

The Highland Council

Planning, Development and Infrastructure Committee

2 November 2016

agenda item	8
report no	PDI/61/16

Housing Development Investment

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 2017–2022. The report also seeks approval of grant assistance in support of affordable housing projects and for the purchase of land in support of housing development. Approval is also sought for Landbank funding to support further projects within the National Housing Trust initiative.

The proposals contained within this report will assist in the meeting the Council's overall affordable housing target of 1,700 new affordable houses by 2017.

1 Introduction

- 1.1 This report introduces the Highland's Strategic Housing Investment Plan 2017-2022, a draft of which is included as **Appendix 1** of this report.
- 1.2 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.
- 1.3 Strategic Housing Investment Plans (SHIPs) are developed in line with Scottish Government guidance which sets a submission date of 30 November 2016. This is pending Committee's agreement of the priorities and prioritisation processes set out within **Appendix 1** and in the knowledge that it contains a degree of over programming. The programme for 2016/17 was agreed by the Planning, Development and Infrastructure Committee held on 17 August 2016. The indicative programme up to 2021/22 is included as **Appendix 2** of this report. It is intended that amended planned investment programmes will be reported to Committee on an annual basis, with individual projects being submitted for approval as required.
- 1.4 Within this report there is reference made to consultation having been carried out with Local Members in relation to individual proposals. It should be noted that the consultations have been in respect of the proposals contained within the report, and have not sought any view in relation to the planning merit of any development. Individual planning applications will be considered separately by the relevant committee.

2 Highland's Strategic Housing Investment Plan 2017 - 2022

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 and Highland First 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 The draft has been prepared on the basis that it will be possible to approve at least 500 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) as agreed at Planning, Development and Infrastructure Committee of 11 May 2016.

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 Council works with a range of partners, through various processes to drive forward delivery and in particular the recently established Highland Housing HUB through which the Council, their housing association partners and Scottish Government meet to monitor the investment programme and agree site priorities based on the Housing Strategy and Strategic Housing Investment Plan.

3 Additional Council House Build Projects

3.1 A further project has been identified at Balgate Mill, Kiltarlity that would deliver an additional 18 new homes for affordable rent and Shared Equity, in addition to land which could be developed for a further 10 homes at a later date.

3.1.1 Subject to the developer gaining necessary consents, it is proposed that the Council enter into a Design and Build contract with the developer delivering 18 units, 10 of which will be for affordable rent and 8 for Shared Equity, with the Council purchasing the land for these units, and future units, prior to funding any of the build costs. Local Members within Ward 13; Aird and Loch Ness, have been consulted on this proposal.

4 Grants and loans to assist in delivery of affordable housing

4.1 The Glenurquhart Care Project has purchased an area of land in Drumnadrochit which they seek to develop as a cluster of 12 new bungalows for use as supported housing for the rural community of Glenurquhart and Strathglass. The estimated costs are in excess of the normal development costs, partly due to the costs associated with the adaptations required to meet the needs of the intended client group. The Project has requested a grant of £10,000 per unit to meet part of the identified costs. It is proposed to award a grant from monies held within the Council's Landbank fund. Local Members within Ward 13; Aird and Loch Ness, have been consulted on this proposal.

5 National Housing Trust – Landbank Fund Loan

- 5.1 The Highland Council's Programme of Action includes a commitment to deliver another 50 new mid-market houses in the Highlands by 2017.
- 5.2 Highland Housing Alliance(HHA) has approached the Council to provide a loan to part fund the purchase and servicing of NHT houses, 6 new homes at Munloch and 10 new homes at Raining's Stair, Inverness using the Council's Landbank Fund. The Landbank funding required is up to £725,000 (final figures to be agreed) Based on the success of NHT new homes in the Inverness area in particular and further research carried out by the Council on likely demand, it is proposed that the Council use prudential borrowing to part fund the projects, as per previous NHT programmes. The use of prudential borrowing is delegated to Resources Committee and this request will be subject to a separate NHT paper to be submitted to Resources Committee on 23 November 2016.
- 5.3 As per previous Landbank proposals, the Landbank loan requirement will be repaid when the units are sold under the NHT initiative, which is between 5 – 10 years of tenancy. The Council will receive 80% of any uplift in value when the land is sold. From figures produced, this sum would generate up to £750,000 additional income for the Landbank Fund, based on a conservative forecast of an average 2.5% increase in house price inflation.

