



The Langstane Group

Community investment strategy 2025 - 28



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Version	Date of approval	Changes
Version 1	24.01.2017	New Policy
Version 2	July 2022	Re-Write
Version 3	4 November 2025	The Homewards project and Octopus Energy added, funding being sought to employ a qualified mental health worker

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1. Introduction and vision

Langstane Housing Association Ltd and its subsidiaries (known as the 'Langstane Group') provide a range of housing and other services to approximately 3,000 households across a large geographical area in the north-east of Scotland.

Langstane Housing Association is a 'not for profit' organisation and as such the income generated improves properties, delivers services to tenants and is reinvested in the communities it serves.

The Group's business plan details the Group's commitment to 'Our Communities'.

We will aim to ensure our communities thrive and are great places people want to live in. We will:

- Provide more vibrant, safer communities that people want to live in;
- Deliver community benefits that meet the local needs of our communities;

- Make best use of our community facilities to help those in need; and
- Ensure our customers and communities receive the support they need to sustain independence and thrive.

Investing in 'Our Communities' will assist the Group in achieving its mission to 'provide homes and services that make a positive difference to people's lives'.

This Strategy sets out our approach to community investment and how this can add value to communities, in particular, by supporting tenants, many of whom have experienced disadvantage or vulnerability at some point in their lives.

This strategy focusses on delivering improvements and creating communities and places where people want to live and work. The Strategy will strengthen and direct the Group's positive contribution to the communities where it operates as a landlord, employer, community member and partner of choice.

2. What is community investment?

Community investment refers to a range of resources including time, money, skills, and expertise, provided to develop and support communities in which Langstane operates. A community can be either geographical or a thematic community, for example disadvantaged households.

Whichever way community investment is provided, it goes beyond core service delivery and recognises that successful communities depend on a sense of belonging, connection, and being empowered.

3. Aim

The aim of this strategy is to ensure our communities thrive and are great places people want to live in.

4. Who will benefit from our investment?

Our tenants and the communities in which they live are the intended beneficiaries of investment. We aim to support people from different backgrounds and with a range of personal challenges. This includes residents who may be harder to reach, including those who are disadvantaged, have a disability or health issue, and people from minority ethnic groups.



5. What the Langstane Group currently achieves

The Langstane Group has a rich history of providing 'more than housing'.

Historically, Langstane has made a significant community contribution in the Seaton area of Aberdeen where it has its head office. This has seen the Association become an appreciated supporter and partner in the Seaton area, with this bringing recognition outwith the area from other organisations.

Providing registered housing support to tenants who require help is now in place and relationships with the third sector are strong. Langstane leases a number of homes directly to tenants who receive social care or support from organisations operating from a Langstane base. This is achieved by various organisations renting office accommodation, at competitive costs, throughout Langstane's developments.

Several community facilities, such as the STAR community flat, the community café in Kintore, and Port Elphinstone Community House (PECH), have been developed in partnership with local authorities and the third sector, and are long standing initiatives, with the STAR flat receiving financial and governance support from Langstane over many years. These facilities are usually multi purpose and aim to provide information, advice and support on topics such as money advice, employability, welfare reform, housing, computers, and health and wellbeing.

Where possible, desk space is offered to third sector organisations, within Langstane's head office at competitive costs. Langstane's Fraser Court, Aberdeen common room can be used by community groups to deliver local services.

Langstane promotes St Machar Credit Union by offering payroll deductions for savings and loans to employees. Community groups and other charities benefit from employee support and representation on boards and committees. Support for social enterprises is well established via the purchase of goods and services.

Opportunities to develop projects that benefit tenants and the wider community are pursued on an ongoing basis; particularly as new funding streams emerge.

The Group maximises funding and other opportunities to deliver community investment. Grant funding has been obtained from a variety of sources and Langstane is grateful for any additional financial and other types of support that benefits tenants and communities, including but not limited to the Homewards project, Octopus Energy, SHMU, Fairer Aberdeen funding, and the Scottish Government's Energy Redress Project fund. External funding has allowed the Association to provide food parcels and activity packs to socially isolated tenants and help to those who are in financial difficulty with utility bills and phone top ups. The Homewards project has delivered much needed furniture to those who have limited funds to start off their new lives in a Langstane tenancy. Previous funding allowed the Association to employ a support worker to focus on homelessness prevention. Langstane will make endeavours to source funding to provide a qualified mental health support worker to provide appropriate services to tenants who cannot access statutory services.

In addition, local authorities provide a hardship fund for tenants in financial difficulty with Langstane regularly making applications to this fund to assist tenants to clear arrears.



6. National drivers

The Scottish Government has adopted a 'place principle' to help overcome organisational and cross sector boundaries, to encourage better collaboration and community involvement and improve the impact of combined energy, resources and investment. The principle was developed by partners in the public and private sectors, the third sector and communities, to help develop a clear vision for their 'place'.

Place is where people, location, and resources combine to create a sense of identity and purpose, and is at the heart of addressing the needs and realising the full potential of communities. Places are shaped by the way resources, services and assets are directed and used by the people who live in and invest in them.

A more joined-up, collaborative, and participative approach to services, land and buildings, across all sectors within a place, enables better outcomes for everyone and increased opportunities for people and communities to shape their own lives and leads to neighbourhoods where people feel safe and secure.

The role of many registered social landlords in undertaking a broader remit as a community anchor, working to build capacity within other community groups and third sector organisations involved in local regeneration activity, is also recognised and repeatedly stated by the Scottish Government across many communications.

The Procurement Reform (Scotland) Act 2014 introduced obligations on public contracting authorities to create and publish procurement strategies. For the purposes of the Act registered social landlords are considered to be public contracting authorities and within such strategies, where practical to do so, community benefit clauses are utilised.

Community benefit requirements are defined as 'relating to training and recruitment, availability of sub contracting opportunities or measures intended to improve the economic, social or environmental wellbeing of the authority's area in a way which is additional to the main purpose of the contract into which the provision is being inserted'.

Where procurement spend exceeds £5M there is a duty to produce an annual procurement report which includes a summary of community benefit activity and the steps taken to facilitate involvement of supported businesses.

The Scottish social housing charter (SSHC) details what tenants can expect from social landlords. Within the charter's 16 outcomes, there are several outcomes that outline intentions beyond merely the provision of housing. Under the banner of neighbourhood and community, tenants should expect to 'live in well maintained neighbourhoods, where they feel safe'.

These national drivers help shape this strategy.

7. The way forward

Four main priority areas have been identified and resources and investment will be directed to:

Understanding our communities

Langstane will work in collaboration with the health and social care partnerships, third sector organisations, and other partners to better understand our communities and support approaches and activities which have a positive impact on these communities, addressing key challenges to the social, economic and environmental well being of residents.

The housing support team will continue to support our harder to reach more vulnerable and disadvantaged tenants to recognise their potential by increasing their confidence, skills and knowledge and help them to make informed decisions about their lives.

Opportunities will be provided for people to participate in making decisions about their communities and support will be provided to fulfil their aspirations wherever possible. This will include any new targeted initiatives in a scheme, for example CCTV use or other antisocial behaviour initiatives.

We value the local relationships we have and will work collaboratively with tenants, community groups and third sector organisations to draw on their expertise to improve connections to existing local services and support.

Maximising external funding opportunities to invest in our communities

Langstane will apply for funding opportunities which will help tackle poverty and inequality, develop and sustain place based approaches and promote community led regeneration initiatives. This will enhance the life chances for vulnerable tenants.

Applications will include the 'investing in communities' fund to recruit a community project officer to work with tenants on sustainability / environmental projects which could include a "grow your own" project, creating wild garden areas, working with children to create community artwork on an environmental theme and reuse workshops.

We will investigate opportunities to participate in the modern apprenticeship scheme in Scotland which allows participants to learn and achieve an SVQ equivalent qualification while in the workplace. This is partly funded through local colleges and is promoted by the Scottish Federation of Housing Associations with a national living wage being paid by the Association.

Achieve best outcomes for community benefit clauses

Where appropriate Langstane will ensure the best possible community benefit outcomes can be achieved within procurement contracts to deliver a value for money approach and use these funds to benefit the communities in which Langstane operates.

Community benefits have contributed to a range of national and local outcomes relating to employability, skills and tackling inequalities by focusing on under-represented groups. The procurement legislation aims to achieve the maximum use of these requirements.

Community benefit funding will be ring-fenced solely for this purpose. 'In kind' benefits will be logged, tracked and discussed with the relevant contractors about how to best achieve benefits within the communities it serves.

Local charities and social enterprises will be supported when procuring goods or services wherever appropriate.

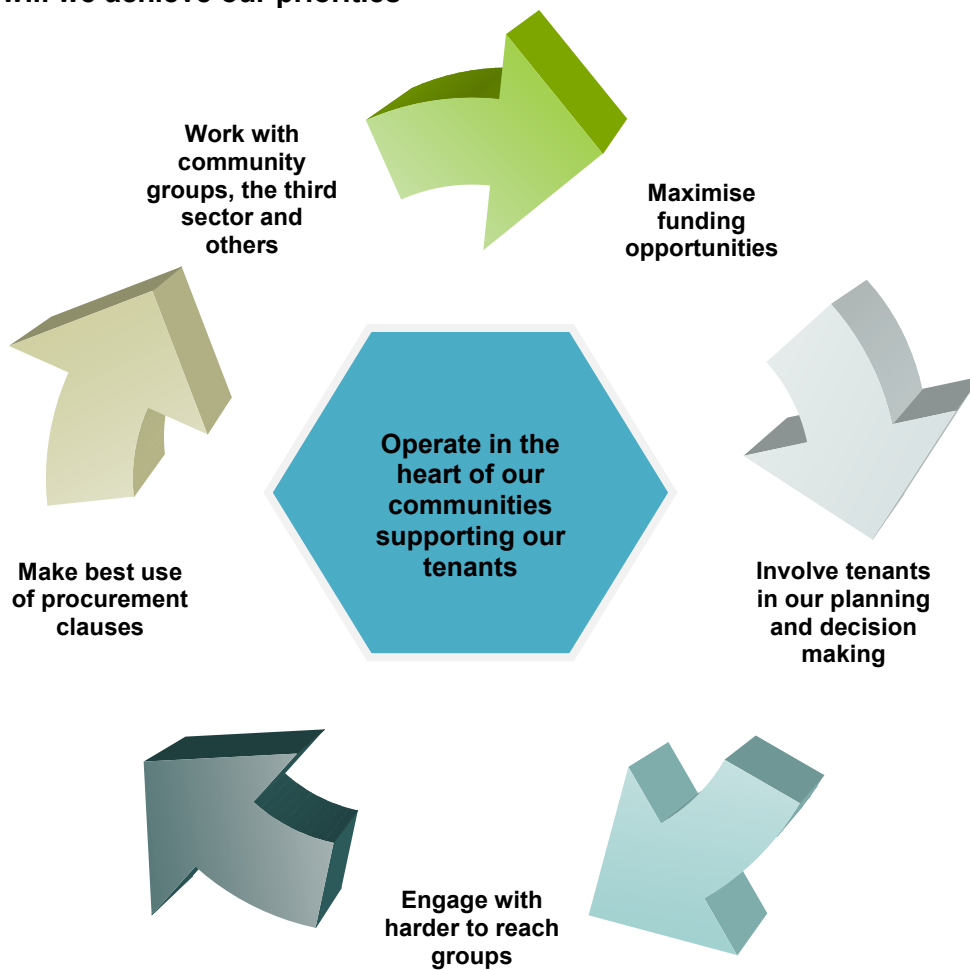
Understanding where our investment should be directed

Depending on the anticipated value involved, contracts are awarded using set criteria that may or may not include community benefit clauses. Where community benefits do materialise in the form of funds that can be used for local initiatives, we will work with tenants to maximise the benefit achieved.

We will ensure our teams continue to be visible in our communities, engaging with local residents and dealing robustly with anti social behaviour, fly tipping and repairs issues to allow tenants to 'live in well maintained neighbourhoods, where they feel safe'.

We will engage with community groups to determine where investment is needed and involve tenants in the decisions that are made.

8. How will we achieve our priorities



9. Links to relevant Langstane Group plans and strategies

The community investment strategy links to a number of plans and strategies including the:

- Business plan
- Equality, diversity and inclusion strategy
- Asset management strategy
- Procurement strategy, and
- Tenancy sustainment strategy.

