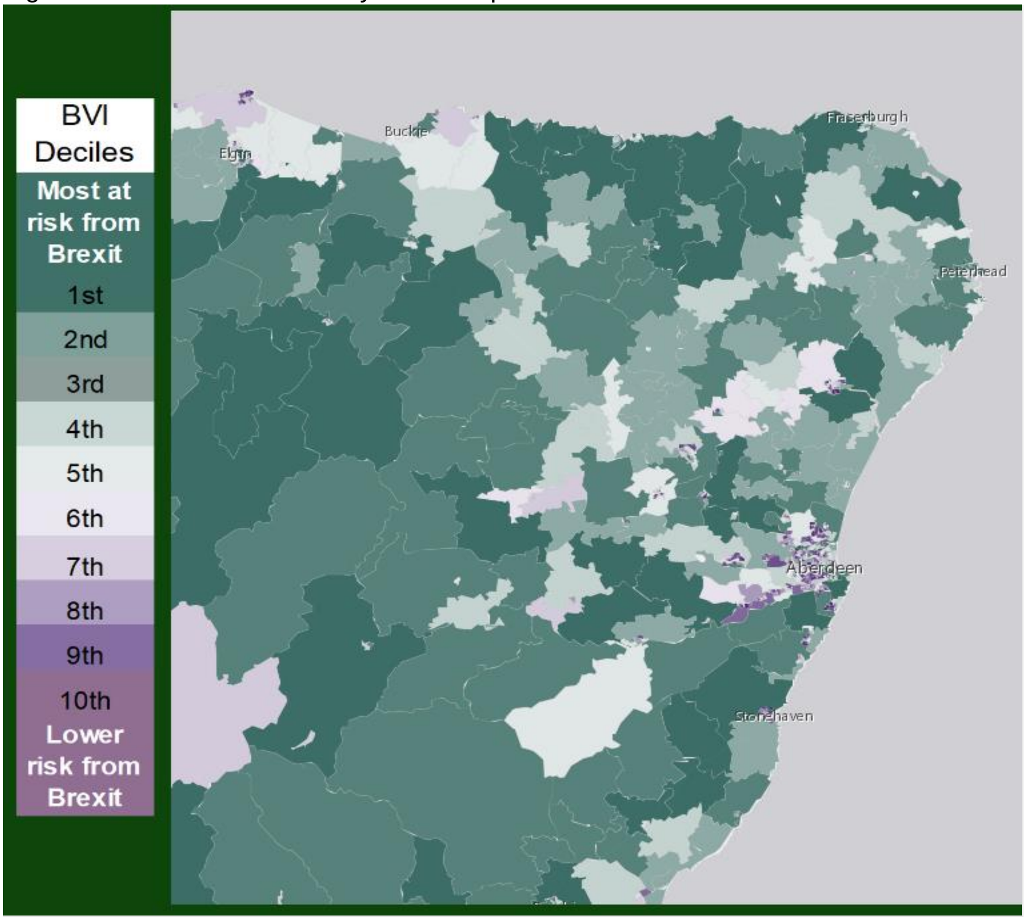
- The downturn in the price of oil in 2014 has had a significant negative impact on the region's economy. While recent oil price increases may provide a boost in the short term, the focus is now on energy transition and developing a sustainable and resilient diversified economy which capitalises on new technologies. There remains some uncertainty about the type and scale of employment opportunities likely to result from this.

Impact of Leaving EU

2.147 The Brexit Vulnerabilities Index published by the Scottish Government in October 2019 identifies how vulnerable all datazones in Scotland are to the consequences of Brexit. This is based on an assessment of a range of variables including access to services, working age population, migration, number of workers in Brexit sensitive industries and dependency on European funding. Predominantly rural and island areas are found to be at a proportionally greater risk. The Western Isles has the highest concentration, with 53% of its datazones regarded as being in the most vulnerable category. Areas of Scotland nearer to the Central Belt with relatively diversified economies are generally less vulnerable.

2.148 Nearly one third of Aberdeenshire's 340 datazones fall into this 'most vulnerable' category which is the 9th highest out of the 32 local authorities. These datazones are spread across Aberdeenshire with concentrations around Fraserburgh and the North Coast communities, as well as rural parts of Donside, Deeside, Ythanside and areas of South Aberdeenshire. Aberdeenshire has 79,000 people living in the most vulnerable datazones, the third highest number in Scotland after Glasgow City and Highland.

Figure 2.51: Brexit Vulnerability Index Map for Aberdeenshire



Source: [Brexit Vulnerability Index Map]

2.149 In contrast just 9% of Aberdeen City's datazones are in the most vulnerable category which is the 27th highest out of 32 local authorities. The most vulnerable datazones are located close to the city centre and harbour areas, as well as Dyce, Torry and Tullos. 24,000 people in Aberdeen City live within these most vulnerable datazones.

Figure 2.52: Brexit Vulnerability Index Map for Aberdeen City

Source: Brexit Vulnerability Index Map

2.150 There have been numerous news stories reporting that Scotland's supply chain has been adversely affected by the impact of both Brexit and COVID-19 across a wide range of sectors from farming and construction to retail. Leaving the European Union (EU) has resulted in a shortage of HGV drivers across the UK which has had an influence on delivery of supplies. The additional checks required on lorries entering the EU from the UK has been difficult for the exporting of perishable goods, particularly seafood from Scotland, and has involved additional expenditure. Prior to Brexit, three quarters of Scotland's seafood exports went to the EU. Northeast local news coverage has suggested that impact from Brexit is anticipated to hit Scotland's farming, food and drink industry. In addition, the oil and gas industry expect some repercussions as 5% of the North Sea workforce are European and there are also supply chain delays. The reduction in EU workers has also impacted recruitment for the tourism and hospitality industry in Scotland. [21]

[21] Scotland's supply chain 'left exposed by impact of Brexit and Covid' - STV News
Brexit: Nine ways leaving the EU has impacted on Scotland | The National
Brexit: How has leaving the EU impacted Scotland's fishing industry? | The National
Analysing the potential impact of Brexit on the north of Scotland's economy (pressandjournal.co.uk)
Brexit: The economic impact a year on - BBC News

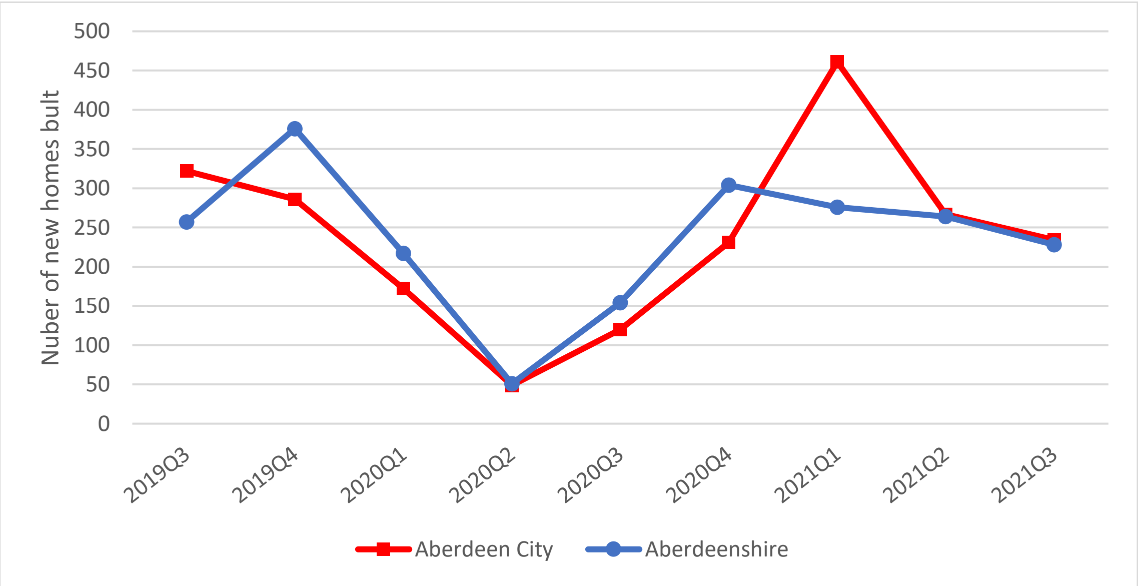
Impact of COVID-19 Pandemic

2.151 The Scottish Government stated in August 2021 that the COVID-19 pandemic has had a significant economic impact on Scotland as a whole. Earlier in 2021, Stuart McIntyre of the Fraser of Allander Institute suggested that Aberdeen and the wider Northeast had been exposed to greater economic fallout from the pandemic compared to other parts of the country - "Not only is it facing the effect of the downturn in the oil and gas sector, but the economic hit from the pandemic".[22]

2.152 Previous sections of this report have referred to the impact of the COVID-19 pandemic as evident in various datasets covering economic trends. This section looks at the significance of the pandemic and associated restrictions on new housebuilding and housing transactions.

2.153 The varying levels of restrictions on building site activity during the pandemic has had a significant effect on housebuilding over the past two years. In Scotland there were 33% fewer new homes completed in 2020/21 compared to 2019/20. In Aberdeenshire the decrease over this period was also 33% with a lower decrease in Aberdeen City of 20%, equating to an overall decrease in housebuilding of 27% between 2019/20 and 2020/21. Figure 2.53 below shows the particularly dramatic drop in Q1 and Q2 of 2020 at the start of the pandemic when building site activity was halted, although completions started to increase again from the end of 2020 as site restrictions eased.

Figure 2.53: New Housebuilding Completions Q3 2019 to Q3 2021

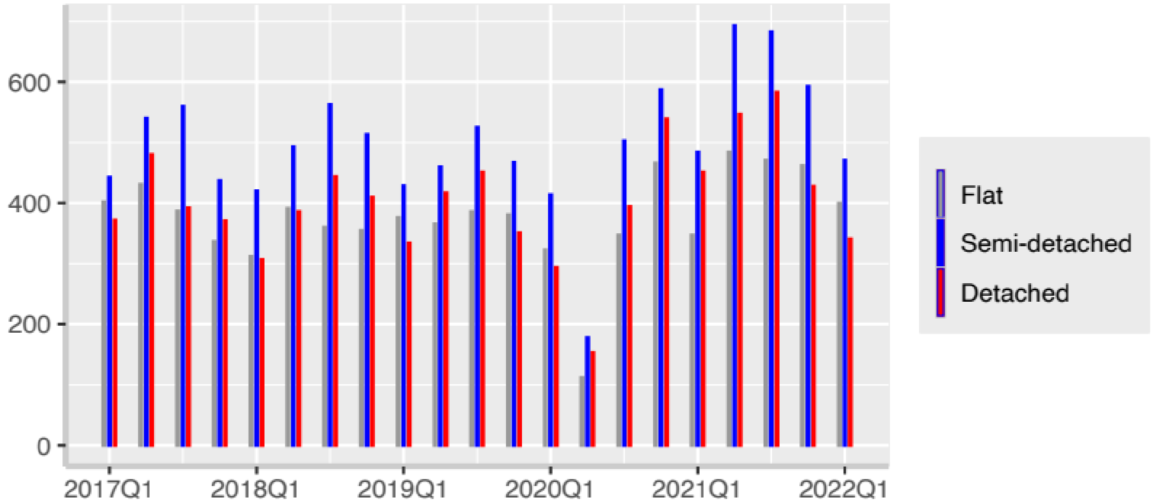


Source: Housing Statistics 2020 & 2021: Key Trends Summary - gov.scot (www.gov.scot)

[22] COVID impacts Scotland's finances - gov.scot (www.gov.scot)
'Economic fallout' in Aberdeen laid bare - News for the Energy Sector (energyvoice.com)

2.154 The effect of the pandemic on activity in the wider housing market can be seen in the Figure 2.54 below from the Aberdeen Solicitors Property Centre report for Q1 2022. This shows the significant fall in transactions in Q2 2020 at the start of the pandemic when there were restrictions on house viewing and house moving. The recovery to pre-pandemic levels as restrictions eased was swift.

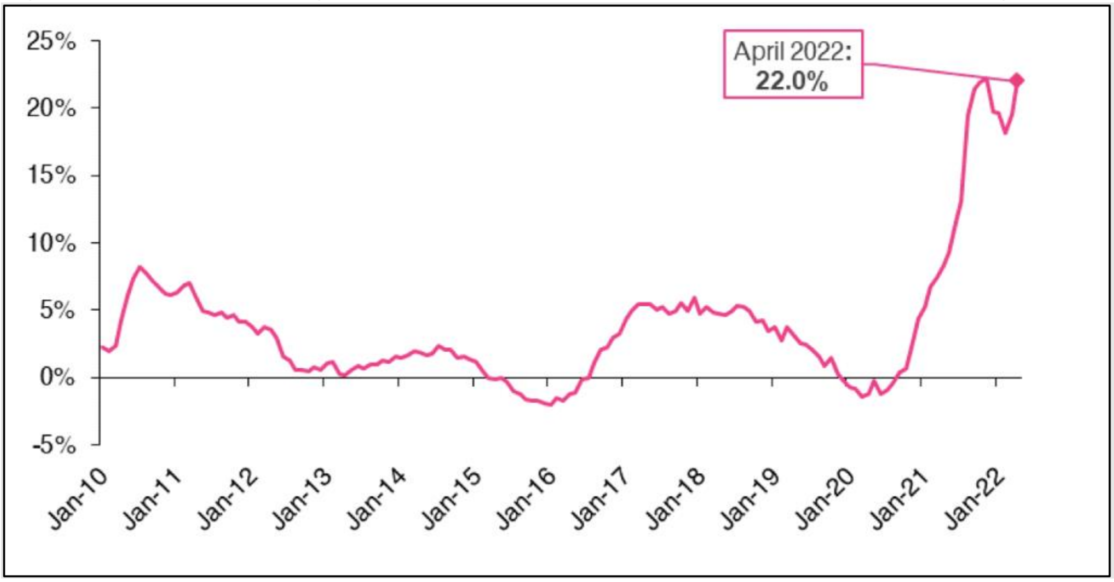
Figure 2.54: Residential transactions per quarter in Aberdeen City and Aberdeenshire Q1 2017 to Q1 2022



Source: [Aberdeen Housing Market Report (aspc.co.uk)]

2.155 The delivery of new housing has also been negatively impacted by a significant increase in construction materials and costs since late 2020 and shortages of key materials. Figure 2.55 shows the increase in the cost of materials for housing, driven by the pandemic but exacerbated by complications resulting from Brexit, and in recent months rising sharply again in response to Russia's invasion of Ukraine with a 22% annual increase reported in April 2022. This volatility of costs makes business planning challenging for both private and public sector housing providers.

Figure 2.55: Annual Change in Price of Construction Materials for New Build Housing UK



Source: Department for Business, Energy, and Industrial Strategy; [Scottish Housing Market Review Q2 2022]

Key Issues:

- One third of Aberdeenshire datazones are regarded as being in the 'most vulnerable' category to the consequences of Brexit. This relates particularly to supply chain issues, exports and labour and is focused on more rural and/or peripheral parts of the area.
- The delivery of new housing continues to be negatively impacted by a significant increase in construction materials and costs since late 2020 and shortages of key materials.

Key Issues for Local Housing Strategy and Local Development Plans

Topic	Key Issues Identified in the HNDA
Demographic issues for the local housing market	1. Following a prolonged period of strong population growth, both Aberdeen City and Aberdeenshire saw decreases in population from 2015 in response to local economic circumstances. 2. Compared to Scotland, both areas have seen an above average increase in older age groups and a decrease in young adults. 3. Population projections indicate a higher rate of increase in population in Aberdeenshire than Aberdeen City in future years. The main increases are in older age groups, and particularly those aged 75+ in Aberdeenshire. 4. After a long period of positive net in-migration up to 2014, there was a reversal of this trend from 2015 and both Aberdeen City and Aberdeenshire saw negative net migration for a few years. There remains uncertainty over the future direction and pattern of migration trends post Covid-19 and Brexit. 5. Aberdeenshire has a larger average household size (2.27 persons per household) than Aberdeen City (2.02 persons per household). Household size has been decreasing in both areas and this trend is projected to continue. 6. The number of households is projected to increase by 3% in Aberdeen City and 6% in Aberdeenshire by 2028. This may be a conservative estimate of household growth as recent migration trends indicate a higher level of growth is more likely. 7. In Aberdeen City the largest projected increase is in single adult households (+4.4%) while in Aberdeenshire it is households with 2 adults (+10.2%). In both City and Shire the largest percentage increases are in older households, particularly those aged 75+, with projected increases of 18.8% in Aberdeen City and 42.6% in Aberdeenshire.
Affordability issues for the local housing market	1. House prices in Aberdeen City and Aberdeenshire had been well above the Scottish average for many years. This changed from 2015 onwards when this area saw significant decreases while prices in

	Scotland rose steadily, and in 2020 the average price in Aberdeen City dropped below the Scottish average. 2. Lower quartile prices across the area remain above those in Scotland, with the highest prices found in the Aberdeenshire part of the Aberdeen Housing Market. 3. Average private rental prices peaked in Aberdeen City and Aberdeenshire in 2014 before decreasing rapidly and falling below the Scottish average. 4. Aberdeen City and Aberdeenshire was the only area of Scotland to see rents for 1 bed flats fall over the last 10 years (-11% compared to +31% for Scotland). 2 bed flats saw just a 3% increase compared to +33% in Scotland. 5. However, in the last year there has been a reversal of this trend and rental prices are now increasing rapidly, particularly in Aberdeen City. 6. The gap between private and social rents has narrowed in recent years. However social rents, and particularly council rents continue to be significantly more affordable than private rents. 7. Median household income growth since 2015 was below the Scottish average of 11%. In Aberdeen City, there was a fall of 2% with incomes dropping below the Scottish average. In Aberdeenshire, incomes remain high compared to Scotland but had a lower rate of growth over the period of 7%. 8. Lower quartile incomes in Aberdeen City are the same as in Scotland while in Aberdeenshire they are higher, particularly in the Aberdeenshire part of the Aberdeen Housing Market Area. 9. Lower quartile house prices are around 6-8 times higher than lower quartile incomes across the area. The Aberdeenshire part of the Aberdeen Housing Market Area is the least affordable location, with house prices unaffordable even for those on median incomes. 10. Private sector rents are not affordable for those on lower quartile incomes across most of the area.

	11. The recent fall in house prices and rental levels has only had a marginal impact on affordability because incomes have also fallen. In addition, substantial increases in mortgage interest rates and reduced supply of rental properties are both exacerbating affordability pressures.
Economic issues for the local housing market	1. Following a prolonged period of economic growth in North East Scotland, there was a significant decline between 2014 and 2017 due to the downturn in oil and gas prices. However economic performance remains above the average in Scotland and the rest of the UK. 2. Employment in the region remains focused on activities related to oil and gas extraction although this has begun to decline. 3. Unemployment rates in the area have historically been much lower than in Scotland but in Aberdeen City this has changed in recent years with unemployment at similar rates to Scotland (3.3% in Aberdeen City, 3.2% in Scotland). In Aberdeenshire the unemployment rate remains low at 2.0% but has increased since 2015 when it was below 1%. 4. The rise in claimants for Universal Credit housing costs was particularly steep in Aberdeen City, from 14.1% in 2018 to 19.0% in 2022, an increase of more than one third. Aberdeenshire followed a similar pattern although the proportion was lower at 12% in 2022. 5. In Aberdeen City, there are 29 datazones out of 283 that fall within the 20% most deprived in Scotland and 1 datazone in the 5% most deprived. 35% of datazones fall within the 20% most deprived for the housing domain. Aberdeenshire has only 9 datazones out of 340 that fall within the 20% most deprived and none in the 5% most deprived. 6. The downturn in the price of oil in 2014 has had a significant negative impact on the region’s economy. While recent oil price increases may provide a boost in the short term, the focus is now on energy transition and developing a sustainable and resilient diversified economy which capitalises on new technologies. There remains some uncertainty about the type and scale of employment opportunities likely to result from this.

	7. One third of Aberdeenshire datazones are regarded as being in the 'most vulnerable' category to the consequences of Brexit. This relates particularly to supply chain issues, exports and labour and is focused on more rural and/or peripheral parts of the area. 8. The delivery of new housing continues to be negatively impacted by a significant increase in construction materials and costs since late 2020 and shortages of key materials.

Informing the Assumptions and Choice of Scenarios for the HNDA Tool

2.156 While all the key issues identified in this chapter are relevant to decision making about assessing housing need and demand, the following points will directly influence the choice of assumptions made when running the scenarios in the HNDA Tool, so these have been summarised below. More detail on this will follow in Chapter 4.

- It is likely that future net migration and the consequent growth in household numbers will be higher than shown in the 2018-based household projections. The focus should therefore be on the Principal and High Migration projections when running scenarios.
- Over the last decade, the build rate for new affordable homes has been low. It is more realistic to assume in the tool that it will take 10 years rather than 5 years for existing need to be cleared.
- There has been a decline in income growth in Aberdeen City in recent years and this trend looks likely to continue during the period of energy transition. As a result, the tool should be run on a low-income growth assumption for Aberdeen City. In Aberdeenshire, the rate of income growth is more in line with the national trend so the default tool assumption can be used.
- Although there has been some recent volatility in local house prices, they now appear to be tracking national trends which supports the use of the default growth option in the tool.
- There has also been a period of volatility in rental prices, but recent significant increases suggest that the use of a moderately high growth assumption in the tool is likely to be most appropriate.

2.157 Remaining assumptions in the tool should be kept as the default since evidence from Chapter 2 indicates either the local situation is broadly in line with the national trend or that no local evidence is available to suggest otherwise.

Chapter 3: Housing Stock Profile

Core Output 4: Housing stock profile, pressures, and management issues

- Consider what existing stock is available to meet local housing needs and identify any under-supply or surplus of housing types.
- Show where existing housing stock is pressured and could be managed differently to meet the housing needs.
- Describe the types and number of in-situ solutions used.
- Stock should be considered by size, type, condition, occupancy (overcrowding and under-occupancy), concealed households and turnover (re-lets and voids), tenure and location.

Introduction

3.1 This chapter profiles the physical characteristics of the existing stock, any stock pressures, stock management issues and in-situ solutions. It presents characteristics of the stock by size, type, location, condition, and occupancy across all tenures. It draws comparisons with national data and highlights differences between Aberdeen City, Aberdeenshire, and where possible, the Scottish average. The information in this chapter does not feed into the estimates of future additional housing need as set out in chapter 4, however it will inform future decisions on housing stock and housing related policy in the local housing strategies produced for both local authorities.

Methodology

3.2 The evidence around housing stock is presented by local authority area using data from national data sources, where possible, and data from Aberdeen City and Aberdeenshire Councils and the Registered Social Landlords (RSLs) that operate in the local authority areas directly where necessary. The use of national data sources is preferred as it allows comparisons to be drawn between national and local authority figures, putting the local context into the larger picture. Where appropriate, longer-term trends have been included, usually using data from the last five years: 2017/18 to 2021/22. While national datasets are relatively robust, in some cases they rely on survey samples which provide indicative figures only. Data around house condition is taken from the Scottish House Condition Survey which is based on three-year rolling averages with a two-year delay in reporting. Where possible, more than one dataset has been checked for overall accuracy. All sections of Chapter 3 have been issued in draft form to the project team, regional housing partners and wider Housing Market Partnership as part of the HNDA consultation process, with feedback gathered, recorded and appropriate amendments made.

Housing Stock Profile

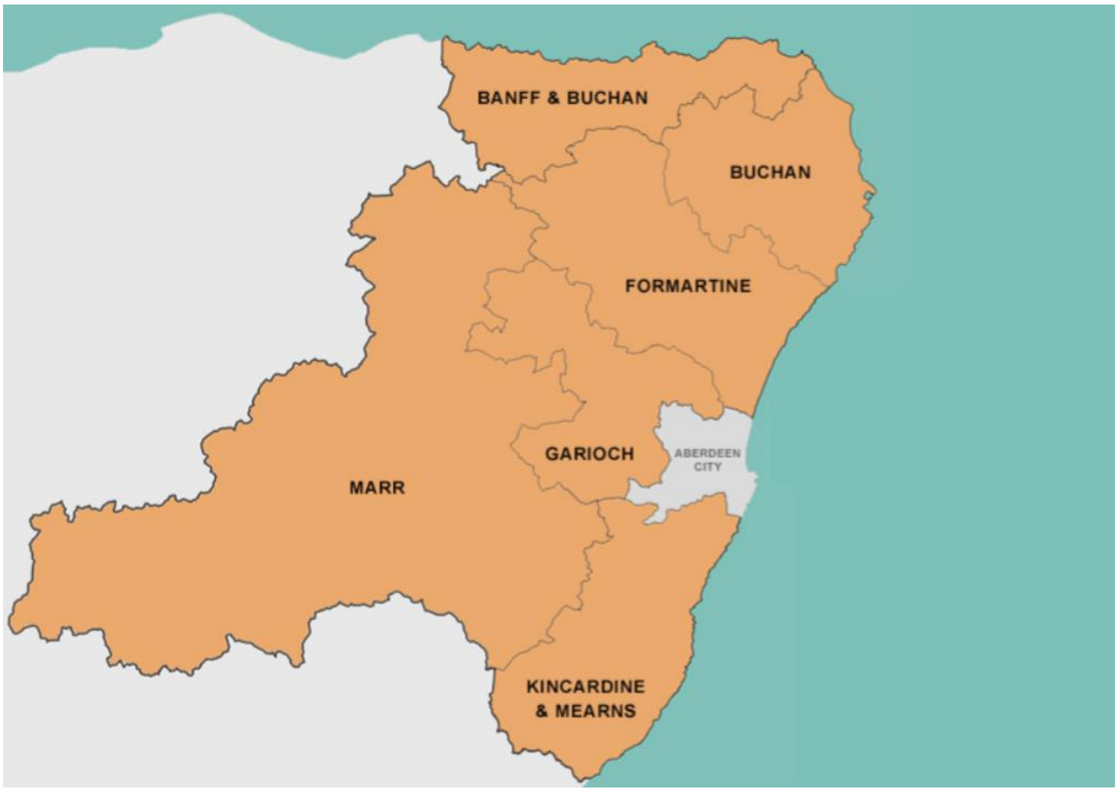
3.3 This section profiles the local housing stock by numbers, size, type, condition, tenure, and location. This analysis is presented at a local authority level and compared to national averages where available.

Location

3.4 Aberdeen City is an urban local authority located in the Northeast of Scotland and is bounded on all sides by Aberdeenshire Council. Aberdeen is the third most populous city in the country after Glasgow and Edinburgh. Aberdeen is one of Scotland's 32 local government council areas, and has a 2020 population estimate of 198,590, making it the United Kingdom's 39th most populous built-up area. Since 1975, the main industry and employer is oil and gas exploration, however since 2014 there has been a significant downturn in the oil price which has seen many jobs lost and has resulted in a reduction in house prices and private rents. Aberdeen City owns and manages over 22,000 council homes and has a program to deliver 2,000 new affordable homes.

3.5 Aberdeenshire is a predominantly rural area in Northeast Scotland that includes the Cairngorm mountains, agricultural lowlands, and coastal landscapes. There are six administrative/committee areas: Banff and Buchan, Buchan, Garioch, Formartine, Kincardine and Mearns, and Marr, and the largest settlements in Aberdeenshire are split relatively evenly between these areas. Figure 3.1 is a map of Aberdeenshire, showing the six areas. Table 3.1 shows the proportion of dwelling types and median dwelling size by Aberdeenshire area. Typically, we see more flats and smaller dwellings in the larger settlements, and more larger dwellings and detached properties in rural areas.

Figure 3.1 Aberdeenshire Area Map



Source: Aberdeenshire Council

3.6 Banff and Buchan is located to the north of Aberdeenshire along the north coast. Banff and Buchan contains 14% of Aberdeenshire's population and has 15% of Aberdeenshire's housing stock. The largest settlements in Banff and Buchan are Fraserburgh (the third largest settlement in Aberdeenshire) and Banff. Fraserburgh has a population of 12,570 and Banff a population of 4,000. Proportionally Banff and Buchan has more dwellings that are flats (14%) and terraced (18%) then Aberdeenshire as a whole (12% and 12% respectively), a similar proportion of semi-detached (31% compared with 29%) and significantly fewer detached (36% compared with 47%). The median number of rooms of dwellings in Banff and Buchan is 4, compared to 5 for Aberdeenshire as a whole.

3.7 Buchan is in the north-east coastal area of Aberdeenshire, contains 16% of Aberdeenshire's population and has 17% of Aberdeenshire's housing stock. The largest settlement in Buchan is Peterhead, which is also the largest settlement in Aberdeenshire, with a population of 19,060. Proportionally Buchan has more dwellings that are flats (20% - the highest proportion of flats out of the six Aberdeenshire areas) and semi-detached (33%) than Aberdeenshire as a whole (12% and 29% respectively), a similar proportion of terraced (14% compared with 12%) and significantly fewer detached (33% compared with 47%). The median number of rooms for dwellings in Buchan is 4, compared to 5 for Aberdeenshire as a whole.

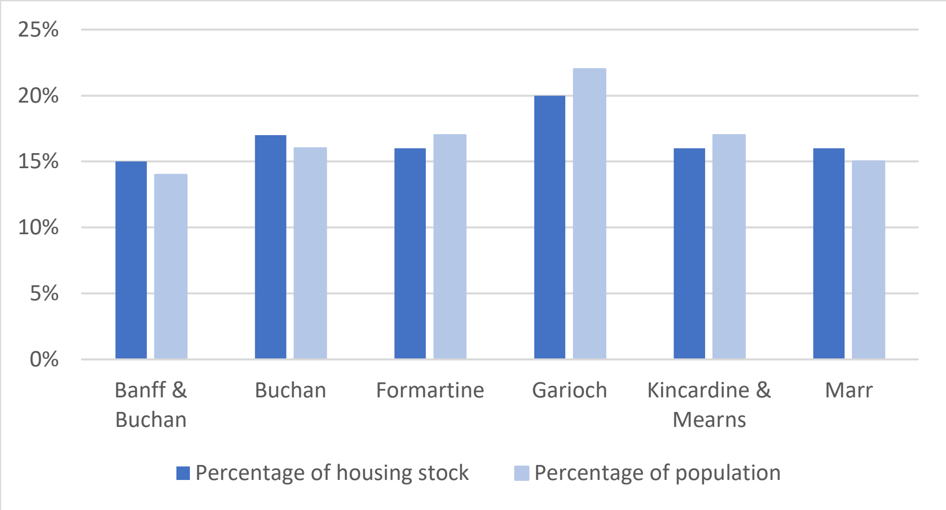
3.8 Formartine is located to the north of central Aberdeenshire with its eastern edge running along the east coast. It borders Banff and Buchan and Buchan to the north, Garioch and Aberdeen City to the south and Marr to the west. Formartine contains 17% of Aberdeenshire's population and has 16% of Aberdeenshire's housing stock. The largest settlements in Formartine are Ellon and Turriff. Ellon has a population of 10,070 and Turriff a population of 4,700. Proportionally Formartine has fewer dwellings that are flats (8% - the lowest proportion of flats out of the six Aberdeenshire areas) and terraced (8% - the lowest proportion of terraced out of the six Aberdeenshire areas), the same proportion of semi-detached (29%) and significantly more detached (55% compared with 47%). The median number of rooms for dwellings in Formartine is the same as Aberdeenshire as a whole: 5.

3.9 Garioch is located in the centre of Aberdeenshire and borders Formartine to the north, Marr to the west, Aberdeen City to the east and Kincardine and Mearns to the south. Garioch contains 22% of Aberdeenshire's population and has 20% of Aberdeenshire's housing stock. The largest settlements in Garioch are Inverurie (the second largest settlement in Aberdeenshire), Westhill and Kintore. Inverurie has a population of 14,660, Westhill a population of 12,110 and Kintore a population of 4,700. Garioch's dwelling type proportions are similar to that of Aberdeenshire as a whole: 13% of Garioch properties are flats, 10% are terraced, 28% are semi-detached and 49% are detached, while Aberdeenshire has 12% flats, 12% terraced, 29% semi-detached and 47% detached. The median number of rooms for dwellings in Garioch is the same as Aberdeenshire as a whole: 5.

3.10 Kincardine and Mearns is located to the south of Aberdeenshire along the east coast, it borders Aberdeen City and Garioch to the north and Marr to the west. Kincardine and Mearns contains 17% of Aberdeenshire's population and has 16% of Aberdeenshire's housing stock. The largest settlement in Kincardine and Mearns is Stonehaven with a population of 11,150. Kincardine and Mearns's dwelling type proportions are similar to that of Aberdeenshire as a whole: 11% of Kincardine and Mearns properties are flats, 13% are terraced, 29% are semi-detached and 47% are detached, while Aberdeenshire has 12% flats, 12% terraced, 29% semi-detached and 47% detached. The median number of rooms for dwellings in Kincardine and Mearns is the same as Aberdeenshire as a whole:

3.11 Marr is located to the west of Aberdeenshire and contains part of the Cairngorms National Park. Marr contains 15% of Aberdeenshire's population and has 16% of Aberdeenshire's housing stock. The largest settlements in Marr are Banchory and Huntly. Banchory has a population of 7,440 and Huntly a population of 4,550. Proportionally Marr has less flats (9%) than Aberdeenshire as a whole (12%), a similar proportion of terraced (13% compared with 12%), the same proportion of semi-detached (29%) and significantly more detached (57% - the highest proportion of detached dwellings out of the six Aberdeenshire areas). The median number of rooms for dwellings in Kincardine and Mearns is the same as Aberdeenshire as a whole: 5.

Figure 3.2. Percentage of housing stock and population by Aberdeenshire area



Source: Aberdeenshire Council Area Profiles (2022)

Table 3.1 Proportion of dwelling types and median dwelling size (all tenures) by Aberdeenshire area

	Flat	Terraced	Semi-detached	Detached	Median No of Rooms
Banff & Buchan	14%	18%	31%	36%	4
Buchan	20%	14%	33%	33%	4
Formartine	8%	8%	29%	55%	5
Garioch	13%	10%	28%	49%	5
Kincardine & Mearns	11%	13%	29%	47%	5
Marr	9%	13%	29%	57%	5
Aberdeenshire	**12%**	**12%**	**29%**	**47%**	**5**

Source: National Records of Scotland, Dwellings by Type; Dwellings Median Number of Rooms (2017)

Number of Dwellings & Number of Households (Estimates)

3.12 Table 3.2 below highlights the number of dwellings in Aberdeen City and Aberdeenshire for all tenures from 2006 to 2021. Aberdeen City and Aberdeenshire account for 9.08% of Scotland's housing stock. The increase in the number of dwellings from 2006 to 2021 for Aberdeen City and Aberdeenshire are higher than the Scottish average, particularly in Aberdeenshire with a 15.78% increase and Aberdeen with a 12.54% increase compared to a 10.72% increase in Scotland.

3.13 The increase in the number of dwellings from 2016 to 2021 for Aberdeen City is also higher than the Scottish average with a 6.22% increase compared to a

3.85% increase in Scotland whereas in Aberdeenshire this was more in line with Scotland at 3.66%.

Table 3.2: Number of dwellings (all tenures) in Aberdeen City and Aberdeenshire

Local Authority	2006	2010	2016	2020	2021	Change 2016/21		Change 2006/21	
						Number	%	Number	%
Aberdeen City	108,618	110,968	115,080	120,980	122,242	7,162	6.22%	13,624	12.54%
Aberdeenshire	104,226	109,552	116,421	119,854	120,682	4,261	3.66%	16,456	15.78%
Aberdeen City & Aberdeenshire	212,844	220,520	231,501	240,834	242,924	11,423	4.93%	30,080	14.13%
Scotland	**2,416,071**	**2,488,496**	**2,575,687**	**2,653,725**	**2,674,993**	**99,306**	**3.85%**	**258,992**	**10.72%**

Source: National Records of Scotland (2021)

3.14 Table 3.3 below shows the estimates for the number of households for Aberdeen City, Aberdeenshire, and Scotland. An adjustment has been made to remove additional student halls of residence from the household count. This adjustment affects Aberdeen City (2017 to 2021).

3.15 Scotland's population has increased by 8% over the last 20 years. Average household size has been decreasing over this period, from 2.27 people per household in 2001 to 2.12 in 2021. Aberdeen City has seen household size reduce from 2.13 to 2.02 while Aberdeenshire has seen a reduction from 2.47 to 2.27. As more people live in smaller households or alone (in 2021, 36% of households were estimated to be one person living alone), the number of households has increased at a faster rate than it would due to a population increase alone.

Table 3.3: Number of households (estimates) for Aberdeen City and Aberdeenshire

Local Authority	2006	2010	2016	2020	2021	Change 2016/21		Change 2006/21	
						Number	%	Number	%
Aberdeen City	100,521	103,285	106,749	108,893	108,844	2,095	1.92%	8,323	8.28%
Aberdeenshire	98,892	104,017	110,296	112,713	113,861	3,565	3.31%	14,969	15.14%
Aberdeen City & Aberdeenshire	199,413	207,302	217,045	221,606	222,705	5,660	2.54%	23,292	11.68%
Scotland	**2,295,185**	**2,364,850**	**2,446,171**	**2,507,625**	**2,528,823**	**82,652**	**3.27%**	**23,292**	**10.18%**

Source: National Records of Scotland (2021)

Key Issues:

- Aberdeen City and Aberdeenshire have both seen an above average increase in the number of dwellings over the last 15 years.
- Over the same period Aberdeenshire has also seen an above average increase in the number of households.

Dwelling Sizes

3.16 Estimates of dwelling sizes are set out in Tables 3.4 and 3.5 below. In Aberdeen City and Aberdeenshire, 41% of dwellings contain 1 to 3 rooms, 46% have 4 to 6 rooms and 12% have 7 or more rooms. There is a much higher percentage of dwellings with 1-3 rooms in Aberdeen City (56%) compared to Scotland (42%), whereas in Aberdeenshire, there is a much lower percentage of dwellings of that size (27%). This may be due to the sizable percentage of multistorey flats in Aberdeen City which mainly consist of 1 and 2-bedroom flats. This is supported by the figures for number of bedrooms per dwelling: there are much higher percentages of 1 bed properties in Aberdeen City than Aberdeenshire or the Scottish average, particularly for owner-occupier and private rented tenures. The Scottish average is 5% of owner-occupier dwellings with 1 bed, compared with 11% in Aberdeen City, and Aberdeen City has 40% of private rented dwellings with 1 bed compared with the Scottish average of 24%. Aberdeenshire also has a much higher percentage of dwellings with 4 or more rooms, which is higher than Aberdeen City and the Scottish average. Aberdeenshire has 38% of owner-occupier dwellings with 4+ bedrooms, compared with 19% in Aberdeen City and the Scottish average of 24%.

Table 3.4: Rooms per dwelling in Aberdeen City and Aberdeenshire

	1-3 rooms		4-6 rooms		7 or more rooms		Median number
Aberdeen City	56%	64,444	38%	43,730	7%	8,055	3
Aberdeenshire	27%	31,433	55%	64,031	18%	20,955	5
Aberdeen City & Aberdeenshire	41%	95,877	46%	107,761	12%	29,010	4
Scotland	**42%**	**1,090,180**	**50%**	**1,297,833**	**6%**	**155,740**	**4**

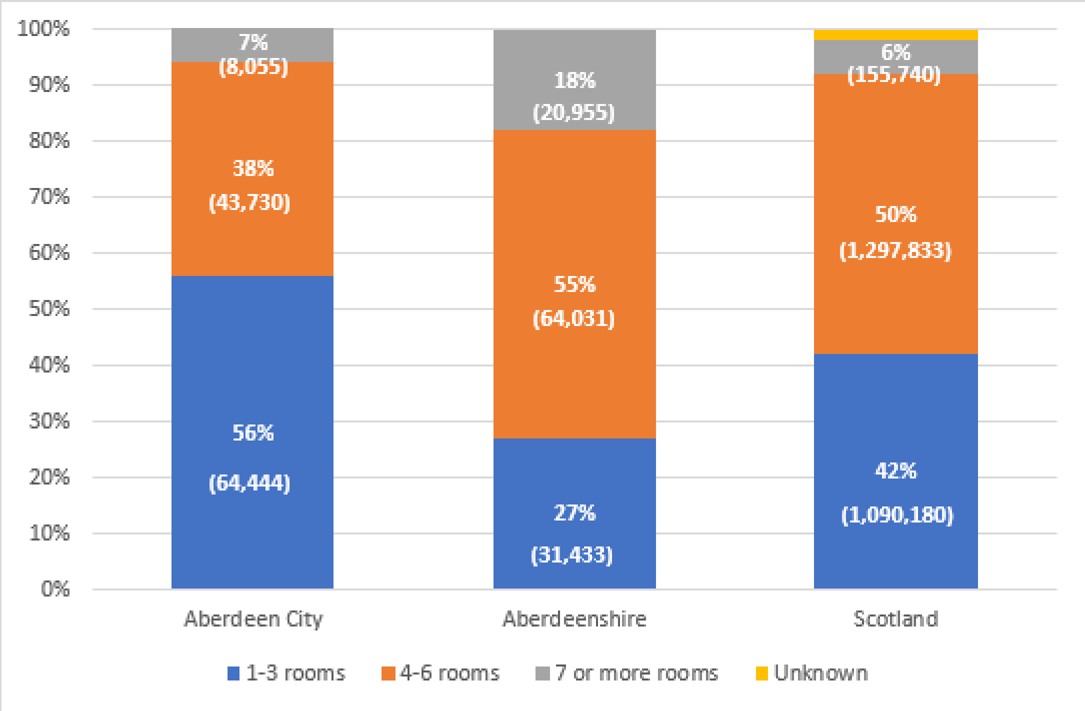
Source: National Records of Scotland, Characteristics of Dwellings (2017)

Table 3.5: Number of bedrooms per dwelling in Aberdeen City and Aberdeenshire

	% owner-occupier				% social housing				% private rented			
	1 bed	2 bed	3 bed	4+ bed	1 bed	2 bed	3 bed	4+ bed	1 bed	2 bed	3 bed	4+ bed
Aberdeen City	11%	32%	38%	19%	33%	53%	14%	-	40%	48%	11%	2%
Aberdeenshire	1%	21%	40%	38%	48%	25%	24%	4%	-	-	-	-
Scotland	**5%**	**28%**	**43%**	**24%**	**27%**	**45%**	**25%**	**3%**	**24%**	**49%**	**21%**	**6%**

Source: Scottish Household Survey (2019)

Figure 3.3: Proportion of dwellings by number of rooms



Source: National Records of Scotland, Characteristics of Dwellings (2017)

3.17 The data on dwelling size from National Records of Scotland relates to number of rooms, while data from the Scottish Household Survey relates to number of bedrooms, and both data sources are now several years old. It is clear from both data sources that Aberdeen City has more smaller dwellings, particularly in owner-occupier and private rented tenures, and Aberdeenshire has more larger properties. This picture is unlikely to have changed significantly in recent years.

Types of Dwelling

3.18 Table 3.6 below highlights that there are significant differences in the mix of house types in Aberdeen City and Aberdeenshire. Aberdeen City has a predominance of flats (55%) whereas flats only make up 12% of the dwellings in Aberdeenshire. In Aberdeen City 86% of private-rented properties and 72% of social housing properties are flats. In Aberdeenshire, 47% of the housing stock are detached properties compared to only 11% in Aberdeen City. 96% of Aberdeenshire's owner-occupier properties are houses. The predominance of flats in Aberdeen City (particularly in the social housing and private rented sectors) and detached properties in Aberdeenshire stand out from the national housing mix, as does the very high percentage of house ownership (compared with flats) in Aberdeenshire. It should also be noted that Aberdeen City Council has 3,897 multi-storey properties, this represents 17.4% of the stock which consists of 33 bedsits, 1,471 one bedroom and 2,393 two-bedroom properties.

Table 3.6: Dwelling types

	Flat	Terraced	Semi-detached	Detached
Aberdeen City	55%	18%	16%	11%
Aberdeenshire	12%	12%	29%	47%
Scotland	38%	20%	20%	21%

Source: National Records of Scotland, Characteristics of Dwellings (2017)

Table 3.7: Dwelling types by tenure

	% owner-occupier			% social housing			% private rented		
	House	Flat	Other	House	Flat	Other	House	Flat	Other
Aberdeen City	75%	24%	1%	27%	72%	1%	14%	86%	1%
Aberdeenshire	96%	4%	0%	60%	36%	4%	-	-	-
Scotland	**81%**	**19%**	**0%**	**44%**	**54%**	**1%**	**36%**	**64%**	**1%**

Source: Scottish Household Survey (2019)

Key Issues:

- Aberdeen City has a high percentage of multi-storey flats and dwellings with 1-3 rooms, and a low percentage of detached dwellings and dwellings with 4-6 rooms.
- Conversely Aberdeenshire has a low percentage of flats and terraced dwellings and dwellings with 1-3 rooms, and a high percentage of semi-detached and detached dwellings and dwellings with 7 or more rooms.

Dwelling Condition/Quality

3.19 Table 3.8 below shows the dwelling condition for social housing. The Scottish Housing Quality Standard (SHQS) is a measure of housing quality set by the Scottish Government for the social sector to have achieved by 2015. It introduced a minimum housing standard intended to ensure that no property ever falls below this level. It means that social landlords must make sure their tenant's homes are energy efficient, safe, and secure, not seriously damaged and have kitchens and bathrooms that are in good condition.

3.20 In 2021, the energy efficiency elements of SHQS were replaced by the Energy Efficiency Standard for Social Housing (EESSH) which landlords should have met by 2020. In practice, many properties have not yet been brought up to EESSH and as such, this means the number of properties failing the SHQS has increased.

3.21 The Scottish Housing Regulator publishes detailed annual information on Council and RSL progress in achieving the SHQS. In 2022, 14.35% of social housing in Aberdeen City, 16.7% in Aberdeenshire and 25.4% in Scotland are failing to meet SHQS.

Table 3.8: Dwelling condition as per SHQS (social housing)

Landlord	Total stock for SHQS	Stock failing SHQS	Percentage of Stock failing
Aberdeen City Council	22,402	3,216	14.35%
Social landlords in Aberdeen City (average)	4,797	314	6.54%
Aberdeenshire Council	13,083	2,185	16.7%
Social landlords in Aberdeenshire (average)[23]	**3,018**	**570**	**18.89%**

Source: Scottish Housing Regulator (2022) & relevant RSLs (2022)

3.22 The Scottish House Condition Survey (SHCS) publishes figures on the percentage of dwellings that fail SHQS overall and for specific criteria including energy efficiency (using previous standards that did not require full compliance with EESSH), modern facilities/services and safety/security. This applies SHQS to all tenures and therefore gives data for owner-occupied and private rented properties.

Table 3.9: Percentage of dwellings failing SHQS by tenure.

		Housing Stock All Tenures	Owner-Occupied	Social Housing	Private rented
Failing SHQS overall	**Aberdeen City**	44%	41%	44%	51%
	Aberdeenshire	43%	42%	46%	45%
	Scotland	**42%**	**42%**	**37%**	**52%**
Failing SHQS 'Energy Efficient' criterion	**Aberdeen City**	33%	33%	28%	44%
	Aberdeenshire	40%	40%	36%	42%
	Scotland	**31%**	**32%**	**26%**	**36%**
Failing SHQS 'Modern Facilities and Services' criterion	**Aberdeen City**	7%	4%	11%	9%
	Aberdeenshire	3%	3%	*	-
	Scotland	**7%**	**6%**	**7%**	**13%**
Failing SHQS 'Health Safe and Secure' criterion	**Aberdeen City**	9%	10%	7%	13%
	Aberdeenshire	4%	4%	*	*
	Scotland	**12%**	**12%**	**8%**	**19%**

Source: Scottish House Condition Survey (2016-2018)

3.23 Table 3.9 above shows that 42% of housing stock in Scotland is failing the SHQS overall, which is comparable with Aberdeen City (44%) and Aberdeenshire (43%) and suggests a high level of SHQS non-compliance. The proportion of owner-occupied stock failing SHQS is remarkably similar for Aberdeen City (41%), Aberdeenshire (42%) and Scotland (42%). There is some variation in the proportion of private rented stock failing SHQS, which is

[23] Data aggregated from the following RSLs: Castlehill, Grampian, Langstane and Places for People

lower in Aberdeenshire (45%) compared with Aberdeen City (51%) and the Scottish average (52%). In terms of Social Housing, both Aberdeen City (44%) and Aberdeenshire (46%) have a higher level of overall non-compliance than Scotland (37%), based on the figures from the latest Scottish House Condition Survey in Table 3.9.

3.24 However, the Scottish Housing Regulator publishes detailed annual information on Council and RSL progress in achieving the SHQS, as reported in Table 3.8, and these figures show a much higher level of compliance – social housing failing the SHQS overall was 37% in the SHCS data, but Scottish Housing Regulator figures from 2022 show that this has fallen to 25%. Given the information published by the Scottish Housing Regulator is based on detailed inspection regimes by landlords, the quality of this information is likely to be far greater than the data reported through the SHCS which has a low sample size in comparison and is based on data from 2016-2018. It is useful to see figures for the owner-occupied and private rented tenures though, which the Scottish Housing Regulator data does not cover. The Scottish Housing Regulator figures are also only for overall SHQS performance and not the individual criteria.

3.25 By referring to the SHCS data in table 3.9, it can been seen that most failures come from the 'Energy Efficient' criterion, with performance in the social housing tenure better for this criterion than in the owner-occupied or private rented tenures, likely due to regulatory requirements that only apply to social housing. Improved energy efficiency would benefit tenants and owner/occupiers as energy price rises in recent years have squeezed household budgets. Aberdeenshire Council tenants indicated in the 2020-21 Tenant Satisfaction Survey that this was very important to them: when asked to score the importance of investing in energy efficiency measures 46% of respondents rated this as very important. It will be interesting to see if this increases in the next Tenant Satisfaction Survey, due to be run at the start of 2024.