6 Implications

6.1 Resources

6.1.1 There are implications both for the Landbank Fund and the Housing Revenue Account Capital Programme.

6.1.2 The new Landbank proposals contained within this report total £1.095m, based on the agreed contribution of £15,000 per unit towards the proposed 10 additional Council houses for rent, purchase of additional land at Kiltarlity and other grants and loans, and can be funded from the Landbank Fund. Currently the net available, taking into account commitments, stands at £8.545m. A total of £31.329m has been loaned to date of which £19.436m has been repaid. Loans are repaid as land and property is resold or when funding is available from the Government's investment programme. The HRA investment required for the additional 10 Council houses can be funded from the capital programme previously agreed.

6.2 Legal, Equality, Gaelic and Climate Change/Carbon Clever

There should be no legal, equality, Gaelic, or climate change/Carbon Clever implications arising from this report.

6.3 Rural

Several of the projects assist with housing provision in rural areas.

6.4 Risk

It is considered that there are no significant implications arising from the recommendations contained within this report.

Recommendations

It is recommended that Development and Infrastructure Committee:

- approve the Strategic Housing Investment Plan as submitted to the Scottish Government in draft form, as included within **Appendix 1**;
- note the planned investment programme as included within **Appendix 2**;
- agree that the Council enter into a Design and Build contract, required to secure the affordable housing in Kiltarlity, detailed within section 3 of this report, and that the land required for the 18 homes within the contract together with additional development land is purchased, on terms and conditions to be agreed by the Director of Development and Infrastructure;
- agree that a grant of £120,000 be offered to the Glenurquhart Care Project, to support the development of 12 new houses for rent in Drumnadrochit, utilising funding available within the Landbank Fund and on terms and conditions to be agreed by the Director of Development and Infrastructure; and
- agree that a loan of up to £725,000 be offered to the Highland Housing Alliance, to support housing projects in Munloch and Inverness utilising funding available within the Landbank Fund, subject to Resources Committee approval for the use of prudential borrowing for the same projects, and on terms and conditions to be agreed by the Director of Development and Infrastructure.

Designation: Director of Development and Infrastructure

Date: 21 October 2016

Authors: Allan Maguire, Head of Development and Regeneration
John McHardy, Housing Development Manager

Background Papers:

Planning, Development and Infrastructure Committee 17 August 2016:
“Housing Development Investment”

The Highland Council

Strategic Housing Investment Plan

2017/2022

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 2017/18 to 2021/22, 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 50,000 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 2012 – 2017, 'Highland First', states that The Council will work with the Scottish Government, Housing Associations, and the private sector to help to deliver 5,000 new homes by 2017. This will include at least the completion of, or starting on site of 1,700 new affordable homes including Council and housing association houses, low cost home ownership and mid-market rent 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 (2017-2022) to deliver these affordable housing priorities. The priorities listed in the SHIP tables are fully consistent with our current LHS targets of around 500 units per annum.

Housing Market Area (HMA)	Target % of Investment	RPA ¹ over 5 years (£m)	Unit Approvals per year	Unit Approvals 5 years
Badenoch & Strathspey	6	9.90	30	150
Caithness	4	6.60	20	100
Inverness	44	72.60	220	1100
Lochaber	8	13.20	40	200
Nairn	6	9.90	30	150
East Ross	10	16.50	50	250
Mid Ross	10	16.50	50	250
Wester Ross	3	4.90	15	75
Skye & Lochalsh	6	9.90	30	150
Sutherland	3	4.90	15	75
Highland	100	165.00	500	2500

¹ Based on an RPA assumption average of 33m per annum over 5 years

The Highland's Housing Need and Demand Assessment (HNDA) 2016 identified a need to build around 2,500 new houses for affordable rent in the years to 2020 to meet households' housing needs.

