



- Current SHIP affordable housing plan is **10,000<sup>3</sup>** homes over 2022 – 27
  - At least 70% of the current SHIP should be for social housing, as per SG targets = **7,000** (2022 – 27) homes for social rent

## GLASGOW

- **2,929 households<sup>4</sup>**, including **2,480 children<sup>5</sup>** in temporary accommodation
- Did not deliver on their previous SHIP affordable housing target
- Current SHIP affordable housing plan is **5,250<sup>6</sup>** homes over 2022 – 27
  - At least **70%** of the current SHIP should be for social housing, as per SG targets = **3,675** (2022 – 27) homes for social rent

## DUNDEE

- Households in temporary accommodation for **285 days<sup>7</sup>**
- Did not deliver on their previous SHIP affordable housing target
- Current SHIP affordable housing plan is **936<sup>8</sup>** homes over 2022 – 27
  - At least **70%** of the current SHIP should be for social housing, as per SG targets = **655** (2022 – 27) homes for social rent

## ABERDEEN

- Households in temporary accommodation for **103 days<sup>9</sup>**
- Did not deliver on their previous SHIP affordable housing target
- Current SHIP affordable housing plan is **1,219<sup>10</sup>** homes over 2022 – 27
  - At least **70%** of the current SHIP should be for social housing, as per SG targets = **853** (2022 – 27) homes for social rent

**NB:** The above figures and those in the appendix do not tell the whole picture in concrete terms but they are indicative of the gap between social housing need and the delivery of these homes. Each local authority has different ways of drafting their Strategic Housing Investment Plans (SHIPs) and some information isn't clear or is absent in terms of the numbers of social homes planned to be delivered. Consequently, current SHIPs figures above refer to more than just social housing, which is why we use the 70% figure set by the Scottish Government's AHSP

<sup>3</sup> <https://democracy.edinburgh.gov.uk/documents/s39972/7.5%20-%20Strategic%20Housing%20Investment%20Plan%20SHIP%202022-27.pdf>

<sup>4</sup> [Homelessness in Scotland: update to 30 September 2021 – gov.scot \(www.gov.scot\)](https://www.gov.scot/publications/homelessness-in-scotland-2021-2022/pages/1-1-introduction.aspx)

<sup>5</sup> [Homelessness in Scotland: update to 30 September 2021 – gov.scot \(www.gov.scot\)](https://www.gov.scot/publications/homelessness-in-scotland-2021-2022/pages/1-1-introduction.aspx)

<sup>6</sup> <https://www.glasgow.gov.uk/CHttpHandler.ashx?id=44876&p=0>

<sup>7</sup> [Homelessness in Scotland: 2020 to 2021 – gov.scot \(www.gov.scot\)](https://www.gov.scot/publications/homelessness-in-scotland-2020-2021/pages/1-1-introduction.aspx)

<sup>8</sup> <https://www.dundee.gov.uk/reports/reports/302-2021.pdf>

<sup>9</sup> [Homelessness in Scotland: 2020 to 2021 – gov.scot \(www.gov.scot\)](https://www.gov.scot/publications/homelessness-in-scotland-2020-2021/pages/1-1-introduction.aspx)

<sup>10</sup> <https://committees.aberdeencity.gov.uk/mgConvert2PDF.aspx?ID=125822>

which stipulates that of all the affordable housing it delivers, at least 70% of this should be for social housing.

It's important to note that between the pandemic, its impacts on trade and access to materials, the costs of decarbonisation and post-Brexit skill shortages, those involved in the supply of social housing are facing very real and emerging challenges. However, Shelter Scotland believes that greater emphasis on local delivery is required to deliver the Scottish Government's social housing programme. **By publishing this analysis, we aim to begin a debate about the harm that happens when social housing fails to be delivered locally.**

## Our view

Social housing is called many things: from council housing to housing association homes. But at the heart it's about genuinely affordable, safe, permanent homes. As more people are exposed to the risks of homelessness, only social housing can make the difference. So, while the Scottish Government has promised the cash for new social homes, we need to keep fighting to make sure they're actually built.

There is a gap between the social housing that Scotland needs and the local delivery. We must work to hold those charged with delivering it accountable and to ensure that there are the resources in place to make it all possible. Too many adults and children across Scotland are homeless and trapped in temporary accommodation, often in cramped, unsuitable conditions, with many of them living like this for months, or even years.

Every local authority has an obligation to come up with a plan to help ensure there are enough social homes for people that need them, but things do not always go to plan, which is why local delivery plans should follow Scottish Government requirements that at least 70% of affordable homes required are for social rent. By doing this and increasing the supply of social housing we can help end homelessness and get people out of temporary accommodation and into an affordable, safe, permanent home.

## APPENDIX

\*Completion rates data from Scottish Government; Affordable Housing Supply Programme (AHSP) "out-turn reports" - The tables below attempt to set out previous affordable housing targets in each city and what was delivered over that period.

**NB: "out-turn reports" does not account for affordable housing delivered outside of the AHSP**

EDINBURGH (CITY OF) COMPLETIONS	Social Rent	Affordable	Total	5 YEAR COMPLETIONS TOTAL
<a href="#">2016 - 17</a>	314	795	1,109	
<a href="#">2017 - 18</a>	214	711	925	
<a href="#">2018 - 19</a>	439	604	1,043	
<a href="#">2019 - 20</a>	705	622	1,327	
<a href="#">2020 - 21</a>	252	570	822	<b>5,226</b>
<b>SHIP 2016 - 2021 TARGET</b>			<u>10,000</u>	<b>-4,774</b>

GLASGOW (CITY OF) COMPLETIONS	Social Rent	Affordable	Total	5 YEAR COMPLETIONS TOTAL
<a href="#">2016 - 17</a>	842	264	1,106	
<a href="#">2017 - 18</a>	1,064	490	1,554	
<a href="#">2018 - 19</a>	841	195	1,036	
<a href="#">2019 - 20</a>	930	279	1,209	
<a href="#">2020 - 21</a>	521	92	613	<b>5,518</b>
<b>SHIP 2017 - 2022 TARGET</b>			<u>7,500</u>	<b>-1,982</b>

DUNDEE (CITY OF) COMPLETIONS	Social Rent	Affordable	Total	5 YEAR COMPLETIONS TOTAL
<a href="#">2016 - 17</a>	87	36	123	
<a href="#">2017 - 18</a>	104	42	146	
<a href="#">2018 - 19</a>	112	29	141	
<a href="#">2019 - 20</a>	71	34	105	
<a href="#">2020 - 21</a>	68	9	77	<b>592</b>

**SHIP 2016 - 2021  
TARGET**

1,655<sup>11</sup>

**-1,063**

<b>ABERDEEN (CITY OF) COMPLETIONS</b>	<b>Social Rent</b>	<b>Affordable</b>	<b>Total</b>	<b>5 YEAR COMPLETIONS TOTAL</b>
<a href="#"><u>2015 - 16</u></a>	66	99	165	
<a href="#"><u>2016 - 17</u></a>	28	126	154	
<a href="#"><u>2017 - 18</u></a>	129	275	404	<b>723</b>
<a href="#"><u>2018 - 19</u></a>	202	344	546	
<a href="#"><u>2019 - 20</u></a>	342	170	512	
<b>SHIP 2015 - 2020 TARGET</b>			<a href="#"><u>2,000</u></a> (2017)	<b>-1,277</b>

<sup>11</sup> <https://www.dundee.gov.uk/reports/reports/188-2016.pdf> & <https://www.dundee.gov.uk/reports/reports/345-2018.pdf>