Table 3.10: Percentage of dwellings with stock condition issues by tenure.

		Housing Stock All Tenures	Owner-Occupied	Social Housing	Private rented
Below Tolerable Standard	Aberdeen City	1%	*	*	-
	Aberdeenshire	3%	3%	*	*
	Scotland	**2%**	**1%**	**1%**	**2%**
Disrepair (Any / basic)	Aberdeen City	76%	71%	86%	74%
	Aberdeenshire	58%	55%	66%	64%
	Scotland	**70%**	**66%**	**76%**	**79%**
Disrepair to Critical Elements	Aberdeen City	61%	57%	68%	62%
	Aberdeenshire	39%	35%	49%	50%
	Scotland	**52%**	**49%**	**53%**	**63%**
Urgent Disrepair	Aberdeen City	42%	38%	49%	44%
	Aberdeenshire	28%	24%	32%	44%
	Scotland	**29%**	**26%**	**30%**	**37%**
Extensive Disrepair	Aberdeen City	4%	2%	4%	10%
	Aberdeenshire	5%	5%	*	*
	Scotland	**6%**	**5%**	**6%**	**8%**
Dwellings with rising or penetrating damp	Aberdeen City	6%	6%	6%	*
	Aberdeenshire	2%	2%	-	*
	Scotland	**3%**	**3%**	**2%**	**5%**
Dwellings with condensation	Aberdeen City	16%	13%	20%	18%
	Aberdeenshire	9%	8%	10%	14%
	Scotland	**8%**	**6%**	**12%**	**13%**

Source: Scottish House Condition Survey (2016-2018)

3.26 Aberdeenshire dwellings seem to be in better condition than the Scottish average on several criteria: lower proportions of dwellings with any/basic disrepair across all tenures and lower proportions of dwellings with disrepair to critical elements for owner-occupied and private rented tenures. However, there are higher levels of urgent disrepair for dwellings with private rented tenure, and the levels of disrepair and other dwelling issues are still significant across the various criteria, even if not higher than the Scottish average. There is also a higher proportion of owner-occupied dwellings in Aberdeenshire that are Below Tolerable Standard (3%) than the Scottish average (2%).

3.27 Aberdeen City dwellings are in worse condition than the Scottish average on several criteria: higher levels of any/basic disrepair for owner-occupied and social housing tenures, higher levels of disrepair to critical elements for owner-occupied and social housing, and higher levels of urgent disrepair for dwellings across all tenures. Aberdeen City dwellings of all tenures also have higher levels of condensation than Aberdeenshire or the Scottish average.

3.28 While most disrepair can be repaired and will therefore not impact on housing need and demand some cases of extensive disrepair and serious structural issues could lead to the requirement for new housing stock if not mitigated through repairs/improvements. Aberdeen City's Asset Management Plan and Aberdeenshire Council's Home Improvement Plan aim to improve the quality of Council housing stock through a variety of measures, which should help to maintain stock levels and not adversely impact housing need and demand. Aberdeenshire Council has also formed a working group to help tackle the issue of damp, condensation, and mould. This working group is still in the data gathering stage, but the aim is to respond to and, where appropriate, implement the Housing Ombudsman's recent recommendations on damp, condensation, and mould. The main focus of the group will be on Council housing stock but will also include private sector housing.

Key Issues:

- There are high levels of disrepair in Aberdeen City and Aberdeenshire housing stock. This has improved significantly for the social housing stock in meeting SHQS but remains an issue for other sectors.
- In terms of improving SHQS compliance in the social housing sector, the main driver is the need for compliance with EESSH, as indicated by the majority of SHQS failures stemming from the "Energy Efficient" criterion.
- Scotland's housing stock shows high levels of disrepair in general, and particularly for private rented tenure. Aberdeenshire dwellings show similar or lower levels of disrepair to the Scottish average across all tenures.
- Aberdeen City dwellings show higher levels of disrepair than the Scottish average, particularly for owner-occupied and social housing tenures.
- Aberdeen City and Aberdeenshire Council's respective Asset Management Plan and Home Improvement Plan will be important when working to resolve issues with disrepair in Council housing stock.

Dwellings by Tenure

3.29 Table 3.11 below shows the proportion of dwellings by tenure for Aberdeen City and Aberdeenshire. Although the SHCS has a low sample size, the proportions are very similar to those from the 2011 Census, so there can be some confidence in their reliability. Aberdeen City has a lower proportion of owner-occupied dwellings (56%) than the Scottish average of 61%, and a higher proportion of social housing (30%) and private rented (14%) than the Scottish averages of 26% and 13% respectively. In contrast, Aberdeenshire has a higher proportion of owner-occupied dwellings (71%) than the Scottish average, and lower proportions of social housing (18%) and private rented (11%).

Table 3.11: Housing Tenure: proportion of dwellings by tenure

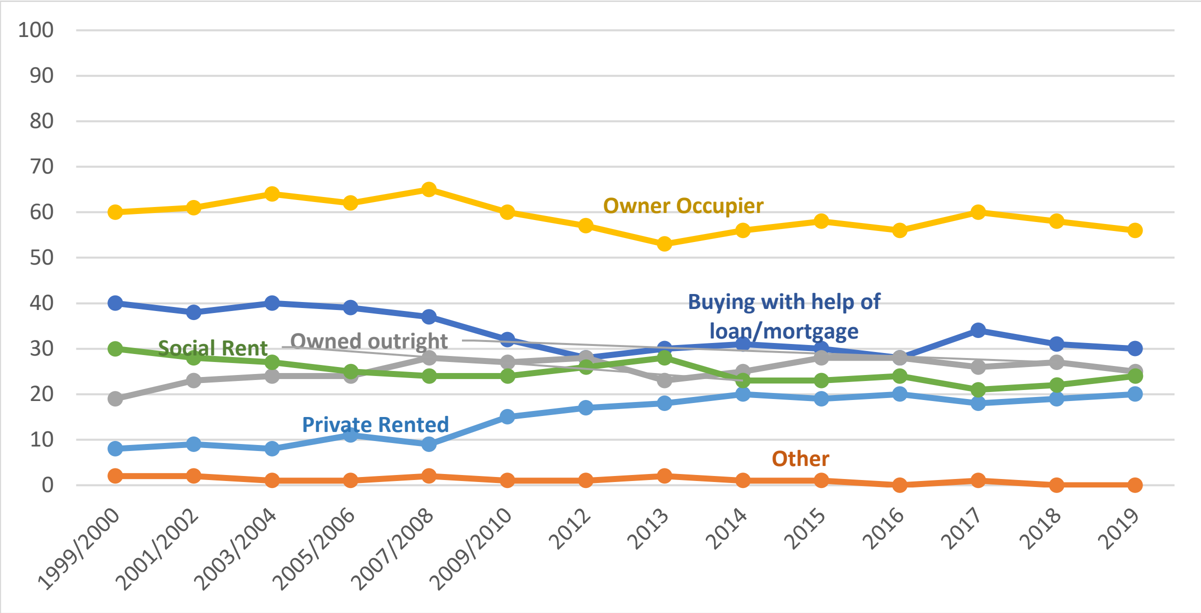
	Owner-occupied	Social Housing	Private Rented
Aberdeen City	56%	30%	14%
Aberdeenshire	71%	18%	11%
Scotland	61%	26%	13%

Source: Scottish House Condition Survey (2016-2018)

3.30 Long term tenure trends for Aberdeen City, Aberdeenshire and Scotland are set out in Figures 3.4, 3.5 and 3.6 below[24]. Aberdeen City has seen an increase in the proportion of private rented dwellings over the period, keeping it at a level that is consistently higher than the national average, which has also been increasing over the period. In comparison, Aberdeenshire has not seen the same trend of steady long-term increase in the proportion of private rented dwellings, with the proportion fluctuating over the period but remaining relatively stable and at a lower level.

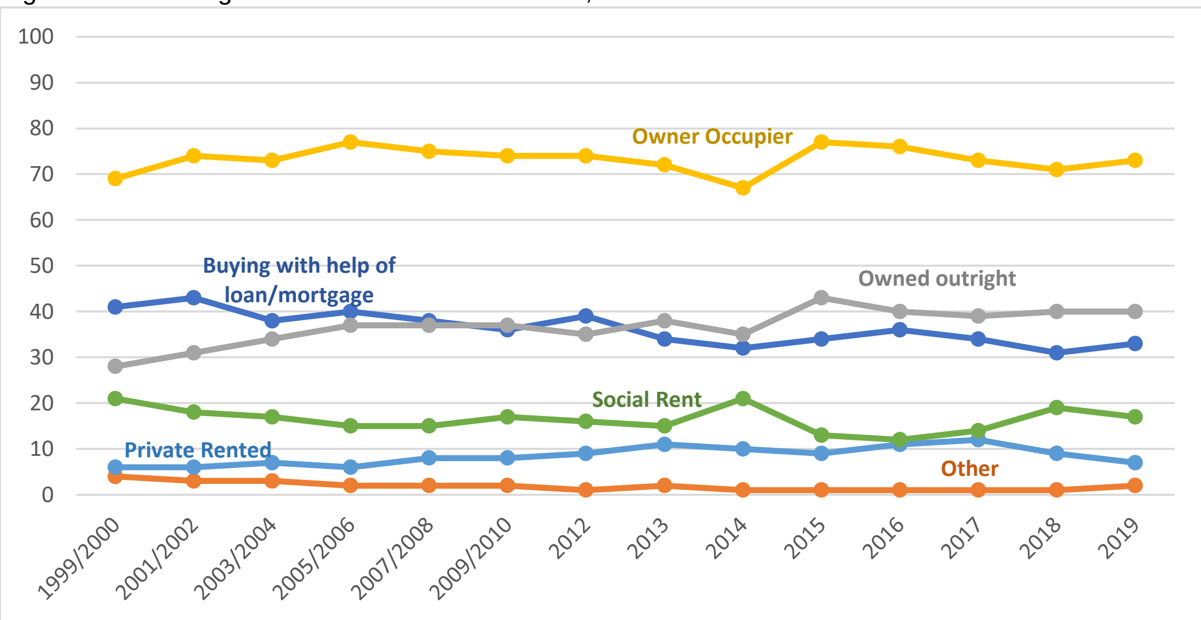
[24] Data for 2011 is only available for Scotland as a whole, no local authority data exists for 2011.

Figure 3.4. Housing tenure trends: Aberdeen City, 1999 - 2019



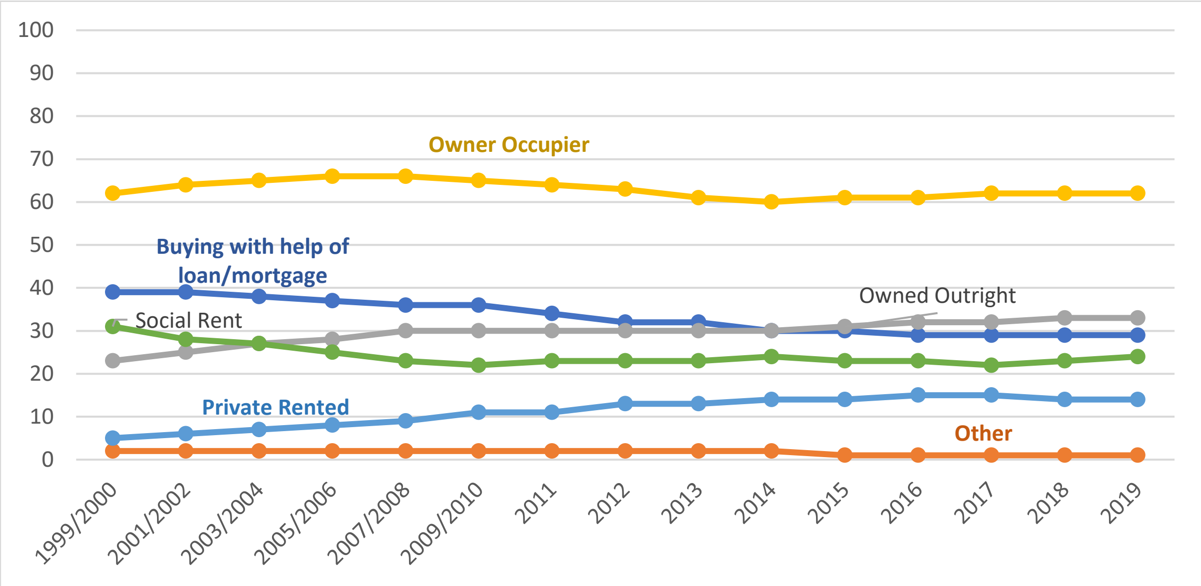
Source: Scottish Household Survey (2019)

Figure 3.5. Housing tenure trends: Aberdeenshire, 1999 – 2019



Source: Scottish Household Survey (2019)

Figure 3.6. Housing tenure trends: Scotland, 1999 - 2019



Source: Scottish Household Survey (2019)

Key Issues:

- Aberdeen City has seen an above average increase in the proportion of private-rented dwellings over the last 20 years.
- Aberdeenshire has not seen the same trend of steady long-term increase in the proportion of private rented dwellings, with the proportion fluctuating over the period but remaining relatively stable and at a lower level.

Stock Pressures

3.31 This section will identify where stock is pressured and where stock is in low demand. It will consider overcrowded and concealed households, under occupation, turnover, and the volume of empty and second homes. This analysis will be presented for both local authorities. Both overcrowded and concealed households are considered likely to generate a need for additional housing as they are unlikely to be counted within the household projections and will not release a home for use by another household when they move on. Although this section will refer to housing need in relation to waiting list numbers, it is important to note that these numbers alone will not be a reliable way to measure existing and future housing need. Applications on waiting lists can often be outdated and no longer required, and some applicants may already be viewed as having housing which meets their needs. Waiting lists may, however, indicate areas of local authority housing stock where there is particular pressure.

Local Authority Housing

3.32 Together Aberdeen City and Aberdeenshire Councils own and manage a total of 35,440 properties. These are profiled in Table 3.12 below.

3.33 Total stock figures are provided in table 3.12, which are broken down into general needs or amenity/sheltered/very sheltered-type housing and by the number of bedrooms. Amenity, sheltered, and very sheltered properties would only be let to individuals with particular needs, and are covered in Chapter 5 on specialist provision. A breakdown of the total stock showing the percentage of properties which are general needs without major adaptations, general needs with major adaptations and amenity/sheltered/very sheltered is detailed in Figure 3.7. Major adaptations are classed as housing adapted or built for wheelchair use, housing adapted or built for ambulant disabled, or other housing specially adapted or built for the disabled (definitions taken from S1B Scottish Government return). Other adaptations to properties can be added or removed to suit tenants' needs, so reporting stock with minor adaptions e.g., handrails, grab rails etc was not deemed necessary as a property that is currently adapted to suit the particular needs of a tenant may be removed when it is let in the future to another tenant with different needs.

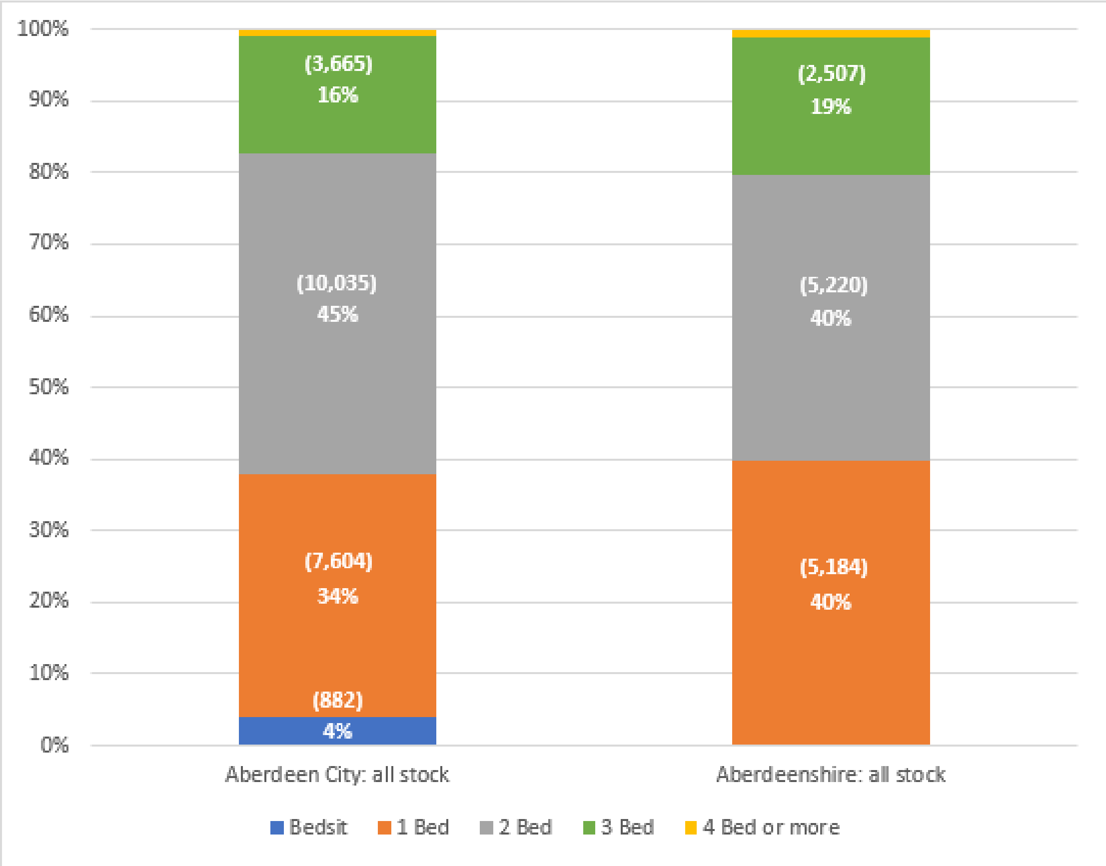
3.34 Other tables later in the document where percentages are used, including those for housing applications, relets, void rent loss and refusals, are based on total stock figures and not net figures. It is not practical or possible in some cases to re-run reports to provide historical data based on the net stock figure.

Table 3.12: Aberdeen City and Aberdeenshire: housing stock by type and number of bedrooms

	Bedsit	1 Bed	2 Bed	3 Bed	4 Bed or more	Total
Aberdeen City						
General needs	800	4,644	9,625	3,660	216	18,945
	3.6%	20.7%	43.0%	16.3%	1.0%	84.6%
Amenity/Sheltered/Very Sheltered	82	2,960	410	5	0	3,457
	0.37%	13.21%	1.83%	0.02%	0.00%	15.43%
Total stock	**882**	**7,604**	**10,035**	**3,665**	**216**	**22,402**
	3.9%	**33.9%**	**44.8%**	**16.4%**	**1.0%**	**100.0%**
Aberdeenshire						
General needs	10	3,807	5,115	2,486	160	11,578
	0.1%	29.1%	39.1%	19.0%	1.2%	88.5%
Sheltered/Very Sheltered Stock	2	1,376	104	23	0	1,505
	0.0%	10.5%	0.8%	0.2%	0.0%	11.5%
Total stock	**12**	**5,184**	**5,220**	**2,507**	**160**	**13,083**
	0.1%	**39.6%**	**39.9%**	**19.2%**	**1.2%**	**100.0%**

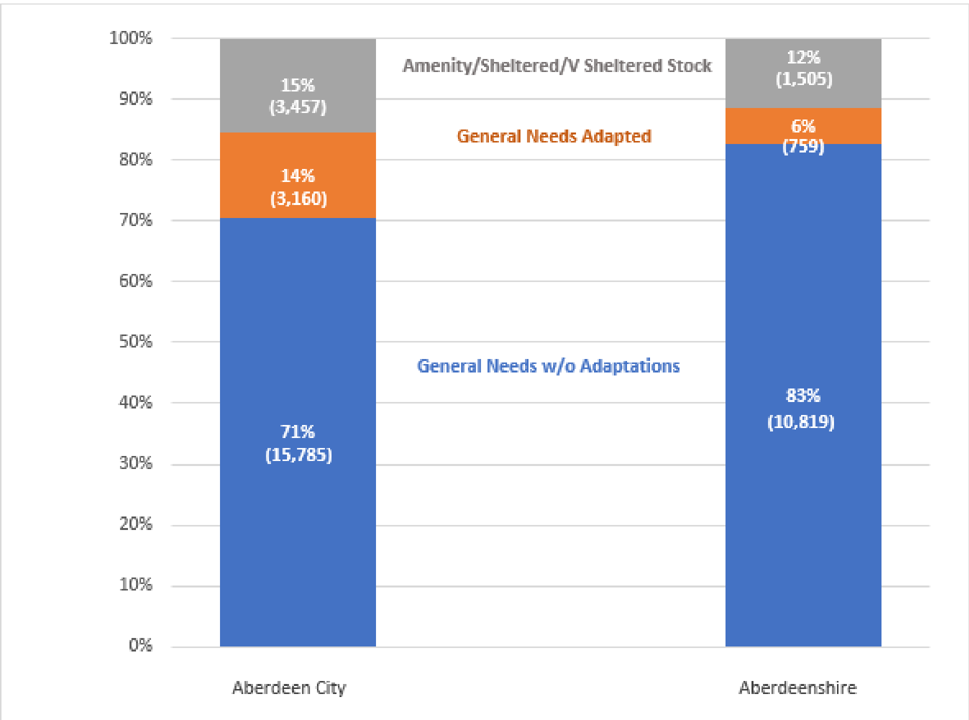
Source: Aberdeen City and Aberdeenshire Council Housing Management Databases, Property details (March 2022)

Figure 3.7: Aberdeen City and Aberdeenshire: stock breakdown by number of bedrooms



Source: Aberdeen City and Aberdeenshire Council Housing Management Databases, Property details (2022)

Figure 3.8: Aberdeen City and Aberdeenshire: stock breakdown by type



Source: Aberdeen City and Aberdeenshire Council Housing Management Databases, Property details (March 2022)

3.35 Aberdeen City Council has a total stock of 22,402 properties and Aberdeenshire Council has 13,083. In addition to Aberdeen City's 3,457 amenity, sheltered and very sheltered properties, Aberdeen City Council has 3,160 mainstream adapted properties. There are also 216 new build units which have been provided in the last 12 months at our "Wellheads" development. Aberdeenshire Council has 1,505 sheltered and very sheltered properties and 759 mainstream adapted properties.

3.36 As can be seen from table 3.13 below, there is significant pressure on social housing in Aberdeen City and Aberdeenshire. Aberdeen City Council has 4,750 applicants on its waiting lists of which 3,321 have a housing need and 1,429 have no housing need, as determined by the allocation policy. Aberdeenshire Council has 4,880 applicants on its waiting lists of which 4,344 have a housing need and 536 have no housing need.

3.37 Table 3.13 below shows the number of applicants for the various property sizes as of 31 March 2022 for both local authorities. The figures in brackets show the number of applicants with a particular housing need for each property size. Aberdeenshire figures are shown broken down by area level.

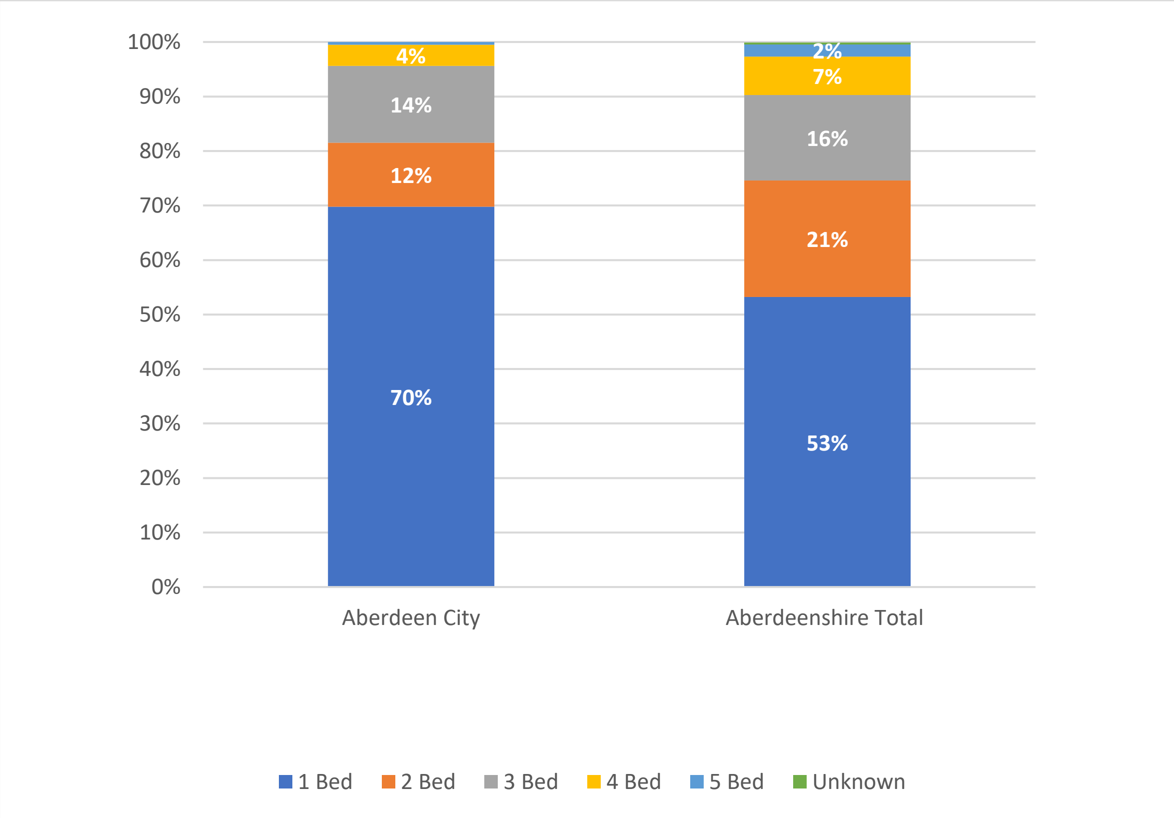
Table 3.13: Aberdeen City & Aberdeenshire Council: waiting lists by bedroom size as of 31.3.22.

Area	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	Unknown[25]	Total
Aberdeen City	3,051	906	631	144	18	0	4,750
	(2,317)	(388)	(468)	(130)	(18)		(3,321)
Aberdeenshire							
Banff and Buchan	425	141	95	35	22	31	749
	(396)	(132)	(93)	(35)	(22)	(3)	(681)
Buchan	383	178	92	48	15	32	748
	(369)	(172)	(90)	(47)	(15)	(5)	(698)
Formartine	343	140	121	43	10	33	690
	(320)	(126)	(115)	(43)	(10)	(2)	(616)
Garioch	635	272	187	79	27	36	1236
	(580)	(233)	(180)	(77)	(26)	(2)	(1,098)
K&M	371	169	137	67	19	30	793
	(319)	(145)	(127)	(66)	(19)	(2)	(678)
Marr	345	134	81	36	9	30	635
	(310)	(118)	(76)	(35)	(9)	0	(548)
Other	18	5	1	0	1	4	29
	(17)	(5)	(1)	0	(1)	(1)	(25)
Aberdeenshire Total	**2,520**	**1,039**	**714**	**308**	**103**	**196**	**4,880**
	(2,311)	**(931)**	**(682)**	**(303)**	**(102)**	**(15)**	**(4,344)**

Source Aberdeen City and Aberdeenshire Council Housing Management Databases, Waiting List details (2022)

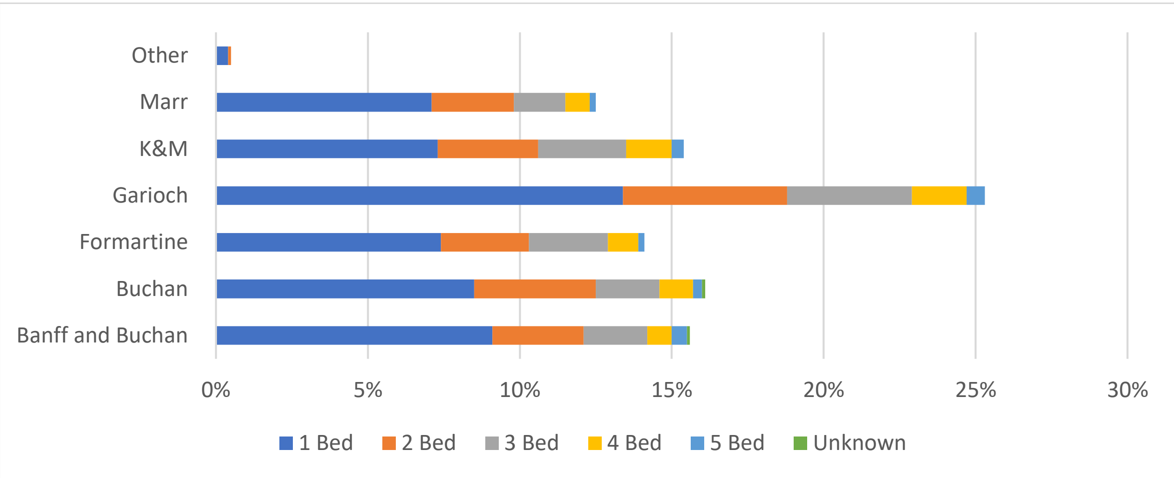
[25] Unknown Bedroom Size indicates applications awaiting assessment.

Figure 3.9: Percentage of Aberdeen City and Aberdeenshire Council waiting list applications with housing need by bedroom size on 31 March 2022



Source: Aberdeen City and Aberdeenshire Council Housing Management Databases, Waiting List details (31 March 2022)

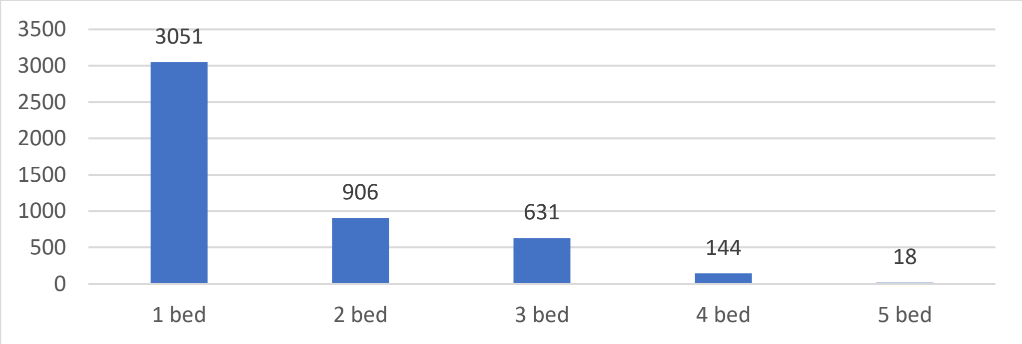
Figure 3.10: Percentage of Aberdeenshire Council waiting list applications with housing need by Aberdeenshire Area on 31 March 2022



Source: Aberdeen City and Aberdeenshire Council Housing Management Databases, Waiting List details (31 March 2022)

3.38 As seen in figure 3.11 below, one-bedroom properties are in high demand in Aberdeen City from homeless applicants, general waiting list applicants and those seeking to downsize. Of the 4,750 housing applications for 2021/2022, 3,051 were seeking a one-bedroom property (nearly 70% of total applications).

Figure 3.11: Aberdeen City: housing applications by number of bedrooms



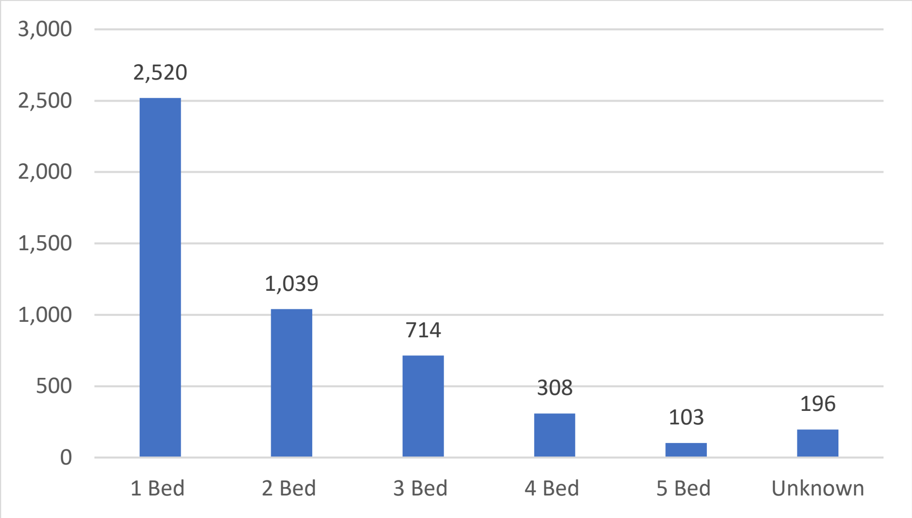
Source: Aberdeen City Council Housing Management Database, Waiting List details (2022)

Key Issues:

- 70% of Aberdeen City applications with a housing need require a one-bedroom property, and 12% require a two-bedroom property. 38% of Aberdeen City properties are bedsit or one-bedroom, and 45% of properties are two-bedroom.
- This suggests that in the future there will be a shortage of one-bedroom properties, as there is a significant disparity between the demand levels and the stock available.
- It seems likely there will be a surplus of two-bedroom properties available, due to the number of applications being far below the actual stock level.

3.39 As seen in figure 3.12 below, the greatest pressure in Aberdeenshire is also on one-bedroom homes, with 53% of all applicants with a housing need requiring a one-bedroom property. When compared with the Aberdeenshire stock profile, 40% of the total housing stock is one-bedroom, and when looking at general needs properties in particular (removing sheltered and very sheltered), this falls to 29%. A substantial proportion of waiting list applicants requiring one-bedroom properties are homeless applicants, who generally are not eligible for sheltered housing. While many other applicants requiring a one-bedroom property are eligible for sheltered housing, many of these people are instead interested in a general needs property that could be adapted to suit their needs.

Figure 3.12: Aberdeenshire: housing applications by number of bedrooms



Source: Aberdeenshire Council Housing Management Database, Waiting List details (2022)

3.40 Garioch is the most pressured area within Aberdeenshire, accounting for over 25% of all applications with a housing need. Over half (53%) of these Garioch applications need a one-bedroom property. 50% of Garioch stock is one-bedroom; of these one-bedroom properties 40% are sheltered/very Sheltered and 60% are mainstream. Only 20% of Garioch waiting list applicants are interested in sheltered accommodation. While the overall proportion of one-bedroom stock (50%) is in-line with waiting list demand (51%), only 60% of the one-bedroom stock is mainstream which accounts for 80% of waiting list demand.

3.41 Aberdeenshire Council performs a ranking of its settlements based on stock turnover and the number of waiting list applicants who have selected a particular settlement as their first choice. Based on this ranking method, Inverurie (the largest settlement in Garioch) is the most pressured settlement in Aberdeenshire. Stonehaven (the largest settlement in Kincardine & Mearns) is the second most pressured, and Peterhead (Aberdeenshire's largest settlement located in Buchan) is the third most pressured settlement. Tables 3.14 and 3.15 below provide a breakdown of the one-bedroom stock and waiting list for the most pressured area (Garioch) and the three most pressured settlements.

Table 3.14 One-bedroom stock breakdown for most pressured area and settlements

Area/Settlement	1-bed stock	% of stock	1-bed stock mainstream	% of 1-bed stock	1-bed stock sheltered	% of 1-bed stock
Garioch	968	50%	584	60%	384	40%
Inverurie	458	53%	239	52%	219	48%
Stonehaven	161	38%	140	87%	21	13%
Peterhead	388	26%	351	90%	37	10%

Source: Aberdeenshire Council Housing Management Database, Property details 2022

Table 3.15 One-bedroom waiting list breakdown for most pressured area and settlements.

Area/Settlement	1-bed WL	% of WL	1-bed WL mainstream	% of 1-bed WL	1-bed WL sheltered	% of 1-bed WL
Garioch	580	53%	463	80%	117	20%
Inverurie	275	56%	205	75%	70	25%
Stonehaven	129	53%	101	78%	28	22%
Peterhead	180	51%	154	86%	26	14%

Source: Aberdeenshire Council Housing Management Database, Waiting List details 2022

3.42 53% of Inverurie properties are one-bedroom; of those one-bedroom properties 48% are sheltered/very sheltered and 52% are mainstream. 56% of Inverurie waiting list applicants need a one-bedroom property; of these applicants only 25% are interested in sheltered accommodation. This suggests that Inverurie needs more mainstream one-bedroom stock to meet demand – while the overall proportion of one-bedroom stock (53%) is in-line with waiting list demand (56%), only 52% of the one-bedroom stock is mainstream which accounts for 75% of waiting list demand.

3.43 38% of Stonehaven stock is one-bedroom; of these properties 13% are sheltered/very sheltered and 87% are mainstream. 53% of Stonehaven waiting list applicants need a one-bedroom property; of these applicants 22% are interested in sheltered accommodation. This suggests that Stonehaven needs more one-bedroom stock to meet demand and may also need more sheltered housing provision – the proportion of one-bedroom stock (38%) is much lower than waiting list demand (53%), and proportionally only 13% of one-bedroom properties are sheltered/very sheltered while 22% of waiting list applicants are interested in sheltered one-bedroom accommodation.

3.44 26% of Peterhead stock is one-bedroom; of these properties 10% are sheltered/very sheltered and 90% are mainstream. 51% of Peterhead waiting list applicants need a one-bedroom property; of these applicants 14% are interested in sheltered accommodation. This suggests that Peterhead needs more one-bedroom properties to meet demand, but that the split of mainstream/sheltered stock is in-line with waiting list applications – the proportion of one-bedroom stock (26%) is much lower than waiting list demand (51%), and proportionally 10% of one-bedroom properties are sheltered with waiting list demand for one-bedroom sheltered accommodation at 14%.

Key Issues:

- 53% of Aberdeenshire applications with a housing need require a one-bedroom property and 21% require a two-bedroom property. 40% of Aberdeenshire properties are one-bedroom and 40% are two-bedroom.
- Garioch is the most pressured area within Aberdeenshire, accounting for over 25% of all applications with a housing need. Inverurie is the most pressured settlement in Aberdeenshire. These trends indicate there is likely to be a shortage of one-bedroom properties available.

3.45 Table 3.16 below shows the number of applicants registered on Aberdeen City and Aberdeenshire's housing lists as of the 31st of March over the last 5 years. This gives a snapshot in time of the number of people waiting for housing: this is the number of existing and new applications where individuals are still waiting to be housed and does not include applications that have been cancelled or closed for any reason, including where individuals have been housed. The trend over this period has shown fewer housing applications registered year-on-year for Aberdeen City, and a large drop in the number of applications registered in 2021/22 for Aberdeenshire.

Table 3.16: Number of housing applications on waiting lists as of 31st March over 5 years.

Year	2017/18	2018/19	2019/20	2020/21	2021/22
Aberdeen City Applications	6,631	6,240	6,110	5,806	4,750
Aberdeenshire Applications	6,548	6,241	6,108	6,338	4,880

Source Aberdeen City and Aberdeenshire Council Housing Management Databases, Waiting List details (March 2022)

3.46 The trend of fewer housing applications year-on-year for Aberdeen City may be caused by the increase in the 3,000 new affordable homes built by Aberdeen City and Aberdeenshire over the period and the downturn in rents in the private rented sector. Aberdeen City Council also reintroduced an annual check of those on its housing lists, asking applicants to confirm their application details and whether they wish to remain on our lists. Those applicants who do not respond are cancelled from the housing lists.

3.47 Aberdeenshire Council moved to a new system for online housing applications in 2021/22 to facilitate Choice-Based Lettings (CBL). At that time, everyone on the existing waiting list was invited to create a new application on the new system. Many people did not create new applications, therefore resulting in a drop in the total number of applicants on the waiting list in 2021/22 (in the previous 4 years the total number of applicants on the waiting list had remained relatively stable). As at the end of July 2022 there were 5,214 applications on the waiting list, showing that numbers are increasing and will likely return to pre-Housing Online levels in the future.

Table 3.17: New housing applications received each year.

Year	2017/18	2018/19	2019/20	2020/21	2021/22
Aberdeen City Applications	3,705	4,224	3,674	3,846	3,773
Aberdeenshire Applications	4,752	4,773	4,822	4,371	5,077

Source Aberdeen City and Aberdeenshire Council Housing Management Databases, Waiting List details (March 2022)

3.48 Table 3.17 above shows the number of new applications received each year over the last 5 years. The number of new applications received has been relatively stable for Aberdeen City. Aberdeenshire saw a 10% drop in new applications in 2020/21 compared with 2019/20 because of pandemic restrictions on people moving house and a moratorium on evictions in the private rented sector. The number of new applications has bounced back in 2021/22 to a number more comparable with pre-pandemic years. This suggests that the fall in the total number of applicants registered on Aberdeen and Aberdeenshire's housing lists is not due to fewer new applications being received each year and is likely due to older applications being withdrawn/cancelled or applicants being housed.

Key Issues:

- Aberdeen City has seen a year-on-year reduction in the number of applicants on its waiting lists each year for the last 5 years, reducing from 6,631 on 31st March 2018 to 4,750 on 31st March 2022.
- The number of applicants on Aberdeenshire's waiting lists over the last 5 years was stable until a sharp drop in 2021/22, which coincides with the move to a new system for online housing applications to facilitate Choice-Based Lettings.
- The number of new applications received in-year to both Aberdeen City and Aberdeenshire has remained relatively stable over the same 5-year period. This suggests that the level of applications being received is unlikely to change significantly in the coming years.

Low Demand

3.49 Aberdeen City currently do not have any stock categorised as low demand, due to the housing list demand figures a decision was taken some years ago at senior level not to classify any properties as low demand. However certain property types are currently proving difficult to let, including two-bedroom tenement flats and multi-storey blocks. The statutory Scottish Government and Scottish Housing Regulator returns that are submitted annually also state that we do not have low demand.

3.50 Table 3.18 below shows low demand Aberdeenshire Council stock. Aberdeenshire currently categorise stock as low demand where there are four or less applicants waiting for a property of that size, type, and location (broken down to settlement, i.e., town or village, level) or where a property is void and has three or more offers refused for non-personal reasons (for example for reasons such as location of the property).

Table 3.18: Aberdeenshire Council - low demand stock (excluding sheltered and very sheltered housing properties) at 31 March 2022

Area	Bedsit	1 Bed	2 Bed	3 Bed	4+ Bed	Total
Banff & Buchan	0	5	37	13	0	**55**
Buchan	0	1	21	4	1	**27**
Formartine	0	0	1	2	0	**3**
Garioch	1	1	0	0	1	**3**
Kincardine & Mearns	0	2	3	0	0	**5**
Marr	0	2	0	1	0	**3**
Total	**1**	**11**	**62**	**23**	**2**	**96**

Source: Aberdeenshire Council Housing Management Database, Property details (2022)

3.51 65% of the Aberdeenshire Council stock categorised as low demand is two-bedroom.

Overcrowded and Concealed Households

3.52 A concealed household is defined as one ‘living in a multi-family household in addition to the primary family, such as a young couple living with parents. Table 3.19 below shows the projected concealed households from the 2011 Census which is the most up to date data available due to the delay in the 2022 Census.

Table 3.19: Concealed households

Concealed Households	Aberdeen City Council	Aberdeenshire Council	Scotland
All families	1.7%	2.5%	1.2%
aged 24 and under	9.2%	15.2%	10.0%
aged 25 to 34	2.0%	3.0%	2.6%
aged 35 to 49	0.5%	0.5%	0.5%
aged 50 to 64	0.3%	0.2%	0.4%
aged 65 to 74	0.6%	0.8%	1.0%
aged 75 to 84	0.7%	0.6%	1.0%
aged 85 and over	0.5%	0.9%	1.0%

Source: National Records of Scotland (2011)

3.53 The Centre for Housing Market Analysis (CHMA) has produced estimates for local authority areas from the Scottish Household Survey (SHS) and Scottish House Condition Survey (SHCS) using 2016-2018 data. See table 3.20 below which shows the CHMA estimates for Aberdeen City with 1.59% of households overcrowded compared to 1.35% in Aberdeenshire and 2.39% for Scotland. Aberdeenshire has 1.17% concealed households compared to Aberdeen City at 0.84% and Scotland at 1.26%.

3.54 It should be noted that the CHMA figures do not include an age break-down (like the census figures), and the definition of a concealed household by CHMA is different than the definition used for the census. Because concealed families constitute a small proportion of total families overall (Scottish 2011 Census), this makes them hard to detect in surveys with small local authority sample sizes, such as the SHS and SHCS. Such low sample numbers result in data suppression for quality purposes and prevent a detailed local authority analysis. These figures are therefore only an indicative guide, and this analysis is likely to hide variation in the rates across local authorities. These figures will be reviewed once detailed data from the 2022 Census becomes available.

Table 3.20: Local authority concealed family estimates from 2016-18, 3-year average

Local Authority	Overcrowded households[26]		Households with at least one concealed family[27]		Total Households
Aberdeen City	1,700	1.59%	900	0.84%	107,000
Aberdeenshire	1,500	1.35%	1,300	1.17%	111,000
Scotland	59,000	2.39%	31,000	1.26%	2,464,000

Source: CHMA (2016-18)

Underoccupied Households

3.55 Under-occupation occurs when a household lives in a home which has more bedrooms than required under the minimum bedroom standard, see table 3.21 below. Landlord allocation policies can vary and may set different bedroom standards.

Table 3.21: Households exceeding minimum bedroom standard by 2+ bedrooms.

Local Authority	All Housing Stock[28]	Tenure			Household Type		
		Owner-occupied	Social Housing	Private Rented	Families	Older	Other[29]
Aberdeen City	22%	35%	-	12%	33%	14%	19%
Aberdeenshire	45%	58%	-	29%	45%	31%	53%
Scotland	32%	46%	8%	14%	42%	18%	31%

Source: Scottish House Condition Survey (2016-18)

[26] Confidence Intervals: Aberdeen City 0.2 (95% CI 0.23 to 3.77), Aberdeenshire 0.1 (95% CI 0.21 to 2.21), Scotland 0.2 (95% CI 1.70 to 2.30)

[27] Confidence Intervals: Aberdeen City 0.84 (95 CI 0.31 to 1.99), Aberdeenshire 1.17 (95 CI 0.14 to 2.48), Scotland 1.26 (95 CI 1.02 to 1.50)

[28] Confidence Intervals: Aberdeen City 0.22 (95% CI 0.17 to 0.27), Aberdeenshire 0.45 (95% CI 0.39 to 0.51), Scotland 0.32 (95% CI 0.31 to 0.33)

[29] Other - These are all other household types which are made up of adults only and have no resident children.

3.56 The SHCS data does not include figures for under-occupation of social housing for Aberdeen City or Aberdeenshire due to the base sample being too small to report for this tenure. Reviewing transfer applicants from Aberdeen City and Aberdeenshire can give some insight into the situation for Council stock – see table 3.22 below.

3.57 Aberdeen City can assign under-occupancy points when assessing an applicant's housing need. Aberdeenshire transfer applicants were reviewed and those who have at least one bedroom in excess recorded were determined to be under-occupying an Aberdeenshire Council property.

Table 3.22: Transfer applicants under-occupying a council property.

	Under-Occupying by number of bedrooms			
	1 Bedroom	**2 Bedrooms**	**3 Bedrooms**	**Total**
Aberdeen City 2019/20	100	19	0	119
Aberdeen City 2020/21	117	19	1	137
Aberdeen City 2021/22	153	31	1	185
Aberdeenshire 2021/22	171	46	2	219

Source: Aberdeen City and Aberdeenshire Council Housing Management Databases, Waiting List details (2022)

3.58 Table 3.23 below shows the number of transfer applicants rehoused who had previously been under-occupying a council property. This is a means of reallocating housing stock to ensure people are housed more suitably.

Table 3.23: Transfer applicants rehoused who had been under-occupying a council property.

	Under-Occupying by number of bedrooms				
	1 Bedroom	**2 Bedrooms**	**3 Bedrooms**	**4 Bedrooms**	**Total**
Aberdeen City 2019/20	50	15	1	0	66
Aberdeen City 2020/21	34	6	0	0	40
Aberdeen City 2021/22	61	16	0	0	77
Aberdeenshire 2019/20	57	10	0	0	67
Aberdeenshire 2020/21	35	18	1	0	54
Aberdeenshire 2021/22	76	20	1	1	98

Source: Aberdeen City and Aberdeenshire Council Housing Management Databases, Waiting List details (2022)

Key Issues:

- Aberdeen City Council is currently experiencing levels of low demand for two-bedroom tenement flats and multi-storey blocks.
- Levels of overcrowded and concealed households in both Aberdeen City and Aberdeenshire are showing as lower than the Scottish average based on CHMA 2016-18 figures. The 2011 Census however showed higher than average levels of concealed households for both Aberdeen City and Aberdeenshire and overcrowding in Aberdeen City was significantly above average. It will therefore be important to review the 2022 Census figures when they are published.
- Under occupation is highest in Aberdeenshire at 45%, compared with the Scottish average of 32%. Aberdeen City has a lower level of under occupation than the national average at 22%.

Stock Turnover

3.59 The number of tenancies terminated and the number of lets can be analysed together to give details of stock turnover. Turnover means that properties become void for a period between the old tenancy terminating and the new tenancy starting, and therefore impacts on void rent loss and makes void performance a key priority.

Tenancy Terminations

3.60 Termination of Tenancy is when a landlord or tenant decides to terminate (or not renew) a lease or rental agreement, state law often requires one party to give written notice of their decision to the other party, usually one month. This is sometimes known as a “notice to terminate” or “notice to quit”.

3.61 Landlords can terminate a tenancy for various reasons such as non-payment of rent or anti-social behaviour. Tenants on the other hand terminate for a vast number of reasons such as moving away from the area, renting/buying in the private sector, moving back to the family home due to inability to sustain the tenancy etc.