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 Highland Housing Strategy Group (HSG) continues to meet on a 6 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 Strategy 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.

The Highland Housing HUB, which was established in June 2016, meets weekly. HUB membership includes staff of;

- The Scottish Government's Housing Supply and Innovation Division
- Highland Council
- Developing housing associations

The HUB has set a number of objectives:

- Deliver the Highland 5 year new build Affordable Housing Programme.
- Collectively agree a revised Highland Strategic Housing Investment Plan.
- Maximise investment levels for the delivery of affordable housing in areas of greatest need.
- Work collaboratively and cement partnerships to deliver agreed outcomes
- Streamline Communication between different agencies that have a role within the delivery of housing.

- Demonstrate a model of working which can be rolled out to other areas of Scotland

Six Local Development forum (LDF) sub groups operate at an 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 Housing Market Area, 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. 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 around 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 Supply 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 Team participates in early pre-planning and planning discussion where affordable housing is required, and any associated Community Consultation. The Team also meets regularly with developers, architects, RSLs, 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.

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 uses 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 to be established; removal of infrastructure constraints and front-funding of projects at risk of delay. It can also contribute to high cost rural projects.

The Council also funds early site feasibility studies to proactively identify constraints and develop solutions.

6.4 Developers contributions

The Highland-wide Local Development Plan sets out the Affordable Housing Policy. Section 75 and other mechanisms are used, where justified, to secure developer contribution 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

The Council is a major affordable housing developer delivering an ambitious programme of new council houses. Along with prudential borrowing and other Council contributions, projects are funded by Scottish Government contributing around 40% of costs.

Many of the sites being taken forward for council housing are being developed in partnership with our housing association 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 to 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 Scottish Government has allocated £26m to Highland for 2016-17, allowing the delivery of around 420 units. Any future changes to subsidy will have an impact on the number of units and the way that the programme can be delivered. We anticipate that funding will increase, and have assumed a figure of £33m per year over 5 years from 2017/18. We have capacity to increase our levels of delivery should further funding 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.

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 for providing 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 Highlands Small Communities Housing Trust; a rent to buy scheme designed to provide additional affordable housing in rural areas. Under the scheme HSCHT would initially rent a completed house to an individual and set aside a pre-agreed element of the rent to build up a deposit to enable the tenant to purchase their home after five years.

The Scottish Government has 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 10 properties per year.

The Council operates a policy to purchase individual properties on the open market to meet local housing needs in communities 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 partners are also looking at:

- Meeting with representatives of investment funds to explore new sources of finance and alternative approaches to investment.
- Working with Highland Housing Alliance, a development company 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 provided in Helmsdale and Achiltibuie.
- 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 households to overcome constraints and 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 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, through the Highland Housing HUB, to identify issues at an early stage and try to resolve them without lengthy delays.

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 and 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 where appropriate.

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 continuing 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 helping 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.

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 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 Guidance has actively promoted Lifetime Homes Standards, and for social sector housing is built to Housing for Varying Needs Standards wherever possible.

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

Any capital investment in care service 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

In developing the final SHIP 2016/17 to 2021/22, stakeholders and partners 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. 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.

Contact Information

If you have any questions or would like further information, please email: DI-CustomerService@highland.gov.uk or contact: Housing Development Team, Development & Infrastructure, The Highland Council on 01463 702858.

Annex 1 LHS Priorities for Affordable Housing Investment 2017 – 2022

<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).
<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.
<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>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.
<p>Nairn:</p> <ul style="list-style-type: none">• Nairn town is the highest priority.
<p>Easter Ross:</p> <ul style="list-style-type: none">• Priorities are Evanton; Invergordon, Tain and Alness• Communities with recent housing investment are lower priorities.
<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>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.

Highland Strategic Housing Investment Plan - 2017/2022

TENURE					NOTIONAL YEAR OF APPROVAL						
THC Rent	H A Rent	LCHO	MMR	TOTAL	Pre 16/17	16/17	17/18	18/19	19/20	20/21	21/22

Badenoch & Strathspey

Aviemore, Inverdrue		6			6		6					
Boat of Garten	8		2		10	10						
Grantown on Spey, Breachan Court	12		4		16		16					
Grantown on Spey, Spey Avenue	4				4	4						
Newtonmore		9	4		13		13					
Aviemore, Dalfaber (Reidhaven)		15	2	3	20						20	
Aviemore, Old Meall Road		5		4	9		9					
Aviemore, Sluggans Drive		10		4	14		14					
Aviemore, Dalfaber Drive	12				12				12			
Aviemore, to be confirmed	24		8		32							32
Cromdale, Tom-an-uird View	2		2		4		4					
Kingussie		8		6	14				14			
Kingussie		8		6	14							14
Aviemore, Former School	20			10	30			30				
Aviemore, Grampian Road		4	2	2	8			8				
Nethybridge		4	2	2	8					8		
Grantown on Spey		4		2	6					6		
Sub Totals	82	73	26	39	220	14	62	38	26	14	20	46

Caithness

Thurso, Pennyland, phase 1		6	6	6	18			18				
Thurso, Pennyland, phase 2		12	6	6	24							24
Wick		10			10						10	
Caithness, to be confirmed	20	20		10	50							50

Sub Totals	20	48	12	22	102	0	0	18	0	0	10	74
-------------------	----	----	----	----	------------	---	---	----	---	---	----	----

Inverness

Croy		15	4	6	25		25					
Drumnadrochit		15			15		15					
Inverness, Essich Road			3		3		3					
Inverness, Ness Castle phase 1		30	12		42	42						
Inverness, Ness Castle phase 2		28	8		36		36					
Inverness, Caulfield Road	11				11	11						
Inverness, Glendoe Terrace	39		8		47		47					
Inverness, Glenurquhart Road	8				8	8						
Inverness, Huntly House	20				20	20						
Inverness, Old Edinburgh Road	6				6		6					
Inverness, Parks Farm Phase 5		25	8		33		33					
Inverness, Raining Stairs	12		8		20		20					
Inverness, Smithton, Murray Rd	8				8		8					
Inverness, Slackbuie		6			6	6						
Inverness, Slackbuie, Farm Road	18				18		18					
Inverness, Slackbuie, off B861		16			16			16				
Inverness Slackbuie		15			15		15					
Inverness Slackbuie, Site G		22			22	22						
Inverness, Tower Road	20		6		26		26					
Inverness, Woodside		10	8		18		18					
Foyers		4	2		6		6					
Gorthleck		4	2		6		6					
Kiltarlity	10				10	10						
Kirkhill		6	4		10		10					
Beauly		22	4	4	30					30		
Inverness East (Stratton), Phase 1		60	15		75				75			

Inverness East (Stratton), Phase 2		40	10		50			50				
Inverness East (Stratton), Phase 3		40	10		50				50			
Inverness, Cluster 1		16			16			16				
Inverness, Cluster 2		16			16				16			
Inverness, Balvonie		37	4	8	49			49				
Inverness, Craigton	40		15		55			55				
Inverness, Glebe Street	15				15			15				
Inverness, Midmills	30				30		30					
Inverness, Ness Castle, Albyn		32	14		46			46				
Inverness, Ness-side, phase 1		40	15		55			55				
Inverness, Ness-side, phase 2	40		15		55					55		
Inverness, Raining's Stair	8			10	18			18				
Inverness, Torvean, Caravan Park		6	3	3	12			12				
Inverness, Wester Inshes		15			15				15			
Inverness City Centre, to be confirmed	40	20			60				20	20	20	
Inverness City, to be confirmed	100	20	20		140					40	40	60
Inverness Rural, to be confirmed	30	20			50					20	10	20
Errogie		1			1			1				
Drumnadrochit, Care Project		12			12			12				
Drumnadrochit, Former Med Centre	4				4			4				
Inverness, Druids Temple	20				20						20	
Inverness, Torvean	40		10		50				25		25	
Inverness, Culloden	50		10		60						60	
Inverness, Milton of Culloden	40	40	20		100					50		50
Inverness, South	20				20				20			
Inverness, East	100	50	20	20	190				60	50	40	40
Inverness, Westercraigs	60		10	20	90						30	60
Inverness, Academy Street	15			10	25			25				

Sub Totals	804	683	268	81	1836	119	322	374	281	210	280	250
-------------------	-----	-----	-----	----	-------------	-----	-----	-----	-----	-----	-----	-----

Lochaber

Ballachulish		10			10				10			
Caol, to be confirmed		12			12			12				
Duror, Achindarroch		4	2		6			6				
Fort William, Former Belhaven Ward	5	8			13		13					
Fort William, Tweeddale	22				22		22					
Fort William, Heathercroft		17	4		21		21					
Fort William, High Street	12				12			12				
Lochyside, Former School	30	30	10		70				70			
Lochyside, Phase 4		10			10		10					
Upper Achintore, phase 1		20	6		26				26			
Upper Achintore, phase 2		20	6	10	36							36
Achabeg		2			2			2				
Ballachulish		5			5				5			
Bunree		3			3				3			
Fort William, Glasdrum Road		5			5		5					
Fort William, Former Achintore PS		20	10		30				30			
Glencoe		12			12			12				
Glenug		3			3		3					
Kinlochleven			2		2	2						
Mallaig		8			8		8					
Spean Bridge		10			10			10				
Sub Totals	69	199	40	10	318	2	82	54	144	0	0	36

Nairn

Nairn, Lochloy, Phase 2	8				8	8						
Nairn, Lochloy, Phase 3		10	2		12		12					
Nairn, Town Centre	4				4		4					

Nairn, Town Centre, to be confirmed	8				8							8
Sandown, phase 1	25		10	10	45			35	10			
Sandown, phase 2		25	10	10	45					35	10	
Nairn, to be confirmed	50	50	20		120				20		50	50
Sub Totals	95	85	42	20	242	8	16	35	30	35	60	58

East Ross

Alness, Dalmore, Phase 2		20			20		20					
Alness, Lindley Court		10			10		10					
Alness, Novar Road	6				6	6						
Alness, Perrins Road	6				6		6					
Alness, Kendal Crescent	9				9		9					
Invergordon, Cromlet Drive		8	8		16		16					
Invergordon, High Street	19				19	19						
Alness, Dalmore, Phase 3		10	5	5	20				20			
Alness, Dalmore Phase 4		15	2	3	20					20		
Alness, Newfields		5		2	7			7				
Alness, Whitehills, Phase 1		10	4	4	18					18		
Evanton, Culcairn, Phase 1		6	6		12			12				
Evanton, Teandallon, Phase 1		6			6				6			
Kildary, Appitauld		6		2	8					8		
Invergordon, to be confirmed		20	6		26							26
Invergordon, Former ATS		20		8	28			28				
Tain, to be confirmed		10	4	4	18				18			
Tain, Craighill, Phase 1	15			6	21				21			
Tain, Craighill, Phase 2	15			6	21						21	
Sub Totals	70	146	35	40	291	25	61	47	65	46	21	26

Mid Ross

Avoch, Memorial Field	6		2		8			8				
-----------------------	---	--	---	--	----------	--	--	---	--	--	--	--

Conon Bridge, Bridge View, Phase 2		20	8		28		28					
Conon Bridge, Braes of Conon		15	5		20			20				
Cromarty, Townlands		6	4		10			10				
Dingwall, Achany Road	12				12		12					
Dingwall, Gladstone Avenue	4				4	4						
Dingwall, St Andrews Road, