

The Highland Council
Development and Infrastructure Committee

18 February 2015

Agenda Item	18
Report No	PDI 15/15

Highland's Strategic Housing Investment Plan (SHIP) 2015 - 2020

Report by Director of Development and Infrastructure

Summary

This report seeks approval for Highland's Strategic Housing Investment Plan (SHIP) which sets out proposals for affordable housing investment during 2015–2020.

1 Introduction

- 1.1 This report introduces Highland's Strategic Housing Investment Plan 2015-2020, a draft of which is included as **Appendix 1** of this report.
- 1.2 The Council has produced a programme of action, which sets out its priorities between 2012-17 "Working together for the Highlands". Within the Programme the Council will work with the Scottish Government, Housing Associations and the private sector to help to deliver 5,000 new homes by 2017 which will include at least 688 Council houses and other affordable homes.
- 1.3 Local authorities' Housing Strategies, and specifically their Strategic Housing Investment Plans (SHIPs), are the key statements of local housing development priorities which are used to guide funding. They assist the Government in targeting its Affordable Housing Investment Programme (AHIP). SHIPs contribute to achieving better prioritisation and making best use of public resources at a time when these are particularly constrained.
- 1.4 Strategic Housing Investment Plans (SHIPs) are developed in line with Scottish Government guidance which set a submission date of 28 November 2014. However, as The Scottish Government has yet to give an indication of resource planning assumptions and as the Committee has not agreed the SHIP, the Council's Plan has been submitted in draft. This is pending the Committee's agreement of the priorities and prioritisation processes set out within **Appendix 1**, and in the knowledge that the draft Plan contains a degree of over programming. The programme for 2015/16 was agreed by the Planning, Development and Infrastructure Committee at the meeting held on 14 May 2014, this is indicated within **Appendix 2** of this report. It is intended that the planned investment programme for 2016/17 will be reported to the Committee when available.

2 Highland's Strategic Housing Investment Plan 2015 - 2020

- 2.1 Highland's Strategic Housing Investment Plan (SHIP):
 - sets out The Highland Council's key housing investment priorities and demonstrates how they will be delivered so that the outcomes and targets set out in Highland's Housing Strategy are achieved;
 - sets out opportunities for development across Highland;
 - identifies resources which are required to deliver these; and

- enables partners such as housing associations and developers to be involved.
- 2.2 Although there is, as yet, no Government guidance on a resource planning assumption, the draft Plan has been prepared on the basis that it will be possible to approve at least 300 units each year, of which 80% will be for affordable rent and 20% for intermediate affordable housing (e.g. low cost home ownership or mid-market rent).
- 2.3 Due to the economic climate and national policy indications, it is anticipated that programme changes are likely. The Strategic Housing Investment Plan therefore proposes criteria which will be used to prioritise the programme should resources be different than presently anticipated.
- 2.4 The submission also presents The Highland Council's contribution, in terms of enabling and supporting delivery and maximising resources. This contribution is significant due to the priority placed by the Council on providing affordable housing.
- 2.5 The Council works with a range of partners, through various processes to drive forward delivery. This includes Highland's Joint Investment Group through which the Council and Scottish Government meet to monitor the investment programme and agree site priorities based on the Housing Strategy and Strategic Housing Investment Plan.

3 Implications Arising from the Report

3.1 Resource Implications

The Strategic Housing Investment Plan sets out priorities and approaches which aim to achieve the best use of resources.

3.2 Equalities Implications

The affordable housing developed will meet Housing for Varying Needs Standards.

3.3 Climate Change/Carbon Clever

New affordable housing will incorporate measures supportive of sustainable design and construction and energy efficiency. Highland's housing associations and the Council have an on-going commitment to improving energy efficiency and environmental standards.

3.4 Legal Implications

There are no legal implications.

3.5 Risk

The main risk is that there will not be adequate investment resources to support delivery of the Strategic Housing Investment Plan.

3.6 Rural

The proposals recognise the investment needs of rural communities.

Recommendations

It is recommended that Development and Infrastructure Committee:

- approve the Strategic Housing Investment Plan as submitted to the Scottish Government in draft form; and
- note that the planned investment programme for 2016/17 will be reported to Committee when available.

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Date: 8 January 2015

Background Papers:

Report to D & I Committee 14 May, 2014 – Housing Development Investment

The Highland Council

Strategic Housing Investment Plan

2015/2020

1. Introduction

The main purpose of The Highland Council's Strategic Housing Investment Plan (SHIP) is to set out how investment in affordable housing will be directed over the five year period 2015/16 to 2019/20, in order to achieve our priorities that have been identified in the Council's Local Housing Strategy (LHS).

The Council's SHIP will contribute to the national Affordable Housing Supply Programme (AHSP), assisting in fulfilling the Scottish Government's commitment to deliver at least 30,000 new affordable homes during this Parliament, as well as to extend delivery beyond that period.

2. Strategic Context

Housing is crucial to the growth of Highland's economy and the sustainability of its communities. There are large numbers of households across Highland experiencing 'housing need' whilst at the same time, there continues to be substantial pressure on Highland's supply of affordable housing.

The Highland Council's Programme of The Highland Council 2012 – 2017 'Working Together'¹ states that The Council will work with the Scottish Government, Housing Associations, and the private sector to help to deliver 5000 new homes by 2017. This will include at least 600 Council houses and other affordable homes.

3. Strategic Targets

Highland's LHS sets the targets for affordable housing, and the SHIP sets out how resources will be used over 5 years to deliver these affordable housing priorities. The priorities listed in the SHIP tables are fully consistent with our current LHS targets of around 350 units per annum.

Housing Market Area (HMA)	Target % of Investment	RPA ² over 3 years (£m)	1YR Unit Approvals	2 yr Unit Approvals	3 yr Unit Approvals
Badenoch & Strathspey	5	2.505	27	10	10
Caithness	1	0.501	3	5	0
Inverness	41	20.541	113	106	151
Lochaber	9	4.509	73	12	0
Nairn	10	5.01	0	42	46
East Ross	5	2.505	41	0	0
Mid Ross	14	7.014	42	62	0
Wester Ross	5	2.505	0	26	16
Skye & Lochalsh	9	4.509	25	30	10
Sutherland	1	0.501	4	4	0
Highland	100	50.1	328	297	233

¹ http://www.highland.gov.uk/downloads/file/4611/programme_of_the_highland_council_2012_-_2017

² Based on an RPA assumption of 16.7m per annum over 5 years

The Highland's Housing Need and Demand Assessment (HNDA) 2009 identified a need to build around 4,500 new affordable houses in the 5 years to 2015 to meet households' housing needs.

The HNDA refresh is currently underway and will be submitted to the Scottish Government next year. This will inform the development of the Council's prospective Local Housing Strategy (LHS) as well as the Main Issues Report for the eventual Local Development Plan (LDP). In turn, we will continue to consider how this will influence the direction of the Council's SHIP over the coming years. Whilst the Highland SHIP will be updated every two years, it will continue to be reviewed on an annual basis in order to take account of these changes or any other subsequent updates.

4. Partnership Framework

We take a positive partnership approach in forward planning and resolving development issues with our housing, planning and private developer partners, continuing to work constructively to overcome constraints.

A Housing Strategy Group (HSG) continues to meet on a six monthly basis. Their role is to oversee the development of the HNDA, LHS and SHIP and to monitor and review the outcomes of the LHS and SHIP.

The steering group representatives are as follows:

- The Council's Community Services
- The Council's Development & Infrastructure Service
- Scottish Government's Housing Supply Division
- Registered Social Landlords (RSLs)
- Cairngorm National Park Authority
- Highland Small Communities Housing Trust.

The HSG sets up sub groups to address specific issues. These can be time-limited, though some are more firmly established such as the homelessness, fuel poverty, and private sector quality groups. This year a new Housing, Social Care and Health group is being set up to look at specialist housing provision.

Six Local Development forum (LDF) sub groups operate at an Housing Market Area (HMA) level. Their remit is to consider potential sites. Increasingly there is a need to target resources to meet LHS objectives at solutions which provide best value rather than, for example, exceptionally expensive projects or less targeted / more opportunistic investment projects. As such the group also takes into account:

- ▶ The priority of the community for investment
- ▶ Value for money and best use of subsidy
- ▶ Deliverability and constraints
- ▶ Partnership working
- ▶ Proximity to services and facilities
- ▶ Housing Mix

Each LDF consists of a wide range of housing development partners; Council Development, Housing and Planning staff, Scottish Government, RSLs, SEPA, Scottish Water, Highland and Islands Enterprise as well as other Council and external invitees such as Health and Social Care as and when required.

The Council also holds regular programmed one to one meetings with housing associations and developers. In addition we continue to meet with the Scottish Government on a quarterly basis at the Highland Joint Investment Group to discuss any issues relating to the Highland programme.

5. Strategic Priorities

Within each HMA, investment will be mainly targeted at communities identified as having the greatest affordable housing pressures in the LHS. The priority communities for providing new affordable housing are set out in Appendix 1.³ These priorities recognise the importance of investing in small rural communities as well as larger communities.

Our investment decisions also recognise The Council's corporate priorities. As such, there may also be occasions where joint funded housing investment decisions are driven by non-housing objectives such as supporting the success of community trusts in fragile remote rural communities and local economic regeneration projects.

Whilst the HNDA identifies most households in housing need require social rented housing, some households can be lifted out of housing need by other low-cost housing options. We recognise that a mix of affordable tenures can help to create well-balanced communities. This has influenced our target for the mix of affordable housing to be provided.

Because of this, whilst social rented housing will make up a greater share of our new affordable housing provision; aiming for 80% of new affordable provision to be delivered as housing for social rent from housing associations / the Council, around 20% will be provided as 'intermediate' affordable housing with 'New Shared Supply Equity/LIFT' and mid-market rented housing models as the priority mechanisms.

The size of affordable housing built will aim to meet strategic and locally evidenced current and projected needs. Processes are put in place for each potential site to develop agreement on the tenure and house size mix. The Housing Development Service participates in early pre-planning and planning discussion where affordable housing is required, and any associated Community Consultation. The Service also meets regularly with Developers, Architects, RSLs, the Highland Housing Alliance and the Highland Small Communities Trust on specific sites to discuss tenure type, mix and programme in line with meeting LHS and SHIP priorities.

³ These communities are considered to have the greatest housing pressures and were identified through consideration of: the relative and absolute pressure on the existing affordable housing; the acuteness of shortages; the ability to meet need in the wider housing market area and recent investment.

6. Highland Council Contribution to Enabling Delivery

We continue to play a proactive role to enable the delivery of affordable housing, using a variety of mechanisms to achieve this:

6.1 Use of Council land and assets

The Council remains committed to identifying all surplus Council assets and prioritising them for affordable housing in areas of housing stress. An on-going strategic review of Council owned assets feeds into a register of assets/sites that may be suitable for affordable housing.

6.2 Use of Council tax revenue from second and long term empty homes

We use any revenue from Council tax from second and long term empty homes to fund infrastructure and contribute to high cost rural projects.

6.3 Use of other council funding

There is a well-established recyclable Landbank Fund, used to maximise housing provision by granting loans to housing agencies. This enables a landbank of strategic sites; removal of infrastructure constraints and front-funding of projects at risk of delay. It can also contribute to high cost rural projects.

We also fund early site feasibility studies to proactively identify constraints and develop solutions.

6.4 Developers contributions

The Highland Wide Local Plan sets out the Affordable Housing Policy. Section 75 agreements and other mechanisms are used, where justified, to secure developer contributions where there is a demonstrable need for affordable housing. However in recent years, as a result of a less confident housing market, the SHIP has had to become less reliant on the Affordable Housing Policy to ensure sufficient levels of programming for the Council and other developing partners.

6.5 Prudential borrowing

With the development of 545 new council houses between 2011 and 2014, the Council is a major affordable housing developer delivering new council houses. Along with prudential borrowing and other Council contributions, projects are funded by Scottish Government contributing around 25-30% of costs.

The majority of these sites are in Council ownership, many of which are being developed in partnership with our RSL partners. There is a focus on making the best use of resources to deliver social rented housing where it is most needed, particularly in areas where locally based housing associations do not have potential projects.

Additionally, our prudential borrowing has been able support onward lending to the Council's development partners for other initiatives such as the National Housing Trust.

7. Deliverability

7.1 Funding

Delivery of the SHIP is dependent on ensuring financial viability of projects with sufficient development funding. The Council has a strong track record of delivery of affordable housing, and over the past 3 years we have managed to achieve and exceed our targets of 239 completions in 2012/13, 271 completions in 2013/14; and 346 completions in 2014/15 (estimate – against a unit target of 315).

The Scottish Government has allocated £16.642m to Highland for 2015-16, allowing the delivery of around 300 units. Any future changes to subsidy will have an impact on the number of units and the way that the programme can be delivered. Whilst we know our minimum resource planning assumptions are £13.424m 2016-17, £10.150m 2017-18, and £6.767m 2018-19, like previous years we anticipate that these will increase, so have assumed a figure of £16.7m over 5 years. We also have capacity to increase our levels of delivery should further opportunities arise.

We recognise the Government's aspiration to maximise the value from subsidy, and in an increasingly challenging funding environment, and it is imperative that we and our partners continue to improve procurement effectiveness and efficiency.

We have put in place a more formal framework of 'preferred development partners' with our housing association partners. This will provide a greater certainty to the delivery of housing investment, give transparency to the selection process and ensure compliance with contractual legislation and procurement practice. We are also continuing to improve use of resources and secure added value. However we also need to consider issues such as our partner's ability to raise finance and how benchmarks can affect the long term business plans of Highland's small local housing associations.

Generally, prioritised projects that are unable to start because of a lack of resources will be assumed to slip into the following year's programme (if possible) so that strategic targets can be achieved. If additional funding is sourced, prioritised projects will be brought forward. There is also an element of over-programming. This is intended to enable best use of any additional resources, should they be identified, enabling flexibility to deal with any opportunities and slippage.

As development in rural communities also can often be expensive, we will continue to promote the needs for unavoidable costs to be recognised so that rural communities do not lose much needed investment.

7.2 Innovation

To address these issues, we are committed to finding ways to tackle these resource challenges by continuing to explore new sources of finance, including; alternative

approaches to investment, new mechanisms to provide housing, and consider new ways of developing wider income generation.

We continue to promote the Scottish Government's Low Cost Home Ownership initiatives, including New Supply Shared Equity designed to facilitate access to home ownership for people wishing to own their own home.

The Council is also participating in the Scottish Government's National Housing Trust (NHT) Initiative. This involves the Council joining with developers with the aim of providing mid-market rented houses, in areas of high demand. This will meet an element of the short to medium term 'intermediate' housing needs which were identified in Highland's Housing Need and Demand Assessment.

We are actively supporting an innovative funding project with the HSCHT; a rent to buy scheme, designed to provide additional affordable housing in rural areas. Under the scheme HSCHT would initially rent a completed house and set aside a pre-agreed element of the rent to build up a deposit to enable the tenants to purchase their home after five years.

Currently we have a rent to buy project on-site that will provide 11 units as unsubsidised housing. This housing will be available to those on the housing register who wish to own their own home. The properties can be purchased for 80% of the market value, with the Highland Council retaining a 20% share. When the property is sold on at a later date, the council will receive 20% of the sale price.

The Scottish Government awarded the Council £0.400m of funding from the Empty Homes Fund in 2013. The Council has also agreed that up to £0.400m of Private Sector Housing Grant be earmarked to support empty homes work in Highland over the next three years. Funding is expected to deliver ten properties per year.

The Council operates a policy to purchase individual properties on the open market to meet local housing needs in communities where there are particular housing pressures which are not able to be met within the housing development programme.

To overcome current and anticipated future resource challenges the Council and our partner are also looking at:

- Meeting with representatives of pension and investment funds to explore new sources of finance and alternative approaches to investment
- Working with Highland Housing Alliance, a development company⁴ to explore new potential mechanisms for providing housing and new housing models
- Supporting communities to develop new community based models of housing such as those being provided in Helmsdale
- Exploring with developers use of the House Building Infrastructure Loan Fund to open up sites for affordable housing development
- Working with HSCHT to bring forward new mechanisms to provide housing in rural communities. This includes provision of bridging finance enabling

⁴ The Highland Housing Alliance is owned by five housing associations working in Highland, two housing trusts and The Highland Council

households to overcome new financial institution constraints and to access mortgages for self-build.

7.3 Land Supply

As well as identifying and landbanking Council owned sites suitable for affordable housing, we will continue to work in partnership with Planning colleagues to identify additional housing land within priority areas.

The complexities of land ownership can constrain developments. To address this, the Council continues to work internally between Services and with our developing partners to identify issues at an early stage and try to resolve them without lengthy delays.

The requirements on new housing development by Planning and Infrastructure Service can add to timescales. The Council's Housing Development section holds regular meetings with our Planning and Infrastructure colleagues and stakeholders to discuss any arising issues from development and work towards identifying affordable solutions to enable developments to progress timeously.

We also look to encourage and support the use of brownfield sites in pressured areas. As this often incurs prohibitive costs due to contamination and site assembly, we will continue to seek contributory funding through sources such as the Scottish Government's Vacant and Derelict Land Fund (VDLF). The Scottish Government's Vacant and Derelict Land Fund has enabled several brownfield sites to be developed as housing.

The communities in the SHIP are considered to have the greatest housing pressures; however we also recognise the value of supporting the development of self-build plots, when these represent good value in priority rural communities. In addition the benefits of 'windfall' sites are also reflected (sites yet to be proposed by developers) which will provide better value for money in priority communities. Our experience is that these provide valuable contributions particularly in communities with few unconstrained sites. Given the economic climate, we anticipate developers will continue to approach us with such opportunities.

A number of other public agencies including NHS Highland, the Forestry Commission, Police Scotland, and the National Trust also effectively contribute to help provide affordable housing by selling their land within a framework which gives the Council and our housing partners an opportunity to purchase prior to open marketing. This is extremely useful in communities where suitable land is in short supply. We will continue to work with public agencies to identify and negotiate development opportunities.

Increasingly developers are experiencing constraints due to environmental issues, particularly in the Cairngorms National Park Area. We aim to be more alert to possible environmental concerns in commissioning of feasibility studies/masterplan etc. We will also continue to encourage bodies such as Scottish National Heritage, SEPA and others agencies to give clear early direction.

With the introduction of The Land and Buildings Transaction Tax (LBTT) on 1 April 2015 in Scotland, replacing UK Stamp Duty Land Tax (SDLT), we are not yet aware of what the effect of this will be. As such the Council and our partners will continue to keep this under review.

At a political level, the Council will continue to raise awareness of Highland's challenges and offer solutions to the Government to support new mechanisms to be developed and resources to be made available to overcome constraints, particularly in the rural communities.

Equalities

Highland's Housing Strategy states a clear commitment to promoting and achieving equal opportunities. The Equality Act 2010 places duties on local authorities and others to eliminate unlawful conduct, advance equality of opportunity, foster good relations, and take into account the needs of people relating to age, disability, gender, race, religion and belief, sexual orientation and transgender.

In the context of Highland's SHIP, activities which are supporting equalities include:

- Building affordable housing to Housing for Varying Needs Standards
- Building houses to meet the specific needs of disabled households
- Provision of equipment and adaptations
- Developing mixed communities by seeking on-site affordable housing in small groupings synchronised with overall development phasing
- Allocating housing via Highland's Housing Register
- Provision of affordable housing in rural communities which helps to provide opportunities for young and old people to stay.

Equalities Impact Assessment

The development of the SHIP has taken into account the outcomes of the equalities impact assessment which was undertaken for the LHS 2010-2015. This concluded that no negative impacts were anticipated from the outcomes and actions prioritised in the LHS.

The SHIP programme will deliver properties designed to meet a range of requirements and provision has also been made by the Council, as detailed within the appended tables, for resources to assist in delivering adaptations.

Specialist Provision

The Highland Council supports the Scottish Government's agenda for housing care and support and for shifting the balance of care, to enable independent living of older households and other vulnerable people.

Since January 2013, the Council's Sustainable Design Guide Supplementary Planning Guidance⁵ has actively promoted Lifetime Homes Standards,⁶ and for

⁵ http://www.highland.gov.uk/downloads/file/3019/highland_council_sustainable_design_guide

⁶ <http://www.lifetimehomes.org.uk/pages/lifetime-homes.html>

social sector housing is built to Housing for Varying Needs Standards⁷ wherever possible.

This means all new housing will need to be accessible and rooms within the buildings of a suitably size to allow for future adaptations should a person become disabled or elderly.

Any capital investment in supported housing projects requires a partnership approach and will only be supported if essential revenue funding is available from Health and Social Care budgets.

Strategic Environmental Assessment

Consideration has been given to whether a Strategic Environmental Assessment of this SHIP is required, and as “responsible authority” the Council has taken the decision that this is not necessary. The LHS was subject to pre-screening under the Environmental Assessment (Scotland) Act 2005, where it was determined that a full assessment of the LHS was not required. The Local Development Plan which identifies land supply for housing was subject to a full Strategic Environmental Assessment in 2013, and the LHS was developed in tandem. The environmental impacts associated with delivery of the SHIP programme will be captured through monitoring of the Local Development Plan.

Sustainability

The proposed projects will incorporate measures supportive of sustainable design and construction and energy efficient features in accordance with Scottish Government standards and Building Standards. We will seek to achieve where possible, at a minimum, Section 7, Silver Level of the 2011 Building Regulations in respect of both carbon dioxide emission and energy for space heating.

We share the Scottish Government’s aspirations set out in the Sustainable Housing Strategy (2012). Highland’s Registered Social Landlords and the Council, have an on-going commitment to improve energy efficiency, the quality and environmental standards of new housing developments, contributing to reducing carbon dioxide emissions and helping meet the challenge of climate change as has been evidenced over the years. This is particularly important given Highland’s climate and limited access to cheaper fuel.

The Energy Efficiency Standard for Social Housing (EESH) introduced by Scottish Government aims to improve the energy efficiency of social housing in Scotland. It will help to reduce energy consumption, fuel poverty and the emission of greenhouse gases. It will make a significant contribution to reducing carbon emissions by 42 per cent by 2020 and 80 per cent by 2050 in line with the requirements set out in the Climate Change (Scotland) Act 2009.

Consultation

⁷ http://www.stirling.gov.uk/_documents/temporary-uploads/housing-_and_-customer-service/housing-for-varying-needs.pdf

In developing the final SHIP 2015/16 to 2019/20, stakeholders and partners can feed into the process in various ways. We discussed future planning and investment priorities at our partnership framework meetings, as well as through informal discussion with a wider range of internal and external partners. This consultative draft of the SHIP will be circulated to other Council Services, RSLs, private developers, as well as representative organisations and public sector organisations such as the NHS.

Conclusion

In this SHIP we aim to set out our clear strategic direction for our investment priorities for Affordable Housing. We will continue to monitor and review progress through the partnership framework and regular programming meetings with the Scottish Government's Housing Investment Division.

Due to the deadline set by Council committee dates, the final SHIP is subject to approval by The Highland Council's Elected Members.

Contact Information

If you have any questions or would like further information contact: Housing Development - Housing Development Team, Development & Infrastructure, The Highland Council on 01463 702858.

Annex 1 LHS Priorities for Affordable Housing Investment and Activity 2013 – 2018

Inverness, Nairn and Badenoch & Strathspey
<p>Inverness:</p> <ul style="list-style-type: none"> • Inverness City is the highest priority • Beauly; Ardersier; Drumnadrochit and Fort Augustus are priorities • The communities around South Loch Ness are longer term priorities e.g. securing land for future development.
<p>Nairn:</p> <ul style="list-style-type: none"> • Nairn town is the highest priority.
<p>Badenoch & Strathspey:</p> <ul style="list-style-type: none"> • Aviemore is the highest priority • All other communities, apart from Dalwhinnie and Cromdale, are priorities (albeit those with recent investment are lower priorities).
Ross, Skye and Lochaber
<p>Mid Ross:</p> <ul style="list-style-type: none"> • Dingwall is the highest priority • All other communities are priorities (albeit communities with recent investment are lower priorities).
<p>Wester Ross:</p> <ul style="list-style-type: none"> • Ullapool, Gairloch and Lochcarron are the highest priorities. • Applecross, Achiltibuie and Torridon are longer term priorities e.g. re. securing land for future development.
<p>Skye & Lochalsh:</p> <ul style="list-style-type: none"> • Portree, Broadford and Plockton to Dornie communities are the highest priorities • Other communities with recent investment are lower priorities.
<p>Lochaber:</p> <ul style="list-style-type: none"> • Fort William and the neighbouring communities are the highest priorities • Small discreet investment to support the sustainability of the Ardnamurchan peninsula's rural communities, e.g. Acharacle, is also a priority • Mallaig is a longer term priority.
Caithness, Sutherland and East Ross
<p>East Ross:</p> <ul style="list-style-type: none"> • Priorities are Evanton; Invergordon, Tain and Alness • Communities with recent housing investment are lower priorities.
<p>Sutherland:</p> <ul style="list-style-type: none"> • Dornoch, Clashmore and Embo are the highest priorities • Lochinver is a longer term priority i.e. securing land for future development.
<p>Caithness:</p> <ul style="list-style-type: none"> • Caithness's communities are a priority for regeneration activities e.g. using the existing stock. The highest priorities are greater Wick and Thurso.

Housing Market Area /Project	Council Rent	H Ass Rent	LIFT	NHT *	TOTAL	Indicative/Actual Completion Date		Current Status
						15/16	16/17	
Badenoch and Strathspey								
Aviemore, Inverdrue		5			5		5	Designs being finalised
Aviemore, Garnish Way	8				8	8		Design & Build contract under negotiation
Carrbridge	10				10		10	Unlikely to proceed
Inverness								
Ardersier, Nairn Road, phase 2				9	9	9		Complete
Inverness, Academy Street	14			17	31	31		On site
Inverness, Balvonie, Albyn				9	9	9		On site
Inverness, Balvonie, NHT				6	6	6		On site
Inverness, Parks Farm, phase 2		12			12	12		Complete
Inverness, Ness Castle		16	4		20		20	On site
Inverness, Slackbuie		18	6		24	12	12	Design & Build contract under negotiation
Inverness, Tower Road		12	4		16	16		Design & Build contract under negotiation
Inverness, Woodside	16				16	16		Design & Build contract under negotiation
Lochaber								
Fort William, High Street	12		4		16	16	16	Site purchased designs being finalised
Fort William, to be confirmed		12	4		16			Site options being considered
Kilchoan		3			3	3		Out to tender
East Ross								
Invergordon, Cromlet Drive		8			8		8	Designs being finalised
Invergordon, to be confirmed	12				12		12	Site options being considered
Mid Ross								
Cromarty, Townlands		6	6		12		12	Viability being investigated
Culbokie		5			5	5		Options being considered
Dingwall, Tulloch Square		16			16	16		Design & Build contract under negotiation
North Kessock, phase 4		10	3		13	13		Design & Build contract under negotiation
Muir of Ord	20				20		20	Site options being considered
Rosemarkie	12		6		18	10	8	Designs being finalised
Skye and Lochalsh								
Broadford, Former Fish Factory	12				12	12		Tender accepted, start on site imminent
Kyle, to be confirmed		8			8		8	Viability being investigated
Portree, Home Farm		7			7	7		Complete

Totals	116	138	37	41*	332			
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