3.62 Aberdeen City and Aberdeenshire have both had consistently higher percentages of tenancy terminations than the Scottish average over the last five years, and while the national trend is for tenancy terminations to be reducing Aberdeen City and Aberdeenshire have seen increases. Table 3.24 below shows the number and percentage of tenancies terminated annually from 2017 to 2022.

Table 3.24: Number of tenancy terminations (by year and as a % of self-contained lettable stock)

	2017/18		2018/19		2019/20		2020/21		2021/22	
	No.	%	No.	%	No.	%	No.	%	No.	%
Aberdeen City	2,017	9.49%	2,072	9.69%	2,076	9.68%	1,812	8.45%	2,451	11.4%
Aberdeenshire	1,157	9.0%	1,209	9.4%	1,254	9.7%	1,096	8.5%	1,284	10.0%
Scotland	N/A	8.56%	N/A	8.56%	N/A	8.42%	N/A	6.95%	N/A	7.76%

Source: Scottish Housing Regulator (2022)

Table 3.25: Termination Reasons 2021/22

Termination Reason	Aberdeen City		Aberdeenshire	
	No.	%	No.	%
Transfer (Rehoused)	589	24%	312	22%
Deceased	407	16%	262	19%
No Reason Given	301	12%	290	21%
Hospital/Nursing Home or Prison	181	7%	141	10%
Moving Away	176	7%	4	0%
Change in circumstances	163	7%	-	-
Bought own Property	114	5%	82	6%
Renting in the Private Sector	133	5%	71	5%
Mutual Exchange of Property	-	-	92	7%
Abandonment	145	6%	54	4%
Transfer to another LA or RSL	164	7%	56	4%
Decamp prior to eviction - Arrears	40	2%	-	-
Neighbour Issues	31	1%	-	-
Assignation/Succession of tenancy	-	-	20	1%
Tenant changed mind	24	1%	8	1%
Eviction - Rent Arrears	7	0%	2	0%
Total	**2,475**		**1,394**	

Source: Aberdeen City and Aberdeenshire Council Housing Management Databases, Tenancy details 2022.

3.63 Aberdeen City has seen the number of terminations increase by 35.26% in 2021/2022 compared with 2020/21. 7% of tenancy terminations in 2021/22 were due to tenants moving away: with the increase in people working from home, many tenants are moving out of the city, and Brexit has resulted in a lot of Europeans returning to their country of origin. Others are buying homes

(5%) or moving to more attractive and affordable properties in the private rented sector (5%). For 2021/2022 the main reasons for terminations include transfers to other properties within our stock, accounting for 21.09% of termination reasons. With deaths accounting for 16.44% and those with no reason given accounting for 12.16%. See table 3.25 above.

3.64 Tenancy terminations in Aberdeenshire dropped in 2020/21 due to pandemic restrictions and have returned to pre-pandemic levels in 2021/22. The most common termination reason in 2021/22 was Transfer (Rehoused) which accounted for 22% of tenancy terminations, indicating that the council prioritise housing tenants in existing own stock. 19% of tenancies terminated with the reason Deceased, which is expected due to the high proportion of Sheltered housing properties. 21% of all tenancies terminated did not have a termination reason recorded – housing officers do request this information from tenants but often they refuse to answer. The council will work with the housing teams with the aim of reducing the proportion of tenancies ended without a termination reason, as this would provide more robust data that would allow to better analyse trends and implement strategies to improve tenancy sustainment in future.

Relets

3.65 A relet is a property where the previous tenancy has ended, or the property has been repossessed and a new tenancy has commenced. Relets are therefore a measure of stock turnover and are inextricably linked to tenancy terminations. Table 3.26 below shows the number of relets in Aberdeen City and Aberdeenshire over the past five years, and as a percentage of total stock.

Table 3.26: Number of relets per year for Aberdeen City and Aberdeenshire (as a % of total stock)

	2017/18	2018/19	2019/20	2020/21	2021/22
Aberdeen City	1,813 (6.7%)	2,048 (9.32%)	1,968 (8.97%)	1,648 (7.45%)	1,945 (8.68%)
Aberdeenshire	972 (7.4%)	1,184 (9.0%)	1,334 (10.2%)	1,231 (9.4%)	1,379 (10.5%)

Source - Aberdeen City and Aberdeenshire Council Housing Management Databases, Tenancy and Property details (March 2022)

3.66 Aberdeen City and Aberdeenshire both have a higher turnover rate than the average for Scottish local authorities in 2021/22: the Scottish local authority average turnover rate in 2021/22 was 7.67%, Aberdeen City and Aberdeenshire had turnover rates of 8.68% and 10.5% respectively. It will be important to review trends in termination reasons going forward to understand the higher termination rates in Aberdeen City and Aberdeenshire that lead to higher turnover rates. Strategies to improve tenancy sustainment could then be implemented and monitored to assess their success. Void performance is also affected by turnover rates, as more properties becoming vacant will lead to higher levels of rent lost and longer relet times in areas where demand is not as strong.

Voids

Table 3.27: Vacant local authority stock as 31st March 2022 and as a % of total stock

	Aberdeen City		Aberdeenshire	
Temporary homeless accommodation	87	0.39%	68	0.52%
Awaiting demolition	1	0.00%	8	0.06%
Surplus to long term requirements	0	0.00%	47	0.36%
Part of modernisation programme	298	1.33%	42	0.32%
In low demand area	0	0.00%	76	0.58%
Normal letting stock	1,108	4.95%	285	2.19%
Unlettable - Care Provision / external reason	222	0.99%	89	0.68%
All vacant	1,716	7.66%	615	4.72%

Source: Aberdeen City and Aberdeenshire Council Housing Management Databases, Void and Property details 2022

3.67 Table 3.28 below shows the void rent loss for Aberdeen City and Aberdeenshire from 2017/18 to 2021/22. The rent loss for a void property is the amount of lost rental income (including services charges) for the time, measured in calendar days, between the date of termination of a previous tenancy or repossession (or from the date of handover to the landlord following the issue of the certificate of practical completion for new properties) and the start date of a new tenancy. Void rent loss is calculated by dividing the total amount of rent due for the reporting year by the total amount of rent lost through properties being void during the reporting year.

Table 3.28: Aberdeen City and Aberdeenshire - Void Rent Loss

	2017/18	2018/19	2019/20	2020/21	2021/22
Aberdeen City	1.19%	1.47%	1.86%	2.53%	3.66%
Aberdeenshire	1.21%	1.49%	2.09%	2.70%	2.80%
Scotland	0.8%	0.9%	0.9%	1.4%	1.4%

Source - Aberdeen City and Aberdeenshire (March 2022); SHR (Scottish Housing Regulator)

3.68 Void rent loss has been increasing for Scottish social landlords over the last three years, rising from 0.9% in 2019-20 to 1.4% in 2021/22. This demonstrates the impact of the pandemic and subsequent challenges on void performance for all local authorities. It is also important to note that while local authorities can aim to reduce void rent loss as far as possible, it will not be possible to avoid rent loss to voids completely. Stock will continue to turn over regularly as tenancies end, and local authorities will need to complete necessary repairs and advertise properties before they can be let again. However, Building Services are having some issues in recruiting and retaining craftsmen in the light of a stronger oil and gas sector which is having some impact upon the ability to carry out necessary works timeously and subsequently void periods can be longer. With terminations continuing to increase, voids and the resulting rent loss continues to be an issue. Coupled with a strong new build focus some areas have become less desirable and consequently properties remain empty for longer.

3.69 In Aberdeenshire, void rent loss has risen for the past three years and in 2021/22 it took on average 93.44 days to relet empty properties. Given the relatively large proportion of sheltered housing owned by Aberdeenshire Council, the extended restrictions on lettings in these properties during the pandemic disproportionately affected the overall rent loss figures, with sheltered housing (which makes up 11% of overall stock) making up approximately 41% of our weekly void rent loss by the end of 2021/22. For mainstream housing, other pandemic-related factors have also had an impact, such as staff absences in repairs teams due to self-isolation, and challenges in obtaining parts and materials. There are further upcoming challenges such as the potential need to house Ukrainian refugees, availability of materials, a shortage of available contractors and staff, and increased costs due to inflation.

3.70 Aberdeenshire have implemented changes in order to improve void performance, including the implementation of a new voids procedure, new lettable standard, and realignment of the Housing Repairs team structure. The introduction of CBL is also expected to have a positive impact, and the percentage of offers refused has already started to reduce. In 2020/21 (the year before the introduction of CBL) 37% of offers were refused, in 2021/22 (CBL was introduced mid-year) 35% of offers were refused, and in 2022/23 32% of offers were refused. This downwards trend indicates that CBL is helping to reduce the percentage of offers refused, which will in turn have an impact on the time taken to relet properties and void rent loss.

3.71 In the case of Aberdeen City, the rent lost through void properties has more than doubled in the past three years and currently sits at 3.66% compared to the Scottish average of 1.4%. This increase may be due in part to a reduction in demand for two-bedroom flats and especially in multi-storey blocks. The drop in oil prices may have increased supply of one- and two-bedroom flats pushing rents down and made the private sector a more attractive place to rent.

3.72 One of the key issues facing Aberdeen City in the re-letting of stock are the number of offers which are refused. Table 3.29 below shows the number of offers generated and percentage of refusals for the last three years. On average it takes around 15 minutes for the Allocations team to develop a shortlist and select who should receive the offer. The table also shows the total hours needed on an annual basis to select applicants. In 2020/2021, almost 59% of those hours were spent working on offers which were subsequently refused.

Table 3.29: Aberdeen City - number of offers and refusals.

Year	2018/19	2019/20	2020/21	2021/22
Offers made	4,103	4,132	4,129	5,359
Offers refused	48.7%	51.6%	58.5%	65.11%
Average time spent making offers (hours)[30]	1,025	1,033	1,032	1,339

Source: Aberdeen City Council, Housing Management Databases, Allocation details (2022)

3.73 Not only are refusals costly in terms of resources, including Allocation and Housing Management staff time, but they can also increase the void period, incurring rent loss. In the period 1st April 2020-31st March 2021 it took on average 113.9 days to re-let a property. This is higher than the Scottish average of 37.9 days. Average void loss as a percentage of rent due for all local authorities in Scotland was 1.1% and for Aberdeen was 2.53%. Many factors impact void times, but the refusal rate in Aberdeen is a contributory factor. Advertising available properties for people to bid on would help ensure preferences are met and attract active waiting list applicants who are more likely to accept the offer received.

3.74 The average relet time for Aberdeen City Council in 2021/22 was 164 days, compared to the Scottish average of 51.6 days for all social landlords (59.4 days when looking at local authorities only). This is an increase compared with figures from 2020/21, where the average relet time was 113.9 days compared to the Scottish average 56.3 days.

Key Issues:

- Aberdeen City tenancy terminations as a percentage of self-contained lettable stock was 11.4% in 2021/22, well above the Scottish average of 7.76%, and over a 35% increase on 2020/21.
- 21% of Aberdeenshire tenancy terminations do not have a termination reason recorded: increasing the recording of termination reasons would help with analysis and could inform policies and procedures around tenancy sustainment, stock turnover and void performance.
- Aberdeen City and Aberdeenshire both have a higher turnover rate than the average for Scottish local authorities (7.67%) – 8.68% and 10.5% respectively.
- 7.66% of Aberdeen City total stock and 4.72% of Aberdeenshire total stock was void on 31st March 2022.
- Void rent loss in 2021/22 for Aberdeen City is 3.66%, and for Aberdeenshire it is 2.80%, both above the national average of 1.4%.
- 65% of all offers made by Aberdeen City are refused.

[30] This figure reflects the time spent by Allocations and Estate Management Staff

Registered Social Landlords

3.75 Table 3.30 below details the RSLs which operate in Aberdeen and Aberdeenshire and shows a total of 9,427 self- contained owned properties. There are nine registered social landlords providing general needs housing in Aberdeen and Aberdeenshire. Their stock accounts for 4.05% of the dwellings in Aberdeenshire and 3.83% of the dwellings in Aberdeen. They have a significant role in the provision of social and mid-market rented housing across the region.

Table 3.30: RSL stock across Aberdeen City and Aberdeenshire

RSL	Aberdeen City	Aberdeenshire	Total No. of Properties
Ark Housing Association Ltd	7	23	30
Aberdeen Soroptimist Housing Society Ltd	14	0	14
Blackwood Homes and Care	30	16	46
Castlehill Housing Association Ltd	871	493	1,364
Grampian Housing Association Ltd	1,380	1,241	2,621
Hanover (Scotland) Housing Association Ltd	0	39	39
Hillcrest	535	0	535
Langstane Housing Association Ltd	1,278	769	2,047
LAR Housing Trust	5	141	146
Places for People	61	146	207
Sanctuary	536	725	1,261
Osprey	80	1,037	1,149
Total	4,797	4,630	9,427

Source: Scottish Housing Regulator (2022)

Waiting Lists

3.76 Several of the larger housing associations operating in Aberdeen City and Aberdeenshire use These Homes, a Choice-Based Lettings platform for advertising empty properties. For ease and comparability of data, waiting list information for only RSLs using These Homes is presented. Table 3.31 below shows the number of housing applicants for Aberdeen City and Aberdeenshire as of 31 March 2022 for Castlehill, Grampian Housing Association, Sanctuary, and Hillcrest. There is high demand for one-bedroom properties: 46.2% of all applicants require a one-bedroom property.

Table 3.31: Current RSL applicants as of 31st March 2022

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed	Total
No. of Applicants	3,124	2,172	1,308	334	72	10	7,020
No. of applicants with a Priority Pass[31]	1,318	1,041	926	271	63	9	3,628

Source: These Homes 2022

3.77 Table 3.32 below shows the total number of new housing applications received annually for the following landlords operating in Aberdeen City and Aberdeenshire: Castlehill, Sanctuary, Hillcrest, Osprey, and Grampian Housing Association.

Table 3.32: RSL new housing applications received each year.

	2017/18	2018/19	2019/20	2020/21	2021/22
Number of applications	6,234	5,767	5,909	5,316	4,595

Source: These Homes 2022

Key Issues:

- There is likely to be overlap between Council waiting lists and applicants on These Homes – many applicants who are on the Council waiting list for Aberdeen City or Aberdeenshire will also have an application on These Homes.
- The number of applications received each year for RSLs on These Homes further shows the significant pressure on social housing stock.

[31] A Priority Pass indicates housing need.

Empty Homes

3.78 In the HNDA 2017, it was identified that to make the best use of existing stock, both local authorities' local housing strategies should identify actions to bring empty homes back into use.

3.79 Both councils recognise the key role that empty homes play in meeting housing need and demand and have Empty Homes Officers in place to work with owners of long-term empty properties to help them bring them back into use.

3.80 The definition of a long-term empty home is a privately owned residential property that has been empty for six months or more and is liable for Council Tax. Table 3.33 below shows the number of long-term empty properties in both local authorities.

Table 3.33 Long term empty homes in Aberdeen City and Aberdeenshire

Year	Aberdeen City	Aberdeenshire	Scotland
2018	2,989	2,856	39,303
2019	3,790	2,975	41,062
2020	4,537	3,167	47,333
2021	6,006	2,583	43,766
2022	5,765	2,543	44,601

Source: National Records for Scotland (2023)

3.81 There are many reasons why a home may become long-term empty, but some general aspects relating specifically to Aberdeen and Aberdeenshire are:

- There has been a downturn in the global price of oil which led to an economic slump in Aberdeen and Aberdeenshire with substantial job losses, business closures and impacts that extended to other industries. The local economy declined, and the housing market was affected with house prices dropping significantly and taking much longer to sell than previously. These factors may have had an impact on empty homeowners' ability to sell or rent out their property or to be able to afford any works required to bring their property up to standard, and perhaps a reluctance to sell or rent out the property until house prices started to rise again.

- The new Private Residential Tenancy which came into force in 2017 under new legislation offers tenants more security of tenure than the previous tenancy regime. This has possibly resulted in the prospect of becoming a landlord for empty property owners being too daunting and a reluctance for some landlords to relet their property once empty. Advice and information is readily available to support empty homeowners to become landlords.

- Covid-19 had further implications with regards to empty properties with restrictions on social distancing and moving house, with temporary business closures and job furloughs. This made it challenging for empty homeowners to procure a contractor to do works. Materials were either very difficult to obtain or had increased significantly in price, which may be partly due to Covid-19, Brexit and the war in Ukraine.

- Impending changes in relation to energy efficiency standards within the private sector are also likely to present some challenges in respect of empty homes and encouraging and supporting their owners to bring them back into use. The costs of any works required may outweigh the short to medium term benefits, notwithstanding the desire to reduce carbon emissions/achieve net zero carbon. Furthermore, for some properties it may be very technically difficult to achieve these higher standards.

- The significant increase in long-term empty properties in Aberdeen City for 2021 and 2022 is believed to be the result of a recording error and is currently being investigated by the Empty Homes Service. The figure reported by NRS is 1,736 higher than the figure reported by the Scottish Government. The results of the investigation will be detailed in the upcoming Local Housing Strategy and updated figures will be provided if necessary.

3.82 Furthermore, because empty homes are privately owned properties, both councils are limited in what immediate action can be taken and resources that can be used if there is no engagement from owners. That said, both councils have an Empty Homes Officer or an Officer who deals with empty homes as part of their remit.

3.83 The Empty Homes Officer in Aberdeen City has worked with owners to bring 580 empty properties back into use. Empty Homes Officers provide advice with bespoke practical support such as legislative requirements for becoming a landlord, VAT (Value Added Tax) relief letters for financial support, matchmaker schemes (sell & rent) to help bring properties back into use and where appropriate, Compulsory Purchase Orders (CPOs) as a last resort enforcement tool for unlocking housing supply.

3.84 Aberdeenshire Council’s empty homes work centres around providing information and advice to support bringing empty homes back into use. This includes providing letters for reduced rated VAT; to claim back VAT from HMRC; advice on merchants’ discounts; and advice on selling, letting, or maintaining properties. Aberdeenshire Council also operate an online Matchmaker Scheme that is free for empty homeowners. The scheme allows owners to advertise their properties for sale at no cost. Since its launch in November 2022 to date, there have been 39 applications from sellers and 32 applications from interested buyers. The Empty Homes Service respond to enquiries, via the dedicated empty homes email address, from owners of empty properties to offer advice and assistance. 345 enquiries have been received since 2018 seeking advice on a range of topics including funding and finance; buying and selling; renting; reporting an empty property and general queries.

3.85 Furthermore, since 2018, Aberdeenshire Council and its RSL partners have worked to create 93 new properties for social rent. This has been through the purchase of 25 empty properties on the open market which have been converted to social rent. Empty buildings have also been converted as part of the new build programme by Aberdeenshire Council, delivering 40 social rent units, and RSLs have converted empty buildings into 28 social rent units.

Second Homes

3.86 Table 3.34 shows the number of second homes in Aberdeen City, Aberdeenshire, and Scotland. Second homes are taken into account when considering stock which is not being used effectively as a main home. Figures below show that since 2017, the number and proportion of second homes is decreasing in Aberdeen City. This can be linked to the economic slump in Aberdeen and Aberdeenshire where the housing market was affected by a decrease in the house prices thus reducing the value of owning an additional home in the region.

Table 3.34: Number of second homes in Aberdeen City and Aberdeenshire between 2018-2022

Year	Aberdeen City	Aberdeenshire	Scotland
2018	884	1,223	24,983
2019	905	1,244	24,478
2020	848	1,193	24,471
2021	847	1,208	23,990
2022	737	1,214	24,287

Source: National Records for Scotland (2023)

3.87 In Aberdeenshire, the number of second homes has remained almost constant over the last five years. The Scottish average proportion of second homes as a percent of total dwellings is 0.9%, with Aberdeenshire’s proportion at 1%. However, when looking at each administrative area the percentages vary, with Banff and Buchan and Marr being 2.01% and 2.45% respectively.

3.88 Banff and Buchan has many small coastal villages, and this is perhaps one reason that would explain the high percentage of second homes, as most are in areas associated with tourism. Similarly, Marr includes the Royal Deeside towns of Ballater and Braemar and this area has a higher-than-average percentage of second homes due to being a popular tourist destination. In Banff and Buchan, the turnover of social rented stock within the small coastal villages is typically healthy enough to accommodate the majority of those households on the waiting list, whereas in the smaller villages within the Marr area, the availability of social rented stock is limited. This does affect these smaller villages, as there are also very few private rentals that come on the market. Marr is predominantly a rural area; local intelligence suggests that many people work locally in Braemar and Ballater and do not want to travel further. Traditionally the main industries in this area are hospitality, accommodation, and retail due to the high number of visitors to this area each year, but this work is typically seasonal and low paid. Therefore, expensive private rented properties, even if available, would not be affordable to most. Following the changes to working practices largely as a result of the pandemic, it may be that hybrid working and/or working from home is changing the employment profile of people living in the Marr area and beyond.

Key Issues:

- Aberdeen City and Aberdeenshire have a high volume of long-term empty homes which is strongly linked to the downturn in the oil market and subsequently property market over the last 5 years, migration of workers from these industries and most recently effects from Brexit and the Covid-19 pandemic.
- There are limitations with enforcement powers that can be used particularly in cases where owners refuse to engage with the service to bring their property back into use.

Stock Management - In-Situ Solutions

3.89 There are various options available to local authorities to help manage housing stock more effectively and house those in most need.

Transfers

3.90 Table 3.35 below shows the number of transfers annually for both Aberdeen City and Aberdeenshire.

3.91 Aberdeen City and Aberdeenshire have policies that allow tenants to transfer from one council tenancy to another. If a tenant’s housing need has changed, they may request a transfer within the housing providers existing stock to allow for a new home that better meets the tenants needs. Transfers support tenancy sustainment and prevent overcrowding or under occupancy. There are also cases where the housing service may offer a transfer to a tenant which does not fit neatly within the allocation policy. These are classed as “management transfers” or “discretionary transfers” and such transfers may include cases of anti-social behaviour, domestic abuse, downsizing and matrimonial breakdown. Transfers are an effective way of managing stock by providing more appropriate accommodation to tenants within existing stock with the resulting vacancy being available to let to someone on the waiting list. These include management transfers which can assist tenants to move for various reasons which are not covered in the general allocation policy including those experiencing anti-social behaviour from neighbours.

Table 3.35: Number of lets to existing tenants (transfers)

Year	Aberdeen City		Aberdeenshire	
	Number of lets	% of total lets	Number of lets	% of total lets
2017/18	426	23.5%	164	17%
2018/19	491	23.9%	218	18%
2019/20	525	26.7%	277	21%
2020/21	494	29.9%	217	18%
2021/22	570	29.3%	289	21%

Source: Aberdeen City Council & Aberdeenshire Council Housing Management Databases, Tenancy details (2022)

Buy Backs

3.92 Another in-situ method of increasing the councils housing stock is through buy-back schemes. Aberdeen City Council and Aberdeenshire Council purchase properties from the open market through their buy-back policies, these are usually properties which were originally sold under the Right to Buy (RTB) legislation. Purchases occur where there is an identified need for a particular property type in that location, where there is funding available, and where the property represents value for money. Properties where the purchase will enable the Council to take complete or majority ownership of the block (making communal repairs easier to complete) or where a property has been adapted for people with particular needs e.g., wheelchair users, are of particular interest.

3.93 Tables 3.36 and 3.37 below shows the number of properties by size and type purchased in the last three years through the councils' buy-back schemes.

Table 3.36: Aberdeen City Council - Buy Backs 2019-2022

	Flat				Flat Total	House			House Total	Total
Year	**1 bed**	**2 bed**	**3 bed**	**4 bed**		**1 bed**	**2 bed**	**3 bed**		
2019/20	9	17	1	0	**27**	4	2	1	**7**	**33 + 1MTR**
2020/21	19	39	1	0	**65**	2	5	5	**12**	**77**
2021/22	55	31	14	0	**100**	7	10	5	**22**	**121+1MTR**
Total	**110**	**83**	**18**	**1**	**192**	**13**	**18**	**13**	**41**	**233**

Source: Aberdeen City Council - Asset Management Team (2022)

Table 3.37: Aberdeenshire Council - Buy Backs 2019-2022

	Flat				Flat Total	House			House Total	Total
Year	**1 bed**	**1 bed (bedsit)**	**2 bed**	**3 bed**		**1 bed**	**2 bed**	**3 bed**		
19/20	8	0	0	1	**9**	0	0	0	**0**	**9**
20/21	4	1	4	1	**10**	2	1	2	**5**	**15**
21/22	4	0	1	1	**6**	3	1	3	**7**	**13**
Total	**16**	**1**	**5**	**3**	**25**	**5**	**2**	**5**	**12**	**37**

Source: Aberdeenshire Council Affordable Housing Team, Purchases details (2022)

3.94 For Aberdeenshire, all 37 of the properties acquired through the Buy Back scheme have been let. 21 properties have been mainstream properties since they were first let, 14 properties were originally used for temporary accommodation and have since been converted to mainstream accommodation (providing a permanent tenancy to a homeless applicant in the same accommodation), and 2 are still being used for temporary accommodation.

Mutual Exchange

3.95 Mutual exchanges allow local authorities to make best use of housing stock. Table 3.38 below shows the number of mutual exchanges in Aberdeen City and Aberdeenshire from 2017 to 2022. A mutual exchange is where a tenant of one council swaps houses with another tenant of the same council or a tenant of RSL; Housing Cooperative; or another council. By mutually exchanging homes, applicants may be able to find the home that best suits their family's needs either in the locality or in other towns and Cities in Scotland, without having to wait on the housing lists.

Table 3.38: Number of mutual exchanges in Aberdeen City and Aberdeenshire 2017-2022

	Aberdeen City	Aberdeenshire
2017/18	180	99
2018/19	141	75
2019/20	121	72
2020/21	78	48
2021/22	84	91

Source: Aberdeen City Council and Aberdeenshire Council, Housing Management Databases, Tenancy details (2022)

Downsizing

3.96 Aberdeen City Council operates an incentive scheme aimed to assist its tenants who are under occupying their current home to move to smaller, more suitable accommodation. Applications will be accepted from tenants who are under-occupying their current property and where a high demand exists for that property. The scheme aims to free-up larger family properties which are increasingly in demand by those on the housing lists.

3.97 The Council offers a grant of £1,000 to help with removals and new floor coverings. The general qualifying criteria are that the householder must be an Aberdeen City Council tenant living in a property larger than their needs, designated as high-demand and wish to move to a smaller council property. There must be a sufficiently high demand for the qualifying tenant's property.

Table 3.39: Number of properties by size that were re-allocated following downsizing.

Another	Properties returned to re-allocate			Total
	2 Bed	3 Bed	4 + Bed	
2017/18	17	12	3	32
2018/19	43	26	5	74
2019/20	12	16	2	30
2020/21	4	15	0	19
2021/22	2	16	3	21

Source: Aberdeen City Council - Housing Management Databases - (2022)

Table 3.39 above shows the total number of tenants who downsized, and the number and size of family homes released and available to re-allocate.

3.98 The downsizing scheme continues to have some limited success in Aberdeen City in helping to recover and re-let larger properties, although the numbers are relatively small compared to the demand. In 2023, 17 grants were approved for payment so a small number again. Overall this initiative has succeeded in its aim which was to help many applicants to downsize to more appropriate accommodation and free up much needed family homes. Another challenge around this initiative is the availability on 1 bedroom properties, given the demand from homeless applicants.

3.99 Aberdeenshire Council does not currently operate a downsizing scheme or grant incentive scheme. Previously a downsizing grant was available on a first-come first-served basis but the grant funding for the scheme was limited and has since lapsed. It did not have a significant impact in encouraging applicants to consider downsizing, although challenges around the availability of smaller accommodation for applicants to downsize to may have impacted this.

Incentives/Resettlement Assistance

3.100 Aberdeen City Council has for several years provided incentives to applicants who are unable to take up offers of accommodation for various reasons, this could be due in part to a lack of funds, having a disability or old age. These incentives include extra decoration and floor coverings, help with removals and a furniture leasing scheme. The Furniture Leasing Scheme (FLS) is available to all tenants of Aberdeen City Council and is intended to help households equip their tenancies with essential household items such as beds, cookers, sofas and washing machines. Tenants can choose the items they require from a list of white goods, floor coverings and furnishings up to a maximum of £750 for individuals and £1,100 for families. A service charge will be levied at £1.55 (per week) per £100 of goods, and the service charge is eligible for Housing Benefit and Universal Credit Housing Costs. The underlying principle recognises that the provision of incentives will contribute to the sustainability of otherwise vulnerable tenancies, thus reducing the likelihood of recurring periods of homelessness. The incentives provided are very heavily utilised and make a significant difference in tenancy sustainability. The individuals who make use of the FLS or low demand initiatives would be unlikely to adequately furnish their homes via any other means and therefore use of these funds allows the individual to achieve a basic level of comfort in their home from the earliest opportunity.

3.101 Aberdeenshire Council's resettlement assistance is directed towards homeless applicants as part of the Rapid Rehousing Transition Plan (RRTP) and to those supported within the Housing First scheme. There is dedicated staffing embedded within finance to fast-track Community Care Grants (CCGs) made by homeless applicants. Access to flexible homeless prevention funding is provided as part of the RRTP and can be used to facilitate take-up of accommodation e.g., van hire, provision of furniture etc. Clients supported within the Housing First scheme can access CCGs, and there may also be additional assistance to purchase essential household items etc. An evaluation of the success of these various forms of assistance in the take-up and sustainment of local authority tenancies is planned for 2024-25.

Choice-Based Lettings

3.102 An effective way for housing providers to manage its stock is through allocation polices and Choice-Based Lettings (CBL).

3.103 In January 2021, Aberdeen City Council approved the implementation of CBL as a new way of letting council homes. Allocation of social housing is becoming increasingly choice led with the growing adoption of CBL by social landlords across Scotland. CBL was implemented in Aberdeen in June 2023, so there is not currently sufficient data on which to comment on its success but this will be monitored and evaluated as part of its implementation.

3.104 In August 2021, Aberdeenshire Council implemented CBL as the method to allocate properties. It was agreed this approach allows the applicant more choice in where they live which in turn, leads to higher tenancy sustainment rates.

3.105 A weekly advert is published displaying the properties which are close to or ready to let. Information on each property can include pictures and virtual tours along with rent, council tax and energy performance information. This allows the applicants to make an informed decision on the properties they wish to register an interest in. On closure of the advert, the Housing Options team assess the waiting list and make allocations in line with the Allocation Policy. This is always based on housing need.

3.106 Besides being a more person-centred approach for those looking for housing, CBL also sees advantages for landlords which include a reduction on refusals, which in turn should assist with a reduction in rent loss. In 2020/21 (the year before the introduction of CBL) 37% of offers were refused, in 2021/22 (CBL was introduced mid-year) 35% of offers were refused, and in 2022/23 32% of offers were refused. This downwards trend indicates that CBL is helping to reduce the percentage of offers refused.

Converting Temporary Accommodation to Permanent Accommodation

3.107 Both Aberdeen City and Aberdeenshire Councils will, in certain circumstances, provide a permanent tenancy for a homeless applicant in temporary accommodation by converting it to a secure tenure if it helps resolve the homelessness case quickly and supports the aims of tenancy sustainment. Consideration is given as to whether the property meets the long term needs of the homeless person, e.g., the location of the property in relation to their support network, education, area of choice etc. If the applicants are doing well in their temporary tenancy, express an interest in staying in the property and would be a challenge to rehouse elsewhere, they could be considered as an option for converting. The applicant also benefits from receiving a property that has flooring, carpets, white goods and in some cases furnishings. Certain types of properties e.g. adapted properties or properties required for those with specific needs would not usually be considered for converting.

3.108 Aberdeenshire Council has adopted converting temporary accommodation as an integral part of the Rapid Rehousing Transition Plan (RRTP), converting 56 temporary accommodation properties in 2021-22 and a further 229 since the beginning of the RRTP. There is a commitment to continue putting RRTP funding towards converting temporary properties at a level of around 30 properties a year. Converting temporary accommodation has also been used as a tool to re-evaluate stock of temporary accommodation to ensure stock of the right properties in the right areas.

Adaptations

3.109 Many individuals find that their current home cannot safely meet their needs; for example, an injury or the ageing process may leave an individual unable to ascend stairs, use their bathroom safely or negotiate their front step. While looking for alternative accommodation may be an option for some people, the most common solution is to install an adaptation to their home, allowing them to continue living independently and with dignity. This is a demand led service provided across all tenures, further discussion is set out in the Chapter 5, paras 5.39 – 5.47 - Specialist Housing Provision.

Matchmake to Rent Scheme

3.110 Aberdeen City has a Matchmake to Rent scheme which aims to introduce long-term empty homeowners who are looking to rent their empty property to potential tenants from Aberdeen City Council's housing waiting lists.

3.111 The scheme is free for owners who are registered landlords to provide their property details to Aberdeen City Council to list. This increases the amount of exposure the property receives by highlighting it to visitors of the Council's "find a home" and "empty homes" website pages.

3.112 This approach has shown that owners/landlords in the private rented sector are willing to rent to households in receipt of Housing Benefit and Universal Credit Housing Costs (up to the Local Housing Allowance) and who are currently working with the Housing Options Team.

3.113 The scheme is a holistic tool used to promote the use of the private rented sector, where appropriate, and reduce demand on social housing. Its success contributes to shortening the homelessness journey time for customers; reduces the need to provide temporary accommodation and provides more choices and increases access to all types of properties thereby removing limitations of choice for customers. The scheme has been a success as it now forms a standard part of the housing advice provided to those who contact Aberdeen City Council about their housing options. Since the scheme was developed in 2019/20, over 230 properties have been registered to the Matchmake to Rent scheme, with over 112 empty homes coming back into use.

3.114 Aberdeenshire Council has developed a similar scheme to enable private landlords to advertise vacant properties via a page on the website. The first property was advertised on the website at the end of March 2023. 6 properties have been advertised on behalf of private landlords during 2023 with 5 of them being let within a month of being advertised. Monitoring of the scheme will continue to evaluate its effectiveness.

Future Housing Provision

3.115 Both Aberdeen City Council and Aberdeenshire Council have developed Strategic Housing Investment Plans (SHIPs) for 2022/23 - 2026/27 which were submitted to the Scottish Government in November 2021. These identify opportunities for the following levels of new affordable housing supply, detailed in table 3.40 below:

Table 3.40: Projected affordable housing completions 2022/23-2026/27

	Numbers by Local Authority		**Numbers by Housing Market Area**	
	Aberdeen City	**Aberdeenshire**	**AHMA**	**RHMA**
2022/23	1,173	266	1,264	175
2023/24	1,463	497	1,798	162
2024/25	529	428	782	175
2025/26	676	330	841	165
2026/27	305	399	547	157
Total	**4,146**	**1,920**	**5,232**	**834**
	6,066		**6,066**	

Source: Aberdeen City and Aberdeenshire Council Affordable Housing teams (2022)

3.116 Table 3.40 above shows potential affordable housing development in both local authorities. It is worth noting that these projections are likely to vary and will be subject to the build out rate of the development industry and availability of Scottish Government grant.

3.117 Table 3.41 below shows there were 2,395 affordable completions over the 5-year period for Aberdeen City and 1,021 for Aberdeenshire which is a total of 3,416 homes. It is difficult to project accurately the number of completions over the lifetime of the SHIP: the further into the future the projections are, the less robust the data will be. This is because many variables impact upon the delivery of units, and we rely on information provided by RSLs and other partners including the development industry.

Table 3.41: Affordable completions 2017 - 2022

	Aberdeen City	Aberdeenshire
2017/18	368	170
2018/19	356	200
2019/20	401	281
2020/21	461	161
2021/22	692	209
Total	**2,395**	**1,021**

Source: Aberdeen City and Aberdeenshire Council Affordable Housing teams (2022)

3.118 The local housing market in Aberdeen City and Aberdeenshire is experiencing challenges around pace of construction on site; supply chain; availability of contractors/sub-contractors; availability of both corporate and individual finance; and a drop in oil and gas revenues. It is acknowledged that we are in uncharted territory with market volatility being experienced in the construction sector at present: increasing energy prices; labour shortages, construction boom; material shortages, the war in Ukraine, economic uncertainty, inflation; significant material prices increase, risk allocation; an element of opportunism; legislative change in fuel duty has resulted in substantial tender price increases and contractor claims, coupled with contractors unwilling to tender or hold prices for any length of time. Over the last year, there has been a 23% average increase in construction material costs with some components e.g., steel rising 25% in a month. Tender returns have increased in the region of 10%- 40% over the past year with some projects in excess of that figure. This is particularly significant in relation to contributions from the private development industry and their build-out rate, which are intrinsically linked to the performance of the economy and the local housing market.

3.119 Completions also depend on availability of grant funding. Over the last five years, additional funding beyond the resource planning assumptions were made available to Aberdeen City, so projects have been able to progress quicker than anticipated. The downturn in market sales also resulted in developers looking to deliver more affordable properties, and increased grant funding has allowed the council to take up the increased supply.

3.120 Aberdeenshire Council and its affordable housing partners only have a small number of landbank sites available to develop for affordable housing. A considerable proportion, around 66% of current and future programs will be as a consequence of the Affordable Housing Policy whereby “new housing development must contain 25% affordable housing” (Section 75). Current market trends are being closely monitored in terms of their potential impact on the deliverability and viability of affordable housing developments, particularly as timing and alignment with Scottish Government funding will be fundamental to the deliverability of the program.

Key Issues:

- The SHIP identifies projected affordable housing completions, however it is difficult to project accurately the number of completions over the lifetime of the SHIP.
- The local housing market in Aberdeen City and Aberdeenshire is experiencing challenges around pace of construction on site. In the past 12 months, there has been a 23% average cost increase in construction materials.

Key Issues for Local Housing Strategy and Local Development Plans

Topic	Key Issues identified in the HNDA
Housing quality	1. There are high levels of disrepair in Aberdeen City and Aberdeenshire housing stock. This has improved significantly for the social housing stock in meeting SHQS but remains an issue for other sectors. In terms of improving SHQS compliance in the social housing sector, the main driver is likely to be the need for compliance with EESSH.
Housing stock pressures	1. There is significant pressure on social housing stock. On 31 March 2022, there were 4,750 applicants in Aberdeen City (3,321 with a housing need) and 4,880 in Aberdeenshire (4,344 with a housing need) on the waiting list. 2. 70% of Aberdeen City applications with a housing need require a one-bedroom property, and 12% require a two-bedroom property. 38% of Aberdeen City properties are bedsit or one-bedroom, and 45% of properties are two-bedroom. 3. This suggests that in the future there will be a shortage of one-bedroom properties, as there is a significant disparity between the demand levels and the stock available. 4. It seems likely there will be a surplus of two-bedroom properties available, due to the number of applications being far below the actual stock level. 5. Aberdeen City Council is currently experiencing levels of low demand for two-bedroom tenement flats and multi storey blocks. 6. 53% of Aberdeenshire applications with a housing need require a one-bedroom property and 21% require a two-bedroom property. 40% of Aberdeenshire properties are one-bedroom and 40% are two-bedroom. 7. Garioch is the most pressured area within Aberdeenshire, accounting for over 25% of all applications with a housing need. Inverurie is the most pressured settlement in Aberdeenshire. These trends indicate there is likely to be a shortage of one-bedroom properties available. 8. Overcrowding in Aberdeen City and Aberdeenshire is below the Scottish average of 2.39% at 1.59% and 1.35% respectively, based on figures from the CHMA. It would be advisable to review the 2022 Census data on overcrowding (taken from Occupancy rating data) when published to determine if this is the case.

	9. Under occupation is highest in Aberdeenshire at 45%, compared with the Scottish average of 32%. Aberdeen City has a lower level of under occupation than the national average at 22%. 10. Aberdeen City Council has a high level of void properties; currently there are 1,575 which represents 7% of the whole stock. This has been steadily increasing over the past 3-4 years, with the subsequent increase in void rent loss currently 4.64%. 11. Void properties can in sufficient numbers, cause blight in certain neighbourhoods, attract vandalism and anti-social behaviour and can also put off potential applicants from choosing these areas. 12. Aberdeen City Council have experienced high levels of refusals of offers over recent years, which currently stands at more than 60% and this will add to the void period. Given refusing an offer will generally lead to an application being deferred for 12 months it is important that applicants have as much information about their properties as possible. It is hoped that the introduction of Choice Based Lettings will help in reducing the number of refusals. 13. Levels of overcrowded and concealed households in both Aberdeen City and Aberdeenshire are showing as lower than the Scottish average based on CHMA 2016-18 figures. The 2011 Census however showed higher than average levels of concealed households for both Aberdeen City and Aberdeenshire and overcrowding in Aberdeen City was significantly above average. It will therefore be important to review the 2022 Census figures when they are published. 14. Aberdeen City tenancy terminations as a percentage of self-contained lettable stock was 11.4% in 2021/22, well above the Scottish average of 7.76%, and over a 35% increase on 2020/21. 15. Aberdeen City and Aberdeenshire both have a higher turnover rate than the average for Scottish local authorities (7.67%) – 8.68% and 10.5% respectively. 16. 7.66% of Aberdeen City total stock and 4.72% of Aberdeenshire total stock was void on 31st March 2022. 17. Void rent loss in 2021/22 for Aberdeen City is 3.66%, and for Aberdeenshire it is 2.80%, both above the national average of 1.4%. 18. 65% of all offers made by Aberdeen City are refused.

	19. There is likely to be overlap between Council waiting lists and applicants on These Homes – many applicants who are on the waiting list for Aberdeen City or Aberdeenshire will also have an application on These Homes. 20. The number of applications received each year for RSLs on These Homes further shows the significant pressure on social housing stock.
Size, type, tenure, and location of future social housing supply	1. Up to 6,066 affordable units are planned to be delivered from 2022/23 to 2026/27. These projections are subject to market conditions and the build out rates of developers. 2. The Aberdeen Housing Market Area will see up to 5,232 units (86%) of the planned affordable supply and the Rural Housing Market Area will see 834 units (14%) supplied over the next five years. 3. New housing supply needs to be smaller and more specialist to meet changing demographics. 4. The SHIP identifies projected affordable housing completions, however it is difficult to project accurately the number of completions over the lifetime of the SHIP. 5. The local housing market in Aberdeen City and Aberdeenshire is experiencing challenges around pace of construction on site. In the past 12 months, there has been a 23% average cost increase in construction materials.

Sustaining communities	1. Aberdeen City and Aberdeenshire have a high volume of long-term empty homes which is strongly linked to the downturn in the oil market and subsequently property market over the last 5 years, migration of workers from these industries and most recently effects from Brexit and the Covid-19 pandemic. 2. There are limitations with enforcement powers that can be used particularly in cases where owners refuse to engage with the service to bring their property back into use. 3. Aberdeen City and Aberdeenshire have both seen an above average increase in the number of dwellings over the last 15 years. 4. Over the same period Aberdeenshire has also seen an above average increase in the number of households. 5. Aberdeen City has a high percentage of multi-storey flats and dwellings with 1-3 rooms, and a low percentage of detached dwellings and dwellings with 4-6 rooms. 6. Conversely Aberdeenshire has a low percentage of flats and terraced dwellings and dwellings with 1-3 rooms, and a high percentage of semi-detached and detached dwellings and dwellings with 7 or more rooms. 7. Aberdeen City has seen an above average increase in the proportion of private-rented dwellings over the last 20 years. 8. Aberdeenshire has not seen the same trend of steady long-term increase in the proportion of private rented dwellings, with the proportion fluctuating over the period but remaining relatively stable and at a lower level.
Current Housing Stock Trends	1. The number of applicants on Aberdeenshire's waiting lists over the last 5 years was stable until a sharp drop in 2021/22, which coincides with the move to a new system for online housing applications to facilitate Choice-Based Lettings. 2. The number of new applications received in-year to both Aberdeen City and Aberdeenshire has remained relatively stable over the same

	5-year period. This suggests that the level of applications being received is unlikely to change significantly in the coming years. 3. Aberdeen City has seen a year-on-year reduction in the number of applicants on its waiting lists each year for the last 5 years, reducing from 6,631 on 31st March 2018 to 4,750 on 31st March 2022. 4. The number of applicants on Aberdeenshire's waiting lists over the last 5 years was stable until a sharp drop in 2021/22, which coincides with the move to a new system for online. 5. Aberdeen City Council is currently experiencing levels of low demand for two-bedroom tenement flats and multi-storey blocks.

Chapter 4: Estimating Future Housing Need and Demand

Core Output 4: Estimating Future Housing Need and Demand
Estimate a range of additional future housing units:
· Broken down into the number of households who are likely to afford owner occupation, private rent, below market rent, social rent.
· Estimates reported for each five-year period of a 20-year projection and the cumulative total at the end of the 20 projections (these are output automatically from the Tool.)
· The geography chosen should fit with those required for the LHS and Development Plan.
· Assumptions and choices made about scenarios (demographic, existing need, house price, income, and affordability) used in the Tool must be based on evidence and clearly explained in the HNDA.

Source: HNDA: A Practitioner's Guide (2020)

Introduction

4.1 This chapter uses information gathered in Chapter 2: Key Housing Market Drivers to produce an estimate of the future number of additional housing units required to meet housing need and demand using several different scenarios.

4.2 The estimates presented below were produced using the Excel-based HNDA Toolkit (Version 4.0), produced by the Scottish Government's Centre for Housing Market Analysis.

4.3 The scale of the need and demand for new housing overall is largely driven by the scale of population and particularly household growth in the area. This in turn is dependent on a range of factors, including the current population and household structure as well as rates of economic growth, migration, and incomes.

4.4 National Registers of Scotland prepare a range of population and household projections for local authority areas. These are trend-based in the way they apportion Scottish levels of growth to smaller geographies and are therefore 'projections' of what could happen under a specific set of assumptions rather than forecasts of what is likely to happen. The projections use three different levels of migration, known as 'low migration,' principal' and 'high migration' variants. The 2018-based projections are the most up-to-date currently available within the model itself.

4.5 The HNDA model uses the household projections chosen to determine the scale of growth overall, while the tenure split between need and demand is driven by the relationship between house prices, rent levels (and expected changes over time) and incomes (and how these change over time, in both level and distribution). The backlog of housing need also has an impact over the early years of the projected period, although this is a relatively minor component of the total need and demand over the period to 2042.

4.6 The HNDA is an evidence-base from which different policy responses can be made. Two of the main policy responses are the setting of "housing supply targets" and the split between market and affordable housing tenures. However, these decisions are not made within the HNDA itself but through the LHS. In order to facilitate this (and the required consultation and discussion), the HNDA uses a number of scenarios which are based on a range of assumptions for variables such as household growth, incomes and changes in house price and rental costs. Not all of these scenarios will be equally likely but are internally consistent.

4.7 The Housing Market Partnership analysed the evidence presented in Chapter 2. As a result, four scenarios were modelled, including the default scenario of the model. The four scenarios are therefore:

- **Scenario 1 Tool Default**
- **Scenario 2 Principal Growth**
- **Scenario 3 High Migration**
- **Scenario 4 High Migration Plus**

4.8 The scenarios selected make use of the default position and three different household projections: the 2018-based principal and high migration variant projections as well as a high migration plus scenario. The HNDA guidance allows for an assessment of existing need out with the HNDA Tool. Any deviation from the default scenarios must be evidenced and detailed in the HNDA.

4.9 A high migration plus scenario was deemed necessary due to concerns that Scenarios 1-3 may not provide an accurate reflection of the additional housing units required in both areas. This scenario shares similar assumptions and variables with Scenario 3; however, a household growth adjustment is made between 2023-28. The specifications of this scenario are explored further in the Scenario 4 section later in the chapter.

4.10 The above scenarios will be used within the tool to determine the additional housing units required for the Aberdeen City and Aberdeenshire local authority areas, respectively. The tool also includes the capability to determine the units required for 'housing market areas' (HMAs) within Aberdeen City and Aberdeenshire. According to Scottish Planning Policy[32], HMAs are defined as a "*geographical area where the demand for housing is relatively self-contained*." The HNDA identifies two HMAs within Aberdeen City and Aberdeenshire: the Aberdeen Housing Market Area (AHMA) and the Rural Housing Market Area (RHMA). It is important to consider the way in which housing need and demand operates within and across local authority boundaries. Understanding the spatial characteristics of the housing market and the need profile may be a more effective way of targeting resources to meet need and demand which does not necessarily fit neatly within local authority boundaries. In addition, some types of households are characterised by their ability and/or desire to move between areas including Gypsy/

[32] Scottish Planning Policy, 2014, para 111

Travellers, young adults, and people who can work from home and it can be helpful to take a more regional perspective when considering how best to meet the needs of these groups.

4.11 Tables 4.1 and 4.2 below details the tool settings that have been used in Scenario 1-4 and indicates via shading the settings in which both councils have shifted from the tool default. The reasoning behind selecting these options is explained in further detail before each scenario.

Table 4.1: HNDA Tool Settings, Scenario 1-4, Aberdeen City and Aberdeen HMA

Tool Steps	Tool Settings	Scenario 1 Tool Default	Scenario 2 Principal Growth	Scenario 3 High Migration	Scenario 4 High Migration+
Household Projections	Household Projection	2018 Principal Growth	2018 Principal Growth	2018 High Migration	2018 High Migration
	Household Growth Adjustment	No	No	No	City - 0.4% Aberdeen HMA – 0.3%
Existing Need	HoTOC Method	City – 479 Aberdeen HMA - 660	No	No	No
	LA Generated Existing Need Figure	No	City – 811 Aberdeen HMA - 989	City – 811 Aberdeen HMA - 989	City – 811 Aberdeen HMA - 989
	Years to Clear Existing Need	5	10	10	10
	Affordability Model	No	No	No	No
Income, Growth and Distribution	Income Data	Small Area Income Est	Small Area Income Est	Small Area Income Est	Small Area Income Est
	Growth in Median Income Scenario	2.5%	1.5%	1.5%	1.5%
	Change in Income Distribution	No Change	No Change	No Change	No Change
Prices and Affordability	House Price Scenario	1.6%	1.6%	1.6%	1.6%
	Income Percentile	25%	25%	25%	25%
	Income Ratio	3.9	3.9	3.9	3.9
Split Need Into Tenure	Proportion of Market Who Buy	60%	60%	60%	60%
	Upper Income-to-Rent Threshold	25%	25%	25%	25%
	Lower Income-to-Rent Threshold	35%	35%	35%	35%
	Rent Growth Scenario	1.6%	2.3%	2.3%	2.3%

Source: HNDA Tool (2020), Aberdeen City Council Housing Management Database - Waiting List and Temporary Accommodation figures, Refugee Project Manager – Refugee, Asylum seeker and Resettlement Data (2023)

Table 4.2: HNDA Tool Settings, Scenario 1-4, Aberdeenshire and Rural HMA

Tool Steps	Tool Settings	Scenario 1 Tool Default	Scenario 2 Principal Growth	Scenario 3 High Migration	Scenario 4 High Migration+
Household Projections	Household Projection	2018 Principal Growth	2018 Principal Growth	2018 High Migration	2018 High Migration
	Household Growth Adjustment	No	No	No	0.2%
Existing Need	HoTOC Method	Shire – 401 Rural HMA - 220	No	No	No
	LA Generated Existing Need Figure	No	Shire – 425 Rural HMA - 247	Shire – 425 Rural HMA - 247	Shire – 425 Rural HMA - 247
	Years to Clear Existing Need	5	10	10	10
	Affordability Model	No	No	No	No
Income, Growth and Distribution	Income Data	Small Area Income Est	Small Area Income Est	Small Area Income Est	Small Area Income Est
	Growth in Median Income Scenario	2.5%	2.5%	2.5%	2.5%
	Change in Income Distribution	No Change	No Change	No Change	No Change
Prices and Affordability	House Price Scenario	1.6%	1.6%	1.6%	1.6%
	Income Percentile	25%	25%	25%	25%
	Income Ratio	3.9	3.9	3.9	3.9
Split Need Into Tenure	Proportion of Market Who Buy	60%	60%	60%	60%
	Upper Income-to-Rent Threshold	25%	25%	25%	25%
	Lower Income-to-Rent Threshold	35%	35%	35%	35%
	Rent Growth Scenario	1.6%	2.3%	2.3%	2.3%

Source: HNDA Tool (2020), Aberdeenshire Council waiting list, temporary accommodation and refugee data (2023)

Existing Housing Need

4.12 The tool has a built-in method of calculating existing need which includes homeless households in temporary accommodation and households that are both overcrowded and concealed, known as the HoTOC count. The temporary accommodation element of the HoTOC count is based on HL1 homelessness statistics published by the Scottish Government as of 31 March 2020, while the overcrowded and concealed element is based on the 2016-18 Scottish Household Survey (SHS) and the 2011 Census. The resulting figure is an estimate of the number of households requiring a new-build home to meet their housing need.

4.13 It is noted that the methodology for assessing overcrowded and concealed households has changed since HNDA 2 was completed in 2017. Overcrowded and concealed households were assessed separately in 2017, although the Scottish Government recommended caution to avoid doublecounting between these categories. The 2020 HNDA Tool is based on a methodology (HoTOC) that counts households that are *both* overcrowded *and* concealed, providing a more refined figure than that assessed in HNDA 2017 (the overcrowded and concealed households figure in HNDA 2 was 820 across Aberdeen City and Aberdeenshire, with 560 in the Aberdeen HMA and 260 in the Rural HMA). The HoTOC figures from the 2020 tool show 479 for Aberdeen City and 401 for Aberdeenshire. In terms of Housing Market Areas, this is 660 for the Aberdeen HMA and 220 for the Rural HMA.

4.14 Further, feedback from stakeholders in the Engagement Group suggested that there should be some caution around the HoTOC figure in the tool as it may underestimate the extent of existing need.

4.15 In addition, another important element of calculating existing need is to consider the number of refugees, asylum seekers and those who have arrived into the UK through resettlement schemes with a housing need. Every local authority in the UK is now required to accommodate a proportion of asylum seekers and refugees through the dispersal policy introduced by the Home Office in 2022. While the motivations for those seeking refuge or asylum can vary, armed conflict is a common reason for fleeing their home country. In recent years, both Aberdeen City and Aberdeenshire have seen refugees and asylum seekers arriving from a range of destinations such as Afghanistan, Syria, and Ukraine. The current conflict in Ukraine is responsible for an unprecedented number of people entering the UK, and with the future of the war uncertain, it is likely that this will continue to impact existing need in the near future. Although levels are unlikely to reach the same heights as in the earlier days of the Ukraine conflict, both Aberdeen City and Aberdeenshire are still seeing regular arrivals.

4.16 This increase in people to the area would normally be reflected in the household projection element of the HNDA tool. However, because this tool uses projections from 2018, the majority of these people are not accounted for within the tool as they were not known about at the time the projections were produced. Both local authorities agree that it is important to reflect the additional housing need generated by these cohorts in this HNDA. The HNDA guidance does allow for existing need to be assessed by local authorities out with the tool. This assessment should, as a minimum, incorporate the elements included in the HoTOC figure and should exclude existing need which could be addressed through means other than building a new property.

4.17 Both local authorities made the decision to generate their own existing need figures based on the most up to date information available locally. This would allow for comparison with the HoTOC figures and could provide a more accurate reflection of existing need. This calculation has three components: concealed and overcrowded households, households living in temporary accommodation, and refugees, asylum seekers and those who have arrived through resettlement schemes.

Overcrowded and Concealed Households

4.18 The current waiting lists of both local authorities were analysed to form an alternative to the figure presented by the HNDA tool. The waiting list data was captured on 15 June 2023 for Aberdeenshire and 16 June 2023 for Aberdeen City; specifically details of all household members in overcrowded households (each household member's relationship to the main applicant and their current age). Relationship types were coded to determine if at least one concealed household existed within the applicant household (using guidance from a Scottish Government publication[33]). The age of each household member was used to determine if at least one involuntary sharer existed within the applicant household (any single adult aged 26 or over was determined to be an involuntary sharer, in-line with the cut-off for young adult support services provided by the Councils). The number of waiting list applications with overcrowded and concealed households (including involuntary sharers) was then counted. The results of this analysis are shown below, with the HoTOC figure included for comparison.

Table 4.3: Concealed and overcrowded households – waiting list analysis and HoTOC

	Waiting List Analysis	HoTOC
Aberdeen City	73	181
Aberdeenshire	115	114

Source: Aberdeen City Council and Aberdeenshire Council Waiting Lists (June 2023)

4.19 For Aberdeenshire, the two data sources gave almost identical results but for Aberdeen City there was a considerable difference, with the waiting list indicating just 73 overcrowded and concealed households compared with 181 in the tool. The analysis was undertaken due to concern that the HoTOC figure was underestimating the number of overcrowded and concealed households in both areas. The results of the analysis indicated that this was not the case and both local authorities have therefore opted to use this element of HoTOC when estimating existing need.

4.20 Based on the data available at the time of writing, both authorities agree that the figures in the tool represent the most robust measure of overcrowded and concealed households.

Temporary Accommodation

4.21 Temporary accommodation figures were provided by each local authority as of March 2023 to give more up-to-date figures than are found in the tool, which is based on data from March 2020.

[33] Scottish Government, Estimating concealed family rates with overcrowding using Scottish survey data, 2020

Table 4.4: Number of households in temporary accommodation on 31 March 2023 and 31 March 2020

	March 2023	March 2020 (HoTOC)
Aberdeen City	415	298
Aberdeenshire	133	286

Source: Aberdeen City Council and Aberdeenshire Council Temporary Accommodation Data (March 2023)

4.22 There is a significant difference between the 2020 and 2023 figures. For Aberdeen City, the 2023 figure is much higher than in 2020 and this reflects the current high levels of demand for temporary accommodation in Aberdeen City. The total number of temporary accommodation placements was 415, consisting of 294 in temporary flats, 105 in hotels and 16 in hostels. This trend is likely to continue due to the rise in homelessness applications in the city.

4.23 The opposite is true for Aberdeenshire where the 2023 figure of 133 is considerably lower than in 2020 when it was 286. This is due to the successful delivery of Aberdeenshire Council's Rapid Rehousing Transition Plan since 2019 which aimed to minimise the amount of time people experiencing homelessness spend in temporary accommodation through a variety of measures including prioritisation of homeless prevention activity. As a result, there has been a consistent downward trend in the use of temporary accommodation in recent years. While external factors could result in increased demand for temporary accommodation again in the future, the figures for 2023 provide the most up to date position at present.

Refugees, Asylum Seekers, and Resettlement Schemes

4.24 In order to assess the number of refugees, asylum seekers and those who have arrived through resettlement schemes and who have a need for housing, the first step is to estimate the number of households already here who have a housing need, the numbers likely to arrive on an annual basis, and what proportion of people may want to settle long term in the area rather than returning home. While concrete projections in this area are scarce, a 2021 report from the United Nations Refugee Agency presented a survey which indicated that between a third and a half of refugee populations expressed a willingness to return to their countries of origin[34]. Based on this, both local authorities have agreed on an estimation of 50% of their refugee, asylum seeker and resettled populations who will return to their home country when viable with the remaining 50% settling longer term in this area. The figures for each local authority are set out in more detail below. This methodology is used to calculate the existing need in both areas.

4.25 In Aberdeen City, the Refugee Project Manager was consulted to provide the relevant figures and estimates. In terms of existing need, this includes households who have progressed through various resettlement schemes in the city, as well as national resettlement schemes such as ARAP and ACRS. While many refugees, asylum seekers and people to be resettled have been

[34] UNHCR, Global Trends Forced Displacement In 2021

placed in settled accommodation such as social housing or the private rented sector, there are still many who reside in unsettled accommodation and are likely to impact existing need. This includes households in sponsored accommodation (100), hotels (199), Home Office bridging accommodation (21) and asylum seekers (110). Based on the assumption that 50% of these households are likely to remain in the area, this results in 215 being included in the existing need total.

4.26 In Aberdeenshire, work was undertaken by the Housing Service in Spring 2023 to collect data on the current numbers of people arriving in the area under the various resettlement schemes, to estimate the likely annual totals in future years, and the proportion of these who will require housing solutions. It is estimated that around 500-600 households have already arrived in Aberdeenshire. While permanent housing has already been secured for many of these households, there remains a total of 356 who are housed in non-permanent accommodation, primarily asylum seekers currently housed in hotels (173), and people living with sponsors (183). Based on the assumption that 50% of these households are likely to remain in the area, this results in a total of 178 to be included within the existing need total.

Table 4.5: Estimate of existing need from Asylum Seekers, Refugees and Resettlement Schemes

	Aberdeen City	**Aberdeenshire**
Existing need from asylum seekers, refugees, and resettlement schemes	215	178

Source: Aberdeen City Council and Aberdeenshire Council – Refugee, Asylum Seeker and Resettlement Data (June 2023)

Estimate of Existing Need

4.27 Table 4.6 below summarises the different components of the existing need calculation and provides an overall total for input to the HNDA tool.

Table 4.6: Local Authority Existing Need Totals

	Aberdeen City	**Aberdeenshire**
Homeless Temporary (March 2023)	415	133
Overcrowded and Concealed (HNDA Tool)	181	114
Asylum Seekers, Refugees, Resettlement Schemes (LA Estimates)	215	178
Existing need Total	**811**	**425**

Source: Aberdeen City Council and Aberdeenshire Council, Housing Management Databases - Waiting List and Temporary Accommodation figures, Refugee Project Managers – Refugee, Asylum seeker and Resettlement Data (2023)

4.28 The existing need totals for both local authorities can be used to calculate an existing need figure for the Aberdeen HMA and the Rural HMA. In 2018, it was agreed by both councils in a Methodology Paper for the 2020 Strategic Development Plan that the split between the two HMAs would be 80/20% in favour of the Aberdeen HMA[35] for the housing land requirement. This split was previously 75/25% which was based on the number of households in each HMA, however the decision was made in 2018 to increase the Aberdeen HMA percentage. There were several reasons for this change including the results of the HNDA 2017, low market demand for housing in the Rural HMA and LDP policy changes.

4.29 For the purposes of the HNDA, the Project Team agreed to use the 2018 percentages when estimating the existing need for both HMAs, as seen in Table 4.7 below.

Table 4.7: Housing Market Area Existing Need Totals

	Total Existing Need (100%)	**Aberdeen HMA (80%)**	**Rural HMA (20%)**
Existing need in Aberdeen City and Aberdeenshire	1,236	989	247

Source: Aberdeen City Council and Aberdeenshire Council, Housing Management Databases - Waiting List and Temporary Accommodation figures, Refugee Project Managers – Refugee, Asylum seeker and Resettlement Data (2023)

(June 2023)

Key Issues:

- Due to concerns that HoTOC may underestimate existing need, both local authorities have generated their own existing need figure based on more up-to-date local data.

Scenario 1 - Default

4.30 This scenario is based on the default settings of the HNDA tool with all assumptions based on the economic outlook for Scotland in 2020. Table 4.8 below shows the variables and assumptions for Scenario 1.

[35] "Proposed Strategic Development Plan 2020" Aberdeen City and Shire, Strategic Development Planning Authority, August 2018

Table 4.8: HNDA Tool Settings, Scenario 1, Aberdeen City, Aberdeen HMA, Rural HMA, Aberdeenshire

Tool Steps	Tool Settings	Scenario 1 Tool Default
Household Projections	Household Projection	2018 Principal Growth
	Household Growth Adjustment	No
Existing Need	HoTOC Method	City – 479, Shire – 401 AHMA – 660, RHMA - 220
	LA Generated Existing Need Figure	No
	Years to Clear Existing Need	5
	Affordability Model	No
Income, Growth and Distribution	Income Data	Small Area Income Est
	Growth in Median Income Scenario	2.5%
	Change in Income Distribution	No Change
Prices and Affordability	House Price Scenario	1.6%
	Income Percentile	25%
	Income Ratio	3.9
Split Need Into Tenure	Proportion of Market Who Buy	60%
	Upper Income-to-Rent Threshold	25%
	Lower Income-to-Rent Threshold	35%
	Rent Growth Scenario	1.6%

Source: HNDA Tool (2020)

4.31 Table 4.9 below shows the results of Scenario 1 using the default tool settings for Aberdeen City.

Table 4.9: Aberdeen City Scenario 1 (Default) – Additional Housing Units in 5-Year Bands, Top Level Results

	2023-2027	2028-2032	2033-2037	2038-2042	20 Year Total	20 Year p.a.
Social Rent	163	85	83	49	1,900	95
Below Market	57	85	85	50	1,385	70
Private Rent	55	77	84	54	1,350	68
Owner Occupied	84	121	131	86	2,110	106
Total p.a.	**359**	**368**	**383**	**239**	**6,745**	**338**
Affordable p.a.	220	170	168	99	3,285	165
Market p.a.	139	198	215	140	3,460	174

Source: HNDA Tool (2020), CoreDefault Settings

4.32 Table 4.10 below shows the results of Scenario 1 using the default tool settings for the Aberdeen HMA.

Table 4.10: Aberdeen Housing Market Area Scenario 1 (Default) - Additional Housing Units in 5-Year Bands, Constrained Results

	2023-2027	2028-2032	2033-2037	2038-2042	20 Year Total	20 Year p.a.
Social Rent	245	110	98	64	2,585	130
Below Market	109	117	106	71	2,015	101
Private Rent	142	148	147	105	2,710	136
Owner Occupied	160	176	174	125	3,175	159
Total p.a.	**656**	**551**	**525**	**365**	**10,485**	**526**
Affordable p.a.	354	227	204	135	4,600	231
Market p.a.	302	324	321	230	5,885	295

Source: HNDA Tool (2020), CoreDefault Settings

4.33 Table 4.11 below shows the results of Scenario 1 using the default tool settings for Aberdeenshire.

Table 4.11: Aberdeenshire Scenario 1 (Default) – Additional Housing Units in 5-Year Bands, Top Level Results

	2023-2027	2028-2032	2033-2037	2038-2042	20 Year Total	20 Year p.a.
Social Rent	207	82	59	50	1,990	100
Below Market	122	86	65	55	1,640	82
Private Rent	187	128	104	94	2,565	129
Owner Occupied	151	111	91	86	2,195	110
Total p.a.	**667**	**407**	**319**	**285**	**8,390**	**420**
Affordable p.a.	329	168	124	105	3,630	182
Market p.a.	338	239	195	180	4,760	239

Source: HNDA Tool (2020), CoreDefault Settings

4.34 Table 4.12 below shows the results of Scenario 1 using the default tool settings for the Rural HMA.

Table 4.12: Rural Housing Market Area Scenario 1 (Default) - Additional Housing Units in 5-Year Bands, Constrained Results

	2023-2027	2028-2032	2033-2037	2038-2042	20 Year Total	20 Year p.a.
Social Rent	117	45	33	28	1,115	56
Below Market	69	49	38	32	940	47
Private Rent	79	56	45	42	1,110	56
Owner Occupied	106	76	62	56	1,500	75
Total p.a.	**371**	**226**	**178**	**158**	**4,665**	**234**
Affordable p.a.	186	94	71	60	2,055	103
Market p.a.	185	132	107	98	2,610	131

4.35 The purpose of Scenario 1 was to illustrate the results using the default position of the tool for comparison with later scenarios in this chapter. This scenario is viewed as being unlikely to occur due to the variations in rental, income and population growth anticipated in both areas. Additionally, the default settings in the tool makes use of the HoTOC figure which both local authorities have decided against using in later scenarios, in favour of the existing need figures that have been generated based on recent analysis and statistics.

4.36 Table 4.13 below displays the total additional housing units required using the default tool settings between 2023-2042.

Table 4.13: Scenario 1 (Default) – Total Additional Housing Units by Area (2023-2042)

Area	Scenario 1 (Default)
Aberdeen City	6,745
Aberdeenshire	8,390
Aberdeen HMA	10,485*
Rural HMA	4,665*
Total	**15,135**

Source: HNDA Tool (2020), *Total HMA figure slightly higher due to rounding in the tool

4.37 Table 4,14 below displays the total additional housing units required by tenure for the local authority areas of Aberdeen City and Aberdeenshire.

Table 4.14: Scenario 1 – Total Additional Housing Units by Tenure City/Shire (2023-2042)

Area	Scenario 1 (Default)
Social Rent	3,890
Below Market	3,025
Private Rent	3,915
Owner Occupied	4,305
Total	**15,135**

Source: HNDA Tool (2020)

4.38 Table 4.15 below shows the proportion of affordable housing compared to market housing for Scenario 1, as well as the proportion of additional housing units being distributed between Aberdeen City/Aberdeenshire, and Aberdeen HMA/Rural HMA.

Table 4.15: Scenario 1 (Default) – Proportion of Housing Units by Affordability and Area

	Affordable Housing (2023-2042)	AHMA/RHMA (2023-2042)	City/Shire (2023-2042)
Additional Housing Units	51%	69/31%	46/54%

Source: HNDA Tool (2020)

Key Issues:

- Scenario 1 uses the default settings from the tool and is viewed by both local authorities as being an unlikely projection of the housing units required between 2023-2042.

Scenario 2-3 Rationale

4.39 The focus of Scenarios 2 and 3 is determining the annual housing requirement in the event of principal and high inward migration to Aberdeen City and Aberdeenshire. This is achieved by selecting the relevant NRS household projection variant in Step 1 of the tool. Step 1 has options for 'Low Migration', '2018 Principal' and 'High Migration'. A scenario based on the low migration variant was considered by the Project Teams and Housing Market Partnership but following investigation this was deemed to be an unrealistic prospect for both local authorities between the period of 2023-2042. Figure 2.12 in Chapter 2 suggests that the 2018 projections may present a pessimistic view of the number of households in both areas, therefore it was decided to focus on Principal Growth and High Migration projections.

4.40 The assumptions to be used for the remaining variables were determined through discussion between representatives from both Aberdeen City Council and Aberdeenshire Council at the Housing Market Partnership meetings.

4.41 There is a table before each scenario which shows the variables and assumptions used in the tool runs for Scenarios 2 and 3 in Aberdeen City and Aberdeenshire. The assumption for household projections will vary depending on the scenario. The run of Scenario 1 uses the HoTOC calculation provided in the tool, whereas Scenarios 2-4 use an existing need figure calculated by both local authorities using their own methodology.

4.42 In addition to the tool runs for Aberdeen City and Aberdeenshire, the tool has also been run for each scenario for the Housing Market Areas (HMAs) that cover both local authority areas. This is broken down into the Aberdeen HMA and Rural HMA.

4.43 Both local authorities have agreed to run the tool with ten years to clear existing need, rather than the five suggested by the default setting. This decision was reached due to challenges faced in the construction industry at present, with increased costs and a shortage of materials and personnel and was agreed by the Housing Market Partnership. As seen in Figure 2.23 in Chapter 2, the build rate for new affordable homes were at steadily low levels for Aberdeen City and Aberdeenshire in the past decade. Therefore, 10 years was seen as a more realistic timescale to clear existing need.

4.44 Income growth is expected to grow nationally at a rate of 2.5% which is the default setting in the tool. As shown in section 2.8 of Chapter 2, the median annual household income in Aberdeen City has fallen below the median figure for Scotland which supports using a lower income growth setting than the tool default. This is likely a result of a decline in employment in the oil and gas sector, which has previously been a key element in the city's economic prosperity. This trend is likely to continue during the period of energy transition, and as a result the tool will be run with 1.5% income growth for Aberdeen City.

4.45 Evidence in Chapter 2 suggests that the rate of income growth in Aberdeenshire is more in line with the national trend. Section 2.8 shows that although the median income is much higher in Aberdeenshire, the rate of growth in recent years has been similar to Scotland as a whole, with a slight decline between 2020 and 2021 being the most recent change. As such, Aberdeenshire has used moderate real terms income growth (2.5%) which is the tool default.

4.46 Both areas are running the tool with no change in income distribution as well as the default position for house prices and affordability. Section 2.46 of Chapter 2 shows that the house prices in Aberdeen City and Aberdeenshire are now following a similar rate of growth to the national trend.

4.47 It is possible that there could be a reduction in income inequality due to the loss of high earning oil and gas jobs in the area. However, these jobs may be replaced by new energy transition roles with high salaries and in addition the tendency for below inflation increases in public sector salaries is preventing much uplift among lower income earners. It is probably too early to say whether a significant change is likely, so it was agreed to leave this measure as the default in the tool.

4.48 The local economic downturn negatively impacted house prices in the area between 2015 and 2020 but since then there has been signs of a readjustment and prices appear to be tracking the Scottish trend hence the use of the core growth option in the tool.

4.49 Rental costs in the private sector are increasing across both local authorities and data from CityLets suggests that there has been an increase of 10.4% in rental costs annually in the Aberdeen area from Q1 2022 to Q1 2023. Section 2.64 of Chapter 2 indicates that rent prices have sharply increased in Aberdeen City for most property types, with 2.69 indicating a similar trend for Aberdeenshire. As a result of this, ‘moderately high growth’ was chosen as the rent growth option in the tool for both areas.

4.50 For the results from each tool run for Aberdeen City and Aberdeenshire, ‘top level’ results are used as there no ‘sub-areas’ to be accounted for. For the Aberdeen HMA and Rural HMA tool runs, the approach taken is to sum the sub-area results to arrive at a total for the region as a whole. The tool provides the option for this in the ‘summed’ lines of the results. Rather than looking at the region as a whole, the decision was made to look at the Aberdeen HMA and Rural HMA individually because it is the difference between the two HMAs that is of interest rather than the total for the region as a whole given that there is no longer a Strategic Development Plan.

4.51 With there being a difference in the Income Growth assumption between Aberdeen City and Aberdeenshire, there was debate as to which assumptions should be selected for the tool runs of Aberdeen HMA and Rural HMA. After consulting with CHMA, it was decided by the Project Team that the assumptions for these should be the same as Aberdeen City and

Aberdeenshire, respectively. The Rural HMA is contained within Aberdeenshire, so the assumptions used for this HMA will be the same as the local authority area. Although the Aberdeen HMA contains areas in Aberdeen City and Aberdeenshire, it was decided to keep the same assumptions as Aberdeen City due to the HMA being predominantly in this area.

Key Issues:

- Both local authorities have agreed to run the tool with ten years to clear existing need as five years was seen as an unrealistic timescale.
- Aberdeen City has opted for 1.5% income growth whereas Aberdeenshire has opted for 2.5%, which is the tool default.
- Moderately high growth was chosen as the rent growth option for the tool in both areas.
- The remaining settings were kept to default due to evidence in Chapter 2 indicating these areas were broadly in line with the national trend or no local evidence being available to suggest otherwise.

Scenario 2 – Principal Growth

4.52 Scenario 2 aims to determine the annual housing requirement if both areas experience principal growth from inward migration. This is achieved by selecting the 'Principal Growth' NRS household projection variant in Step 1 of the tool. The assumptions for Scenario 2 are shown below in Table 4.16 for Aberdeen City.

Table 4.16: HNDA Tool Settings, Scenario 2, Aberdeen City and Aberdeen HMA

Tool Steps	Tool Settings	Scenario 2 Principal Growth
Household Projections	Household Projection	2018 Principal Growth
	Household Growth Adjustment	No
Existing Need	HoTOC Method	No
	LA Generated Existing Need Figure	City – 811 Aberdeen HMA - 989
	Years to Clear Existing Need	10
	Affordability Model	No
Income, Growth and Distribution	Income Data	Small Area Income Est
	Growth in Median Income Scenario	1.5%
	Change in Income Distribution	No Change
Prices and Affordability	House Price Scenario	1.6%
	Income Percentile	25%
	Income Ratio	3.9
Split Need Into Tenure	Proportion of Market Who Buy	60%
	Upper Income-to-Rent Threshold	25%
	Lower Income-to-Rent Threshold	35%
	Rent Growth Scenario	2.3%

Source: HNDA Tool (2020), Aberdeen City Council, Housing Management Database - Waiting List and Temporary Accommodation figures, Refugee Project Manager – Refugee, Asylum seeker and Resettlement Data (2023)

4.53 The results of the tool run for Scenario 2 using the existing need figure generated by Aberdeen City Council is displayed in Table 4.17 below.

Table 4.17: Aberdeen City Scenario 2 (Principal Growth) – Additional Housing Units in 5-Year Bands, Top Level Results, LA Generated Existing Need Figure

	2023-2027	2028-2032	2033-2037	2038-2042	20 Year Total	20 Year p.a.
Social Rent	153	187	120	77	2,685	135
Below Market	60	86	86	56	1,440	72
Private Rent	49	62	60	32	1,015	51
Owner Occupied	82	115	118	73	1,940	97
Total p.a.	**344**	**450**	**384**	**238**	**7,080**	**355**
Affordable p.a.	213	273	206	133	4,125	207
Market p.a.	131	177	178	105	2,955	148

Source: HNDA Tool (2020)

4.54 Table 4.18 below shows the results of Scenario 2 for the Aberdeen HMA.

Table 4.18: Aberdeen HMA Scenario 2 (Principal Growth) – Additional Housing Units in 5-Year Bands, LA Existing Need Figure

	2023-2027	2028-2032	2033-2037	2038-2042	20 Year Total	20 Year p.a.
Social Rent	221	234	144	104	3,515	176
Below Market	112	120	111	79	2,110	106
Private Rent	132	133	116	75	2,280	114
Owner Occupied	157	162	155	107	2,905	146
Total p.a.	**622**	**649**	**526**	**365**	**10,810**	**542**
Affordable p.a.	333	354	255	183	5,625	282
Market p.a.	289	295	271	182	5,185	260

Source: HNDA Tool (2020)

4.55 The assumptions and variables used in Scenario 2 for Aberdeenshire and the Rural HMA are shown in Table 4.19 below.

Table 4.19: HNDA Tool Settings, Scenario 2, Aberdeenshire and Rural HMA

Tool Steps	Tool Settings	Scenario 2 Principal Growth
Household Projections	Household Projection	2018 Principal Growth
	Household Growth Adjustment	No
Existing Need	HoTOC Method	No
	LA Generated Existing Need Figure	Shire – 425 Rural HMA - 247
	Years to Clear Existing Need	10
	Affordability Model	No
Income, Growth and Distribution	Income Data	Small Area Income Est
	Growth in Median Income Scenario	2.5%
	Change in Income Distribution	No Change
Prices and Affordability	House Price Scenario	1.6%
	Income Percentile	25%
	Income Ratio	3.9
Split Need Into Tenure	Proportion of Market Who Buy	60%
	Upper Income-to-Rent Threshold	25%
	Lower Income-to-Rent Threshold	35%
	Rent Growth Scenario	2.3%

Source: HNDA Tool (2020), Aberdeenshire Council, Housing Management Database - Waiting List and Temporary Accommodation figures, Refugee Project Manager – Refugee, Asylum seeker and Resettlement Data (2023)

4.56 The results of the tool run for Scenario 2 using the existing need figure generated by Aberdeenshire is displayed in Table 4.20 below.

Table 4.20: Aberdeenshire Scenario 2 (Principal Growth) – Additional Housing Units in 5-Year Bands, Top Level Results, LA Generated Existing Need Figure

	2023-2027	2028-2032	2033-2037	2038-2042	20 Year Total	20 Year p.a.
Social Rent	172	132	70	60	2,170	109
Below Market	127	85	66	60	1,690	85
Private Rent	180	121	93	80	2,370	119
Owner Occupied	151	111	91	86	2,195	110
Total p.a.	**630**	**449**	**320**	**286**	**8,425**	**423**
Affordable p.a.	299	217	136	120	3,860	194
Market p.a.	331	232	184	166	4,565	229

Source: HNDA Tool (2020)

4.57 Table 4.21 below shows the results of Scenario 2 for the Rural HMA.

Table 4.21: Rural HMA Scenario 2 (Principal Growth) – Additional Housing Units in 5-Year Bands, LA Existing Need Figure

	2023-2027	2028-2032	2033-2037	2038-2042	20 Year Total	20 Year p.a.
Social Rent	100	77	40	33	1,250	63
Below Market	71	47	37	35	950	48
Private Rent	75	51	39	34	995	50
Owner Occupied	106	76	62	56	1,500	75
Total p.a.	**352**	**251**	**178**	**158**	**4,695**	**236**
Affordable p.a.	171	124	77	68	2,200	111
Market p.a.	181	127	101	90	2,495	125

Source: HNDA Tool (2020)

4.58 The total additional housing units required per area can be found in Table 4.22 below. This scenario produced similar results to the default settings in the tool, with both scenarios utilising the same population projections. However, the settings for rental growth and income both differed in Scenario 2 which resulted in slight increases to the total, as seen in Table 4.22 below.

Table 4.22: Scenarios 1-2 – Total Additional Housing Units by Area (2023-2042)

Area	Scenario 1 (Default)	Scenario 2 (Principal Growth)
Aberdeen City	6,745	7,080
Aberdeenshire	8,390	8,425
Aberdeen HMA	10,485	10,810
Rural HMA	4,665	4,695
Total	**15,135**	**15,505**

Source: HNDA Tool (2020)

4.59 Scenario 2 represents an increase in total additional housing units of 355 between 2023-2042. Table 4.23 below displays the total additional housing units by tenure for the local authority areas of Aberdeen City and Aberdeenshire.

Table 4.23: Scenarios 1-2 – Total Additional Housing Units by Tenure City/Shire (2023-2042)

Area	Scenario 1 (Default)	Scenario 2 (Principal Growth)
Social Rent	3,890	4,855
Below Market	3,025	3,130
Private Rent	3,915	3,385
Owner Occupied	4,305	4,135
Total	**15,135**	**15,505**

Source: HNDA Tool (2020)

4.60 Scenario 2 results in a significant increase to the provision of social rented housing units due to the existing need figure being distributed to this sector in the tool settings. Below market units have increased slightly, whereas private rented and owner-occupied properties have both seen slight decreases when compared to Scenario 1.

Table 4.24: Scenario 2 (Principal Growth) - Proportion of Housing Units by Affordability and Area

	Affordable Housing (2023-2042)	AHMA/RHMA (2023-2042)	City/Shire (2023-2042)
Additional Housing Units	51%	70/30%	46/54%

Source: HNDA Tool (2020)

4.61 Table 4.24 above shows the proportion of affordable housing compared to market housing for Scenario 2, as well as the proportion of additional housing units being distributed between Aberdeen City/Aberdeenshire, and Aberdeen HMA/Rural HMA. These proportions are similar to the results of Scenario 1, with the only difference being a slight increase in the proportion of properties in the RHMA.

Key Issues:

- Scenario 2 resulted in only a slight increase in total additional units compared to Scenario 1 as it was also using the ‘2018 Principal Growth’ projections.

Scenario 3 – High Migration

4.62 The tool runs for Scenario 3 will determine the annual housing requirement in the event of high migration to both areas. This is achieved by selecting the ‘High Migration’ NRS household projection variant in Step 1 of the tool. The assumptions for Scenario 3 are shown below in Table 4.25 for Aberdeen City and the Aberdeen HMA.

Table 4.25: HNDA Tool Settings, Scenario 3, Aberdeen City and Aberdeen HMA

Tool Steps	Tool Settings	Scenario 3 High Migration
Household Projections	Household Projection	2018 High Migration
	Household Growth Adjustment	No
Existing Need	HoTOC Method	No
	LA Generated Existing Need Figure	City – 811 Aberdeen HMA - 989
	Years to Clear Existing Need	10
	Affordability Model	No
Income, Growth and Distribution	Income Data	Small Area Income Est
	Growth in Median Income Scenario	1.5%
	Change in Income Distribution	No Change
Prices and Affordability	House Price Scenario	1.6%
	Income Percentile	25%
	Income Ratio	3.9
Split Need Into Tenure	Proportion of Market Who Buy	60%
	Upper Income-to-Rent Threshold	25%
	Lower Income-to-Rent Threshold	35%
	Rent Growth Scenario	2.3%

Source: HNDA Tool (2020), Aberdeen City Council, Housing Management Database - Waiting List and Temporary Accommodation figures, Refugee Project Manager – Refugee, Asylum seeker and Resettlement Data (2023)

4.63 The results of the tool run using the existing need figure generated by Aberdeen City Council is displayed in Table 4.26 below.

Table 4.26: Aberdeen City Scenario 3 (High Migration) – Additional Housing Units in 5-Year Bands, Top Level Results, LA Generated Existing Need Figure

	2023-2027	2028-2032	2033-2037	2038-2042	20 Year Total	20 Year p.a.
Social Rent	201	239	177	135	3,760	188
Below Market	100	129	126	97	2,260	113
Private Rent	81	93	88	55	1,585	80
Owner Occupied	137	172	173	127	3,045	153
Total p.a.	**519**	**633**	**564**	**414**	**10,650**	**534**
Affordable p.a.	301	368	303	232	6,020	301
Market p.a.	218	265	261	182	4,630	233

Source: HNDA Tool (2020)

4.64 Table 4.27 below shows the results of Scenario 3 for the Aberdeen HMA.

Table 4.27: Aberdeen HMA Scenario 3 (High Migration) – Additional Housing Units in 5-Year Bands, LA Existing Need

	2023-2027	2028-2032	2033-2037	2038-2042	20 Year Total	20 Year p.a.
Social Rent	269	289	207	170	4,675	234
Below Market	156	168	160	128	3,060	153
Private Rent	183	187	166	122	3,290	165
Owner Occupied	218	227	222	175	4,210	211
Total p.a.	**826**	**871**	**755**	**595**	**15,235**	**763**
Affordable p.a.	425	457	367	298	7,735	387
Market p.a.	401	414	388	297	7,500	376

Source: HNDA Tool (2020)

4.65 The assumptions and variables used in Scenario 3 for Aberdeenshire and the Rural HMA are shown in Table 4.28 below.

Table 4.28: HNDA Tool Settings, Scenario 3, Aberdeenshire and Rural HMA

Tool Steps	Tool Settings	Scenario 3 High Migration
Household Projections	Household Projection	2018 High Migration
	Household Growth Adjustment	No
Existing Need	HoTOC Method	No
	LA Generated Existing Need Figure	Shire – 425 Rural HMA - 247
	Years to Clear Existing Need	10
	Affordability Model	No
Income, Growth and Distribution	Income Data	Small Area Income Est
	Growth in Median Income Scenario	2.5%
	Change in Income Distribution	No Change
Prices and Affordability	House Price Scenario	1.6%
	Income Percentile	25%
	Income Ratio	3.9
Split Need Into Tenure	Proportion of Market Who Buy	60%
	Upper Income-to-Rent Threshold	25%
	Lower Income-to-Rent Threshold	35%
	Rent Growth Scenario	2.3%

Source: HNDA Tool (2020), Aberdeenshire Council, Housing Management Database - Waiting List and Temporary Accommodation figures, Refugee Project Manager – Refugee, Asylum seeker and Resettlement Data (2023)

4.66 The results of the tool run using the existing need figure generated by Aberdeenshire Council is displayed in Table 4.29 below.

Table 4.29: Aberdeenshire Scenario 3 (High Migration) – Additional Housing Units in 5-Year Bands, Top Level Results, LA Existing Need Figure

	2023-2027	2028-2032	2033-2037	2038-2042	20 Year Total	20 Year p.a.
Social Rent	185	151	93	86	2,575	129
Below Market	141	104	88	86	2,095	105
Private Rent	199	148	124	114	2,925	147
Owner Occupied	167	135	122	123	2,735	137
Total p.a.	**692**	**538**	**427**	**411**	**10,330**	**517**
Affordable p.a.	326	255	181	174	4,680	235
Market p.a.	366	283	246	237	5,660	284

Source: HNDA Tool (2020)

4.67 Table 4.30 below shows the results of Scenario 3 for the Rural HMA.

Table 4.30: Rural HMA Scenario 3 (High Migration) – Additional Housing Units in 5-Year Bands, LA Existing Need

	2023-2027	2028-2032	2033-2037	2038-2042	20 Year Total	20 Year p.a.
Social Rent	108	88	54	48	1,490	75
Below Market	78	58	49	50	1,175	59
Private Rent	83	62	52	49	1,230	62
Owner Occupied	117	92	82	81	1,860	93
Total p.a.	**386**	**300**	**237**	**228**	**5,755**	**289**
Affordable p.a.	186	146	103	98	2,665	134
Market p.a.	200	154	134	130	3,090	155

Source: HNDA Tool (2020)

4.68 Table 4.31 below shows that Scenario 3 has resulted in a significant increase in the total number of housing units required compared to Scenario 2, with 5,485 more units.

Table 4.31: Scenarios 1-3 – Total Additional Housing Units by Area (2023-2042)

Area	Scenario 1 (Default)	Scenario 2 (Principal Growth)	Scenario 3 (High Migration)
Aberdeen City	6,745	7,080	10,650
Aberdeenshire	8,390	8,425	10,340
Aberdeen HMA	10,485	10,810	15,235
Rural HMA	4,665	4,695	5,755
Total	**15,135**	**15,505**	**20,980**

Source: HNDA Tool (2020)

4.69 All tenures also experienced notable increases in provision, as shown in Table 4.32 below. Social rent and owner occupied experienced the most significant increase with 1,500 and 1,645, respectively.

Table 4.32: Scenarios 1-3 – Total Additional Housing Units by Tenure City/Shire (2023-2042)

Area	Scenario 1 (Default)	Scenario 2 (Principal Growth)	Scenario 3 (High Migration)
Social Rent	3,890	4,855	6,335
Below Market	3,025	3,130	4,355
Private Rent	3,915	3,385	4,510
Owner Occupied	4,305	4,135	5,780
Total	**15,135**	**15,505**	**20,980**

Source: HNDA Tool (2020)

4.70 In terms of affordable housing, Table 4.33 below shows that the proportion of units in this sector remained similar to Scenarios 1 and 2. In Scenario 3, however, Aberdeen City and Aberdeen HMA represented a higher proportion of the market compared to previous scenarios.

Table 4.33: Scenario 3 (High Migration) - Proportion of Housing Units by Affordability and Area

	Affordable Housing (2023-2042)	AHMA/RHMA (2023-2042)	City/Shire (2023-2042)
Additional Housing Units	51%	73/27%	51/49%

Source: HNDA Tool (2020)

Key Issues:

- Scenario 3 produced a significant increase in total additional units compared to the results of Scenario 2.
- However, the methodology for this scenario does not incorporate future need from groups that have emerged since the 2018 projections, such as those arriving as a result of the conflict in Ukraine.
- As such, both local authorities have opted to model a fourth scenario to produce an alternative to Scenario 3.

Scenario 4 – High Migration Plus

4.71 Following the outcomes of Scenarios 1-3, both Aberdeen City Council and Aberdeenshire Council agreed on the design of a fourth scenario, titled ‘High Migration Plus’. This scenario is based on the high migration projections used in Scenario 3 but expands on the methodology used with the aim of providing a more accurate projection of the additional housing units required in the short term.

4.72 This scenario utilises the ‘household growth adjustment’ function in Step 1 of the tool to increase the annual household growth between 2023-2028. This percentage growth is based on estimated future need in relation to the number of refugees, asylum seekers and people arriving through the resettled schemes as set out in Table 4.34. It was decided to apply a growth adjustment in the first five years only, due to the uncertainty regarding the long-term impact on housing need that these groups will have in both areas.

4.73 Although the NRS projections take into account refugees and asylum seekers, these projections are from 2018 and will only account for those that were arriving at this time such as Syrian and Afghan refugee groups. Members of these groups have continued to arrive since this time, as well as new groups with housing need such as those displaced by the ongoing conflict in Ukraine.

4.74 Table 4.34 below shows the methodology and number of estimated annual arrivals from refugee, asylum seeker and resettlement groups for Aberdeen City and Aberdeenshire. The methodology used is based on a report produced by Aberdeenshire in 2023 for their housing management team. Some aspects of the methodology are based on political commitments, such as the UKRS/ARAP numbers for Aberdeenshire. The projections for UASYP were provided by each local authority based on the number of properties required by this group in each area.

4.75 For asylum seekers, research by Aberdeen City Council's Refugee Project Manager had indicated that in cities such as Glasgow, 70% of asylum seekers chose to remain in the city. Aberdeen City Council chose to adopt a similar percentage of their asylum seekers to be likely to remain. Aberdeenshire Council opted for a lower estimate of 25% to reflect the fact that that refugees and asylum seekers often tend to prefer to locate in cities where they can more easily access community support networks and a wider range of employment opportunities. Some may choose to relocate from Aberdeenshire to Aberdeen City while others may go to the Central Belt or cities in England.

4.76 The 20% of Ukrainians likely to remain in the area was an estimate made based on the information available at the time of the report. It is important to note that much of this methodology is based on estimates and there is a high degree of uncertainty as to what the true number of annual arrivals from these groups will be. The intention of Scenario 4 is not to provide an exact number of housing units required, but to provide an alternative scenario than Scenario 3 (High Migration) which does not consider arrivals from these groups beyond 2018.

Table 4.34: Estimate of annual future need p.a. from Asylum Seekers, Refugees and Resettlement Schemes

	Aberdeen City	**Aberdeenshire**	**Total p.a.**
Estimated 20% of Ukrainian households to remain	124	100	224
Households from UKRS/ARAP schemes	15	30	45
UASYP households	24	51	75
% of asylum seekers likely to remain – 70% for City, 25% for Shire	291	50	341
Household arrivals p.a. likely to remain in area long-term	**454**	**231**	**685**

Source: Aberdeen City Council and Aberdeenshire Council, Future Need Estimate Methodology Agreed by Project Team (2023)

4.77 Using this methodology, an estimate of annual future need can be reached to use in the tool as part of the household growth adjustment.

4.78 Using the 80/20% split that was used previously to estimate existing need for Aberdeen HMA and Rural HMA, an estimate for future need figures for these areas can also be produced as shown in Table 4.35 below.

Table 4.35: Estimate of future need p.a. from Asylum Seekers, Refugees and Resettlement Schemes

	Aberdeen HMA (80%)	Rural HMA (20%)	Total p.a.
Household arrivals p.a. likely to remain in area long-term	548	137	685

Source: Aberdeen City Council and Aberdeenshire Council, Future Need Estimate Methodology Agreed by Project Team (2023)

4.79 The future need figure can be used with the household projections to calculate the household growth adjustment to be used in the tool run. The high migration household projections found in the HNDA tool are detailed in Table 4.36 below between 2023-2028.

Table 4.36: HNDA Tool High Migration household projections 2023-2028 – Aberdeen City and Aberdeenshire

	2023	2024	2025	2026	2027	2028
Aberdeen City	109,940	110,351	110,774	111,235	111,692	112,131
Aberdeenshire	115,037	115,853	116,560	117,166	117,733	118,285
Aberdeen HMA	161,061	161,835	162,572	163,302	164,011	164,696
Rural HMA	63,916	64,369	64,762	65,099	65,414	65,720

Source: HNDA Tool (2020)

4.80 If the estimated future arrivals per year is taken as a percentage of the household projections, a percentage household growth adjustment can be made based on this as seen in Table 4.37 below. For example, the future need figure of 454 for Aberdeen City is 0.4% of 109,940, which is the household projection for 2023 in this area. By inputting 0.4% into the household growth adjustment setting in the tool, this factors in the future need figure when calculating the results.

Table 4.37: HNDA Tool (Scenario 4) household growth adjustment from Refugees, Asylum Seekers, and Resettlement Schemes 2023-2028

	2023	2024	2025	2026	2027	2028
Aberdeen City	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%
Aberdeenshire	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%
Aberdeen HMA	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%
Rural HMA	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%

Source: HNDA Tool (2020)

4.81 The percentages used in the tool settings are rounded so the total results for Aberdeen City and Aberdeenshire may be marginally different to Aberdeen HMA and Rural HMA.

4.82 In Step 2 of the tool, when inputting the existing need calculation there is the option to apply the ‘affordability model’ to the results which distributes existing need across all tenures, rather than just to the social rented sector. In Scenario 4, both local authorities considered using this option due to the possibility of refugees and asylum seekers pursuing housing options in other tenures in the near future. However, it was determined that allocating the need to social rent would be a more accurate prediction of the housing need required by these groups, particularly during the first five years.

4.83 The assumptions for Scenario 4 are shown below in Table 4.38 for Aberdeen City.

Table 4.38: HNDA Tool Settings, Scenario 4, Aberdeen City and Aberdeen HMA

Tool Steps	Tool Settings	Scenario 4 High Migration+
Household Projections	Household Projection	2018 High Migration
	Household Growth Adjustment	City - 0.4% Aberdeen HMA - 0.3%
Existing Need	HoTOC Method	No
	LA Generated Existing Need Figure	City - 811 Aberdeen HMA - 989
	Years to Clear Existing Need	10
	Affordability Model	No
Income, Growth and Distribution	Income Data	Small Area Income Est
	Growth in Median Income Scenario	1.5%
	Change in Income Distribution	No Change
Prices and Affordability	House Price Scenario	1.6%
	Income Percentile	25%
	Income Ratio	3.9
Split Need Into Tenure	Proportion of Market Who Buy	60%
	Upper Income-to-Rent Threshold	25%
	Lower Income-to-Rent Threshold	35%
	Rent Growth Scenario	2.3%

Source: HNDA Tool (2020), Aberdeen City Council, Housing Management Database - Waiting List and Temporary Accommodation figures, Refugee Project Manager – Refugee, Asylum seeker and Resettlement Data (2023)

4.84 The results of the Scenario 4 for Aberdeen City Council are displayed in Table 4.39 below.

Table 4.39: Aberdeen City Scenario 4 (High Migration Plus) – Additional Housing Units in 5-Year Bands, Top Level Results, LA Generated Existing Need Figure

	2023-2027	2028-2032	2033-2037	2038-2042	20 Year Total	20 Year p.a.
Social Rent	325	239	177	135	4,380	219
Below Market	203	129	126	97	2,775	139
Private Rent	165	93	88	55	2,005	101
Owner Occupied	277	172	173	127	3,745	188
Total p.a.	**970**	**633**	**565**	**413**	**12,905**	**646**
Affordable p.a.	528	368	303	232	7,155	358
Market p.a.	442	265	262	182	5,750	289

Source: HNDA Tool (2020)

4.85 Table 4.40 below shows the results of Scenario 4 for the Aberdeen HMA.

Table 4.40: Aberdeen HMA Scenario 4 (High Migration Plus) – Additional Housing Units in 5-Year Bands, LA Existing Need

	2023-2027	2028-2032	2033-2037	2038-2042	20 Year Total	20 Year p.a.
Social Rent	400	289	207	170	5,330	267
Below Market	276	168	160	128	3,660	183
Private Rent	325	187	166	122	4,000	200
Owner Occupied	386	227	222	175	5,050	253
Total p.a.	**1,387**	**871**	**755**	**595**	**18,040**	**903**
Affordable p.a.	676	457	367	298	8,990	450
Market p.a.	711	414	388	297	9,050	453

Source: HNDA Tool (2020)

4.86 The assumptions and variables used in Scenario 4 for Aberdeenshire and the Rural HMA are shown in Table 4.41 below.

Table 4.41: HNDA Tool Settings, Scenario 4, Aberdeenshire and Rural HMA

Tool Steps	Tool Settings	Scenario 4 High Migration+
Household Projections	Household Projection	2018 High Migration
	Household Growth Adjustment	0.2%
Existing Need	HoTOC Method	No
	LA Generated Existing Need Figure	Shire – 425 Rural HMA - 247
	Years to Clear Existing Need	10
	Affordability Model	No
Income, Growth and Distribution	Income Data	Small Area Income Est
	Growth in Median Income Scenario	2.5%
	Change in Income Distribution	No Change
Prices and Affordability	House Price Scenario	1.6%
	Income Percentile	25%
	Income Ratio	3.9
Split Need Into Tenure	Proportion of Market Who Buy	60%
	Upper Income-to-Rent Threshold	25%
	Lower Income-to-Rent Threshold	35%
	Rent Growth Scenario	2.3%

Source: HNDA Tool (2020), Aberdeenshire Council, Housing Management Database - Waiting List and Temporary Accommodation figures, Refugee Project Manager – Refugee, Asylum seeker and Resettlement Data (2023)

4.87 Table 4.42 below shows the results of Scenario 4 for Aberdeenshire.

Table 4.42: Aberdeenshire Scenario 4 (High Migration Plus) – Additional Housing Units in 5-Year Bands, Top Level Results, LA Generated Existing Need Figure

	2023-2027	2028-2032	2033-2037	2038-2042	20 Year Total	20 Year p.a.
Social Rent	237	151	93	86	2,835	142
Below Market	192	104	88	86	2,350	118
Private Rent	271	148	124	114	3,285	164
Owner Occupied	228	135	122	123	3,040	152
Total p..	**928**	**538**	**427**	**409**	**11,510**	**576**
Affordable p.a.	429	255	181	172	5,185	260
Market p.a.	499	283	246	237	6,325	316

Source: HNDA Tool (2020)

4.88 Table 4.43 shows the results of Scenario 4 for the Rural HMA.

Table 4.43: Rural HMA Scenario 4 (High Migration Plus) – Additional Housing Units in 5-Year Bands, LA Existing Need

	2023-2027	2028-2032	2033-2037	2038-2042	20 Year Total	20 Year p.a.
Social Rent	138	88	54	48	1,640	82
Below Market	106	58	49	50	1,315	66
Private Rent	113	62	52	49	1,380	69
Owner Occupied	160	92	82	81	2,075	104
Total p.a.	**517**	**300**	**237**	**227**	**6,410**	**321**
Affordable p.a.	244	146	103	98	2,955	148
Market p.a.	273	154	134	130	3,455	173

Source: HNDA Tool (2020)

4.89 Table 4.44 below shows the total additional housing units by area for Scenarios 1-4. The methodology used in Scenario 4 has resulted in an additional 3,425 units in total compared to Scenario 3 due to the household growth adjustment being applied for 2023-2028.

Table 4.44: Scenarios 1-4 – Total Additional Housing Units by Area (2023-2042)

Area	Scenario 1 (Default)	Scenario 2 (Principal Growth)	Scenario 3 (High Migration)	Scenario 4 (High Migration Plus)
Aberdeen City	6,745	7,080	10,650	12,905
Aberdeenshire	8,390	8,425	10,340	11,510
Aberdeen HMA	10,485	10,810	15,235	18,040*
Rural HMA	4,665	4,695	5,755	6,410*
Total	**15,135**	**15,505**	**20,980**	**24,415**

Source: HNDA Tool (2020) **HMA total slightly higher than City/Aberdeenshire results due to rounding when applying household growth adjustment percentage

4.90 Table 4.45 below shows the total additional housing units by tenure for Scenarios 1-4 in Aberdeen City and Aberdeenshire. Similar to Scenario 3, the owner occupied sector experienced the most significant increase with 1,005 units, however this is a smaller increase than between Scenario 2 and 3.

Table 4.45: Scenarios 1-4 – Total Additional Housing Units by Tenure City/Aberdeenshire (2023-2042)

Area	Scenario 1 (Default)	Scenario 2 (Principal Growth)	Scenario 3 (High Migration)	Scenario 4 (High Migration Plus)
Social Rent	3,890	4,855	6,335	7,215
Below Market	3,025	3,130	4,355	5,125
Private Rent	3,915	3,385	4,510	5,290
Owner Occupied	4,305	4,135	5,780	6,785
Total	**15,135**	**15,505**	**20,980**	**24,415**

Source: HNDA Tool (2020)

4.91 Table 4.46 below shows the proportion of housing units by affordability and area for Scenario 4. The proportion of affordable housing has remained the same as Scenario 3, however there were slight increases in the proportion of units in Aberdeen City and the AHMA.

Table 4.46: Scenario 4 (High Migration Plus) - Proportion of Housing Units by Affordability and Area

	Affordable Housing (2023-2042)	AHMA/RHMA (2023-2042)	City/Shire (2023-2042)
Additional Housing Units	51%	74/26%	53/47%

Source: HNDA Tool (2020)

4.92 Table 4.47 below shows the estimate of average additional annual housing units for Scenarios 1-4 in Aberdeen City and Aberdeenshire. Scenario 4 results in an additional 170 average additional housing units per annum compared to Scenario 3.

Table 4.47: Estimate of average additional annual housing units p.a. across Aberdeen City and Aberdeenshire by tenure (2023-2042)

	Scenario 1 (Default)	Scenario 2 (Principal Growth)	Scenario 3 (High Migration)	Scenario 4 (High Migration Plus)
Social Rent	195	244	317	361
Below Market Rent	152	157	218	257
Private Rent	197	170	227	265
Owner Occupied	216	207	290	340
Total	**760**	**778**	**1,054**	**1,223**

Source: HNDA Tool (2020)

Review and Monitoring

4.93 The Housing Market Partnership, comprised of staff from Aberdeen City Council and Aberdeenshire Council, considered the range of scenarios modelled using the HNDA tool and have agreed to review these in the coming years, particularly Scenario 4 due to the current uncertainty regarding refugees, asylum seekers and resettlement group arrivals in both areas.

4.94 The Local Housing Strategy will act as a vehicle for monitoring Scenario 4 in the near future, and a mid-term review of the HNDA will be carried out when data is available that allows for a more accurate prediction of annual future need.

Key Issues:

- There is a substantial increase in the number of units required in Scenario 4 when compared to Scenarios 1-2, as well as several thousand more than Scenario 3.
- While there is a lack of local and national evidence to accurately predict future need from refugee, asylum seeker and resettlement groups, Scenario 4 presents an alternative to Scenarios 1-3 that factors in the potential short-term impact of these groups on housing need.
- The results of Chapter 4, in particular Scenario 4, will be monitored in the LHS and a mid-term review of the HNDA will be carried out when more data is available in this area.

Key Issues for Local Housing Strategy and Local Development Plans

Topic	Key Issues Identified in the HNDA
Estimating housing need and demand, 2023-2042 by households in the following tenures: • Social Rent • Below Market Rent • PRS • Owner-Occupied	1. The Project Team considered four scenarios using the HNDA tool; Default, Principal Growth, High Migration and High Migration Plus. 2. Rather than using HoTOC, an existing need figure was generated by both local authorities, with 811 for Aberdeen City and 425 for Aberdeenshire. 3. Results from the HNDA tool are presented for each scenario for Aberdeen City, Aberdeenshire, Aberdeen HMA and Rural HMA. 4. The 2018 NRS projections were seen to be relatively outdated, and may underestimate future growth, so a High Migration Plus scenario was modelled for consideration. 5. Scenario 4 aims to provide an alternative estimate of housing need which incorporates additional elements of potential future need from refugees and asylum seekers. 6. The scenarios will be reviewed in the near future as more data becomes available regarding these groups and their impact on housing need in both areas.

Chapter 5: Specialist Provision (Core Output 3)

Core Output 3: Specialist Provision
Identifies the contribution that specialist provision plays in enabling people to live well, with dignity and independently for as long as possible. Identifies any gap(s)/shortfall(s) in that provision and the future level and type of provision required. Considers evidence regarding property needs, care and support needs and locational/land needs, and undertakes consultation with all appropriate stakeholders who represent the views of those who this chapter may impact upon and reports findings of such consultation and gives due consideration to the provisions of the Equalities Act (2010).

Source: HNDA: A Practitioner's Guide (2020)

Introduction

5.1 The contribution that specialist provision plays in enabling people to live well, with dignity and independence for as long as possible is well documented. People may have similar needs, despite their individual illness, health condition or equality characteristic; and therefore, in line with HNDA Guidance (2020), this chapter will focus on understanding and, as far as possible, quantifying, the implications for accommodation and support provision.

5.2 Specialist Provision refers to three broad areas and six types of housing or housing-related provision, as outlined in the table 5.1 below:

Table 5.1: Types of specialist provision

Category of Housing Need	Type of Housing Provision
Property Needs	1. Accessible and adapted housing 2. Wheelchair housing 3. Non-permanent housing e.g., for students, migrant workers, asylum seekers, refugees
Care and Support Needs	4. Supported provision e.g., care homes, sheltered housing, hostels and refuges 5. Care/support services for independent living
Location or Land Needs	6. Site provision e.g., sites/pitches for Gypsy/Travellers and sites for Travelling Showpeople, city centre locations for student accommodation

Source: HNDA, A Practitioner's Guide (2020)

5.3 To evidence the housing needs above, the following key groups will be considered:

- Older people
- Disabled people[36]
- People with a mental health condition
- People with a learning disability
- People experiencing homelessness

[36] Includes people with a physical disability, acquired brain injury, substance misuse issues, and other long-term illnesses.

- People fleeing/at risk of domestic abuse
- People requiring non-permanent accommodation e.g., people experiencing homelessness, students, migrant workers, asylum seekers, refugees, care leavers, ex-offenders
- Armed forces communities
- Minority ethnic people (include Gypsy/Travellers)
- Travelling Showpeople.

Data Limitations

5.4 Collecting comparative data from the two local authority areas and Health and Social Care partnerships in order to interpret and reach meaningful comparisons has proved challenging. The approach taken throughout this chapter has been to draw upon national data sources and link with local intelligence and research data where available.

5.5 Comparative quantitative data may not always be available due to differences in data collection methods used by the two local authorities.

National Legislative and Policy Context

5.6 Links to the national legislative and policy context are outlined in each sub-section. However, there are policies and legislation which hold relevance across several sub-sections and will be listed here rather than in each sub-section. These include:

- United Nations Convention on the Rights of Persons with Disabilities,.
- Equality Act 2010
- Housing to 2040
- Scottish Building Standards
- Relevant Adjustments to Common Parts (Disabled Persons) (Scotland) Regulations
- The Independent Review of Adult Social Care
- Age, Home and Community: The Next Phase
- Scotland's National Dementia Strategy 2017-2020
- Mental Health Strategy for Scotland 2017-2027
- Ending Homelessness Together Action Plan
- Ending Homelessness Together: Annual Report 2022.

Local Policy Context

5.7 The following local policies hold relevance to multiple sub-sections and will be listed here rather than in each sub-section.

- Aberdeen City and Aberdeenshire, Local Housing Strategy, 2018-23
- In Aberdeen City and Aberdeenshire, the Housing Contribution statement is embedded within Aberdeen City Health and Social Care Partnership's Strategic Plans (2022 to 2025) and Aberdeenshire Health and Social Care Partnership's Strategic Plan (2020 to 2025).

- Aberdeen City and Aberdeenshire Strategic Housing Investment Plans.
- Aberdeen City and Aberdeenshire Local Development Plans.
- Aberdeen City and Aberdeenshire, Rapid Rehousing Transition Plans 2019 – 2024.

Demographic profile

5.8 Chapter 2 outlines the demographic profile for both areas. Table 2.2 and 2.3 shows the population age structure and percentage change in age groups between 2011 and 2021. It continues to highlight an ageing population in both Aberdeen City and Aberdeenshire.

Households

5.9 Table 5.2 shows projections for the age breakdown by household. This shows the percentage increase in young person households (16–59) is projected to fall between 2018 and 2048.

5.10 When compared to the overall Scotland figure, Aberdeen has a higher percentage of young person households, whilst Aberdeenshire is consistently below the figure for this age group.

5.11 The projected increase in the 75+ age group is most evident in Aberdeenshire, rising from 15% to 26% and from 12% to 17% in Aberdeen City.

Table 5.2: Projected percentage change for age breakdown by household, 2018 - 2048

Area	2018			2028			2048		
	16-59	60-74	75+	16-59	60-74	75+	16-59	60-74	75+
Scotland	64%	22%	14%	59%	23%	18%	57%	20%	23%
Aberdeen City	70%	18%	12%	67%	19%	14%	66%	17%	17%
Aberdeenshire	61%	24%	15%	56%	24%	20%	52%	22%	26%
Strategic Development Plan Area									
Aberdeen City and Aberdeenshire	66%	21%	13%	60%	22%	17%	59%	20%	22%

Source: Household Projections | National Records of Scotland (nrscotland.gov.uk)

Health

5.12 The Healthy Life Expectancy in Scotland 2019 - 2021[37] publication reported healthy life expectancy (HLE) has decreased in Scotland for both males and females (60.4 and 61.1 years respectively) since 2009 – 2011.

5.13 Data for 2019 – 2021 shows that in Aberdeen City the average HLE is 60.2 years for males and 61.4 years for females whereas in Aberdeenshire the average is 67.2 years and 67.3 years respectively.

[37] The National Records of Scotland publication Healthy Life Expectancy in Scotland 2019 – 2021.

5.14 The 2011 Census showed the proportion of the population in Aberdeen City and Aberdeenshire with one or more long-term health conditions are similar at 26.5% and 26.9% respectively. The Scottish Surveys Core Questions 2018 reported the percentage of people living with a limiting long-term condition was estimated to be 18.2% in Aberdeen City and 21.9% in Aberdeenshire.

5.15 The Aberdeen City Health and Social Care Partnership's Strategic Plan indicates there has been a 25% increase in people living with long-term conditions.

5.16 Aberdeenshire's Health and Social Care Strategic Plan indicates that 27% of adults have a life-limiting long-term condition. The ageing population in both areas will likely result in further increases to these figures.

5.17 Current estimates suggest that between 0.7% and 2% of the population are projected to experience symptoms associated with 'long-Covid'. These figures equate to between 1,592 and 4,548 people in Aberdeen City and 1,838 and 5,253 in Aberdeenshire.

5.18 Table 5.3 provides a snapshot of the number of hospital related delays where the main reason relates to people who require rehousing and/or adaptations.

Table 5.3: Housing related hospital delayed discharge cases –31 March annually.

Housing related hospital delays (on 31 March annually)					
Aberdeen	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**
No of people	4	23	10	13	25
No of bed days lost	527	503	433	99	465
Aberdeenshire	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**
No of people	41	29	26	32	19
No of bed days lost	1660	696	964	594	257

Source: NHS Grampian, Health Intelligence Team

Property Needs

5.19 Providing housing suitable for older people is a key challenge given the demographic pressures faced in both Aberdeen City and Aberdeenshire. Older people are more likely to either live alone, or in a household where all occupants are aged 65 or older.

Accessible and Adapted Housing

5.20 The provision of accessible and adapted housing for older people, people with long-term health issues and people with disabilities plays a key part in enhancing their health and wellbeing. This section is closely related to 5.3, 'Wheelchair Housing.'

Definition	
Accessible	Accessible housing is designed to enable people to live safely and independently. It includes features that may meet a wide range of needs. These can include but are not limited to accessible entrances to and from the property, adequate circulation space and accessible bathrooms and kitchens, wider door frames and can be easily adapted to meet changing needs. This type of housing is often described as 'ambulant disabled.'
Adapted	An adapted property may not have been purpose built but is one that has been altered/adapted to meet the needs of the occupant. This can include but is not limited to the installation of ramped access, level access shower, lowered kitchen units, installation of stair lifts widening of doors, etc. The responsibility for adaptations is a delegated function that is the responsibility of the Health and Social Care Partnership in both Aberdeen City and Aberdeenshire.

National Policies

5.21 The key driver for national policy in this area is to promote equality and enable people to live independently by ensuring that their accommodation is accessible and/or through the provision of adaptations. National policy is moving towards a tenure neutral approach consistent across all social and private housing stock.

5.22 Key national policies and strategies that influence this area include the following:

- Public Bodies (Joint Working) (Scotland) Act 2014.
- Scottish Government Equipment and Adaptation Guidance, 2009.
- Adapting for Change: Final Report of the Adaptations Working Group, 2012; Evaluation 2017; Learning Points 2017.
- Fairer Scotland Action Plan, 2016.

Local Policies and Strategies

5.23 In addition to policies already mentioned these local policies and strategies support the delivery of accessible and adapted homes.

- Aberdeen City and Aberdeenshire Scheme of Assistance.

Property Needs

5.24 Low level appliances, stair rails, barrier free, sheltered housing, housing with care.

Suitable for

5.25 This type of housing is suitable for people with limited mobility and/or dexterity, or those with a need for low level care. This can include older people, people with dementia, people with a physical disability, sensory impairment, learning disability and/or autism, mental health issues, acquired brain injury, substance misuse issues and those with bariatric conditions.

Evidence

5.26 Older people and those with a long-term health problem or disability may experience difficulties that limit their day-to-day activities This can be compounded by their living conditions. Table 5.4 shows this relates to 16% in Aberdeen City and 15.5% in Aberdeenshire, both slightly lower than the Scotland figure of 19.7%.

Table 5.4: Long-term health problems or disability

	Total Population	Limited a lot		Limited a little	
	Number	Number	%	Number	%
Aberdeen City	222,793	15,663	7.0	19,956	9.0
Aberdeenshire	252,973	16,038	6.3	23,294	9.2
Scotland	**5,295,403**	**505,863**	**9.6**	**534,508**	**10.1**

Source: Census (2011), National Records for Scotland

5.27 Table 5.5 shows the percentage of households reporting a long-term physical or mental health condition, indicating the two areas remain broadly in line with the Scottish figure.

Table 5.5: All household members with a long-term physical or mental health condition by year

	2017	2018	2019
Aberdeen City	20%	21%	23%
Aberdeenshire	21%	22%	21%
Scotland	**22%**	**23%**	**24%**

Source: The Scottish Health Survey (2019)

5.28 The Scottish Health Survey 2019 reported the percentage of people with limited activities by tenure where the household has someone with a long-term condition, see Table 5.6.

Table 5.6: Limiting activities by tenure: Household has someone with long-term condition by tenure.

	Owner Occupier	Private Rent	Social Rent
Aberdeen City	33%	26%	63%
Aberdeenshire	34%	n/a[38]	65%
Scotland	**37%**	**29%**	**59%**

Source: The Scottish Health Survey (2019)

5.29 Aberdeen City and Aberdeenshire share similar proportions of people with a long-term condition. Both areas are slightly lower than the percentage for

[38] This information is not available for Aberdeenshire.

Scotland for owner-occupier and private rented. However, a higher proportion live in the social rented sector compared to Scotland. This may indicate that both areas require additional stock of adapted/accessible social accommodation.

Key issues:

- The data shows there is a significant number of people living with a long-term condition who may require accessible and adapted properties. This is more prevalent for those living in the social rented sector. There are no significant variances between Aberdeen City and Aberdeenshire.

5.30 In Aberdeen, the council's new build homes will be built to their 'gold standard,' incorporating accessibility and dementia friendly design. A minimum 15% are being delivered as fully wheelchair accessible.

5.31 In Aberdeenshire, the design and specification for the new build programme embraces 'Passivhaus' principles with 15% of the properties suitable for particular needs clients and 10% fully wheelchair accessible.

Demand

5.32 In Aberdeen City, applications for accessible housing are assessed by the Housing Needs Assessment Team (HNAT), who award priority based on medical and social need. Table 5.7 provides a snapshot of the number of people on Aberdeen City Council's housing waiting list on 31st March annually.

Table 5.7: Number of people awaiting accessible housing in Aberdeen City on 31st March.

House type required	2018	2019	2020	2021	2022
Wheelchair	39	45	59	59	52
Level Access	74	81	79	109	104
Ground Floor	944	1,084	1,202	1,260	1,296
First floor[39]	183	170	171	186	192
Extra Bedroom	53	71	80	86	113

Source: Aberdeen City Council waiting list information (iWorld system) (2022)

5.33 Demand for wheelchair accessible properties increased between 2018 – 2020 then remained stable with approximately 50 applicants waiting. The demand for other types of accessible housing is also increasing, suggesting the need for more level access properties in the future. There has been a 47% rise in the number of applications where an extra bedroom recommendation has been made for medical or social housing need.

5.34 Comparable data is not available for Aberdeenshire over the same five-year period. However, a snapshot of current applications for wheelchair accessible

[39] First floor recommendation can often refer to houses where the installation of a stair lift can enhance accessibility of properties.

properties indicated 148 applicants with and a further 830 applicants requiring ground floor properties[40].

Key issues:

- The demand for accessible and/or adapted properties continues to increase. In Aberdeen there has been a 47% rise in the number of applications where additional space requirements due to illness or disability is required. Aberdeenshire has over 900 people waiting for wheelchair/ground floor accessible accommodation.

Accessible and Adapted Stock

5.35 Table 5.8 below shows the local authority stock that is suitable for people with particular needs.

Table 5.8: Aberdeen City and Aberdeenshire Council Particular Needs Stock.

	Very Sheltered Housing	Sheltered Housing	Ambulant Disabled	Wheelchair accessible	Other – specially adapted	Total
Aberdeen City	110	1,879	830	428	1,902[41]	5,039
Aberdeenshire	73	1.435	710	49	0	2,264
Total	**183**	**3,311**	**1,540**	**477**	**1,902**	**8,883**

Source: Scottish Government, Housing Statistics Annual S1B Returns [42](2021/22)

- In addition, Aberdeenshire Council reported that of 1,291 sheltered housing units, 9 are adapted for wheelchair use.
- Aberdeen City Council also report that 2,681 properties are fitted with a community alarm/telecare.

5.36 The Scottish House Condition Survey (SHCS) 2019 shows the percentage of dwellings with adaptations based on a sample survey of households. This showed approximately 14% of properties in Aberdeen City and 15% in Aberdeenshire were adapted, slightly lower than the estimate for Scotland which is 21%.

Table 5.9: Adapted stock by area

	Household Estimates (rounded)	Adaptations in Place as % of Housing Stock	Cases Surveyed	Estimated No. of Adapted Homes (rounded)
Aberdeen City	108,000	14%	248	15,000
Aberdeenshire	111,000	15%	245	16,000
Scotland	**2,457,000**	**21%**	**8,963**	**516,000**

Source: Scottish House Conditions Survey (2017-19) *Totals affected by rounding.

5.37 Table 5.10 below shows the estimate of adapted stock by tenure. In Aberdeen City, 10% and 11% in Aberdeenshire of owner-occupied properties are

[40] Snapshot of data taken March 2023.
[41] This figure includes former sheltered housing properties that have a hard-wired telecare system installed and operate as amenity housing.
[42] The S1B does not record this information for Registered Social Landlord stock.

adapted. This is lower than the Scotland figure of 17%. Both areas also had a lower proportion of adapted social housing compared to Scotland, with 27% and 25% respectively compared to 33%.

Table 5.10: Characteristics, tenure, and household attributes for adapted stock.

Local Authority	% Adapted	Characteristics		Tenure			Household type		
		House	Flat	Owner Occupier	Social Housing	Private Rented	Older	Family	Other
Aberdeen City	14%	12%	15%	10%	27%	*[43]	24%	6%	11%
Aberdeenshire	15%	13%	*[44]	11%	25%	24%	24%	12%	10%
Scotland	21%	17%	22%	17%	33%	15%	30%	12%	19%

Source: Scottish House Condition Survey Results (2017- 2019)

5.38 The SHCS also provided an indication of the number of households that report the need for adaptations for disabled occupants. In Aberdeen City, 4% required adaptation(s) from 4,000 households based on a sample of 244 cases. In Aberdeenshire, the figure equates to 3% of 3,000 households based on a sample of 243 cases. Both areas are therefore in line with the national figure of 3%.

Key issues:

- The overall proportion of adapted stock in Aberdeen and Aberdeenshire is lower than the national figure. In both areas, social housing is the tenure with the highest proportion of adapted stock, although marginally so in Aberdeenshire as the private sector has a considerably higher proportion of adapted stock when compared to Scotland.
- Aside from this, the figures relating to characteristics, tenure and household attributes tend to fall below the national figure in both areas.

Adaptations

5.39 Adaptations play an important role in ensuring that people have housing that best suits their needs and allows them to maintain their independence and improve their health and wellbeing outcomes.

5.40 The responsibility for private and council house adaptations is delegated to the Integration Joint Boards. The Scottish Government manage Stage 3 adaptations funding for Registered Social Landlords (RSLs) properties.

5.41 The level of adaptation to the home can vary from minor to major. The definitions used throughout this document are shown in Table 5.11.

[43] This data is not reported for Aberdeen City.
[44] This data is not reported for Aberdeenshire.

Table 5.11: Definition used to describe minor and major adaptations.

Minor Adaptation	Major Adaptation
A minor adaption is one which is relatively inexpensive and may be fitted relatively easily and quickly, such as grab-rails.	Addresses complex needs and involves expensive, permanent structural changes to a person's home, such as widening doors for wheelchair access, provision of shower facilities, ground floor toilet or installation of a through floor lift.

Source: Aberdeen City and Aberdeenshire Council

5.42 Adaptations are a demand led service based on an assessment of needs undertaken by a qualified Occupational Therapist (OT).

5.43 Table 5.12 below shows the number of adaptations carried out in the social rented sector between 2017/18 and 2021/22. In both areas, the number of adaptations carried out fell significantly in 2020/21 reflecting the impact of delays caused by restrictions imposed due to the pandemic.

Table 5.12: Number of major and minor adaptations in social rented properties carried out between 2019 – 2022.

Landlord	Minor				
	2017/18	2018/19	2019/20	2020/21	2021/22
Aberdeen City	501	379	356	234	506
City RSLs	108	161	102	61	104
City Total	**609**	**540**	**458**	**295**	**610**
Aberdeenshire	727	639	574	442	726
Landlord	**Major**				
	2017/18	**2018/19**	**2019/20**	**2020/21**	**2021/22**
Aberdeen City	149	65	54	35	113
City RSLs	53	45	54	28	43
City Total	**202**	**110**	**108**	**63**	**156**
Aberdeenshire	141	97	146	50	121

Source: Aberdeen City Joint Delivery Action Plan (2021/22) and Aberdeenshire Council Information Team

5.44 Private sector adaptations are funded in accordance with the relevant Scheme of Assistance. Table 5.13 below shows the number of grants approved between 2017/18 and 2021/22.

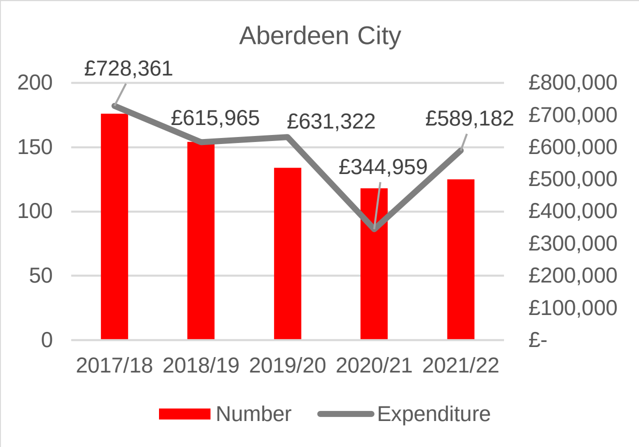
Table 5.13: Scheme of Assistance – Disabled Adaptations, number of grants approved 2017/18 – 2021/22

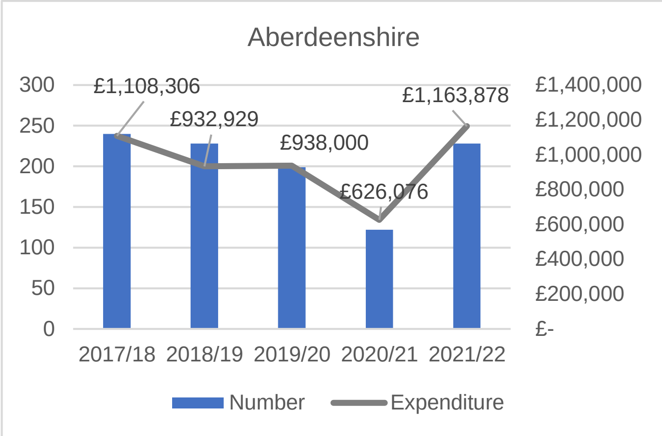
	2017/18	2018/19	2019/20	2020/21	2021/22
Aberdeen City	176	154	134	118	125
Aberdeenshire	240	228	199	122	228

Source: Housing statistics: Scheme of Assistance - gov.scot (www.gov.scot)

5.45 Figure 5.1 below shows the number of private sector housing grant applications and associated expenditure over the period. In both areas there was a significant decrease in spending in 2020/21 which is likely to have been the result of the pandemic. Whilst the number of approvals during this time remained similar in Aberdeen City, expenditure dropped by around 55% as work was unable to continue. In Aberdeenshire, the level of approvals and expenditure was also affected. Data for 2021/22 suggests that activity levels are beginning to return to pre-pandemic levels.

Figure 5.1: Number of applications for private sector grant in Aberdeen and Aberdeenshire between 2017 – 2022 and associated funding levels.





Source: [Housing statistics: Scheme of Assistance - gov.scot (www.gov.scot)]

5.46 Table 5.14 below shows the number of minor and major adaptations carried out in Aberdeen City where the owners or private tenants were supported by Aberdeen Care and Repair. This consists of 107 minor and 32 major adaptations that had been approved by OT services and supported by grant funding and a further 38 minor and 30 major adaptations funded by the owners/tenants themselves.

Table 5.14: Private Sector Adaptations supported by Care and Repair 2021/22 Aberdeen City

	Minor adaptations		Major adaptations	
	Grant funded[45]	**Self-funded**[46]	**Grant funded**	**Self-funded**
Aberdeen City	107	38	32	30

Source: Aberdeen Care and Repair (2022)

5.47 Care and Repair in Aberdeenshire is operated in-house by the Council's Private Sector Housing Team. Data from the team is reported within Table 5.14 above.

Key issues:

- The demand for adaptations continues to increase. The impact of the Covid-19 pandemic resulted in a reduction in the number of adaptations in 2020/21. Demand is expected to reach pre-Covid levels in 2022/23.

[45] Adaptation that are funded through Scheme of Assistance where Care and Repair provide assistance included in Table 5.14.
[46] Adaptations where Care and Repair support individuals and no grant funding is provided.

Future Needs & Provision Required

5.48 Both Aberdeen City and Aberdeenshire have a higher proportion of people with long-term health conditions living in social housing than the national average, according to the Scottish Health Survey 2019. Despite this, according to the Scottish House Condition Survey both areas have a lower proportion of social adapted stock than Scotland and experience a similar trend across other tenures. Demand for social accessible/adapted stock has increased in Aberdeen City since 2018 and both areas experience high demand for ground-floor properties. Both Aberdeen City and Aberdeenshire will continue to commit to ensuring the identification of future needs and provision required through the process of the development of the Local Housing Strategy.

5.49 Both areas have new-build programmes and targets related to wheelchair and accessible/adapted properties designed to tackle this shortfall, and the number of adaptations being carried out is rising again following a drop during the pandemic. Both areas are continuing to progress towards a tenure-neutral approach.

Bariatric Conditions

5.50 The Scottish Health Survey monitors ‘adult overweight and obesity’ levels. The report published in 2021[47] indicated 59% of people in Aberdeen City were overweight including 23% who were considered obese. This compares with 70% reported as overweight including 33% considered obese in Aberdeenshire. In both areas, 4% were classified as ‘morbidly obese’. This represents a significant proportion of the population whose health and accommodation needs may be impacted by their weight.

5.51 Bariatric conditions can result in a loss of mobility and the need for additional space standards and robust fittings to enable people to live independently.

5.52 A recent survey of OT clients identified 10 individuals living in Aberdeen City and 26 in Aberdeenshire City who are experiencing challenges in their current environment.

5.53 Two new build ‘bariatric standard’ properties were delivered as part of the Aberdeen City Council house new-build programme with additional space standards, robust fittings, and accessibility features. An evaluation reported improved standards of independence with a reduced requirement for care and support as a result of the design.

5.54 Aberdeenshire Council has undertaken a survey and identified an increased population with bariatric needs. There are no current plans for specialist accommodation, but this will now be considered within future plans.

[47] Scottish Health Survey data for 2016 - 2019.

Key issues:

- The design of bariatric style accommodation can make a significant impact on a person’s wellbeing and ability to lead a full life. The impact on delayed hospital discharge can be significant if appropriate accommodation cannot be found.
- Adaptation of existing properties can prove costly so the need for purpose-built accommodation needs to be evidenced by continuing to monitor demand.
- Aberdeen City and Aberdeenshire have determined an additional 10 and 26 units respectively are required for people living with bariatric conditions.

Wheelchair Housing

5.55 This section looks specifically at the need for wheelchair accessible properties, as not all housing designed or adapted to meet the Housing for Varying Need Standard may be suitable. Please also see Section 5.2, 'Accessible and Adapted Housing.'

Definition	
Wheelchair	Housing for Varying Needs (HfVN) guidance states that wheelchair accessible housing "is for people who use a wheelchair most or all of the time." The home will be level access throughout, have space for a wheelchair to circulate and access all rooms, a kitchen and bathroom that suits the occupant's particular needs and fittings and services that are within reach and easy to use.

National Policies

5.56 In addition to those mentioned previously, policy and research of specific relevance to wheelchair accessibility are as follows:

- National Health and Wellbeing Outcome 2: People, including those with disabilities or long-term conditions, or who are frail, are able to live, as far as reasonably practicable, independently and at home or in a homely setting in their community.
- A Fairer Scotland for Disabled People: delivery plan, 2016-2021; progress report 2021.
- Lifetime Homes Standards are ordinary homes designed to incorporate 16 Design Criteria that can be universally applied to new homes at minimal cost.
- Scottish Government MHDGN 2019/02: Guidance for Setting of Local Housing Strategy targets to support the delivery of more wheelchair accessible housing.
- Scottish Government MHDGN 2022/01: Strategic Housing Investment Plan (SHIP) Guidance to support the delivery of wheelchair accessible housing.
- Housing for Varying Needs Design Guide, 1998.
- Still Minding the Step? A new estimation of wheelchair users in Scotland, Horizon Housing, 2018.

Local Policies and Strategies

5.57 National guidance indicates that local authorities are required to set a realistic target within their Local Housing Strategy for the delivery of wheelchair accessible housing across all tenures and to report on these annually.

5.58 Table 5.15 below show the wheelchair accessible housing targets set by Aberdeen City Council and Aberdeenshire Council.

Table 5.15: Strategic Housing Investment Plan (SHIP) accessible and wheelchair targets for Aberdeen City Council and Aberdeenshire Council.

Aberdeen City	The Strategic Housing Investment Plan has a requirement that a minimum of 15% of all affordable housing should be provided as wheelchair accessible. Wheelchair accessible homes means homes suitable for wheelchair users to live in and should as a minimum comply with the design criteria indicated as a ‘basic’ requirement for wheelchair users, as outlined in Housing for Varying Needs and should include the design criteria indicated as ‘desirable’ (column ‘D’ in ‘Summary of Design Criteria’) wherever possible.
Aberdeenshire	As part of the target of 15% of all new affordable homes to be developed as particular needs housing, 10% is required to be wheelchair accessible. 10% of all new housing developments in the private sector on developments of 20 or more units to be wheelchair accessible is encouraged.

Source: Strategic Housing Investment Plan

Property Needs

5.59 To ensure that properties meet the needs of wheelchair users, features should include low level appliances, wider door openings, barrier free bathroom/shower access, outside space with wider entrance and suitable surfaces and stair rails.

Suitable for

5.60 Wheelchair users and their families, including families with disabled children and young adults, disabled parents with dependent children, adults who acquire a disability, either suddenly or due to an accident or illness or through degenerative illness or increased frailty among older people.

Evidence

5.61 The needs of wheelchair users may vary and can include people who use a wheelchair all the time, indoors only or outdoors only.

5.62 Table 5.16 below shows the number of local authority wheelchair adapted homes in Aberdeen and Aberdeenshire.

Table 5.16: Council Owned Wheelchair Housing, 2021/22.

	All Self-Contained Council Housing	Wheelchair Housing	% of Self-Contained Council Housing
Aberdeen City	22,402	428	1.9%
Aberdeenshire	13,803	49	0.4%
Scotland	**600,044**	**6,284**	**1%**

Source: Scottish Housing Regulator, local authority stock as of 31 March 2022.

5.63 Aberdeen City currently have almost double the proportion of wheelchair housing within their stock compared to the figures for Scotland as a whole, however this is still only 1.9% of their entire stock. In comparison, Aberdeenshire currently has a much lower proportion of wheelchair housing.

Table 5.17: Registered Social Landlord Wheelchair Adapted Housing, 2022.

	Total Properties	Wheelchair Adapted	% Adapted Stock
Blackwood	*	42	*
Castlehill	2,124	23	1.1%
Grampian	*	*	*
Hanover	378	4	1.1%
Hillcrest	616	0	0%
Langstane	2,368	24	1%
LAR	146	7	4.8%
Osprey	*	*	*
Places for People	134	2	1.5%
Sanctuary	*	*	*
Total	**5,766**	**102**	**1.8%**

Source: Registered Social Landlords, Aberdeen & Aberdeenshire *data not provided/available.

5.64 Table 5.17 above shows that most RSLs operating in both areas provide a similar proportion of wheelchair housing to the national figure, with some variations. LAR, list 4.8% of their stock as wheelchair adapted, but as their overall stock numbers are relatively low this only translates to seven properties. Hillcrest currently has no wheelchair adapted stock, but some will be delivered in their new build programme. Grampian and Sanctuary were unable to provide information.

Private Sector

5.65 Data is not currently published on the number of fully wheelchair accessible properties in the private sector. Aberdeen City and Aberdeenshire Council are considering how this gap in understanding can be addressed. The *'Still Minding the Step'* report by Horizon Housing suggests that there is little evidence of private developers taking steps to meet the demand of wheelchair users in their housing provision. The report also highlights that the Scottish Government does not collect or publish data in this area, so obtaining an accurate estimate of the number of wheelchair accessible properties in the private sector is difficult.

Key issues:

- Wheelchair accessible targets are set within the SHIP. Aberdeen City has a target in relation to affordable housing and is developing a private sector target. Aberdeenshire has a cross-tenure target.
- It has not been possible to determine an accurate measure of demand or provision, particularly for the private sector. A national dataset would assist in developing future targets.

Gaps/Shortfalls in Provision

5.66 An indication of need for wheelchair accessible housing can be obtained through a council house waiting list held by each local authority. Aberdeen City has 52 applicants requiring wheelchair accessible properties and Aberdeenshire have 148 applicants waiting for wheelchair accessible properties[48].

5.67 Horizon Housing's report '*Still minding the step?' A new estimation of the housing needs of wheelchair users*, 2018 identified a "massive shortfall" and suggests a methodology to estimate unmet need.

5.68 The report analyses data from the Scottish Household Survey, 2015 which indicates that there were around 87,340 households with a wheelchair user in Scotland (3.6% of all households). To achieve a more robust estimate it considered the 'Mind the Step' calculation using the most recent accurate dataset; the English Housing Survey (EHS). These percentages were applied to the number of Scottish households and the calculations provided an estimate of the unmet housing need for wheelchair users in Scotland to be 17,226, (19.1% of all wheelchair user households). It also estimates that the number of wheelchair users will rise to around 80% by 2024.

5.69 The EHS calculation in 2017/18, estimated that:

- 0.6% of all English households includes a person who uses a wheelchair all the time.
- 0.3% of all English households includes a person who uses a wheelchair indoors only.
- 2.6% of all English households includes a person who uses a wheelchair outdoors only.

5.70 To provide an estimate of the number of wheelchair user households in the local area, the EHS proportions were applied to the National Records for Scotland (NRS) projections of all households in Aberdeen City and Aberdeenshire for 2018, 107,586 and 111,156, respectively. These calculations are outlined in Table 5.18 below and the results are rounded for display purposes.

[48] Data given on 31 March 2022.

Table 5.18: Estimate of wheelchair user households in Aberdeen City and Aberdeenshire based on 2018 household projections.

Steps	Calculation	Aberdeen City	Aberdeenshire
Calculate the number of households using a wheelchair all the time	Assume EHS 2017/18 ratio, 0.6% of all Aberdeenshire households	646 households	667 households
Calculate the number of indoor only user households	Assume EHS 2017/18 ratio, 0.3% of all Aberdeenshire households	323 households	333 households
Calculate the number of outdoor only user households	Assume EHS 2017/18 ratio, 2.6% of all Aberdeenshire households	2,797 households	2,890 households
Estimated total of wheelchair user households		**3,766**	**3,890**

Source: Adapted from Horizon Housing Still Minding the Step? A new estimation of the housing needs of wheelchair users in Scotland.

5.71 This estimates that there are 3,766 wheelchair user households in Aberdeen City and 3,890 in Aberdeenshire.

5.72 The Horizon report also provided estimates of unmet housing need across the whole of Scotland. Table 5.19 shows the outcome of applying this methodology to provide an estimate of unmet need in Aberdeen City and Aberdeenshire.

Table 5.19: Estimate of unmet housing need among wheelchair user households in Aberdeen City and Aberdeenshire, based on 2018 household projections.

Household Type	Estimated Households, 2018, as per table 5.18	Calculation	Households with Unmet Need
Number of households using a wheelchair all the time	Aberdeen City - 646 Aberdeenshire - 667	Assume 19% (all of those in EHS requiring adaptations and accommodation unsuitable)	Aberdeen City - 123 Aberdeenshire - 127
Number of indoor only user households	Aberdeen City - 323 Aberdeenshire - 333	Assume 25.6% (all of those in SHS requiring adaptations and accommodation unsuitable)	Aberdeen City - 83 Aberdeenshire - 85
Number of outdoor only user households	Aberdeen City – 2,797 Aberdeenshire – 2,890	Assume 19% (all of those in EHS requiring adaptations and accommodation unsuitable)	Aberdeen City - 531 Aberdeenshire - 549
Estimated unmet housing need among wheelchair user households in 2018			**Aberdeen City - 737** **Aberdeenshire - 761**

Source: Adapted from Horizon Housing Still Minding the Step? A new estimation of the housing needs of wheelchair users in Scotland.

5.73 The results show there was an estimated 737 wheelchair households with an unmet housing need in Aberdeen City and 761 in Aberdeenshire.

5.74 Table 5.20 below uses the estimates for the number of wheelchair user households to project the need for wheelchair accessible housing, assuming 25.6% of this estimate as per Horizon Housing's methodology. The percentage for both areas is in line with the percentage for Scotland.

Table 5.20: Estimation of the number of households requiring wheelchair housing.

	Household nos.	Wheelchair user household nos.	Households requiring wheelchair housing nos.	All households requiring wheelchair housing %
Aberdeen City	107,586	3,766	964	0.9%
Aberdeenshire	111,156	3,890	996	0.9%
Scotland	**2,447,275**	**89,182**	**23,819**	**1.0%**

Source: Aberdeen City and Aberdeenshire Council

Key issues:

- Using the methodology of the 'Still Minding the Step?' report, it is estimated that there are 3,766 and 3,890 wheelchair households in Aberdeen City and Aberdeenshire respectively, and this is projected to increase alongside household growth and an ageing population.

- It is estimated that 737 wheelchair households in Aberdeen City have an unmet housing need, with this figure being slightly higher in Aberdeenshire at 767. These figures will likely increase alongside the total number of wheelchair households.

- The estimation of the number of all households requiring wheelchair accommodation is 0.9% in both areas, which is broadly in line with the percentage for Scotland as a whole.

5.75 Aberdeen City aims to meet the needs of those on the housing waiting list for wheelchair accessible housing through the Affordable Housing Supply Programme.

5.76 Based on the current 15% target there is the potential to provide 424 specialist provision properties through the SHIP. This includes a commitment for 234 wheelchair accessible properties and 34 specialist provision properties for people who require supported accommodation.

5.77 Aberdeen City Council has five new build developments in progress that will deliver at least 15% of homes that are fully wheelchair accessible. Table 5.21 below shows the composition of the proposed sites and highlights that the target will be met or exceeded with 24% of properties being wheelchair accessible.

Table 5.21: Aberdeen City Council new build programme, wheelchair accessible properties, 2022.

		Flats		Cottage Flats		Houses		Wheelchair Accessible	
Site Total		1 bed	3 bed	1 bed	2 bed	3 bed	4 bed	Total	%
Total	**952**	**92**	**32**	**10**	**38**	**25**	**34**	**231**	**24**

Source: Aberdeen City Council Strategic Housing Investment Plan (2023 – 2028)

5.78 Table 5.22 below shows the new build programme of several RSLs operating with Aberdeen City. Based on these projections, the majority of the RSLs will fall below the agreed target of 15%, with only Hillcrest coming close to this target currently.

Table 5.22: Registered Social Landlords in Aberdeen, new build programme, wheelchair accessible properties, 2022

	Total Units	Wheelchair Accessible	% Wheelchair Accessible
Grampian Housing	150	0	0%
Hillcrest Homes	259	30	11.6%
Osprey Housing	17	0	0%
Places for People Scotland	528	6	1.1%
Sanctuary Scotland	268	3	1.1%
Total	**1,222**	**39**	**3.2%**

Source: Aberdeen City Council Strategic Housing Investment Plan (2023 – 2028)

5.79 Aberdeenshire has a target of 15% of all new affordable homes to be developed as particular needs housing, and 10% of this number is required to be wheelchair accessible. Table 5.23 shows the breakdown of housing built for particular needs and wheelchair accessible units since the introduction of the targets in Aberdeenshire in 2019.

Table 5.23: Number of affordable housing units built for particular needs in Aberdeenshire.

	All Affordable Units	Particular Needs		Wheelchair	
		Number of Units	%	Number of Units	%
2020/2021	161	43	27	10	6
2021/2022	209	69	33	22	11

Source: Aberdeenshire Council Strategic Housing Investment Plan (SHIP) 2023-2028

5.80 Table 5.24 shows new build housing for particular needs clients and wheelchair accessible housing by housing tenure in Aberdeenshire. A detailed breakdown by administration area is available in the SHIP (2023-2028).

Table 5.24: New build housing for particular needs in Aberdeenshire

2023/2028	Total number of units	Particular Needs (includes wheelchair accessible properties)	Wheelchair Accessible	% Particular Needs (includes wheelchair accessible properties)	% Wheelchair Accessible
Council - Social Rent	692	231	156	33%	23%
RSL - Social Rent	1,217	394	173	32%	14%
RSL - Mid Market Rent	250	48	2	19%	1%
RSL Low Cost Shared Equity	59	4	0	7%	0%
Aberdeenshire Low-Cost Shared Equity	177	0	0	0%	0%
Total	**2,395**	**677**	**331**		
%		28%	49%	**wheelchair accessible as % of particular needs**	
%			14%	**wheelchair accessible as % of total number of units**	

Source: Aberdeenshire Council Strategic Housing Investment Plan (SHIP) 2023-2028

Future Need and Provision Required.

5.81 The estimates of unmet need identified using the methodology described above indicate an ongoing requirement for additional wheelchair accessible units. This information will be considered when setting supply targets for accessible housing to ensure the needs of wheelchair user households are considered at design stage. Additionally, the need for wheelchair housing is likely to increase with the ageing population and wheelchair targets will require to be reviewed reflecting this and ensuring demand can be met. Both Aberdeen City and Aberdeenshire will consider this as part of the Local Housing Strategy development process.

5.82 Both Aberdeen City and Aberdeenshire Council support the Scottish Government's approach as set out in the National Planning Framework 4 'NPF4 position statement' to work with planners and private developers to increase the delivery of all-tenure wheelchair accessible housing targets. However, challenges remain around the recording and monitoring of this data.

Further engagement is required to ensure that there is a robust policy and database in place to implement and monitor this effectively.

Non-permanent and transitional housing

5.83 Non-permanent and transitional housing plays a crucial role in meeting an array of housing needs for transient populations and those in crisis requiring temporary housing.

Definitions	
Temporary accommodation	In the context of homelessness, temporary accommodation is any accommodation used between the point that an applicant makes a homelessness application and the point at which the local authority discharges its homelessness duty. The forms of temporary accommodation include local authority and Registered Social Landlord dwellings; hostels; bed & breakfast accommodation; refuges; bridging hotels and private sector leased accommodation.
Student accommodation	This accommodation is specifically designed for students at a college, university, or teaching school. Student housing can be varied but includes university-provided halls of residence; private purpose-built student accommodation; and shared properties in the private rented sector, often in the form of licensed Houses in Multiple Occupation (HMOs). It is important to note that not all private rented student accommodation will be non-permanent housing.
Intermediate care housing	Housing provided in partnership with Health & Social Care Partnerships to provide accommodation and care services to those who are awaiting appropriate care package, an offer of suitable housing, awaiting completion of adaptations in their own home, needing respite care, to provide ongoing care or rehabilitation where other facility is no longer appropriate, or to enable a period of assessment for an individual's level of care and support needs in permanent housing.

National Policies

5.84 Key national and local policies in relation to non-permanent and transitional housing include:

- Housing (Scotland) Act 2001.
- Homelessness etc. (Scotland) Act 2003.
- The Homeless Persons (Provision of Non-permanent Accommodation) (Scotland) Regulations 2010.
- The Homeless Persons (Unsuitable Accommodation) (Scotland) Order 2014
- Code of Guidance on Homelessness (2019).
- Ending Homelessness Together: annual report 2021.
- Licensing of Houses in Multiple Occupation Statutory Guidance for Scottish Local Authorities.
- Housing (Scotland) Act 2006.
- Children and Young People (Scotland) Act 2014.

- Youth Homelessness Prevention Pathway.
- Equally Safe: Scotland's strategy to eradicate violence against women.
- Domestic Abuse (Scotland) Act 2018.
- UK Refugee Resettlement: Policy Guidance.
- Afghanistan Resettlement and Immigration Policy Statement (publishing.service.gov.uk).
- A Scottish Housing Guide for People Leaving the Armed Forces & ex-Service Personnel (www.gov.scot).
- Scottish Quality Standards – Housing Advice, Information and Support for people in and leaving Prison (SHORE).
- Domestic Abuse, Housing and Homelessness in Scotland: An Evidence Review.
- Refuges for Women, Children and Young People in Scotland.
- Multi-Agency Risk Assessment Conference (MARAC).
- Domestic Abuse (Protection) Act 2021.

5.85 **Local Policies and Strategies**

- Aberdeen City Council, Domestic Abuse Council Housing Policy 2021.
- Aberdeenshire Council, Domestic Abuse Council Housing Guidance 2022.

Rapid Rehousing Transition Plan (RRTP)

5.86 Aberdeen City and Aberdeenshire Council have each developed a five-year Rapid Rehousing Transition Plan (RRTP), working with local partners to successfully rehouse people experiencing homelessness. RRTPs link into Local Housing Strategies and Strategic Housing Investment Plans and provide an opportunity to review how permanent and settled housing options are provided.

5.87 In both areas there is a focus on the provision of settled, mainstream housing as quickly as possible. Where temporary accommodation is needed, the optimum type provided is mainstream, furnished and within the community. Time spent in any form of temporary accommodation is kept to a minimum, with as few transitions as possible. The first response for people with complex needs and multiple disadvantages is Housing First.

5.88 The overarching aims include reducing homeless demand, reducing the homeless journey, closing the gap between supply and demand, and reducing the use of temporary accommodation.

Property Needs

5.89 Property needs include single person accommodation, multiple occupation, good quality temporary accommodation. Other considerations are shown in Table 5.25 below:

Table 5.25: Type of need: Temporary and Permanent Accommodation.

Type of Need	Temporary and Permanent Accommodation
Land needs	• Close to University and College campus sites • Close to city centre sites
Location	• Close to local services • Close to family and support needs • Close to education – school, college, or university • On a bus route
Physical	• Safe and secure • Access to individual cooking and washing facilities • Able to have pets • Single person accommodation • Multiple occupation properties
Access and Support	• Affordable accommodation • Housing support • Housing options • Choice of accommodation and area • Benefit advice • Income maximisation • Information on financial and digital inclusion • Assisting to reduce fuel poverty • Access to employment advice

Source: Aberdeen City Council and Aberdeenshire Council

Suitable for

5.90 Non-permanent housing in Aberdeen City and Aberdeenshire must be suitable for various groups, including students; migrant workers; asylum seekers and refugees; households experiencing homelessness; people fleeing or at risk of domestic abuse; care leavers; ex-offenders and those from the armed forces communities.

Care and Support Needs

5.91 People accessing this type of accommodation may have care and support needs that require a range of inputs including key workers, community psychiatric nurse, psychiatrist, substance misuse/addictions worker, social care staff, third sector partners, women's refuge staff, criminal justice teams or youth workers.

Evidence

5.92 People may require short-term or temporary accommodation for a range of different reasons. The sections below set out the background and data for each of the groups mentioned above.

Homelessness

5.93 In considering the needs of those experiencing homelessness, short-term temporary accommodation needs to be distinguished from long-term settled accommodation.

5.94 Aberdeen City Council currently manages over 350 temporary furnished flats around the city for people experiencing homelessness, including an accommodation unit that has 20 self-contained bedsits and shared facilities.

5.95 Aberdeenshire Council has 167 temporary furnished properties (as of September 2022), the majority of these are fully furnished. There are also 19 two bed properties used for shared temporary accommodation including exclusive use of bedroom and shared use of kitchen, living room and bathroom. There are two accommodation units, in Peterhead and Inverurie, that provide 20 ensuite rooms with access to communal facilities.

Homeless presentations

5.96 Table 5.26 below shows the number of homeless applications made between 2017/18 and 2021/22. The number of live homelessness cases is shown in Table 5.27

Table 5.26: Homeless applications 2017/18 - 2021/22.

Area	2017/18	2018/19	2019/20	2020/21	2021/22	Change 2017/18 to 2021/22 (%)
Aberdeen City	1,709	1,627	1,487	1,463	1,405	-17.7%
Aberdeenshire	1,085	1,157	1,229	897	895	-17.5%
Scotland	**35,559**	**36,778**	**37,060**	**34,286**	**35,230**	**-0.9%**

Source: Scottish Government (2022) Homelessness applications by local authority

5.97 In Scotland, the number of homeless applications reduced by 0.9% between 2017/18 and 2021/22. Over the same period Aberdeen City and Aberdeenshire saw a reduction of 17.7% and 17.5% respectively. There was a significant reduction in Aberdeenshire and Scotland in 2020/22.

5.98 Table 5.27 below shows that in line with the reduction in applications, cases fell from 663 in 2017/18 to 364 in 2021/22, a 45.1% reduction in Aberdeen City, and similarly from 591 to 287, a 51.4% reduction in Aberdeenshire over the same period. In comparison, the number of live cases across Scotland increased by 21% over this time, rising from 21,633 to 26,166.

Table 5.27: Live homelessness cases 2017/18 - 2021/22.

Area	2017/18	2018/19	2019/20	2020/21	2021/22	Change 2017/18 to 2021/22 (%)
Aberdeen City	663	610	459	418	364	-45.1%
Aberdeenshire	591	514	470	299	287	-51.4%
Scotland	**21,633**	**21,571**	**22,906**	**24,834**	**26,166**	**21%**

Source: Scottish Government (2022) Number of live homelessness cases

5.99 The reduction in live homeless applications and homeless cases can be attributed to the prevention activity that takes place. The focus for Aberdeen City Council has been early intervention and ensuring appropriate support is available to everyone in temporary accommodation. The Housing and Support Officer role was created in March 2022 to further assist in providing this support.

5.100 Aberdeenshire Council has concentrated on reducing the homeless backlog as a key element of the RRTP. The focus has been on switching temporary accommodation to permanent accommodation where suitable and addressing housing needs of those who have had homeless priority the longest.

5.101 Evidence suggests people experiencing homelessness in Aberdeen and Aberdeenshire are more likely to be single, male, and disproportionately more likely to experience poor mental and/or physical health. In estimating the housing needs, the complex interdependencies that may contribute to their housing situation need to be considered.

Table 5.28: Aberdeen City Council - breakdown of gender of single people presenting as homeless from 2017/18 – 2021/22.

		2017/18	2018/19	2019/20	2020/21	2021/22
Total Applications		1709	1627	1487	1463	1405
Single Person	Male	890	793	709	673	639
	Female	396	404	343	356	363
	All	1286	1197	1052	1029	1002
% Single Person		75%	74%	71%	70%	71%

Source: Aberdeen City Council, Homelessness Service (2022)

5.102 Table 5.28 above shows the high proportion of single male applications received. Similarly, in Aberdeenshire, 67% of open homeless cases in Aberdeenshire in June 2022 were single adult households with no children.

5.103 Additionally, Table 5.29 below shows that in 2020/21 nearly 60% of homeless presentations in Aberdeen City were from males, with presentations predominately being from those aged 26-59 years. Females make up a higher proportion of presentations from those aged 25 years and under.

Table 5.29: Aberdeen City Council - breakdown of age and gender of people presenting as homeless in 2020/21.

Age	Female	%	Male	%	Total	Total (%)
16-17	50	65.8%	26	34.2%	76	5.2%
18-25	205	47.8%	224	52.2%	429	29.3%
26-59	325	35.6%	588	64.4%	913	62.4%
60+	18	39.1%	25	60.9%	46	3.1%
Total	**598**	**40.8%**	**866**	**59.2%**	**1464**	**100%**

Source: Aberdeen City Council, Homelessness Service (2022)

5.104 In Aberdeenshire, there was a more even split between male and female homeless presentations across the age groups as seen in Table 5.30 below.

Table 5.30: Aberdeenshire Council - breakdown of age and gender of people presenting as homeless in 2020/21.

Age	Female	%	Male	%	Total	Total (%)
16-17	20	46.5%	23	53.5%	43	4.8%
18-25	128	52.0%	118	48.0%	246	27.4%
26-59	259	45.8%	307	54.2%	566	63.0%
60+	19	43.2%	25	56.8%	44	4.9%
Total	**426**	**47.4%**	**473**	**52.6%**	**899**	**100.0%**

Source: Aberdeenshire Council, Homelessness Service (2022)

5.105 Table 5.31 below indicates the average number of days homeless applicants spent in temporary accommodation between 2017/18 and 2021/22. Aberdeen City and Aberdeenshire follow a similar pattern in reducing figures to almost 100 days, which is roughly half the national figure. A small increase in Aberdeen City in 2020/21 could relate to emergency housing that was required during the pandemic. In Scotland, the number of days has continued to increase.

Table 5.31: Average total time (days) spent in temporary accommodation 2018-2022.

Area	2017/18	2018/19	2019/20	2020/21	2021/22	Change 2018 – 2022 (%)
Aberdeen City	144	138	131	140	101	-29.8%
Aberdeenshire	172	154	147	133	105	-38.9%
Scotland	**175**	**183**	**187**	**204**	**207**	**18.3%**

Source: Scottish Government (2022) Average total time (days) spent in temporary accommodation for cases that closed, by local authority

5.106 Table 5.32 shows the number of placements by type of accommodation in 2020/21 and 2021/22. The highest proportion placements in both Aberdeen City and Aberdeenshire were in local authority accommodation, with 67.3% and 59.3% respectively in 2020/21 and 76% and 60% in 2021/22. These figures are high compared with the national picture of 32.7% in 2020/21 and 33% in 2021/22.

5.107 Local authority owned hostels accounted for 20.3% of placements in Aberdeen City in 2020/21 this decreased to 18% in 2021/22. Whereas in Aberdeenshire, this accounted for 27.1% of placements in 2020/21 increasing to 34% in 2021/22.

5.108 The increase in Aberdeenshire can be attributed to a review of hostel use carried out by the local authority. Hostels are often used as an initial placement for a short period of time (less than 7 days), before people move on to self-contained, shared temporary or permanent accommodation. Data for both areas is higher than the national average (14.3% in 2020/21, 14% in 2021/22).

5.109 Placements in bed and breakfast accommodation was significantly lower in Aberdeen (12% in 2020/21 and 5% in 2021/22) and Aberdeenshire (7% in 2020/21 and 1% in 2021/22) compared with national figures (24% in 2020/21 and 22% in 2021/22).

Table 5.32: Temporary Accommodation Placements 2020/21 and 2021/22.

Type	Aberdeen City		% Change	Aberdeenshire		% Change	Scotland		% Change
	2020/21	2021/22		2020/21	2021/22		2020/21	2021/22	
LA	730	830	13.7%	635	475	-25.2%	11,670	12,905	10.6%
RSL	0	0	0	20	15	-25%	2,890	3,095	7.1%
Hostel – LA owned	220	200	-9.1%	290	265	-8.6%	5,110	5,435	6.4%
Hostel – RSL	0	0	0	0	5		1,455	1,265	-13.1%
Hostel – Other	0	0	0	35	20	-42.9%	1,905	2,385	25.2%
B&B	130	55	-57.7%	75	5	-93.3%	8,710	8,680	-0.3%
Women's Refuge	0	0	0	0	0	0	255	240	-5.9%
Private Sector Lease	5	0	-100%	0	0	0	1,320	1,445	9.5%
Other placed by local authority	0	0	0	20	5	-75%	2,345	3,890	65.9%
Total	**1,085**	**1,085**	**0%**	**1,070**	**790**	**-26.2%**	**35, 660**	**39,340**	**10.3%**

Source: Scottish Government (2022), Number of Placements by type of accommodation by local authority and type of accommodation by local authority 2021/22

5.110 Data for 2021/22 shows there has been a further decline in the use of bed and breakfast accommodation. In Aberdeen City there were 55 placements and 5 in Aberdeenshire, a decrease of 57.7% in Aberdeen City and 93.3% in Aberdeenshire. This sharp decrease in Aberdeenshire is a direct result of the RRTP and unsuitable temporary accommodation order. In Aberdeen City, there has been a significant reduction in the average homeless journey time in recent years which has resulted in less demand for temporary accommodation.

Table 5.33: Households in temporary accommodation 2018-2022.

Area	2018	2019	2020	2021	2022	Change 2018-2022 (%)
Aberdeen City	436	394	298	283	264	-39.4%
Aberdeenshire	393	373	286	184	122	-69%
Scotland	**10,933**	**10,989**	**11,665**	**13,359**	**13,945**	**27.5%**

Source: Scottish Government (2022) Households in temporary accommodation as of 31 March, by local authority

5.111 Data below from the Aberdeen City Joint Delivery Action Plan shows performance in relation to the strategic outcomes identified in the Aberdeen City Local Housing Strategy 2018 – 2023 during the reporting period 2018/19 to 2021/22 (baseline figures in brackets):

- The percentage of homeless assessments completed in 21 days has reduced from 99.4% in 2018/19 to 94%. (97%)
- The average homeless journey time in days has reduced from 175 days in 2018 to 105 days in 2021. (168 days)
- The average time in days between support referral and support assessment was not reported in year one but has improved, with a reduction from 39.2 days in 2019/20[49] to 13.9 days in 2021/22. (38.3 days)
- Repeat homelessness applications (within 12 months) has reduced from 80 (6.1%) in 2018/19 to 44 (3.6%) in 2020/21. (5.08%)
- The percentage of homeless tenancies sustained for more than one year has remained relatively stable over the period and was 86.8% in 2021/22. (92.7%)

5.112 Data from Aberdeenshire Council shows:

- The percentage of homeless assessment decisions made within 28 days[50] reduced from 87% in 2019/20 to 80% in 2021/22 but is currently at 91% for 2022. (YTD)
- The average overall homeless journey time reported to the Scottish Government was 95 days in 2022, reduced from 157 days in 2018.
- Repeat homelessness applications (within 12 months) has reduced from 45 (5.5%) in 2018/19 to 25 (3.3%) in 2020/21.
- The percentage of homeless tenancies sustained for more than one year has remained stable. The figure was 86.8% in 2018 and has risen slightly to 87.4% in 2021/22.

[49] Data from 2018/19 is not available as the methodology for calculating this changed.
[50] Aberdeenshire Council monitor the % of decisions made within 28 days, rather than the 21 days used by Aberdeen City.

Key issues:

- Whilst nationally there has been an increase in homeless applications, there has been a decline in figures across the North-East. There has also been a corresponding reduction in live homelessness cases throughout the region.

- The number of people and length of time spent in temporary accommodation has decreased in both Aberdeen City and Aberdeenshire.

- Those who may be at a higher risk of homelessness include young single males, prison leavers, care experienced young people and people experiencing domestic abuse. However, in Aberdeen, the number homeless presentations in 2020/21 of females in 16 -17 years old age group was almost double that compared with males in the same age group.

Future Provision

5.113 Aberdeen City Council is in the process of developing a Temporary Accommodation Strategy which aims to ensure that temporary accommodation provision can sufficiently meet the levels of demand in the city. The strategy will outline several strategic objectives to be progressed between 2023-2028 which will help to ease the pressure on temporary accommodation stock and ensure better outcomes for those experiencing homelessness. This will be achieved through a combination of measures, such as acquiring new stock, improving turnover rates of existing stock and utilising support services where possible.

5.114 In Aberdeenshire Council, reviews of temporary accommodation provision and the Unsuitable Accommodation Order will continue to meet ongoing demand. Aberdeenshire Council are satisfied that current demand can be met but future demand is more difficult to determine. For example, increased homeless presentations that might arise from Ukrainian host placements ending, changes to legislation including the introduction of Homeless Prevention duty, impact of suspension of local connection etc may cause an impact.

Housing First

5.115 In 2017/18 Aberdeen City and Aberdeenshire were jointly named as one of five city pathfinders set up across Scotland to begin delivering Housing First to people experiencing homelessness with multiple and complex needs. The Aberdeen City and Shire Consortium, made up of Aberdeen Cyrenians, Aberdeen Foyer, Turning Point Scotland, Aberdeen City Council and Aberdeenshire Council set a target to provide 120 housing first tenancies across both local authorities by 31 March 2021.

5.116 In year one, 31 tenancies were provided across the area, following by a further 56 in year two. The number of tenancies achieved over the two years period was 27% short of the target. Of the 87 tenancies provided, 61 (70%) people secured a local authority tenancy, 19 (22%) a RSL tenancy and 7 people (8%) accessed private rented accommodation.

5.117 Of those individuals originally identified as part of the pathfinder, 59 were given permanent tenancies (69%). Since then, 41 individuals have remained in their tenancy and 18 have terminated.

5.118 Since 2017 in Aberdeenshire, 28 pathfinder tenancies were provided. In 2021, 31 pathfinder cases transferred to the Council's internal Housing First Service. Five individuals ended their support.

5.119 Between April 2021 to September 2021, 54 new Housing First tenancies were created in Aberdeenshire. The scheme is supporting 78 open live Housing First clients and has a further 34 clients in the step down and stood down phases. Sadly, there have been 4 deaths within the programme.

5.120 In the Aberdeenshire Council, Housing First, 2022 briefing report for clients supported via the Housing First Scheme, tenancy sustainment was recorded at 87%.

Key issues:

- Aberdeen City and Aberdeenshire have each developed a five-year Rapid Rehousing Transition Plan (RRTP) working with local partners to successfully rehouse people experiencing homelessness.
- The Aberdeen City and Shire Consortium set a target to provide 120 Housing First tenancies across both local authorities by 31 March 2021. A total of 87 were created over the two years period from 2020, 33 (27%) short of the targeted total.
- In Aberdeen City, 69% are still supported in permanent tenancies, and 31% have had their tenancies terminated. In Aberdeenshire, tenancy sustainment was recorded at 87%.

Youth Homelessness

5.121 Table 5.34 below shows that youth homelessness has decreased in Scotland, as applications have reduced by 5.6% since 2017/18. There has been a significant decrease of 27% in homeless applications from young people in Aberdeen City and 29.7% in Aberdeenshire, which is much higher than the national figure.

Table 5.34: Youth homelessness applications 2018-2021.

Area	2017/18	2018/19	2019/20	2020/21	2021/22*	Change 2017/18 – 2021/22 (%)
Aberdeen City	523	457	431	462	382	-27%
Aberdeenshire	340	351	348	260	239	-29.7%
Scotland	**9,029**	**8,934**	**8,774**	**8,525**	**N/A**	**-5.6%**

Source: Scottish Government (2021) Youth Homelessness 2020-2021; 2021/22 data sourced from local authorities, no national figure available

5.122 Despite the reductions shown above, data from 2020/21[51] shows that youth homelessness continues to be an ongoing issue. Youth homelessness per 1,000 population sets the national average at 12.4. In Aberdeen City, the figure is higher at 14.3 per 1,000 population, whereas in Aberdeenshire, the figure is lower at 9.8 per 1,000 population.

5.123 Third sector organisations, such as Aberdeen Foyer, are commissioned to provide training, counselling, employment support and health improvement initiatives to young people at risk of homelessness. As well as providing support services, they provide 27 self-contained furnished accommodation available to let to people in Aberdeen City aged 16-25 who are homeless or at risk of homelessness.

5.124 Future provision for youth homelessness should be considered within the wider supply of temporary of accommodation, however the trends indicate a potential increase in cases in the Northeast so both accommodation and support needs should be considered when allocating temporary accommodation.

5.125 A recent survey from the National Unions for Students (NUS)[52] indicated that 12% of students in Scotland had experienced homelessness prior to or during their studies, which may be contributing to the rise in youth homeless numbers in Aberdeen, given the proximity to the University of Aberdeen, Robert Gordon University and Northeast Scotland College.

Key issues:

- Youth homelessness applications decreased in Scotland by 5.6% between 2017/18 and 2020/21. Locally, there has been a significant decrease of 27% in Aberdeen City and 29.7% in Aberdeenshire from 2017/18 to 2021/22.

- A recent survey from NUS indicated that 12% of students in Scotland had experienced homelessness prior to or during their studies.

[51] Most recent data from the Scottish Government only reflects up to 20/21.
[52] Broke: How Scotland is failing its students.

Care Experienced Young People (CEYP)

5.126 Aberdeen City Council agreed a new protocol aimed at providing clear guidelines for preventing homelessness and achieving positive housing outcomes for care experienced young people (CEYP). in 2019/20. Improved joint working resulted in a 29% reduction in homeless applications among this group during 2019/20 and a further 31% reduction in 2020/21. Since the introduction of the protocol and the start of transitioning towards rapid rehousing, the number of applicants has halved; 20 applications were received in 2020/21 compared with 41 in 2018/19. HL-1 data includes all applicants identifying as CEYP irrespective of which local authority has/had a duty of care. A local marker identified applicants where the Aberdeen's Youth Team has/had a legal responsibility shows that only 10 people applied in 2020/21.

5.127 In Aberdeenshire, the Care Leavers Housing Protocol was reviewed in October 2019. It aims to develop housing and accommodation options for care leavers and care experienced young people. Aberdeenshire Youth Forum enables workers from Housing and the Throughcare and Aftercare Service to meet to consider referrals and identify appropriate accommodation and support. Placements that are at risk of breaking down are also discussed with the aim of preventing homelessness. The number of homeless applications from those who have been looked after in 2019/20 was 54 and in 2021/22 this was 26. This is 4.3% and 2.9% respectively of total applications.

Key issues:

- Similar to youth homelessness, future provision for CEYP should be considered within the wider supply of temporary and permanent accommodation and support options. The low number of applicants suggest that demand is currently being met within existing options.

Prison Leavers

5.128 Aberdeen City and Aberdeenshire Council receive a small number of homeless applications from the Scottish Prison Service (SPS), including HMP Grampian located in Peterhead, Aberdeenshire. Table 5.35 below shows the number of homeless applicants from SPS establishments has reduced in both Aberdeen City and Aberdeenshire by 22.9% and 20% respectively, compared with a 5.9% reduction across Scotland as whole.

Table 5.35: Prison Service Homeless Applications.

Area	2017/18	2018/19	2019/20	2020/21	2021/22*	Change 2017/18 – 2021/22 (%)
Aberdeen City	70	95	80	60	54	-22.9%
Aberdeenshire	50	50	65	35	40	-20%
Scotland	**1,875**	**1,840**	**1,995**	**1,765**	**N/A**	**-5.9%**

Source: Scottish Government (2021) Prison Service Homelessness, 2020-2021; 2021/22 data sourced from local authorities so no national figure available

5.129 This significant reduction could be attributed to the work being undertaken by Housing Liaison Officers (HLOs) in both areas. Their work is closely tied to the delivery of Scottish Government SHORE Standards. To limit the number of homeless presentations in Aberdeen, the HLO aims to ensure, where possible, applicants in prison receive an offer of permanent accommodation and sign for the tenancy on the day of liberation to reduce the risk of homelessness and the need for temporary accommodation.

5.130 Following the prison discretion process, there were 50 live applications as of November 2022[53]. In Aberdeen City, homeless applications from prison service (See table 5.35), are more likely to from those in private rented sector or housing associations who do not have access to this rehousing route.

5.131 Aberdeenshire Council's HLO works closely with HMP Grampian, social work and housing colleagues to promote tenancy sustainment and complete homeless applications. Permanent or temporary accommodation and appropriate support are identified prior to release. Aberdeenshire Council do not operate a prison discretion path.

5.132 The low number of prison homeless applications and success in rehousing within permanent accommodation indicates that demand for this group is currently being met within the current provisions in both local authorities.

Key issues:

- A small number of homeless applications are received by Aberdeen City Council and Aberdeenshire Council from HMP establishments. Both councils employ a HLO to work with partner services to support the housing process upon liberation and minimise the need for homeless applications.

- Prison Service homeless applications have reduced by 22.9% in Aberdeen City and 20% in Aberdeenshire. This is a much higher reduction than the national figure of 5.9%.

[53] This count only includes Aberdeen City Council tenants who have given up a tenancy.

Domestic Abuse

5.133 People fleeing domestic abuse or at risk of domestic violence require access to safe accommodation and appropriate support and advice.

5.134 Table 5.36 below highlights that there has been a decrease of 20.2% in domestic abuse homeless applications in Aberdeen City since 2017/18. There has been an increase in numbers in Aberdeenshire within the same period (19.5%).

Table 5.36: Domestic Abuse Homeless Applications.

Area	2017/18	2018/19	2019/20	2020/21	2021/22	Change 2017/18 – 2021/22 (%)
Aberdeen City	258	279	236	208	206	-20.2%
% of total homeless applicants	15.0%	17.1%	15.9%	14.2%	14.7%	
Aberdeenshire	138	159	180	168	165	19.5%
% of total homeless applicants	12.7%	13.7%	14.6%	18.7%	18.4%	

Source: Aberdeen City Council and Aberdeenshire Council Information Teams (2022)

5.135 The percentage of homeless applications that relate to domestic abuse represents around 15% of all homeless applications in Aberdeen City, with little variation across the period. In Aberdeenshire, although the number of presentations is lower, the percentage of total homeless applications has increased from 12.7% in 2017/18 to 18.4% in 2021/22.

5.136 Aberdeen City Council developed a Housing and Domestic Abuse policy and provides support for tenants experiencing domestic abuse, including advice, housing options and the possibility for staying in their current home with additional safety measures. Aberdeen City Council has a ‘cannot return home’ procedure which, following a homeless presentation and pending the result of a homeless assessment, provides temporary accommodation and a new offer of permanent accommodation where applicable if a tenant cannot return home for fear of violence. Similar policies have been developed by Registered Social Landlords.

5.137 Aberdeenshire Council has developed Domestic Abuse Housing Guidance and a Housing Procedure aligned with the Make a Stand campaign by the Chartered Institute of Housing. This includes an emphasis on working in partnership to promote access to information, advice and support concerning housing options and choices.

5.138 Whilst statistically most homeless presentations relating to domestic abuse are made by females, see table 5.37, it is important to recognise that this affects range of relationships. Since 2017, roughly 25% of homeless applications made to Aberdeen City Council due to a violent or abusive dispute within the household were made by males. Aberdeenshire maintains a lower figure, however there was a rise in applications from males in 2019/20.

Table 5.37: Homeless Applications made due to violent/abusive dispute within household – breakdown by gender.

		2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Aberdeen City Council	Female	191	203	181	160	154	94
	% Female	*74.03%*	*72.76%*	*76.69%*	*76.92%*	*74.76%*	*76.42%*
	Male	67	76	55	48	52	29
	% Male	*25.97%*	*27.24%*	*23.31%*	*23.08%*	*25.24%*	*23.58%*
	Total	**258**	**279**	**236**	**208**	**206**	**123**
Aberdeenshire Council	Female	114	125	132	139	138	125
	% Female	*82.61%*	*78.13%*	*73.33%*	*82.74%*	*83.13%*	*86.81%*
	Male	24	35	48	29	28	19
	% Male	*17.39%*	*21.88%*	*26.67%*	*17.26%*	*16.87%*	*13.19%*
	Total	**138**	**160**	**180**	**168**	**166**	**144**

Source: Aberdeen City Council and Aberdeenshire Council Information Teams (2022

5.139 While demand for this group is currently being met by the current provisions in both local authorities, the increase in cases in Aberdeenshire may require further investigation and review to determine if current provision is adequate. The key aspect in future provision is ensuring that the accommodation is safe, and support is provided.

Key issues:

- 14% of all homeless applications in Scotland were made due to violent or abusive dispute within the household. This is broadly in line with applications for Aberdeen City and Aberdeenshire where the average is around 15%.
- While there has been a decrease of 20.2% in homeless applications due to domestic abuse in Aberdeen City since 2017/18, there has been an increase of 19.5% in Aberdeenshire.

Armed forces communities

5.140 Veterans are not a homogeneous group; they cover every demographic, and each their housing needs vary. Research undertaken by Argyll & Bute Council[54] found that across Scotland, most veterans face similar housing challenges to the rest of the population. On a national scale, most veterans are homeowners and around 1 in 5 live with family and friends or in the

[54] Argyll & Bute Council, Housing Need & Demand Assessment Technical Supporting Paper 09 – Core Output 5: Armed Forced and Veteran's needs (January 2021)

private rented sector, so only around 10% are estimated as requiring social housing. It was also estimated that the demand for wheelchair and accessible housing for this group will decrease, while a demand for housing support will grow based on the increase in mental and post-traumatic stress disorder conditions within the community. Localised research needs to be carried out in both areas to determine if the Northeast follows a similar pattern to the national picture.

5.141 Table 5.38 below indicates the number of former armed forces households that were assessed as homeless or threatened with homelessness across the Northeast and Scotland from 2017/18 to 2021/22. Aberdeen appears to reflect the national picture, as there has been a slight decrease over this period. This group makes up a comparatively small percentage of assessed households; only 2% at 2021/22.

Table 5.38: Former armed forces status for households assessed as homeless.

	2017/18	2018/19	2019/20	2020/21	2021/22
Aberdeen City	44	48	25	29	15
% as a proportion of all households assessed as homeless	*3.2%*	*3.7%*	*2%*	*2.4%*	*1.3%*
Aberdeenshire	30	30	25	15	20
% as a proportion of all households assessed as homeless	*3.3%*	*3.1%*	*2.3%*	*2%*	*2.6%*
Scotland	**742**	**828**	**808**	**685**	**639**
% as a proportion of all households assessed as homeless	***3%***	***3%***	***3%***	***2%***	***2%***

Source: Scottish Government (2022) Former armed forces status for households assessed as homeless or threatened with homelessness; Aberdeen City Council Information Team (2022)

5.142 Across Scotland, the main reasons cited for homeless applications made by former members of the armed forces community are:

- Dispute within household/relationship breakdown: non-violent (24%)
- Not to do with applicant household (e.g., landlord selling property, fire, circumstances of other persons sharing previous property, harassment by others, etc) (27%); and
- Mental health reasons (21%).

5.143 Data collated by the Scottish Government indicates that there has been a decrease in the number of homeless applications received by Aberdeen City Council and Aberdeenshire Council from members of the armed forces community, as seen in Table 5.39 below. Although the number presenting in each area is relatively small, there has been a reduction of 56.7% in Aberdeen City and 40% in Aberdeenshire between 2017/18 and 2021/22. These figures are substantially higher than the 11.4%[55] reduction in applications across Scotland from 2017/18 to 2020/21.

[55] Data published is not available for 2021/22.

Table 5.39: Homeless applications from former members of the armed forces by local authority.

Area	2017/18	2018/19	2019/20	2020/21	2021/22*	Change 2017/18 – 2021/22 (%)
Aberdeen City	60	55	30	30	26	-56.7%
Aberdeenshire	35	35	30	20	21	-40%
Scotland	**920**	**995**	**920**	**815**	**N/A**	**-11.4%**

Source: Scottish Government (2020) Armed Forced Homelessness, 2019-20; 2021/22 data sourced from local authorities Information Teams as national figure available

5.144 In Aberdeen City, housing applications from those who are planning to leave the armed forces will be given priority status and placed on the urgent list 56 days before they are due to leave. This only applies to new build schemes; applicants who wish to add other housing choices will be awarded points in accordance with the Allocation Policy. Aberdeenshire Council's Allocation Policy awards priority banding to reflect housing need and circumstances. A choice based letting system is used and properties are advertised, with the opportunity to view vacancies online.

5.145 The low number of homeless applications for armed forces personnel and success in promoting other housing options suggest that demand is currently being met within the current provisions in both local authorities.

Key issues:

- Localised research needs to be carried out in Aberdeenshire and Aberdeen City to determine if the Northeast follows a similar pattern to the national picture.
- Only around 10% of armed forces personnel are estimated as requiring social housing across Scotland, others take advantage of other housing options.
- There has been a decrease in the number of homeless applications from armed forces personnel in Aberdeen City, Aberdeenshire and across Scotland. Of those who have presented as homeless, 27% cited reasons out with their control as the main cause, 21% cited mental health reasons and 24% cited a non-violent dispute or relationship breakdown.

No Recourse to Public Funds

5.146 No recourse to public funds applies to individuals and families who are subject to immigration control and, as a result of this, have no entitlement to certain welfare benefits, homelessness assistance and an allocation of social housing through the council register.

5.147 Under Section 22 of the Children (Scotland) Act 1995, local authorities can provide accommodation and financial support to families with "children in need" including families with no recourse to public funds, to avoid any situation which might result in that child:

i. Having their basic needs neglected or not met adequately in line with their age and stage of development.
ii. Being socially or emotionally segregated from their family or in any way.
iii. Being denied accommodation, financial support and care necessary for them to thrive and develop normally.

5.148 Section 12 and 13ZA of the Social Work (Scotland) Act 1968 places a duty on local authorities to make arrangements for providing support and residential accommodation for persons aged 18 or over and without children who by reasons of age, illness, disability, or any other circumstances are in need of care and attention which is not otherwise available to them due to exclusion from mainstream social `security benefits, including families with no recourse to public funds.

Table 5.40: Number of households ineligible for homeless assistance.

Area	2017/18	2018/19	2019/20	2020/21	2021/22
Aberdeen City	41	35	37	39	47
Aberdeenshire	0	5	5	0	5

Source: Aberdeen City Council and Aberdeenshire Council Information Teams (2022

5.149 Table 5.40 above shows there are a number of households with no recourse to public funds. The number of households in Aberdeen City varied between 35 and 47 households representing a 14.6% increase between 2017/18 and 2021/22. In Aberdeenshire, the numbers have fluctuated between 0 and 5 during the same period. This level of variance is expected due to urban/rural differences between the two local authority areas.

Key issues:

- Some people with no recourse to public funds can experience prolonged periods of financial insecurity and homelessness.

- There is a large contrast in the number of households ineligible for homeless assistance between Aberdeen City and Aberdeenshire Councils. Presentations in Aberdeenshire have fluctuated between 0 and 5 households since 2017/18. In Aberdeen, after dropping from initially from 41 to 35, then rising steadily to a high of 47, a 14.6% increase over the same period.

- In certain circumstances, Aberdeen City and Aberdeenshire Council can provide financial and accommodation support to those with no recourse to public funds.

Migrant workers

5.150 National insurance numbers (NiNo) can be used to indicate an inflow of migrant workers to a particular area; however, this data does not determine length of stay or number of workers at a particular time. Given the limited local data, it can be difficult to determine housing requirements for this group.

5.151 Migrant workers require the seasonal work visa to gain temporary employment in Scotland. UK immigration statistics ending 2021 indicate that ‘Seasonal Workers’ made up over half (55%) of all temporary work grants, and saw a significant increase, up from 7,211 in the previous year to 29,631 (+311%). Numbers of temporary work visas are also now substantially higher than 2019, indicating a potential demand for accommodation.

5.152 In 2020, there were 2,092 NiNo allocations in Aberdeen City and Aberdeenshire which is the lowest number in the 10-year period, but this figure is expected to rise following the pandemic. NiNo allocations are consistently higher in Aberdeen City than Aberdeenshire.

5.153 Scottish Government research highlights that migrant workers often find seasonal employment on farms and are viewed as a vital asset to the Scottish horticulture sector. Yet the study estimates that the number of non-agricultural seasonal migrant workers in the economy is 51,400.

5.154 In 2020, there were slightly more men than women employed in seasonal work (54% compared with 43%). There were no significant differences by sector/type of work in terms of the gender profile of the worker. Most workers were employed in the summer months from May to September, only 44% of firms provided accommodation to staff recruited on a seasonal basis.

5.155 There are varying contexts in which accommodation was provided to migrant workers. If accommodation can be provided within caravan parks, via private landlords in local areas who sublet properties to seasonal staff. Some hotels hire migrant workers during peak seasons and provide accommodation within the hotel as part of the contact of employment.

5.156 It can be difficult to determine future housing requirements for this group as the data is limited, however initial research suggests that the need is currently being met.

Key issues:

- UK immigration statistics indicate that 'seasonal workers' made up over half (55%) of all temporary work grants and saw a substantial increase of 311% from 2020. Only 44% of firms provided accommodation to their seasonal staff.

- NiNo allocations are consistently higher in Aberdeen City than in Aberdeenshire, however applications declined during the pandemic and are expected to rise again.

Refugees, Asylum Seekers[56] and Resettlement

5.157 The UK offered protection to 14,734 people (including dependants) in 2021, in the form of asylum, humanitarian protection, alternative forms of leave and resettlement. Resettlement accounted for 1,587 of those people (11%); this does not include the Afghan Citizens Resettlement Scheme. The number of people offered protection was 49% higher than the previous year, and similar to levels seen from 2015 to 2018.

5.158 In Aberdeen City, resettlement schemes involve the placement of refugees and asylum seekers in non-permanent accommodation until settled housing can be provided. On arrival to Scotland, refugees can require intensive support around welfare, housing, culture, and language needs.

5.159 Both Aberdeen City & Aberdeenshire have seen a growth in refugee and asylum-seeking populations over recent years, beginning with the resettlement of Syrian refugees in 2016/17. Many from this community have now gained "indefinite leave to remain" status and there are currently 9 Syrian refugee families that fall under the support remit of Aberdeen City Council's Resettlement Team. In Aberdeenshire, regular resettlement continued until 2020, so support is still ongoing to those expected to apply for "indefinite leave to remain" in 2025.

5.160 Between 2016 and 2022, Aberdeenshire Council resettled over 200 refugees via the Syrian Vulnerable Persons' Relocation Scheme and the Vulnerable Children's Relocation Scheme. The ambition of the Aberdeenshire New Scots' Integration Strategy is to enable refugees to integrate from day of arrivals, so RSL and low demand social housing is utilised to provide permanency.

5.161 There are now well-established New Scots communities in the Northeast. In Aberdeen City, these are in mixed tenure accommodations with around 30 displaced families are currently living the private rented sector. In

[56] A 'refugee' is a person who has fled their home, crossed an international border, and cannot return home because they fear their lives are in danger. An 'asylum-seeker' is a person who has fled their home and claims international protection, but whose status has not yet been determined.

Aberdeenshire, these communities are living primarily in private rented accommodation.

5.162 Aberdeen City hosts the largest population of asylum seekers in Scotland outside of Glasgow with approximately 100 asylum seekers[57]. Aberdeen City and Aberdeenshire are official “dispersal zones” for asylum seekers, meaning local asylum seeking and refugee populations are likely to continue growing. The housing options for these displaced people vary based on guidance from the Home Office.

5.163 In Aberdeen there are three main groups of asylum seekers and refugees currently housed in hotels across the city[58]. These groups consist of:

- Approximately 140 Afghans, including family groups and individuals
- Approximately 750 Ukrainians, including family groups and individuals
- 99 men of different nationalities, namely: Iran (40), Iraq (13), Sudan (14), Eritrea (10), Afghanistan (2), Chad (1), Vietnam (1), Yemen (2), Somalia (2), Egypt (1), Syria (11), Palestine (2), Tunisia (1), Saudi Arabia (2)

5.164 Within the hotel accommodation, Afghan and Ukrainian families are being assisted by Aberdeen City Council as per COSLA wrap around support guidance, whereas accommodation for the final group is being provided by Mears Group. While hotel placements are intended to be temporary, some of these individuals have now spent more than a year living in hotels.

5.165 The main challenges facing this cohort is accessing settled accommodation within the preferred area of choice. The preferred area of choice is often located in major hubs and cities, typically in England, where there are larger populations within the settled community and a perception of better job opportunities, however there is also a shortage of large family properties.

Afghan Resettlement

5.166 There are currently around 140 Afghan citizens in hotel accommodation in Aberdeen City awaiting rehousing through the Afghan Relocations and Assistance Policy (ARAP) and Afghan Citizens Resettlement Scheme (ACRS) programmes. So far, two families have been resettled in private rented accommodation within Aberdeen City. There is a commitment to resettle additional families depending on their needs and availability of accommodation.

[57] Data taken from GREC Report, October 2022.
[58] Data taken from GREC Report, October 2022

5.167 In Aberdeenshire, five Afghan families have been resettled into RSL accommodation in north Aberdeenshire. A political commitment has been made to resettle up to 30 families per year from UKRS and ACRS schemes.

5.168 Data from the Home Office has indicated that of the 443 cases under the UK Resettlement Scheme (UKRS) and Afghan Citizenship Resettlement Scheme Pathway 2 (ACRS2), two thirds of cases have a need for 4- or 5-bedroom accommodation. 64% of cases are family groups of between 3 and 6 people, and of these 65% have more significant needs including mobility, serious medical and psychological. A high proportion have a non-traditional family composition[59], requiring linked properties which are in close proximity to each other. 30% of UKRS and 25% of ACRS2 cases are linked in this way. More localised research is required to see if the Northeast follows the UK picture, as this would determine future need.

5.169 The Home Office retains responsibility for offers of accommodation. Move on support will be provided by local authorities to assist with accommodation needs.

Ukrainian Resettlement

5.170 According to data submitted to the Scottish Government in December 2022, there are currently 923 displaced people from Ukraine in hotel accommodation in Aberdeen City awaiting rehousing. Around 100 households have been rehoused in social housing stock across Aberdeen City Council and RSLs[60]. Initially, Aberdeen City Council put aside 65 properties to rehouse displaced Ukrainian households, these were allocated on a secure tenancy and are regarded as permanent accommodation.

5.171 The majority of displaced people from Ukraine are likely to be rehoused in Aberdeen City Council properties. 500 void properties are being refurbished and brought into use to provide temporary accommodation over the next 3 years.

5.172 To date in Aberdeen City, 289 people are living in local authority accommodation and 81 in RSL properties under the Scottish Super Sponsor and Family Visa Schemes. A further 222 people are living in hosted accommodation within local communities. 6 Ukrainian families have progressed through the homelessness process.

5.173 In Aberdeenshire, over 500 displaced Ukrainians have been resettled via Homes for Ukraine, Scottish Super Sponsor and Family Visa Schemes. Two Aberdeenshire Welcome Hub Hotels provide short term accommodation for new arrivals and data submitted to the Scottish Government in December 2022 highlights that Aberdeenshire had 34 displaced people from Ukraine in

[59] Non-traditional family composition includes families with adult members and multi-generational family groups.
[60] This does not include households rehoused with a family visa who may have not arrived on sponsorship.

hotel accommodation. Social housing is only used for hard to match or complex cases. Dedicated staff assist displaced Ukrainians with moving on options and accessing private sector accommodation to ensure progression and reduce the risk of homelessness.

5.174 Aberdeenshire saw one of the biggest volumes of individual sponsor offers in the UK, so hosting is the primary source of matching. As indicated in Table 5.41 below, most of the matches made in Aberdeen City have been through the Government backed Super Sponsor Scheme.

Table 5.41: Total number of completed matches where the Guests have arrived at their longer-term accommodation, by local authority and matching pathway.

Local Authority	Super Sponsor Scheme		Individual Sponsor Scheme	
	Total number of cases matched[61] where the guests have arrived at longer term accommodation	**Total number of individuals matched where the guests have arrived at longer term accommodation (head count)**	**Total number of cases where guests are known to have arrived at longer term accommodation**	**Total number of guests who are known to have arrived at longer term accommodation (head count)**
Aberdeen City Council	200	405	<5	<5
Aberdeenshire Council	95	195	75	180

Source: Ukraine Sponsorship Scheme in Scotland, gov.scot (2022). Data reported by ACC on 30/11/2022; data reported by Aberdeenshire Council on 02/12/2022

5.175 According to data from the Department for Levelling up, Housing and Communities (DLUHC), Scotland received 40,802 visa applications through the UK 'Ukraine Sponsorship Scheme' (which includes the Scottish Super Sponsor Scheme) by September 2022, with 35,122 visas issued. A total of 19,459 displaced people from Ukraine have arrived in Scotland on a visa sponsored either by an individual Scottish sponsor or the Scottish Government up to 27 September 2022. The latest demographics statistics show that the largest proportion of the Scottish Super Sponsor Scheme applications, visas issued, and arrivals were from female applicants. The highest proportion of applicants was in the 18-65 age group.

5.176 In September 2022, there were 3,309 rooms or cabins occupied by displaced people from Ukraine in Scotland. There were around 5,186 people occupying hotel rooms and 1,354 people on-board passenger ships berthed in Glasgow and Edinburgh. Welcome hubs across Scotland currently provide advice and access to temporary accommodation upon arrival in the country.

5.177 Within Aberdeen City, there are 404 Ukrainians in settled accommodation and around 750 in temporary hotel accommodation that have been supported by

[61] This includes matching through the national COSLA/Scottish Government matching service, Local Authority facilitated matching, and private or informal matches that the Local Authority is aware of

Aberdeen City Council's Resettlement Team. However, finding suitable accommodation for large family groups has been a particular challenge.

Future Needs and Provision Required

5.178 It is difficult to determine the future requirements of refugee and asylum seekers given the emergency nature of the situations that causes an influx of displaced people. However, numbers may increase as the Northeast is an official dispersal zone for asylum seekers. Increasing the supply of single-bed accommodation may help reduce some of pressure and assist with rehousing as the majority of asylum seekers tend to be single males. Both Aberdeen City and Aberdeenshire will continue to commit to ensuring the identification of future needs and provision required through the process of the development of the Local Housing Strategy and will ensure that local plans are adapted to meet any emerging requirements.

Key issues:

- Both Aberdeen City & Aberdeenshire have seen a growth in refugee and asylum-seeking populations. Aberdeen City hosts the largest population of asylum seekers in Scotland outside of Glasgow and these populations are likely to grow.

- The main barriers identified for moving towards settled accommodation include availability in preferred locality, as many wish to be rehoused in the larger cities and hubs in England, accommodation size and affordability of accommodation.

- Around 100 households have been rehoused using low demand social housing stock across Aberdeen City, and over 500 displaced Ukrainians have been resettled in Aberdeenshire.

- There is a continuing growth in the demand for accommodation, particularly larger family accommodation to meet the needs of refugee families.

Student Accommodation

Student Numbers

5.179 Aberdeen is home to several universities and colleges. The two key higher education facilities are the University of Aberdeen and Robert Gordon University, which attract local, national, and international students to the area. Table 5.42 below shows a snapshot of student numbers recorded at the September intake over the past five years. The total number of students has increased by 23% over this period from 31,611 in 2017/18 to 38,897 in 2021/22.

Table 5.42: Number of Higher Education Students as at September Intake 2017 - 2021 (including undergraduate, taught post-graduate and PhD).

Year	University of Aberdeen			Robert Gordon University		
	Part-time	Full-time	Total	Part-time	Full-time	Total
2017/18	2,267	13,410	**15,677**	5,195	10,739	**15,934**
2018/19	2,909	14,177	**17,086**	5,032	10,846	**15,878**
2019/20	4,984	13,695	**18,679**	4,817	10,953	**15,770**
2020/21	7,290	12,829	**20,119**	5,204	11,851	**17,055**
2021/22	7,333	14,071	**21,404**	5,270	12,223	**17,493**

Source: University of Aberdeen, Robert Gordon University (2022)

5.180 Data from the University of Aberdeen revealed that a significant increase occurred in the number of students studying part-time. Part-time figures rose from 2,267 in the 2017/18 intake to 7,333 in 2021/22, with the largest increase occurring between 2020 and 2022. Full-time figures also increased during this time, with a rise of 4.9% between 2017/18 and 2021/22.

5.181 Robert Gordon University provided data on the number of full-time and part-time students across the same five-year period, and it highlights similar trends. The total number of students has risen from 15,934 in 2017/18 to 17,493 in 2021/22, which is an increase of 9.8%. There has been a 13.8% increase in full-time student numbers and 1.4% increase in the numbers studying part-time. In terms of future trends, Robert Gordon University expect undergraduate student numbers to remain stable then rise, while taught-postgraduate student numbers are expected to rise.

Table 5.43: NESCOL - number of students 2017 - 2021 (including higher and further education).

Year	Northeast Scotland College[62]		
	Part-time	Full-time	Total
2017/18	15,874	6,829	**22,703**
2018/19	19,676	6,684	**26,360**
2019/20	17,670	6,664	**24,334**
2020/21	12,728	6,692	**19,420**
2021/22	19,237	6,370	**25,607**

Source: NESCOL (2022).

5.182 Similar trends can be identified at Northeast Scotland College (NESCOL), which has campuses across Aberdeen City and Aberdeenshire, where the total number of students has increased by 12.8% between 2017/18 and 2021/22 across all campuses, see Table 5.43 above. There has been a significant increase in part-time students (21.2%) over the five-year period, whereas full-time figures have decreased by 6.7%. There was a drop in

[62] Most full-time NESCOL courses start in Aug/Sep, but a small number start later in the year – they have been included in this figure. Part-time enrolments start at different points through the year.

enrolment during 2019/20-2020/21, likely due to Covid-19 restrictions. Northeast Scotland College indicated that as many of their students live at home, they do not receive high volumes of accommodation queries or issues.

Accommodation Options

5.183 Aberdeen has a range of accommodation available for students moving to the area. The total number of bedspaces[63] available across Aberdeen City is 7,596, which includes accommodation provided by both universities and all the private purpose-built student accommodation providers.

5.184 Both universities provide accommodation within their halls of residence. The University of Aberdeen provides a higher volume of bedspaces (2,143) than RGU which only has 912. It is therefore more likely that RGU students will take advantage of private purpose-built student accommodation, of which there are a range of purpose-built accommodation options supplied by private providers in the city.

5.185 Although it is common to reside in halls of residence or purpose-built student accommodation in the first year of university, many students arrange subsequent housing in the private rented sector, often in conjunction with other students in properties registered as a House of Multiple Occupation (HMO). International students and postgraduate students are most likely to remain in purpose-built student accommodation throughout the course of their studies.

5.186 Informal consultation with property agents in Aberdeen has indicated that the increase in purpose-built student accommodation within the city has resulted in a lower demand from students for HMO properties. A report on purpose-built student accommodation and student housing from the Scottish Government in 2022 indicates that student numbers and accommodation demand are rising nationally. The increase in student numbers is clear to see in Aberdeen, and representatives from the University of Aberdeen and RGU have also indicated that there is increased demand for student accommodation in the area, although they expect to be able to fulfil the demand for purpose-built student accommodation.

[63] Rooms are provided for single or dual occupancy, so ‘bedspaces’ is more appropriate than bedrooms.

Costs

5.187 In 2022/23, the average weekly cost of staying in halls of residence was £124 per week at the University of Aberdeen and £136 per week at RGU.[64] This is slightly higher than the average cost of private purpose-built accommodation in Aberdeen, as seen in Table 5.44 below. During 2021/22, the average rent was £112 per week, although this amount varies between sites according to the facilities.

Table 5.44: Purpose-built student accommodation, average cost per week in 2021/22.

Type of accommodation	Cost per week
Shared room	£95
Ensuite room	£110
Studio	£159

Source: Campusboard (website accessed July 2022).

5.188 The average annual rent for purpose-built student accommodation in Scotland was £6,853 in 2021/22, a 34% increase over the last three years (£5,111 in 2018).

5.189 Student rent has increased at a faster rate in Scotland over the last three years than any other part of the UK. A recent study[65] carried out by housing charity Unipol, on behalf of the National Union of Students, indicates that for students receiving the minimum financial package, the average Scottish rent makes up 144% of the available loan. However, the study also states that Spring Gardens student accommodation in Aberdeen had the lowest rent costs for student accommodation in the UK for the period 2021/22.

5.190 Nationally, trends identified by the 2022 report from the Scottish Government, indicate that students were attracted to purpose-built accommodation for aspects of shared living, locations, the ease of accessing it relative to other housing tenures, and the all-inclusive nature of rent payments. However, qualitative data suggests that students often felt this type of tenure represented poor value for money in comparison to other housing tenures and reported concerns over increased housing costs and the rising cost of living. According to the Unipol study, increased expenses have meant that a quarter of students have been unable to pay their rent in full on one or more occasion.

Future Needs and Provision Required

5.191 Anecdotal evidence gathered during consultation with providers suggest that there is a growing trend for international students travelling with their families, which has resulted in the need for larger family accommodation close to the

[64] Accommodation is between £92 and £156 per week at the University of Aberdeen and between £98 and £166 at RGU dependant on facilities and amenities.
[65] Broke: How Scotland is failing its students.

University sites. This type of accommodation is not available through purpose-built accommodation so must be found within the private sector.

5.192 Occupancy rates of student accommodation could not be published as it is commercially sensitive data. However, based on figures provided from the institutions, the data from the past five years suggests a maintained level of vacant bedspaces which implies there is not currently a shortage of student accommodation in Aberdeen. Student provision will be monitored through the respective Local Housing Strategies.

Key issues:

- The total number of students in Aberdeen has increased by 23% from 31,611 in 2017/18 to 38,897 in 2021/22.
- The total number of bedspaces available across Aberdeen City is 7,596, including halls of residence and purpose-built student accommodation. This does not take into consideration properties available to rent in the private sector.
- There is increased demand for student accommodation in the area and nationally, although evidence suggests there is not currently a shortage of student accommodation in Aberdeen.
- A growing trend for international students travelling with their families has resulted in the need for larger family accommodation.
- The average annual rent for purpose-bult student accommodation has increased by 34% since 2018, however Aberdeen had the cheapest purpose-built accommodation site in the UK for 2021/22.
- Unipol reveals that for students receiving the minimum financial package, the average Scottish rent makes up 144% of the available loan.

Key Workers

5.193 Key Workers are employees who are considered to provide an essential service to members of the public, including doctors, nurses, teachers, and police officers but also extending to private sector businesses, and seasonal staff.

5.194 Difficulties in the recruitment and retention of key workers can be detrimental to local economic growth, and to service provision that is important to the wellbeing of the population.

5.195 The provision of mid-market rent (MMR) properties played a key role the provision of key worker accommodation.

5.196 In Aberdeen a number of key worker housing developments were developed:

- Aberdeen City Council introduced a special lettings initiative for key workers at Smithfield Court. This provided 54 units. Due to low demand the properties have now been returned to mainstream stock.
- Sanctuary Scotland – Craiginches, 124 mid-market rent properties for key workers of which around 44% were let to keyworkers[66].
- Grampian Housing Association - Foresterhill Court (Burnside Village), 58 mid-market rent for public sector key workers. The remaining 43 units, originally planned as MMR, were let as social rent due to a reassessment following the downturn in the market. Potential future development of MMR properties includes 7 units at Contlaw Road and some additional properties on 2nd phase of the development at Blackhall South, Inverurie.

5.197 Providers across all key worker site in Aberdeen reported they have experienced issues with turnover and demand in the past. The increased housing provision combined with the current downturn within the oil and gas sector, decreasing rents in the private sector and failing demand have begun to ease these difficulties somewhat. There is currently no evidence to support the need for additional provision for key workers. This situation will be kept under review.

Key issues:

- In Aberdeen providers reported high turnover and low demand in mid-market/key worker housing. In part this may be due to changes in the economic climate, lower rent costs and increase availability in private rented sector properties.

- There is no evidence to support the need for additional provision for key workers in Aberdeen and Aberdeenshire. The situation is monitored and reviewed through the SHIP and LHS.

- Aberdeenshire do not have specific accommodation for key workers.

Interim Care Housing

5.198 Interim care housing provides short-term temporary accommodation for adults whose discharge from hospital may be delayed as a result of a lack of suitable housing or due to their home being unsuitable. This creates system-wide challenges across health, housing, and social care.

5.199 The number of housing related hospital delays between 2017/18 – 2021/22 is shown in Table 5.3 [67] It shows that in March 2022, housing related delays

[66] This figure is based on current data and may be subject to change following tenancy changes.
[67] Introduction to Specialist Provision Chapter.

affected 25 people in Aberdeen, resulting in 465 bed days lost. In Aberdeenshire, 19 people were delayed resulting in 259 bed days lost.

5.200 Aberdeen City Council and Aberdeen City Health and Social Care Partnership have developed a range of housing based interim properties.

Clashieknowe Interim housing and rehabilitation service	Provides 20 individual flats, including 6 wheelchair accessible properties. The properties include an integrated telecare system
Interim Housing	Two wheelchair accessible one-bed amenity cottages provide a step-down facility for people leaving hospital with low-level support needs who are awaiting adaptation to their property or rehousing.
Supported Hospital Discharge	22 supported hospital discharge properties are located in sheltered and very sheltered housing, making use of both council and third-sector stock.

Key issues:

- There is continued pressure on hospital related discharge which has resulted in a loss of hospital bed days in both Aberdeen City and Aberdeenshire.
- Different approaches have been taken across the two authority areas. In Aberdeen, interim housing options have provided 22 bedspaces to improve system capacity and enable people to leave hospital to awaiting appropriate housing, adaptations, or care package.
- In Aberdeenshire there are no interim housing options available, however it is considered that this resource would be of significant benefit as currently clients awaiting housing options are often currently placed in care homes. Work is ongoing to identify opportunities to develop this model in Aberdeenshire.

Supported Housing Provision

5.201 Supported housing provision covers a broad range of housing with properties that are specifically built, designed, or adapted for particular needs client groups. In line with local and national policy, there has been an important shift away from larger scale and care home provision to housing in the community with appropriate support and care to meet individual needs.

Supported Housing Provision Targets	
Aberdeen City Council	The SHIP includes a 15% target for delivery of new build affordable wheelchair accessible properties. It currently does not specify a target for other types of particular needs design. Despite this, close working with partners enables the delivery of specialist housing projects.
Aberdeenshire Council	Working across partners to deliver affordable and appropriate new build housing and develop a minimum of 15% of affordable new build homes suitable for particular needs each year.

Source: Aberdeen City Council and Aberdeenshire Council's Strategic Housing Investment Plans (SHIPs) 2023-2028.

Suitable for:

5.202 This type of housing has specialist design and features that support the needs of:

- Older people.
- People with a physical disability.
- People with a mental health condition.
- People with a learning disability.
- People with complex care needs.
- People with other long-term limiting health conditions which might be affected. or exacerbated by their living conditions.

National Legislative and Policy Context

5.203 Key national policies in relation to this area include:

- All our Futures: Planning for a Scotland with an Ageing Population.
- The Same as You? A review of services for people with learning disabilities.
- Scottish Government Coming Home Report and Coming Home Implementation Report.
- Scottish Government Rapid Rehousing Transition Plans: Guidance for Local Authorities and Partners.

Local Policies and Strategies

5.204 In addition to policies already mentioned these local policies and strategies are relevant to this area:

- Making Connections; Aberdeenshire Dementia Strategy 2021-2030.

Definitions

Table 5.45: Definitions of supported provision and property needs.

Supported Accommodation for Older People	
Care Homes	Care home provision in Aberdeen City is delivered by private sector and voluntary organisations and Bon Accord Care[68] in local authority owned properties. In Aberdeenshire, providers include private sector, voluntary organisations, and the local authority. The sector meets a range of personal and nursing care needs. Residents can be either long stay, short stay or respite.
Amenity Housing	Amenity housing or medium dependency housing is designed to be suitable for older people or ambulant disabled. This type of housing is specially designed or adapted to provide accessible accommodation. Some properties may have an integrated telecare system that is linked to an alarm receiving centre.
Sheltered Housing	Sheltered housing allows older people or people with particular needs to live independently, with the right support, in a comfortable and secure environment. It also gives the opportunity for social contact and companionship through communal facilities. Sheltered housing is generally a self-contained, one bedroom flat in a main scheme or a one-bedroom linked property. Two-bedroom properties are available at some schemes. An alarm or telecare system is available. Support is provided onsite by support staff, sheltered housing officers or mobile service.
Very Sheltered Housing	Very sheltered housing provides a safe environment for people with higher level support needs to live independently. Tenants are usually aged 60 years or above and may have additional care needs or be vulnerable in their current accommodation. Younger applicants may be considered depending on their circumstances. Very sheltered housing has a dedicated team of care and support staff, available on-site 24 hours a day, seven days a week.
Retirement housing	Retirement housing has similar features to sheltered housing but is usually provided in the private sector. Levels of care and support may vary from site to site.

[68] Aberdeen City only provided through Local Authority Trading Company, Bon Accord Care (Arm's Length External Organisation wholly owned by Aberdeen City Council).

Supported Provision	
Extra Care Housing	Extra care housing provides a similar level of support to sheltered or very sheltered housing for adults with a range of disabilities. Each tenant is provided with agreed levels of care and support on site. Individuals have self-contained homes with access to communal facilities, and there is onsite accommodation for support staff.
Core and Cluster	Core and cluster housing is a model of supported living where tenants have self-contained flats and receive support, usually from visiting staff. The flats can be dispersed within housing schemes and may have on-site office facilities. The co-located individual tenancies help to reduce dependency and increase community participation without the stresses associated with communal living.
Group Home	A property where a small number of adults live alongside each other, usually in groups of four and under. Facilities such as a kitchen and living space will typically be communal. Care and/or support will likely be provided 24/7.
House of Multiple Occupation (HMO)	House of multiple occupation (HMO) are properties where there are at least three or more unrelated adults who live in a property where bathroom, living or kitchen spaces are shared. HMO's offer a suitable option for individuals with a preference for supported group living.
Supported Living Services	Supported living services for adults with learning disability or mental health problems have their own tenancy with appropriate care and support. This helps them to live as independently and safely as possible. Support can include assistance with activities such as personal care, managing bills and accessing social experiences.
Stand-alone Services	Stand-alone services in mainstream housing provision with visiting support or overnight support can enable people to live independently. The levels of support can vary depending on individual's needs.

Care and Support Needs

5.205 The care and support provided in supported accommodation is the key to the success of these models. The support can range from low level housing support to complex care for individuals who require support 24:7.

Care Homes

5.206 The most recent '[Care Home Census for Adults in Scotland'](#) published in 2021 and details data from 2011 until 2021 for the following client groups:

- Care homes for adults (all).
- Care homes for older people (65 years and over).
- Care homes for learning disabilities, mental health problems and physical and sensory impairment.

5.207 The Census shows overall a 20% decrease in the number of care homes for adults across Scotland and a 5% decrease in the number of registered places.

5.208 Data for Aberdeen shows a reduction of 27%, from 77 to 56 and in Aberdeenshire has seen a 22% reduction from 85 to 66 over the same period. The number of registered places has however reduced by more than the national average for both Aberdeen City and Aberdeenshire, 18% and 11% respectively.

5.209 The reduction in Aberdeen City can be attributed to a program of de-registration of small group home facilities for people with a learning disability/mental health problem.

5.210 Table 5.46 below shows the majority of residents in both areas are long-stay residents, mirroring the national picture. However, across Scotland the number of long-stay residents has reduced by 11% in the 10 ten-year period, but in Aberdeen City the reduction is 28% and 13% in Aberdeenshire. The number of short stay and respite residents has reduced by 12% in the same period in Aberdeen City and by 10% in Aberdeenshire.

Table 5.46: Number of Care Homes for Adults, Registered Places, Residents and Percentage Occupancy in Aberdeen City, Aberdeenshire, and Scotland as of 31 March 2021.

2021	Aberdeen City	Aberdeenshire	Scotland
Number of care homes for adults	56	66	1,069
Number of registered places	1,650	1,847	40,632
Number of residents	1,334	1,601	33,353
Number of long stay residents	1,246	1,545	31,882
Number of short-stay and respite residents	88	56	1,470
Percentage occupancy	81%	87%	82%

Source: Care home census for adults in Scotland 2011 – 2021 – Public health Scotland

5.211 Tables 5.47 and 5.48 below shows the breakdown across the local authority, voluntary/third sector and private sector for Aberdeen City and Aberdeenshire.

Table 5.47: Number of care homes for adults, registered places, and residents by sector in Aberdeen City as of 31 March 2021.

Aberdeen City	Local Authority[69]	Voluntary Sector	Private Sector
Number of care homes	0	29	27
Registered Places	0	433	1,217
Residents	0	383	951

Source: Care home census for adults in Scotland 2011 – 2021 – Public health Scotland

Table 5.48: Number of care homes for adults, registered places, and residents by sector in Aberdeenshire as of 31 March 2021.

Aberdeenshire	Local Authority	Voluntary Sector	Private Sector
Number of care homes	11	23	32
Registered Places	327	235	1,285
Residents	242	209	1,150

Source: Care home census for adults in Scotland 2011 – 2021 – Public health Scotland

5.212 Private sector provision delivers the majority places in both Aberdeen City and Aberdeenshire. Occupancy levels at the time of the Census in 2021 was 78% in Aberdeen City and 89% in Aberdeenshire.

[69] Provided through Bon Accord Care (ALEO).

5.213 Aberdeenshire's Market Position Statement 'Accommodation, Care and Support for Older People' 2017 predicted that although current care home provision was sufficient to meet demand, a 108% increase in demand for care home places was anticipated from 2017 to 2037.

Key issues:

- The largest provision of care homes across Scotland is for older people. On 31 March 2021, older people accounted for 91% of residents in all care homes for adults (30,502 out of 33,353). In Aberdeen City, older people accounted for 82% (1,092 out of 1,334) and in Aberdeenshire the figure is 91% (1,449 out of 1,601) and therefore a similar picture to the national percentage.

5.214 There are 90,000 people in Scotland living with dementia[70]. The risk of developing dementia increases with age. Those in the 80 plus age range are most likely to be diagnosed. Around 3% of people diagnosed in Scotland are under the age of 65[71], often referred to as, 'early onset' or 'young onset' dementia.

5.215 As of 2018 there were over 2,500 people living with dementia in Aberdeen City and over 3,000 in Aberdeenshire, however this is expected to increase in line with general population projections.

Key issues:

- In line with the ageing population, the numbers of people living with dementia is set to increase. Evidence suggests a significant proportion of care home residents are living with dementia. Work is required to develop dementia friendly environments and community connections for those living in residential care.
- The data suggests a decrease in places/residents over the last ten years. There is no current evidence to suggest an increased requirement for care home provision in Aberdeen City.

Housing for Older People

5.216 In Aberdeen there is a variety of different type of accommodation suitable to meet the needs of older and disabled people. Table 5.49 shows the number of

[70] National Dementia Strategy 2017 - 2020 published 2017.

[71] Alzheimer Scotland, Statistics: Understanding the prevalence of dementia in Scotland, https://www.alzscot.org/our-work/campaigning-for-change/scotlands-national-dementia-strategy/statistics.[71] & Alzheimer Scotland (2021) About Dementia https://www.alzscot.org/what-is-dementia/about-dementia)

units, percentage of stock in the different categories which are described below.

Table 5.49 Aberdeen City – specialist housing for older people.

Classification of Housing	Number of Units	% of total Stock	% stock per classification
Aberdeen City Council – amenity/amenityPlus (transition)	241	7.64%	100%
All amenity/amenity Plus	**241**	**7.64%**	**100%**
Aberdeen City Council – sheltered housing	1,873	59.37%	85.37%
Registered Social Landlord – sheltered housing*	321	10.17%	14.63%
All sheltered housing	**2,194**	**69.54%**	**100%**
Aberdeen City Council – very sheltered housing/extra care	110	3.49%	39.29%
Registered Social Landlord – very sheltered housing*	170	5.39%	60.71%
All very sheltered/extra care	**280**	**8.87%**	**100%**
Registered Social Landlord - enhanced housing management service	118	3.74%	100%
All enhanced housing management service	**118**	**3.74%**	**100%**
Private Sector – retirement housing (estimate)	322	10.21%	100%
All Private Sector	**322**	**10.21%**	**100%**
TOTAL	**3,155**	**100%**	**100%**

Source: Aberdeen City Council (2022), Housing Strategy Team collated data.

Amenity Housing

5.217 In Aberdeen, the Review of Housing for Varying Needs led to a number of former sheltered housing developments were redesignated as amenity/amenity Plus (with telecare). This category includes 241 properties and accounts for 7.6% of the housing for varying needs stock. A range of single person cottages and purpose-built units have been designed to meet amenity/medium dependency standard. The total number of 'medium dependency' units in Aberdeen is 1,470[72].

5.218 Aberdeenshire Council has no amenity/medium dependency properties.

Sheltered Housing and Very Sheltered Housing

5.219 The number of older people is increasing, the projected growth for the over 75 age group across Scotland is predicted to be approximately 80% between 2008 and 2033, this is variable across areas. In Aberdeen a 46% increase is

[72] Source, Scottish Government S1B return.

predicted and Aberdeenshire is projection is significantly higher at and 154%, which is reflective of the demographic profile in the area.

5.220 Sheltered housing in Aberdeen City and Aberdeenshire is provided by both local authority and RSLs. As of 31 March 2022, there was 1,989 sheltered housing and very sheltered housing places in Aberdeen City and 1,505 places in Aberdeenshire (see Table 5.50).

Table 5.50: Local Authority Transition, Sheltered and Very Sheltered Housing Stock.

	Sheltered	Very sheltered
Aberdeen City	1,879	110[73]
Aberdeenshire	1,432	73

Source: Scottish Government S1B return.

5.221 Table 5.51 shows the sheltered and very sheltered housing stock owned by RSLs. In Aberdeen, the care and housing support services are commissioned by Aberdeen City Health and Social Care Partnership.

Table 5.51: Registered Social Landlord Private Retirement Home stock.

	Sheltered – RSL	Very sheltered - RSL
Aberdeen City[74]	422	170
Aberdeenshire	485	97

Source: Aberdeen City and Aberdeenshire Council, Housing Strategy Teams

5.222 In Aberdeen, a holistic assessment of the needs is undertaken for new applicants who require additional support. Needs are prioritised as high, medium, or low. In some circumstances, applicants are awarded urgent priority due to extreme social or medical needs.

5.223 A Special Letting Initiative was introduced for sheltered accommodation that was deemed hard to let. The criteria are reduced so applicants with low level need can apply.

5.224 Aberdeenshire has a banding system with applicants with support needs being placed according to their housing need. Assessment carried out using a matrix system.

5.225 For RSL-owned sheltered housing complexes, both councils operate a nominations agreement with landlords and allocate from their own lists.

[73] Includes Extra Care accommodation at Coronation Court. This provides a similar level to very sheltered properties where no age restriction applies.
[74] Includes sheltered and very sheltered stock owned by VSA, a voluntary organisation that is not registered as an RSL.

Table 5.52: Aberdeen City and Aberdeenshire Council waiting lists for sheltered housing and very sheltered housing as of September 2022.

	Aberdeen City	Aberdeenshire
Sheltered Housing	479	492
Very Sheltered Housing	33	48

Source: Aberdeen City Council and Aberdeenshire Council waiting list information – September 2021.

5.226 Waiting lists for sheltered housing for Aberdeen City and Aberdeenshire Council as of September 2022 provide an indication of current need. However, the requirement for both sheltered housing and very sheltered housing is under review in both local authorities.

5.227 In Aberdeen, the Review of Housing for Varying Needs identified an over-provision of sheltered housing. Ten former sheltered housing developments were re-classified as amenity/amenity plus (with telecare). The total for ‘sheltered’ housing in Aberdeen, given in Table 5.52 above includes 58 sheltered housing tenants who live in ‘transition’ accommodation.

5.228 In Aberdeenshire currently there are approximately 1,150 units of accommodation, within 57 main sheltered housing complexes across Aberdeenshire that is classed as sheltered housing, along with 300 linked cottages.

5.229 It is acknowledged there are some sheltered housing schemes in locations in Aberdeenshire that are classed as low demand and, as part of the overall sheltered housing review, are being considered for alternative use. This closely links with care home provision across the area.

5.230 Table 5.53 below highlights the expected shortfall in both care home and very sheltered housing provision for older people expected by 2037 for Aberdeenshire. Commissioning priorities are to grow provision in the areas where the need is most severe.

Table 5.53: Expected shortfall in care home and very sheltered housing provision by 2037 in Aberdeenshire.

	Banff & Buchan	Buchan	Formartine	Garioch	Kincardine & Mearns	Marr
Care Homes	36	45	85	60	+75	+3
Very Sheltered Housing	33	67	37	54	74	46

Source: Aberdeenshire Council Market Position Statement: Accommodation, Care and Support and Area Capacity Plan (2017)/

Key issues:

- The change in population and increase of older people also brings changes in aspirations and demand for diversity and choice in housing and support. Aberdeen City and Aberdeenshire Council are currently undertaking reviews of their sheltered and very sheltered housing provision. The outcome of these will determine future needs for this type of accommodation.

Housing with Care and Support Models

5.231 Both local authorities adopt various care and support models which are designed to meet the changing needs of individuals and provide positive outcomes for individuals.

Supported Living Services

5.232 Table 5.54 below highlights the number of people in receipt of supported living services and the total number of hours of support provided per week. This indicates that the figures are higher in Aberdeenshire than in Aberdeen City.

Table 5.54: Number of people in receipt of supported living services.

	No. of individuals	No. hours support per week
Aberdeen City	277	17,250
Aberdeenshire	364	24,749

Source: Aberdeen City and Aberdeenshire Council, September (2022). Provided by Commissioning and Procurement Services

5.233 In Aberdeen City, the number of group/care homes for all adults was 56 in 2021 and Aberdeenshire was 66. Although the number of care homes for older people is the largest provision with 29 in Aberdeen City and 42 in Aberdeenshire, there are also a number of care homes and registered places for other client groups. Table 5.55 below shows the breakdown for both areas and nationally.

Table 5.55: Number of care homes and registered places for older people, Clients with physical and sensory impairment, mental health problems and learning disabilities – Aberdeen City, Aberdeenshire, and Scotland as of 31 March 2021.

Aberdeen City	Number of Homes	Registered Places
Older People	29	1,356
Clients with physical and sensory impairment	3	74
Clients with mental health problems	8	83
Clients with learning disabilities	14	103
Other groups	2	34
Aberdeenshire	**Number of Homes**	**Registered Places**
Older People	42	1,683
Clients with physical and sensory impairment	0	0
Clients with mental health problems	2	44
Clients with learning disabilities	22	120
Other Groups	0	0
Scotland	**Number of Homes**	**Registered Places**
Older People	809	37,252
Clients with physical and sensory impairment	36	600
Clients with mental health problems	52	930
Clients with learning disabilities	157	1,542
Other Groups	15	308

Source Care home census for adults in Scotland 2011 – 2021 – Public health Scotland.

5.234 The estimated percentage occupancy rate for all adult care homes in Scotland was 82% in March 2021, a reduction of 6% from 88% in 2011. For the same period, the occupancy rate was reduced by 10% in Aberdeen City from 91% to 81% and by 2% from 89% to 87% in Aberdeenshire.

5.235 Occupancy rates broken down into individual client groups is shown at Table 5.56.

Table 5.56: Occupancy rates for client groups in care homes – Aberdeen City and Aberdeenshire as of 31 March 2021.

Occupancy rates	Aberdeen City	Aberdeenshire
Older People	81%	86%
Clients with physical and sensory impairment	81%	N/A[75]
Clients with mental health problems	87%	100%
Clients with learning disabilities	76%	76%

Source: Care home census for adults in Scotland 2011 – 2021 – Public Health Scotland.

[75] Information is not reported for Aberdeenshire.

5.236 Adults with learning disabilities require a range of accommodation that can meet the varying needs of individuals. Market Position Statements from both councils express the intention to deliver suitable and sustainable models of accommodation and support to meet the needs of clients with learning disabilities and mental health clients.

Aberdeen City

5.237 The market position statement identified the profile of need for those with mental health and learning disabilities:

- Support delivered by a trained and supported staff team.
- Suitable built environments which support the individuals' care needs and promote their rights and dignity.
- Spacious accommodation to address physical health needs and equipment, with access to outdoor spaces and separate staff welfare areas.
- Own bedroom and ensuite accommodation as a minimum in both residential and supported living services.
- Access to local amenities and in ways which support people being involved in their local communities.

5.238 People with mental health or learning disabilities can often present with other co-morbidities such as autism, physical health, or communication needs.

5.239 Table 5.57 below provides data from Aberdeen City Council's 'Mental Health and Learning Disability Residential and Supported Living Accommodation, Market Position Statement 2021-2026' on the numbers of residential services and placements and the numbers of Supported living services and placements.

Table 5.57: Number of placements – Aberdeen City.

Aberdeen City	Residential Services	Number of Placements	Supported Living Services	Number of Placements
Number of placements	18	150	37	230

Source: Aberdeen City Health & Social Care Partnership, Mental Health and Learning Disability Residential and Supported Living Accommodation, Market Position statement 2021-2026.

5.240 This data excludes in-house services (73 places), Camphill School, Cairnlea or Newton Dee services as they have a different accommodation basis.

5.241 Current accommodation models range significantly in size from 1 to 24 placements. The preferred model for residential services is 6 placements per service and 8 for supported living services.

5.242 Table 5.58 shows an estimate of current need based 'ideal' model shown above. This includes the number of people supported in the in-house settings.

Table 5.58: Estimate number of services based on preferred model.

Aberdeen City	Number of Placements	Residential Services (based on 6-person service)	Number of Placements (includes in-house)	Supported Living Services (based on 8-person service)
Service Need	150	25	303	38

Source: Aberdeen City Health & Social Care Partnership, Mental Health and Learning Disability Residential and Supported Living Accommodation, Market Position statement 2021-2026.

5.243 This model would indicate that the number of supported living services is very similar to current service provision however an increase in the number of residential services. However, current policy to enable people to live as independently as possible in their own homes does not support an expansion of this model. Commission plans have seen a shift to a supported living model with several care homes de-registered and a shift to a housing with support/care at home model. Based on this the estimated need for the number of supported living services is expected to increase to 43.

5.244 Research carried out locally estimates the need for an additional 8 unit development on site every 2 years on a continued basis in Aberdeen to meet emerging need.

Aberdeenshire

5.245 Aberdeenshire has 19 registered care homes and 113 placements for learning disability clients, which includes 10 places within an older person's care home.

5.246 There are 87 supported living services within Aberdeenshire supporting 317 tenants. Provision ranges from dispersed singleton services and shared tenancies to a 24-unit extra care development and this figure also includes purpose-built project-based resources and repurposed HMO's.

Table 5.59: Number of placements – Aberdeenshire.

Aberdeenshire	Residential Services	Number of Placements	Supported Living Services	Number of Placements
Numbers of service users	19	113	87	317

Source: Aberdeenshire's Market Position Statement, Accommodation for Adults with Learning Disabilities 2020 – 2025.

5.247 Aberdeenshire's Market Position Statement, Accommodation for Adults with Learning Disabilities 2020 – 2025 indicates that there are currently 128 adults with learning disabilities waiting for accommodation. It is estimated that a further 130 accommodation places will be required by 2025 to meet the projected population increase.

5.248 Aberdeenshire intends to re-model the provision of care to provide better personalisation, outcomes, and value for money, by moving away from the current over-reliance on the residential care model and focus on more personalised services. Developments of extra-care facilities in Inverurie and Peterhead in the last five years reflect this change of direction.

5.249 There is insufficient capacity within existing supply to meet the needs of individuals prioritised on the accommodation waiting list for adults with learning disabilities in Aberdeenshire.

5.250 Aberdeenshire Council housing service carried out an exercise with Aberdeenshire Health and Social Care Partnership (AHSCP) to identify an evidence base of housing and support needs for clients with learning disabilities and mental health issues.

5.251 The evidence base gathered for 2022 and subsequently included in the SHIP for 2023- 2028 shows that there are 102 learning disability clients requiring accommodation and of this 93 require Extra Care Housing including 92, 1x bed properties and 1 x 2 bed property and indicates pressure points for housing for learning disability clients in Peterhead, Banff, Inverurie, Ellon and Stonehaven. The evidence base will be updated yearly. Extra care housing currently exists at Craigewan, Peterhead (11 units) and at St. James Place, Inverurie (24 units) however as the evidence base identified, currently there is insufficient accommodation for those that will require it. An Extra Care development of 24 units is currently underway in Ellon which will go some way to meeting identified need.

5.252 Aberdeenshire's Market Position Statement for adults with learning disabilities 2020 – 2025 provision for clients with learning disabilities concludes that a range of supported housing provision will be required including increasing the capacity for care home places. Working with the providers of older people's care and nursing homes, a requirement will be to ensure that adults with learning disabilities will have equal access when required. The development of specific areas in particular homes may be required to ensure staff have the knowledge to support and care for adults with learning disabilities.

5.253 The evidence base considered the needs of clients with mental health issues; 15 clients have been currently identified as requiring models of supported housing, such as extra care housing, 4 in a block or single units. Work is continuing with services to identify future housing and support needs of people with mental health issues.

5.254 A block of 8 flats at Moray Road, Fraserburgh were completely refurbished essentially providing new build accommodation for clients with mental health issues and learning disabilities. The properties are a mix of 1- and 2-bedroom flats with a security entry door system and all ground floor properties have a level access shower. A working partnership between Housing and Aberdeenshire Health & Social Care Partnership (AHSCP) collaborated to ensure the delivery of appropriate and affordable housing with support from a commissioned care service provider, providing levels of care and support tailored to individual needs.

Complex Care

5.255 The Scottish Government's Coming Home Implementation report sets out a clear objective to reduce the number of out of area residential placements and inappropriate hospital stays for people with learning disabilities and complex care needs who have intensive support needs.

5.256 In Aberdeen City there are currently 31 individuals with complex care needs requiring accommodation and in Aberdeenshire there are currently 28 people supported by Aberdeenshire Health & Social Care Partnership living out of area.

5.257 Aberdeenshire Council housing service is currently working with Aberdeenshire Health & Social Care Partnership (AHSCP) to identify the required model and numbers required for specialist housing for complex care clients. Accommodation Specifications are being prepared by AHSCP for discussion with housing colleagues.

5.258 The design of accommodation for this group requires spacious and robust properties that include a range of features to reduce the risk of harm to individuals and their support staff.

Data

5.259 The national Dynamic Support Register due to be introduced will be populated by local data and will record the number of complex care patients. Indicative local data is shown in Table 5.60 below.

Table 5.60: Number of placements – complex care – Aberdeen City.

Aberdeen City	Hospital Admissions	Delays in Hospital	Out of Area Placements to return to Area	Inappropriate placements (risk of breakdown)
Number of service users (2022)	4	3 (of the 4)	7	20 (number may change quickly)

Source: Aberdeen City Market Position Statement for Complex Care (2022).

5.260 As it currently stands a total of 30 people require complex care provision. Applying the optimum number of 8 units per site, currently 4 sites would be required to meet existing presenting need.

5.261 In relation to transitions of young people into adult service alone, there are between 6 and 12 referrals per year where young people are currently in out of area placements. This would typically indicate that a high proportion of the young people would be the criteria for complex care (which often prompts the out of area placement commencing).

5.262 Considering this it would not be overly ambitious to require an additional 1 site per year (8 units) on a continued basis to meet emerging need.

Future Provision and Needs

5.263 The evidence shows that both Aberdeen City and Aberdeenshire have a mix of care home provision from all sectors, including local authority, private and voluntary sectors for older people and people with particular needs.

5.264 In line with demographic projections, Aberdeenshire's Market Position Statement predicts that there will be a shortfall in capacity for older people's care home accommodation and the intention is to ensure opportunity for the third and private sector to develop additional provision in areas of under supply and additionally to adjust the geographical nature of care services and ensure provision matches demand.

5.265 Reviews are currently underway in both local authorities to determine future provision requirements for sheltered and very sheltered housing. Aberdeen City Council and Aberdeenshire Council will continue to commit to ensure the future needs of supported provision are identified through the Local Housing Strategy and with partners in each respective Health and Social Care Partnerships.

Care and Support Services for Independent Living

5.266 The drive towards a shift in the balance of care has been evident for decades with a move away from care and support being provided in an institutional setting towards appropriate services delivered in a more homely, community-based setting.

Definition	
Social care support	A range of services that are provided to support people to live independently in their own homes, participate within their local community and maintain their dignity and human rights. This may include support with personal care. In Scotland, free personal and/or nursing care is available to all adults who meet the local authority's eligibility criteria.
Housing support	A range of low-level support services that provide help to people on a day-to-day basis. This can include assistance with budgeting and paying bills, planning meals and shopping, emotional support. These services can be provided at home, in temporary and/or supported accommodation.

National Policies

5.267 Key national policies and strategies that influence this area include the following:

- The Carers (Scotland) Act 2016,
- Scotland Care (Self-directed Support) (Scotland) Act 2013,
- Care & Repair Scotland, Good Practice Guide,
- Scotland's National Performance Framework,
- National Telehealth and Telecare Delivery Plan for Scotland,
- Keys To Life – improving quality of life for people with learning disabilities,
- Regulation of Care (Scotland) Act 2001 and Community Care and Health (Scotland) Act 2002,
- Scottish Strategy for Autism,
- A Fairer Scotland for Older People – A Framework for Action 2019,
- A Fairer Scotland for Older People Framework Actions and Updated (June 2021),

Local Policies and Strategies

5.268 Key local policies and strategies that apply to this area include:

- Aberdeen City Health and Social Care Partnership's Carers Strategy, 2018,
- Aberdeen City Health and Social Care Partnership's Market Position. Statement 2021 – 2026,
- Aberdeen City Health and Social Care Partnership's Complex Care Market Position Statement 2022 – 2027,

Property Needs – Care and Support Needs

5.269 This section considers the needs of individuals and households who require support. This may include the support from carers, care at home and housing support staff, social care and/or allied health professionals, technology eabled care, community alarm and Care and Repair services.

5.270 The levels of support can vary from low-level support that is designed to enable a person to manage their tenancy to 24-7 care and home and/or housing support that allows people with more complex care needs to live at home.

5.271 The provision of aids and adaptations plays an important role in keeping people safe at home. More information regarding aids and adaptations and Care and Repair services is reported above in Section 5.2, ‘Accessible and Adapted Homes.’

Suitable for

5.272 People who are living at home but who required care and support to continue to live independently in their own homes.

5.273 The section mainly relates to older people; people with a physical disability, learning disability or mental health issues and people with other long-term limiting health conditions that may be affected by or exacerbated by their living conditions.

Evidence

5.274 People may require care and support services for a range of different reasons. The sections below set out the background and data for each of the groups mentioned above

Social Care Services

5.275 Demand for social care services is increasing as people live longer and live at home with more complex needs. The number of people aged 75 years and over in Aberdeen is expected to increase by 28.2% by 2033. In Aberdeenshire, the number of people of pensionable age is expected to increase significantly over the next 20 years (42.5%), with more than half of this group aged over 75.

5.276 The number of people living with a long-term condition is also rising. It is estimated that in Aberdeen approximately 66% of adults over the age of 65 will be living with multi-morbidity. In Aberdeenshire, an increase in the prevalence of long-term health conditions is forecast to increase with age and the ageing population. Whilst some factors contributing to ill health are responsive to intervention, it is anticipated that there will be more people living in Aberdeenshire who need increased levels of care.

5.277 Table 5.61 below shows the number of people supported by social care services across all age groups. This shows that the number of people support in Aberdeen has remained relatively stable at 10,585 in 2017/18 falling to 10,425 between 2018/19 and 2020/21. During the same period, data for Aberdeenshire shows a slight increase during 2018/19 and 2019/20 rising from 9,070 in 2017/18 to 12,784 in 2019/20 and returning to 9,430 in 2020/21.

Table 5.61: Number of people supported by social care services (all age groups).

	2017/18		2018/19		2019/20		2020/21	
	Number	**Rate per 1,000 population**	**Number**	**Rate per 1,000 population**	**Number**	**Rate per 1,000 population**	**Number**	**Rate per 1,000 population**
Aberdeen City	10,585	46.3	10,425	45.8	10,425	45.6	10,425	45.5
Aberdeenshire	9,070	34.6	12,100	46.3	12,785	48.9	9,430	36.2
Scotland	**230,115**	**42.4**	**240,625**	**44.2**	**237,840**	**43.5**	**231,925**	**42.4**

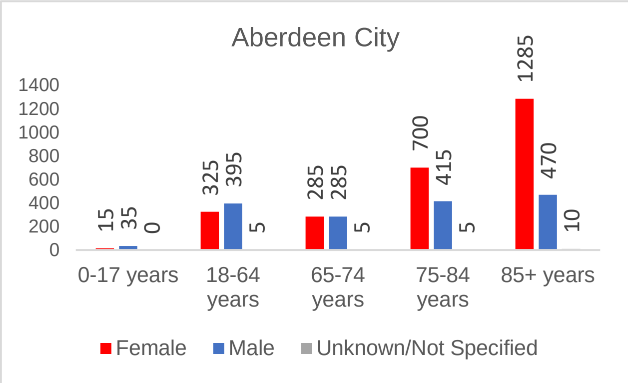
Source: Public Health Scotland, Insights in Social Care Dashboard, 2020/21[76].

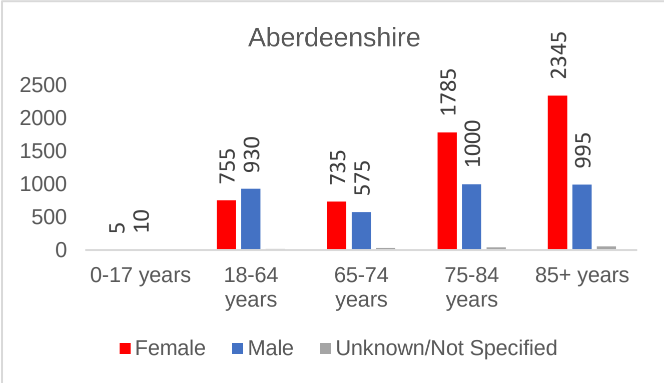
5.278 The rate per 1,000 population has shown little variation between 2017/18 (46.3) and 2020/21 (45.5) in Aberdeen, higher than the Scotland figure of 42.4 per 1,000 population. Over the same period Aberdeenshire saw an increase from 34.6 in 2017/18 to 46.3 in 2018/19, peaking at 48.9 in 2019/20 and then reducing again in 2020/21 to 36.2, lower than the rate for both Aberdeen and Scotland. Over the period the fluctuation in the rate for Scotland followed a similar pattern.

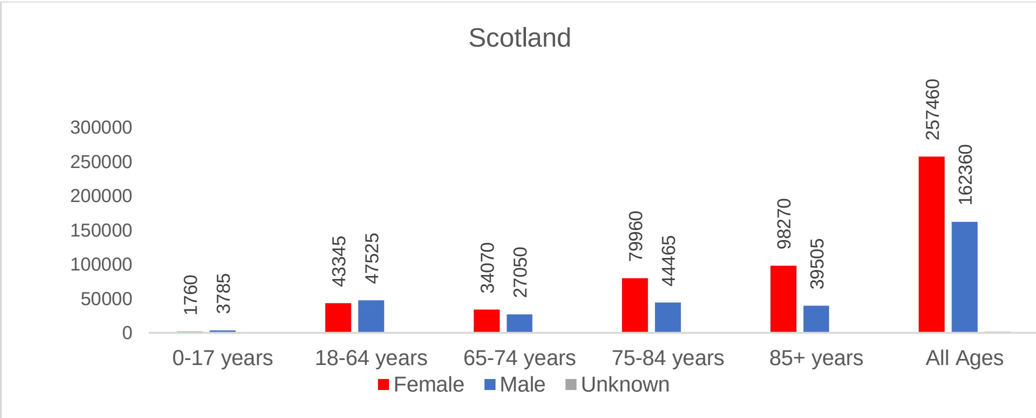
5.279 Figures 5.2, 5.3 and 5.4 below show the number of people receiving social care services by age and gender in 2020/21 in Aberdeen City and Aberdeenshire and Scotland over the same period. The figures indicate a similar trend in both age and gender distribution across each area.

[76] Data limitation: Public Health Scotland's, Social Care Insights dashboards provide detail on a range of services and covered the period 2017/18 – 2020/21. Data for the financial year 2021/22 has not yet been published.

Figures 5.2, 5.3 & 5.4: People receiving social care services by age and gender 2020/21







Source: Public Health Scotland, Social Care Insights Dashboard, 2020/21 publication, April 2022

5.280 In the under 65-year age range there are more males than females receiving social care services, however this changes significantly in the 75 plus age range where the number of females exceed the number of males by over 50%.

5.281 Younger males aged 0-17 years are also shown as receiving more services than females of the same age in across all areas. The higher volume of young males requiring social care services and support could align with evidence suggesting that younger, single males are at higher risk of homelessness.

5.282 Statistics for Aberdeen City show that the highest number of people receiving social care services are females aged 85 years by a large margin. In Aberdeenshire, the number of females aged over 85 years is also the highest, this is also evident for those aged 75 – 84 years also have high levels of social care services in place. This is consistent with the demographic profiles within the areas.

Key issues:

- The group requiring the largest amount of social care are aged over 75 years. The number of service users increases again for those over age 85 with females aged 85 and over requiring the most support. In Aberdeenshire, the number of older people is predicted to be higher than in Aberdeen City over the next 20 years.
- However, there are a larger group of younger males aged 0-17 in Aberdeen City which may be indicative of the requirement for social services to support this demographic to prevent homelessness.

Number of people receiving social care services or support by client group

5.283 Table 5.62 below breaks down the support groups and highlights the number of people receiving these social care services or support from 2018-2021. No data was provided for Aberdeen City for 2020/21, as reflected in Table 5.63, but in line with the decrease in figures identified in Aberdeenshire and nationally, it is likely that Aberdeen City followed a similar trend. Updated figures are required to understand the full picture.

5.284 For Aberdeenshire, the figures show a significant increase in social care services for elderly/frail and a more moderate increase for dementia and the learning disability client group. Social care services for mental health and physical/sensory disability clients have decreased. Older age groups in line with the increase of the ageing population requiring a larger demand for services.

Table 5.62: number of people receiving social care services or support by client group, 2018-19.

	Dementia	Elderly/ Frail	Learning Disability	Mental Health	Physical/ Sensory Disability	Other	Not Recorded
Aberdeen City	1,755	5,155	880	1,855	2,690	3,150	870
Aberdeenshire	1,125	1,285	1,075	705	6,095	2,505	2,455
Scotland	**18,515**	**118,800**	**17,245**	**16,775**	**87,390**	**45,470**	**25,630**

Source: Public Health Scotland, Social Care Insights Dashboard 2018/19.

Table 5.63: number of people receiving social care services or support by client group, 2020-21.

	Dementia	Elderly/ Frail	Learning Disability	Mental Health	Physical/ Sensory Disability	Other	Not Recorded
Aberdeen City*	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Aberdeenshire	1,180	1,640	1,150	445	5,320	1,815	1,210
Scotland	**15,275**	**99,015**	**20,590**	**14,445**	**76,705**	**42,085**	**23,325**

Source: Public Health Scotland, Social Care Insights Dashboard, 2020/21 publication, April 2022. * No data available for Aberdeen City.

People receiving social care services by support type

5.285 Tables 5.64 and 5.65 below break down the various categories of support and highlights the number of people receiving these social care services or support from 2018-2021. Data for Aberdeen City was incomplete for 2020/21. From April 2020, Housing Support was no longer counted as part of the social care collection, so these figures are not included.

Table 5.64: number of people receiving social care services or support by support service type, 2018-19.

	Care Home	Community Alarm/Telecare	Day Care	Home Care	Housing Support	Meals	Social Worker
Aberdeen City	2,600	3,480	630	2,845	1,620	285	4,715
Aberdeenshire	2,700	5,320	785	2,905	2,350	45	7,870
Scotland	**51,475**	**125,120**	**11,175**	**91,590**	**16,305**	**6,435**	**126,400**

Source: Public Health Scotland, Social Care Insights Dashboard 2018/19.

Table 5.65: number of people receiving social care services or support by support service type, 2020-21.

	Care Home	Community Alarm/Telecare	Day Care	Home Care	Housing Support*	Meals	Social Worker
Aberdeen City*	2,140	N/A[77]	0	2,410	N/A	N/A	N/A
Aberdeenshire	2,445	5,195	575	3,625	N/A	20	6,540
Scotland	**48,160**	**113,205**	**6,240**	**93,280**	**N/A**	**5,695**	**127,500**

Source: Public Health Scotland, Social Care Insights Dashboard, 2020/21 publication, April 2022. * Partial data available for Aberdeen City.

5.286 For both Aberdeen City and Aberdeenshire, the largest support services required from the 2018/19 data was social worker support, followed by community alarm /telecare, reflecting the national picture. In Aberdeen, this data was not recorded on the dashboard, but local data for 31 March 2021 shows 1,313 people were using a community alarm, 1,230 had a telecare package and a further 2,367 received a service in sheltered/very sheltered housing via an integrated telecare system. In total 4,910 people were in receipt of a community alarm/telecare services. For 2020/21 for Aberdeenshire, social worker support was again the highest although showing a decrease of 1330 since 2018/19 and again community alarm/telecare was the second highest required and showing a slight decrease of 125.

5.287 Home care support for Aberdeen City shows a decrease of 435 but increased by 720 in Aberdeenshire between 2018/19 and 2020/21.

[77] Data was not recorded for Aberdeen City, local data from Local Housing Strategy, Joint Delivery Action Plan 2020/21 is given in text above.

5.288 Care home support is shown as the fourth highest support service for Aberdeen City and Aberdeenshire and indicates a decrease in client numbers for both areas, mirroring national trends.

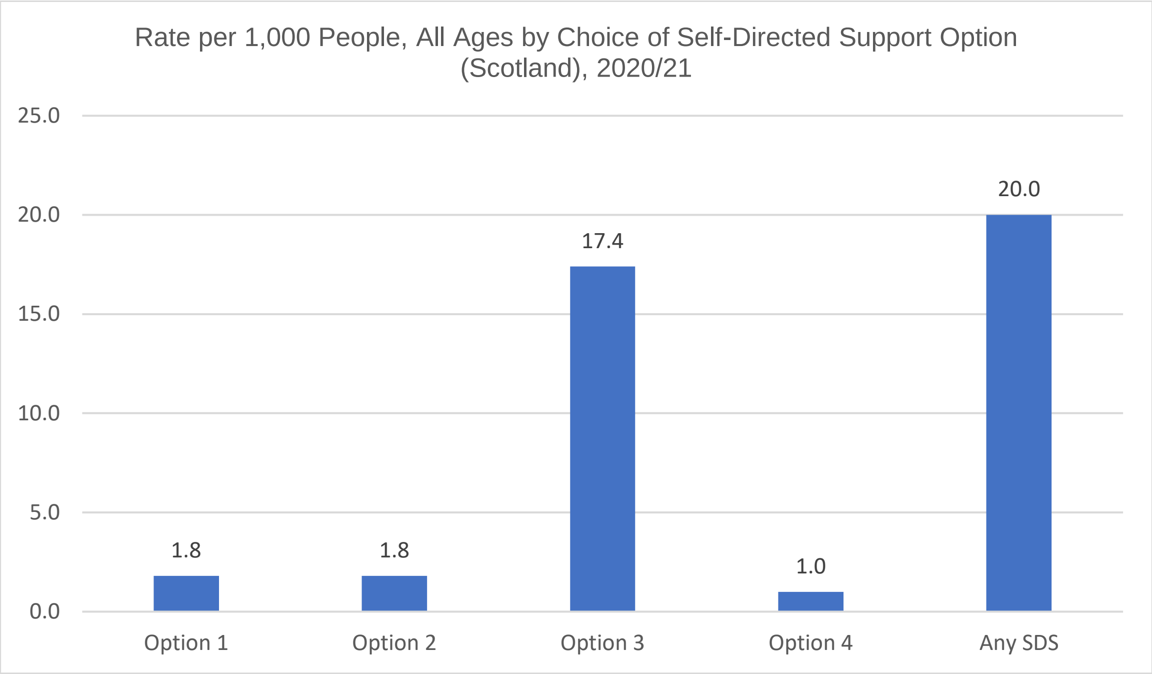
People Choosing Self Directed Support (SDS)

5.289 Self-directed Support (SDS) is the mainstream approach to social care in Scotland. It gives people control over an individual budget and allows them to choose how that money is spent on the support and services they need to meet their agreed health and social care outcomes. The self-directed support options available are:

- Option 1: Taken as a Direct Payment.
- Option 2: Allocated to an organisation that the person chooses, and the person is in charge of how it is spent.
- Option 3: The person chooses to allow the council to arrange and determine their services.
- Option 4: The person can choose a mix of these options for different types of support.

5.290 As seen in Figure 5.5 below, the most popular option in 2020-21 in Scotland was to allow the local Council to arrange and determine the support services required. Data for Aberdeen City and Aberdeenshire was not available for 2020/21, however previous data from 2018/19 highlights a similar pattern for Aberdeen City where there is a large preference towards option 3, with option 1 being the second most popular in the region. There is no data for Aberdeenshire provided for 2018/19. Updated data is required for Aberdeen City and Aberdeenshire to determine if they are following the national trends or have unique requirements.

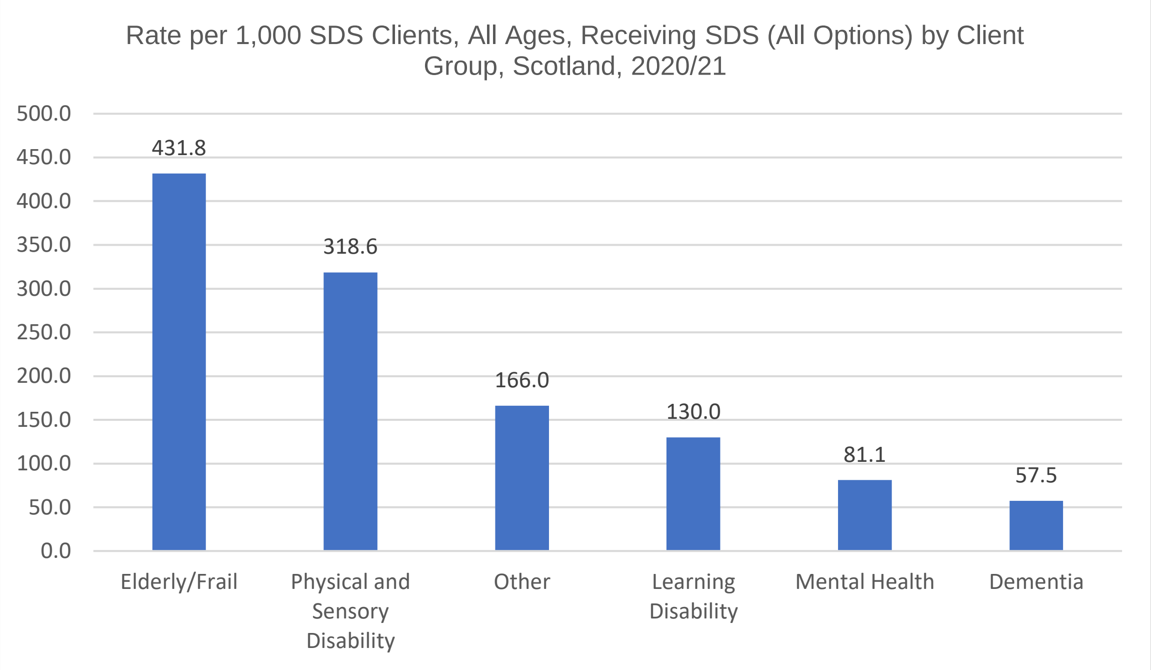
Figure 5.5: Number of people choosing SDS option (Scotland).



Source: Public Health Scotland, Social Care Insights Dashboard, 2020/21 publication, April 2022.

5.291 Figure 5.6 below provides a breakdown of people receiving SDS by client group which is particularly useful in considering future housing needs. The largest group that received SDS in 2020/21 in Scotland are those classed as Elderly/Frail, followed by those with a Physical & Sensory Disability. It is important to note that people may be recorded in more than one client group therefore the individual client group categories cannot be added together to obtain a total number of people.

Figure 5.6: People receiving SDS by client group (Scotland).



Source: Public Health Scotland, Social Care Insights Dashboard, 2020/21 publication, April 2022.

5.292 No data has been reported for Aberdeen City or Aberdeenshire for 2020/21 but 2018/19 data from Aberdeen City indicated a similar pattern, with Elderly/Frail population having the highest proportion followed by Physical & Sensory Disability & Other. Updated data is required for Aberdeen City and Aberdeenshire to determine if they are following the national trends or have unique requirements.

Key issues:

- Data for the number of people receiving care services in Aberdeen City and Aberdeenshire follows a similar pattern to national changes.
- The data reflects the demographic profile of the areas. There is higher population of young males receiving services in Aberdeen City. In Aberdeenshire, the number of people aged 75 years and over is higher than the number for Aberdeen. In both areas the number of females aged 75 plus account for the highest proportion of people receiving services

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Unpaid Carers

5.293 Unpaid carers are people who provide care without pay for a family member, friend, or neighbour, who could not manage without this support for various reasons. The people they care for may be affected by disability, physical or mental ill-health, frailty, or substance misuse. People can become carers at different ages and stages of life, and they do not have to live with the person they care for.

5.294 The actual number of unpaid carers living in Scotland is not known. The data around unpaid carers are not up to date as the most recent census data is not yet available. There was an update provided by the Scottish Government in April 2022 to give more updated estimates. The number of carers living in Scotland is estimated to be around 700,000 to 800,000. The latest figures show an estimated total of around 685,000 carers living in Scotland, including 30,000 young carers (ages 4-18). The latest figures from the Scottish Health Survey 2016-19 also show that for people aged 16 and over, 17% of females and 12% of males are carers. People are more likely to be providing unpaid care in their later working years – especially females. Around a quarter (26%) of females aged 45-54 and females aged 55-64 (23%) provided unpaid care in 2016-19.

5.295 Scotland's 2011 Census highlights that 9.3% of the Scottish population identified themselves as being a carer but this varies quite considerably across Scotland. Aberdeen City had the lowest rate in Scotland, at 7%, and Aberdeenshire also had low figures at just under 8%. However, current estimates suggest the figures have raised since 2011. Local research and updated data are required for Aberdeen City and Aberdeenshire to determine if they follow national trends. When the 2022 Census data becomes available further analysis will be undertaken to improve understanding of the extent and characteristics of this group.

Key issues:

- The data for unpaid carers is at this time insufficient to enable any predictions on care and support services that may be required to provide support for this group. Research at a local level is required and data from the 2022 Census will provide much needed information to enable further understanding for this group. Findings will be incorporated into the Local Housing Strategy for both areas.

Home Care and Personal Care

5.296 Care at home services can help individuals with personal care, home support and practical support to live independently. This can include people of all ages who experience frailty and/or dementia, people living at home with illness, disability or sensory impairment, mental health problems or substance misuse problems.

5.297 Table 5.66 below shows a snapshot of the number of people receiving home care services Aberdeen City and Aberdeenshire. This identifies a slight increase in the number of people receiving a service since 2017 which corresponds with national trends.

Table 5.66: Number of People Receiving Home Care Services (all ages) during Census week in March annually.

	2017/18	2018/19	2019/20	2020/21
Aberdeen City	1,750	1,870	1,870	1,870
Aberdeenshire	2,255	2,025	2,120	2,290
Scotland	**59,940**	**59,875**	**59,000**	**59,960**

Source: Public Health Scotland, Insights in Social Care: statistics for Scotland 2019/20 – 2020/21.

5.298 Table 5.67 shows the data for people receiving a homecare service who were aged 65 years and over. In Aberdeen City, there was a decrease of 530 clients between 2017 and 2021 whereas Aberdeenshire shows a slight increase of 80 clients over the same period, which is similar to the national picture, where the increase in clients was 1,020.

Table 5.67: Number of homecare clients aged 65 years and over.

	2017/18	2018/19	2019/20	2020/21
Aberdeen City	1,740	1,530	1,410	1,210
Aberdeenshire	2,000	2,050	1,950	2,080
Scotland	**48,800**	**50,590**	**49,160**	**49,780**

Source: Scottish Government, Free Personal & Nursing Care Statistics.

5.299 The number of home care hours delivered for clients of all age groups since 2017 in both Aberdeen City and Aberdeenshire is shown in Table 5.68. This illustrates a 9% increase or 2,385 hours in Aberdeen City and 11% or 2,030 hours in Aberdeenshire. In comparison the increase across Scotland for the same period was 4%-, or 30,620-hours service.

Table 5.68: Number of hours home care delivered (all ages) during Census week in March annually.

	2017/18	2018/19	2019/20	2020/21
Aberdeen City	25,050	27,435	27,435	27,435
Aberdeenshire	18,315	16,540	17,685	20,345
Scotland	**702,885**	**686,130**	**721,265**	**733,505**

Source: Public Health Scotland, Insights in Social Care: statistics for Scotland 2019/20 – 2020/21.

5.300 Since 2019, free personal care in Scotland has been available to all adults, previously this related only to those aged 65 years and over. The support provided can assist with personal hygiene; mealtimes; mobility; medication; and general wellbeing.

5.301 Table 5.69 below indicates the number of people aged 65 and over receiving free personal care between 2017/18 and 2020/21. This shows a decrease in Aberdeen City of 19.3% and a small increase in both Aberdeenshire and Scotland (3.1% and 2.5% respectively) during this time.

Table 5.69: Free personal care clients ages 65+ years.

	2017/18	2018/19	2019/20	2020/21	Percentage Change 2017-2021(%)
Aberdeen City	1,420	1,530	1,410	1,210	-19.3%
Aberdeenshire	1,960	2,000	1,890	2,020	3.1%
Scotland	**46,880**	**48,140**	**46,090**	**46,820**	**2.5%**

Source: Scottish Government, Free Personal & Nursing Care Statistics, 2022.

5.302 The number of people receiving personal care at home or using SDS option 1 represent over half the total number of adults requiring long term care in Scotland. While the figures for Aberdeen City and Aberdeenshire are slightly lower than the national average of 62%, they are still reporting a high percentage, 53% and 57% respectively, as seen in Table 5.70 below.

Table 5.70: Number of people receiving personal care at home or direct payments for personal care (SDS) as a percentage of the total number of adults needing long-term care.

	2018/19		2019/20		2020/21		Total Adults
	Number	Percentage	Number	Percentage	Number	Percentage	
Aberdeen City	1,970	56%	1,970	56%	1,825	53%	3,540
Aberdeenshire	2,265	58%	1,915	53%	2,170	57%	3,910
Scotland	57,875	63%	58,872	63%	58,250	62%	91,925

Source: Public Health Scotland, Core Suite of Integration Indicators, September 2021.

Key issues:

- The number of people receiving homecare services in Aberdeen fell by 530 between 2017/18 and 2020/21, however the number of homecare hours delivered increased by 9% over this period. In Aberdeenshire, the number of people receiving homecare services increased by 80, and the number of hours also increased by 11%.

- This increase in the number of hours provided was higher in both Aberdeen and Aberdeenshire compared to Scotland, where the increase was 4% over the same period.

- The number of people aged 65 years and over reduced in by 19.3% in Aberdeen City but increased 3.1% in Aberdeenshire and 2.5% in Scotland between 2017/18 and 2020/21.

- The number of people receiving free personal care at home or choosing SDS option 1 accounted for more than half of all people receiving long-term care. Aberdeen City and Aberdeenshire were slightly lower at 53% and 57% respectively compared to 62% for Scotland.

Technology Enabled Care

5.303 The Technology Enabled Care (TEC) is an umbrella term that covers a range of technologies that support people to live independently.

5.304 Dispersed community alarm equipment in people's own homes and integrated warden call systems in sheltered and supported housing enable service users to raise an alert in an emergency or where assistance is required. Typically, the equipment can include a button, pull cord or pendant, integrated smoke and heat detection, PIRs[78] and other peripherals to manage safety and security. The alerts can trigger calls on site or remotely via an alarm receiving centre.

5.305 Community and telecare services are operated by Bon Accord Care in Aberdeen City and Aberdeenshire Lifeline in Aberdeenshire.

5.306 Table 5.71 below shows the level of telecare services provided in Aberdeen City and Aberdeenshire. Aberdeen recorded a higher number of telecare packages with 1,242 compared to 162 connections in Aberdeenshire. However, the number of community alarm connections in Aberdeen (1,365) was lower than Aberdeenshire (2096).

Table 5.71: Telecare and Community Alarm provision March 2022.

	Community Alarm only	Telecare package	Other	Total
Aberdeen City	1,365	1,242	2,382 (sheltered[79])	4,989
Aberdeenshire	2,096	162	339 (both)	2,597

Source: Aberdeen City and Aberdeenshire Council Community Alarm Teams (2022)

5.307 Table 5.72 below shows the number of people receiving community alarm and/or telecare services between 2017 and 2021. The use of community alarm and telecare services has increased by 17.2% within Aberdeen City during this time, although the use of these services in Aberdeenshire dropped by 5.9% and by 1.4% nationally. There was an increase in people receiving community alarm or TEC services in 2018/19 in Aberdeen City and at a national level. This figure has since plateaued in Aberdeen City while it has decreased nationally.

[78] Passive Infrared detectors that identify activity/inactivity within the home.
[79] Warden call systems in sheltered housing were upgraded to telecare standards in Aberdeen City. Figure indicates number of live connections at 31 March 2022.

Table 5.72: number of people receiving community alarm and/or telecare services, 2017/18 – 2020/21.

	2017/18	2018/19	2019/20	2020/21	Percentage Change 2018-2021 (%)
Aberdeen City	2,970	3,480	3,480	3,480	17.2%
Aberdeenshire	5,520	5,320	5,335	5,195	-5.9%
Scotland	**131,915**	**136,900**	**132,535**	**130,130**	**-1.4%**

Source: Public Health Scotland, Social Care Insights Dashboard 2020/21.

Key issues:

- The number of people receiving a telecare and community alarm service decreased slightly for Scotland as a whole between 2017 and 2021 (-1.4%). In Aberdeenshire, the percentage decrease was larger at –5.9%, whilst in Aberdeen there was a 17.2% increase in the same time period.
- The number of people receiving a service was lower in Aberdeen City (3,480) compared with Aberdeenshire 5,195 in 2020/21.

Future Provision and Needs Required

5.308 The shift in the balance of care to services to support individuals to remain at home or in a homely setting is apparent in the evidence gathered for this chapter.

5.309 Although the data for Aberdeen City and Aberdeenshire is incomplete around some areas of social care services, client groups and support types it is probable that future provision will increase in line with population projections. In particular, the number of support hours for learning disability clients has increased. Public Health Scotland show an increase in people with learning disabilities of 3,335 across Scotland between 2018/19 and 2020/21. Although the figures for Aberdeen City are not recorded, the data does show an increase for Aberdeenshire of 75 clients in the same timeframe whilst support hours for other client groups, namely mental health clients and clients with physical and sensory disabilities have decreased. The Scottish Commission for People with Learning Disabilities shows a figure across Grampian of around 2,471 for 2018 and 2019. Figures for 2020 onwards are not yet known. Any future requirements will be identified through working with partners in Health and Social Care Partnerships and where possible additional homes delivered through the Strategic Housing Investment Plans.

5.310 Similarly, an ageing population, the predicted increase in the number of people living with a long-term condition, and the numbers of adults living with multi-morbidity over the age of 65 in both Aberdeen City and in Aberdeenshire is likely to require increased levels of support for independent living at home. Support for clients over the age of 75 and clients living with dementia would be expected to rise in line with the ageing population estimates and more so in Aberdeenshire where the numbers of older people are anticipated to increase significantly.

5.311 TEC will continue to be an important element of care and support for independent living at home, however the figures for Aberdeen City indicate a potential increase in need for these services, whereas Aberdeenshire indicate a small decrease in need similar to the national picture.

5.312 Public Health information post 2021 and the awaited Census information for 2022 will provide necessary further information on population trends and subsequently should provide some clarity for the support and care services needed.

Location and Land Needs – Site Provision

5.313 Definitions:

Definition	
Gypsy and Travellers	The term 'Gypsy/Travellers' can refer to several distinct groups who consider a travelling lifestyle to be part of their cultural or ethnic identity such as Roma/Romany Gypsy, or Scottish and Irish Travellers. This definition recognises that 'Gypsy and Travellers' are not a homogenous group; although some may share cultural similarities such as nomadism, they may consider themselves to be distinct from others.
Travelling Showpeople	Members of groups organised for the purpose of bringing fairs, circuses or shows to locations across the UK and Europe. They are distinct from Gypsy/Travellers in that travelling is not considered part of their ethnic identity, rather their occupation and resultant lifestyle necessitates that they travel. Although Travelling Showpeople are not considered to be an ethnicity, they have a distinct cultural identity built on their history of providing entertainment to local communities.

National Policies

5.314 National policy and strategy that relate to this area includes:

- Gypsy/Travellers and the Scottish Planning System – A Guide for Local Authorities, 2015,
- Addressing Race Equality in Scotland: The Way Forward 2017,
- Guidance for Local Authorities on Managing Unauthorised Camping by Gypsies and Travellers in Scotland, 2017,
- Gypsy/Traveller Site Provision, 2018,
- Improving the Lives of Scotland's Gypsy/Travellers (2019 – 2021),
- Improving Gypsy/Traveller site: Guidance on minimum site standards and site tenants' core rights and responsibilities,
- A Fairer Scotland for all: Race Equality Action Plan and Highlight Report,
- The Planning Act (Scotland) 2019,
- Gypsy/Travellers – accommodation needs: evidence review 2020,

Local Policies and Strategies

5.315 Local policy and strategy that relates to this area include:

- Aberdeen City Local Development Plan 2023,
- Aberdeenshire Local Development Plan 2023,
- Aberdeenshire's Site Provision Strategy 2021-2026,
- Grampian Gypsy/Traveller Accommodation Needs Assessment 2017.

Land Needs

5.316 The provision of sites requires land that is near amenities and within communities with sufficient space for caravans, trailers, show vehicles, washing/drying area and space for children and young people.

Aberdeen City	Provision of Gypsy and Traveller sites are identified in the respective Masterplans for the sites at Grandholme, Newhills and Loirston. A site at Loirston has planning consent, however no sites have yet been delivered. The provision of further Gypsy and Traveller sites features in the proposed Local Development Plan that is currently under examination by Scottish Government Reporters. The Local Development Plan 2023 is expected to be adopted in early 2023.
Aberdeenshire	Aberdeenshire has identified the need for a site in Central Aberdeenshire and three locations have been identified in the current Local Development Plan (2023). Aberdeenshire's Site Provision Strategy 2021-2026 was approved by the Gypsy and Traveller Sub Committee in November 2021. Aberdeenshire Local Development Plan 2023 was adopted in January 2023.

Care and Support Needs

5.317 Care and support needs may vary, but generally access to education support, welfare and financial inclusion advice, health services and housing services are required.

5.318 Aberdeen City and Aberdeenshire Council's Gypsy/Traveller Liaison Officers provide advice, support, and signposting for all members of the Gypsy/Traveller community, on council managed sites, private sites, unauthorised encampments and in the settled community.

5.319 The Gypsy/Traveller Liaison Officer works closely with Education and Health colleagues to try to achieve the best outcomes for Gypsy/Travellers.

Aberdeen City	Aberdeen City Council's Gypsy/Traveller Liaison Officer manages the Clinterty Travelling Persons site. The Gypsy/Traveller Liaison Officer is a member of the Site Manager's Group.
Aberdeenshire	Aberdeenshire Council's Gypsy/Traveller Liaison Officer manages Aikey Brae Travellers' Site and assists with the management and administration of the Greenbanks Travellers' Site. The Gypsy/Traveller Liaison Officer is a member of Aberdeenshire's Tackling Poverty and Inequalities Group which has the remit to maximise income, address fuel poverty and provide training to achieve the best outcomes for Gypsy/Travellers. The Gypsy/Traveller Liaison Officer is a member of the Site Managers' Group.

Suitable for

5.320 These types of sites are suitable for members of the Gypsy/Traveller communities, as well as Travelling Showpeople.

Evidence

5.321 The population size of Gypsy/Traveller groups across Scotland is relatively unknown compared with other ethnic groups. There is limited official data available in terms of the number of households and overall population numbers. The Scottish Government previously published a semi-annual count of households in Gypsy and Traveller communities living on official council sites, private caravan sites and unauthorised encampments. The last year that this count was undertaken was 2009 and only included Gypsy/Traveller households based on sites/encampments, meaning the data is likely not a true reflection of the current population of this group of people in Scotland. The Scottish Government made the decision to cease these counts as there were no notable trends to be drawn from the data.

5.322 'Gypsy/Traveller' was introduced as an ethnic category in the 2011 Census, which provided baseline population data for this group for the first time.

Table 5.73: People identifying as 'Gypsy/Traveller'.

Area	Total Number	Percentage
Aberdeen City	279	6.6%
Aberdeenshire	175	4.2%
Aberdeen City and Aberdeenshire	**454**	**10.8%**
Scotland	**4,200**	**100%**

Source: Census 2011.

5.323 Table 5.73 above suggests that around 10.8% of Scotland's Gypsy/Traveller community resides in Aberdeen City and Aberdeenshire. The data is considered to be unreliable due to its age and the fact that members of the community may choose not to identify as part of this ethnic group. The true population figure is likely to be much higher, and organisations that work with Gypsy/Travellers have estimated this to be between 15,000 and 20,000 people. Assuming that Aberdeen City and Aberdeenshire are home to 10.8% of the Gypsy/Traveller population in Scotland, the true population may be between 1,620 and 2,160 across both areas. These figures will be reviewed when 2022 Census data becomes available and findings will be reflected in the Local Housing Strategy for both areas.

Key issues:

- Whilst there is a lack of reliable data to provide accurate projections, by using data from the 2011 Census and national population estimates of the Gypsy/Traveller community, there could be an estimated 2,160 Gypsy/Travellers across Aberdeen City and Aberdeenshire Council areas.

- Despite the need for additional sites and potential locations being identified in the respective Local Development Plans of both councils, there has been a lack of progress in terms of delivering further site provision.

Public Sites

5.324 There are two primary obstacles facing Gypsy/Travellers in terms of their accommodations needs: a shortage of available sites, and the poor quality of the existing sites. The Scottish Government's evidence review identified a chronic shortage of sites nationally. As a result, it is estimated that around 80% of the Travelling community in Scotland live in bricks-and-mortar homes, many of whom would rather be a living a 'traditional' lifestyle.

5.325 There is one council run and managed Gypsy/Traveller site in Aberdeen located at Clinterty, which lies close to the border with Aberdeenshire. This provides 17 permanent pitches and 4 short term pitches. The site is currently undergoing significant refurbishment and will be closed until 2023/24.

5.326 There are two council run and managed sites in the North of Aberdeenshire:

- Aikey Brae, Maud, Peterhead. 10 pitches each with an electric pillar and a chemical toilet. There is access to water.
- Greenbanks, Banff. 20 stances, each with an amenity block with a hook up, separate toilet, level access shower, base and wall units, a sink and plumbing for a washing machine. The site is seasonal, open from April to the end of October. Five stances are currently available for occupation throughout the year.

Table 5.74: Traveller site occupancy figures, including children.

Site	2017/18	2018/19	2019/20	2020/21	2021/22
Clinterty Aberdeen	n/a	n/a	n/a	n/a	40
Aikey Brae, Maud	n/a[80]	63	145	36	25
Greenbanks, Banff	n/a[81]	n/a[82]	65	52	39

Source: Gypsy Traveller Liaison Officers, Aberdeen City Council and Aberdeenshire Council[83].

5.327 Table 5.74 above shows that the occupancy levels for Aberdeenshire Council's managed sites reached a peak in 2019/20, before declining in 2020/21 and 2021/22. Aikey Brae in particular saw a significant drop in occupancy levels of around 75%. The site is occupied but not on a consistent basis, which is likely due to the basic facilities provided. Greenbanks' occupancy level has remained fairly consistent, apart from the period affected by Covid-19 pandemic. Historic occupancy figures for Greenbanks are limited as the site was previously managed by Aberdeenshire's Tenancy Services and the information is not comparable due to differences in their recording process.

5.328 Both sites in Aberdeenshire can be used for short term/transit stays. Aikey Brae is a transit/stopover with limited facilities, accessible throughout the year and Greenbanks operates on a seasonal basis. Two families have remained on Greenbanks since August 2020 as a result of the pandemic, when Gypsy/Travellers were encouraged to remain in one location. Currently five stances on Greenbanks are accessible all year. Table 5.75 shows the waiting list demand for Aberdeen City and Aberdeenshire Council's public sites in

80 Comparable data not available for this period as sites were managed by Tenancy Services and different recording mechanism applied.
81 Comparable data not available for this period as sites were managed by Tenancy Services and different recording mechanism applied.
82 Comparable data not available for this period as sites were managed by Tenancy Services and different recording mechanism applied.
83 Aberdeenshire Council calculates occupancy figures based on full year (Jan – Dec) figures rather that financial years.

2018 as this is the most recent published data available from Scottish Government. Occupants have remained on Aikey Brae site longer than the two weeks transit option. The longest stay on Aikey Brae to date has been 66 days (2022). Aberdeenshire Council does not maintain a waiting list for either site.

Table 5.75: Waiting list demand.

Area	Current waiting list	Up to 12 months on list	More than 12 months	Turned away in last year
Aberdeen City	7	7	0	2
Aberdeenshire	0	0	0	0

Source: Gypsy/Traveller Site Provision, Scottish Government, 2018.

5.329 In 2021, Aberdeen City Council had 14 people on the waiting list for their public site, double the number of people waiting in 2018, which suggests that demand for pitches has increased. Waiting list data for 2022 was not available due to the ongoing refurbishment at the site, as the list is kept in paper form at the site.

5.330 Aberdeenshire's sites do not have waiting lists as the sites are seasonal/transit. For Aikey Brae, Gypsy/Travellers will typically request access to the site, and they will be assigned a vacant pitch. For Greenbanks, resident families will typically indicate whether they will be returning for the following season and ask for a stance to be reserved if so. It tends to be the same families who return to the site, with any vacant stances being available for occupation by other Gypsy/Traveller groups.

5.331 As of 2019, there were 29 public Gypsy/Traveller sites across Scotland with a total of 397 pitches. The average number of pitches per site is therefore 13.7, with the sites at Clinterty and Greenbanks being well above this figure and Aikey Brae being slightly lower. Aberdeenshire in particular has the third-highest number of public pitches in Scotland.

Key issues:

- Aberdeen City has only one official public Gypsy/Traveller site, and this is currently closed due to refurbishment which may increase the number of unauthorised encampments in the area. Additionally, the waiting list figures for 2021 indicated that there was increased demand for this site prior to the closure.
- The occupancy levels of Aberdeenshire's council owned sites, however, has declined since 2019/20. This is believed to be as a result of the pandemic and reduced opportunities for employment, exacerbated by economic circumstances.

Privately Owned Sites

5.332 Some Gypsy/Travellers have expressed a preference for living on private sites as they can live in family groups and monitor who is admitted on the site. There are eight privately owned and manged sites across two areas detailed in Table 5.76 below.

Table 5.76: Privately owned Gypsy/Traveller Sites.

Area	Site	Number of pitches
Aberdeen City	Dyce	8
Aberdeenshire	New Pitsligo	5
	Boddam	4
	North Esk Residential	11
	North Esk Transit	9
	Findon Football	5
	Boyndie	14
	Clola	3
	Quarry Wood, Greatstone Wood, Kemnay	10
	Standryford Farm Newmachar	1 (subject to conditions)

Source: Gypsy Traveller Liaison Officers, Aberdeen City and Aberdeenshire Council.

5.333 There are some barriers faced by those wishing to develop private sites. Owners may face issues with the cost and quality of land availability. Less expensive plots may require expensive solutions in order to satisfy planning requirements. The planning application process can be challenging and objections from the settled community may impact on success. Literacy issues can impact on the organisation of basic infrastructure such as the installation of water, electric and gas supplies. Another factor can be the cost of a residential site licence and the requirement for a fire risk assessment to be carried out. This is a recurring cost as the licence has to be renewed after 5 years.

Table 5.77: Planning applications for private sites, 1992-2018.

Area	Number of Planning Apps	Initial Apps Approved	Approved on Appeal	Called In	Refused, Withdrawn or Pending
Aberdeen	3	1	2	0	0
Aberdeenshire	14	2	2	1	9
Scotland	**88**	**35**	**18**	**1**	**35**

Source: Gypsy/Traveller Site Provision, Scottish Government, 2018.

5.334 Research published by the Scottish Government in 2018 detailed the number of planning applications made by each local authority in relation to private sites, as well their outcomes. During this period, there were 3 applications made in Aberdeen City, whereas 14 applications were made in Aberdeenshire which was the second highest number in any of the local authorities in Scotland.

Table 5.78: Planning applications for private sites, 2018-present.

Area	Number of Planning Apps	Initial Apps Approved	Approved on Appeal	Called In	Refused, Withdrawn or Pending
Aberdeen	1	0	0	0	1
Aberdeenshire	4	1	0	0	3

Source: Planning Services, Aberdeen City and Aberdeenshire Council.

5.335 Table 5.78 above shows the number of planning applications made in both areas from 2018 to present day. Aberdeen City Council has received one additional application for a private site since 2018. As part of the application for a residential development in Newhills, there is provision for a private Gypsy/Traveller site to be developed. At this time, the planning authority have issued an opinion that the application will require an Environmental Impact Assessment.

5.336 Aberdeenshire has received four planning applications for private sites since 2018. Three of these applications were made in 2021 and two are still awaiting a decision, these being for the formation of new sites in Newmachar and Portlethen with one and five pitches respectively. The other application made in 2021 in relation to the existing site at Quarry Wood has been approved and the number of pitches on the site has increased to ten. There was also an application approved in early 2019, for the formation of the North Esk transit site which is currently operational.

Key issues:

- Despite Gypsy/Travellers indicating a preference for private sites, constructing these sites can be costly and challenging. Planning permission can be difficult to obtain, and even after receiving approval the sites may be subject to further requirements such as an Environmental Impact Assessment or other additional materials.

Site Standards

5.337 There is a general lack of awareness from the Gypsy/Traveller community regarding minimum site standards for their sites. In a report carried out by the Scottish Housing Regulator in 2018/19, it was found that only around 1 in 10 interviewees were aware that there were minimum site standards published by the Scottish Government in 2015. Table 5.79 below shows the site standards that interviewees viewed as most important

Table 5.79: Site Standards seen as most relevant for tenants of Gypsy/Traveller sites.

Physical Fabric & Facilities	Safety & Security
Condition of amenity blocks (including energy efficiency), the range of facilities provided by amenity blocks, the condition of pitch surfaces and the quality of play park facilities.	Provision of fencing to pitches, safety for children (including road safety on and off-site, and access to suitable secure play parks), and fire safety (including some concerns around the extent to which sufficient smoke detectors and fire extinguishers were provided).
Maintenance & Repairs	**Fair Treatment & Consultation**
Ensuring sufficient ongoing maintenance and investment for sites – there is a common view that there has been insufficient investment in recent years. Repair timescales were also highlighted, with some suggesting that multiple requests are needed for work to be completed. A small number also referred to fly tipping on vacant pitches and noted the detrimental impact on neighbouring pitches.	Ensuring equity with other sites and social tenants. Some compared their rent unfavourably with that for permanent housing and suggested that this was poor value for money relative to the facilities provided. Communication with tenants is also important, although participants typically focused on engagement around specific planned works (rather than ongoing engagement, for example).

Source: Scottish Housing Regulator: National Panel of Tenants and Service Users 2018/19, Thematic Report: Gypsy/Traveller Sites, March 2019.

Unauthorised Encampments

5.338 The number of unauthorised encampments in Aberdeen City and Aberdeenshire would suggest that there are significant gaps in provision. Tables 5.80 and 5.81 show the numbers recorded since 2017/18. This shows the number of encampments has increased in both areas following the pandemic but still generally remain lower than the numbers reported in 2017/18.

Table 5.80: Number of unauthorised encampments in Aberdeen City.

Area	2017/18	2018/19	2019/20	2020/21	2021/22	Total 2018 to 2022
Aberdeen City	26	27	11	15	22	**75**

Source: Gypsy Traveller Liaison Officer, Aberdeen City Council and Aberdeenshire Council.

Table 5.81: Number of unauthorised encampments in Aberdeenshire.

Area	2017/18	2018/19	2019/20	2020/21	2021/22	Total 2018 to 2022
Banff & Buchan	4	4	6	1	1	12
Buchan	12	14	10	2	8	34
Formartine	0	0	0	0	2	2
Garioch	0	0	1	0	1	2
Kincardine & Mearns	1	1	3	2	5	11
Marr	3	3	1	0	0	4
Total	**20**	**22**	**21**	**5**	**17**	**65**

Source: Gypsy Traveller Liaison Officer, Aberdeen City Council and Aberdeenshire Council.

5.339 As one site in Aberdeenshire has basic facilities and the other is open on a seasonal basis (April to the end of October) with five stances currently accessible throughout the year, this has an impact on the number of Unauthorised Encampments. The distribution of these encampments by area reflects the movement patterns of Gypsy/Traveller communities along the A90, A93, A96 and A947.

5.340 The site in Aberdeen tends to be fully occupied which encourages unauthorised encampments and suggests there are not enough pitches to meet demand. Moreover, when public sites are occupied, the tenancies can often last for more than two years. Table 5.82 below shows that in 2018, 61% of tenancies in council owned sites across Scotland were longer than two years, with 83% lasting longer than six months.

Table 5.82: Length of tenancy for pitches in publicly owned sites by percentage.

Area	Occupancy Level	0-6 Months	6-24 Months	2+ Years
Aberdeen	100%	19%	5%	76%
Aberdeenshire	53%	100%	0%	0%
Scotland	**88%**	**17%**	**22%**	**61%**

Source: Scottish Government, Gypsy/Traveller Sites in Scotland, December 2018

5.341 Table 5.82 shows that Aberdeen City broadly followed the national trends in tenancy length, while Aberdeenshire had a lower occupancy level, and most tenancies were short-term. It is important to note that this data was captured in 2018 and these trends may not be reflective of the current occupancy. The figures for Scotland, however, indicate that much of the publicly owned sites are occupied long-term and therefore there are likely to be fewer spaces available for prospective new tenants.

Key issues:

- The number of unauthorised encampments in both areas appears to be rising again following the low number reported during the pandemic. Most of Aberdeenshire's unauthorised encampments are in North of Aberdeenshire, which suggests there is a need for improved facilities on existing sites.

Health, Care and Support Needs

5.342 According to the 2011 Census, Gypsy/Travellers are more likely to suffer from long-term health problems or disabilities, with 28% reporting such a condition compared to 20% of the general population. They were also more likely to be limited 'a lot' by said condition, with 16% reporting this compared to 10% of the general population.

5.343 The Census also showed that 11.7% of Gypsy/Travellers had a caring responsibility. Despite the younger age profile of this group, data suggests they have a higher rate of ill health than the general population. The accommodation needs of Gypsy/Travellers can be detrimental to their healthcare outcomes, for example if they are moving sites frequently it can be harder to access services. There is, however, a general lack of evidence regarding the health and care needs of Gypsy/Travellers across Scotland.

5.344 Gypsy/Travellers face difficulties when engaging with educational services and their educational outcomes are among the worst in Scotland. Data from the 2011 Census shows that Gypsy/Travellers aged 16 and over are less likely to have qualifications, with 50% of respondents having no qualification compared to 27% of the general population. These difficulties extend to further education beyond secondary school, with only 38% of Gypsy/Travellers aged 16-24 being full-time students compared to 46% of the general population in this age group. School leavers data from 2014-16 shows that 74.6% of leavers who identified as 'White – Gypsy/Travellers were in positive follow-up destinations, compared to 91.7% of the general population. Poor educational outcomes for Gypsy/Travellers can inhibit their ability to access resources which would improve the standards and maintenance of the sites in which they reside.

Key issues:

- Gypsy/Travellers are more likely to report long-term health problems and poor educational outcomes, and these issues can be exacerbated by their living conditions.

Future Needs & Provision Required

5.345 The Grampian Gypsy/Traveller Accommodation Needs Assessment carried out in 2017 by Aberdeenshire Council and Aberdeen City Council found that the most desirable type of site was a local authority provided and managed permanent site. However, when data on the number of encampments and community feedback is considered, there is a demand for a range of provision, and it seems likely that there is currently a shortfall in available provision.

5.346 Past research has recommended the provision of a mix of small, family-orientated sites, as well as larger sites to accommodate varying sizes of Gypsy/Traveller groups.

5.347 The Grampian Regional Equality Council has recently undertaken research into the housing needs of Gypsy/Travellers in Aberdeen City and Aberdeenshire. This involved engagement with Gypsy/Travellers through survey consultation and a review of the related feedback, as well as a review of existing national policy and research. The pool of Gypsy/Travellers consulted was fairly limited, with five being consulted in Aberdeen City and six in Aberdeenshire.

Aberdeen City

5.348 Poor site quality is an issue which affects Gypsy/Travellers in Aberdeen. The Clinterty site is currently undergoing significant refurbishment to help remedy this issue and is due to close until 2023-24. This means that families have been temporarily relocated, but due to the length of time the site will be closed it is possible that Aberdeen may see a short-term increase in unauthorised encampments. The number of unauthorised encampments in the area has risen the pandemic, with the Altens area in particular seeing five appear in the first half of 2022.

5.349 Previous Local Development Plans have indicated an intention to reduce the size of the Clinterty site and develop an additional smaller site with Grandhome, Newhills, and Loirston being considered as viable locations. Despite this, no progress has yet been made in developing new sites.

5.350 GREC's engagement with local Gypsy/Travellers revealed that they had a preference for smaller sites with no more than ten pitches due to potential tension between family groups. They also acknowledged that although a small transit site would be beneficial, local Gypsy/Travellers traditionally prefer to frequent unofficial transit sites. The preferences of the local Gypsy/Traveller community therefore seem to align with Aberdeen City Council's intentions in their Local Development Plan, with a smaller site to Clinterty being desired and the need for a small transit site being acknowledged. The high number of unauthorised encampments in the Altens area may suggest that this would be a beneficial location to develop a smaller public site.

5.351 In the Local Development Plan, Aberdeen City Council is required as part of the 25% affordable housing contribution to make contributions towards provision of sites for Gypsy/Travellers. As part of the masterplan process for Greenferns Landward, a Gypsy/Travellers site has been identified.

Aberdeenshire

5.352 As the facilities at Aikey Brae are basic they do not lend themselves to long term occupancy. However, recently the site has seen occupants staying beyond the typical two-week transit period. Occupancy levels at Greenbanks have been reasonably consistent apart from during the pandemic. The level of demand for these sites means that families may be exploring private site options. There are several families who are in the process of applying for planning permission for additional private sites in the area.

5.353 The Gypsy/Travellers who were consulted were unanimous in their support for increased site provision in the area. Research dating back to 2014 also indicates that the general population of Aberdeenshire would support this, with 53% of those surveyed at the time indicating that Aberdeenshire Council should improve their site provision. The number of unauthorised encampments in the North of Aberdeenshire has also been increasing, with a recent influx in the Buchan area in particular.

5.354 Aberdeenshire’s Local Development Plan 2023 has identified three potential areas for new sites as appropriate locations for development of three new public sites - two halting and one transit. They are Inverurie, Blackdog and Chapleton. However, given that the land is privately owned the delivery of these sites is dependent on the build-out rate by private developers they are therefore unlikely to meet any identified need in the short term.

5.355 Gypsy/Travellers engaged with locally, expressed a desire for an additional site to be built in a location from which Aberdeen City is more easily accessible. Inverurie, in Central Aberdeenshire, was suggested as a suitable location. There may also be a need to provide additional transit pitches elsewhere in Aberdeenshire in the future, to ensure there is sufficient provision to meet local needs.

Travelling Showpeople

5.356 There is a lack of data nationally and locally to complete an in-depth analysis of the housing needs of Travelling Showpeople. Unlike ‘Gypsy/Travellers,’ this group was not represented as an ethnicity choice in the 2011 Census and as such there was not a population estimate given for this group.

5.357 However, in the 2022 Census there was an option for ‘Travelling Showman/woman’ to be selected as an ethnic identity following a request from the Scottish Section of the Showman’s Guild to the Census Team. The Scottish Showman’s Guild estimates that there is a population of around 2,000 Travelling Showpeople in Scotland, consisting of 400 member businesses.

5.358 The Grampian Regional Equality Council have undertaken engagement with Travelling Showpeople frequenting Aberdeen City and Aberdeenshire. The engagement was restricted to the number of shows visiting the area during the consultation period. As most shows took place in Aberdeenshire, the consultation was limited to those located in this area. Specifically, Travelling Showpeople pitched at Inverurie, Banff, Stonehaven, and Peterhead were consulted.

Aberdeen City

5.359 Those consulted stated that they were less likely to frequent the existing sites in Aberdeen City, such as the Aberdeen Beach sites, as they are perceived as being reserved for more commercial and international shows. The proximity of Codona’s Amusement Park also contributes to the feeling within the community that these sites are less accessible to smaller family groups.

5.360 The existing sites at the beach are seen as having suitable facilities to host such groups, but at present the local community does not feel comfortable occupying them. It was suggested during the consultation that an additional site further from the existing sites would help the city become more accessible to Travelling Showpeople. This site would ideally have at least ten pitches with suitable space for show equipment and access to essential facilities such as water and power sources. This may help to ease the pressure on Aberdeenshire's sites which are reportedly exhibiting signs of overuse.

Aberdeenshire

5.361 The Travelling Showpeople that were consulted visit sites across Aberdeenshire regularly, namely Banff, Ellon, Peterhead, Turriff, Oldmeldrum, Inverurie and Stonehaven, although the Ellon site is reportedly closing soon. The sites tend to be located on public land and a fee is required for their use. The fee paid is dependent on the number of amusement stalls and the duration of their stay.

5.362 Despite paying these fees, poor site quality is an issue faced across Aberdeenshire. Of the sites mentioned above, only Stonehaven has a water source on-site which means that most Travelling Showpeople are relying on the goodwill of neighbours for access to water.

5.363 Generally, the sites also lack an electrical power source which means occupants must rely on gas and electrical generators. These generators can cause friction with neighbours in the settled community due to the resulting noise. Improved site facilities would make Aberdeenshire more accessible to Travelling Showpeople.

Table 5.83: Number of shows in Aberdeenshire.

Year	Number
2018	6
2019	6
2020	None due to the pandemic
2021	10
2022	6

Source: GREC research Paper[84]: Accommodation Needs of Ethnic Minorities, Gypsy/Travellers and Travelling Showpeople (2022).

5.364 Existing sites struggle to accommodate larger groups of Travelling Showpeople and there are concerns that sites are suffering from overuse. Potential new site locations suggested during consultation included plots of land at Westhill and Portlethen. The creation of a new site may ease the pressure on existing sites, but it is important that existing facilities are also improved to help provide a higher quality of life for Travelling Showpeople in the area.

Key issues:

- There is estimated to be around 2,000 Travelling Showpeople in Scotland, but there is a lack of data to estimate the proportion of those in Aberdeen City and Aberdeenshire. However, the Travelling Showpeople community in both areas have concerns about the overuse of existing sites.

[84] Attached separately as Appendix B

Stakeholder Engagement

5.365 Stakeholder engagement was undertaken by working with partners in both Aberdeen and Aberdeenshire Health & Social Care Partnerships through established operational and strategic groups that include representatives from multidisciplinary teams, third sector partners and service users and carers.

5.366 Face to face meetings with representatives of Aberdeen University, Robert Gordon University and NeSCOL, informed finding around the accommodation needs of students

5.367 Grampian Regional Equality Council were commissioned to carry out a research project in the accommodation needs of gypsy travellers and migrant workers. This included communication with partner organisations and the Gypsy Traveller Community (attached as Appendix B).

5.368 Care and Repair services, Disabled Persons Housing Service Aberdeen and Houseability in Aberdeenshire were consulted throughout the development of the document. Details of meetings are available upon request.

5.369 Consultees included:
Aberdeen City:
Local Housing Strategy Independent Living sub-group
Aberdeen City Health and Social Care Partnership, Strategic Planning Group
Disabled Adaptations Group
Learning Disability and Mental Health Operational Groups
Complex Care Programme Board
Delayed Discharge Housing Liaison Group
Occupational Therapy
Bon Accord Care
Adaptation Services

Aberdeenshire:
Independent Living Strategic Outcome Group
Aberdeenshire Health and Social Care Partnership Strategic Planning Group
Housing, Health & Social Care Programme Board
Learning Disability and Complex Care supported accommodation group
Adaptations Working Group
Mental Health supported accommodation group
Dementia Outcomes and Reference Group (includes service user representation)

Adaptations Services:
Occupational Therapy Service
Commissioning, Procurement and Contracts Team

Key Issues for Local Housing Strategy and Local Development Plans

Topic	Key Issues Identified in the HNDA
Accessible/adapted housing	1. Generally, there is a lack of accessible accommodation in both areas. In Aberdeen there has been a 47% rise in the number of applications with additional space requirements due to illness or disability. Aberdeenshire has over 900 people waiting for wheelchair/ground floor accessible accommodation. 2. Factors affecting the delivery of disabled adaptations include increased costs due to economic factors, equity in provision and delays in assessment. 3. Based on current estimates, approximately 4,000 properties in Aberdeen and 3,000 in Aberdeenshire require adaptations across all tenures. 4. The adaptations service is demand led, however, based on previous trends, the average annual requirement adaptations[85] for social rented housing is 630 in Aberdeen City and 732 for Aberdeenshire. In the private sector the predicted numbers are around 140 for Aberdeen City and 200 for Aberdeenshire. 5. There is an identified lack of accommodation for people with complex care needs or those with bariatric conditions. The enhanced specification can be delivered through housing provision, however the excess build costs to cover specialist features require capital investment out with the current levels of subsidy available for affordable housing.
Wheelchair housing	1. Aberdeen City has a wheelchair accessible target in relation to affordable housing and is developing a private sector target. Aberdeenshire has a cross-tenure target. It has not

[85] Major and minor adaptations, average per year carried out over 5-year period.

	been possible to determine an accurate measure of demand or provision, particularly for the private sector. A national data set would assist in developing future targets. 2. Using the methodology of the 'Still Minding the Step?' report, it is estimated that 737 households in Aberdeen City have an unmet housing need, with this figure being slightly higher in Aberdeenshire at 767. These figures will likely increase alongside the number of wheelchair households. The estimation of the number of all households requiring wheelchair accommodation is 0.9% in both areas.
Non-permanent housing e.g., for students, migrant workers, people experiencing homelessness, refugees, asylum seekers	1. It is difficult to predict future needs with any sort of accuracy, as the number of refugees and migrants could be affected by broader economic circumstances and world events which are unpredictable. 2. There remain challenges around supply and demand of suitable housing across all sectors, particularly larger family accommodation required to meet the needs of refugee families. 3. Young single males, prison leavers, care experienced young people and people experiencing domestic abuse are at a higher risk of homelessness. 4. In Aberdeen, the number of homeless presentations in 2020/21 of females in 16–17-year-old age group was almost double that compared with males in the same group. 5. There is a growing trend for international students to travel with their families which resulted in the need for larger accommodation in Aberdeen City. 6. Interim housing options for people who cannot return to their home and are delayed in hospital remain challenging. Aberdeen City has provided 22 bedspaces to improve system capacity and enable people to leave hospital to await appropriate housing, adaptations or care package. In Aberdeenshire

	there are no interim housing options available, however it is considered that this resource would be of significant benefit as clients awaiting housing options are currently placed in care homes.
Supported provision. e.g., care homes, sheltered housing, hostels and refuges	1. There is no current evidence to suggest an increased requirement for care home provision in Aberdeen City, however in line with demographic projections and the much larger predictions of the numbers of older people in Aberdeenshire, estimates show that there will be a shortfall in capacity for older people's care home accommodation. The intention is to ensure opportunity for the third and private sector to develop additional provision in areas of under supply and additionally to adjust the geographical nature of care services and ensure provision matches demand. 2. In Aberdeen, the Market Position Statement for learning disability and mental health identified the need for an additional 8 unit development, every 2 years plus one site per year to meet the needs of those with complex care. The Market Position Statement for Aberdeenshire identified a further 130 placement are required by 2025 for people with a learning disability. Work is ongoing to determine the needs for people with mental health issues. 3. Aberdeen City and Aberdeenshire Council are both currently undertaking reviews of their sheltered housing and very sheltered housing services to determine future needs for this model of accommodation.

Care/support services for independent living e.g., home help, handyperson services, Telecare	1. People are living longer and being supported in the community with more complex needs. This is likely to lead to an increased requirement for care and support services, particularly in Aberdeenshire where the number of older people is predicted to be higher than in Aberdeen City over the next 20-year period. 2. In Aberdeen there are a larger group of younger males aged 0-17. This group may be more likely to require support and independent living skills to prevent homelessness. 3. Data on the needs of unpaid carers is not sufficient at this time to reliably predict the care and support services that may be required to provide support for this group. Research at a local level is required.
Site provision e.g., site/pitches for Gypsy/Travellers and sites for Travelling Showpeople	1. There are an estimated 2,160 Gypsy/Travellers across Aberdeen City and Aberdeenshire Council areas. Despite the need for additional sites and potential locations being identified in the respective Local Development Plans of both Councils, there has been a lack of progress in terms of delivering further site provision. 2. Most of Aberdeenshire's unauthorised encampments are in North Aberdeenshire which suggests there is a need for improved facilities on existing sites.

Appendix A

List of Tables/Figures

Tables

Figures

Appendix B

Grampian Regional Equalities Council - Research Paper: Accommodation Needs of Ethnic Minorities, Gypsy/Travellers and Travelling Showpeople (2022)

Aberdeen City Council and Aberdeenshire Council commissioned a research paper to investigate the accommodation needs of ethnic minorities, Gypsy/Travellers and Travelling Showpeople in 2022. This research was used to inform sections of this document (see Chapter 5, Specialist Provision). You can find a link to this research paper here.

Appendix C

List of Those Invited to Attend the Engagement Session

Representatives from the following organisations were invited to attend engagement sessions:

Registered Social Landlords

- Castlehill Housing Association
- Grampian Housing Association
- Hillcrest Housing Association
- Langstane Housing Association
- Osprey Housing
- Places for People/Castle Rock Edinvar
- Sanctuary Scotland

House Builders

- Barratts
- Bancon
- CALA
- CHAP
- Dandara
- Malcolm Allan
- Stewart Milne

Other

- Aberdeen Solicitors and Property Centre
- Cairngorm National Park Authority
- Homes for Scotland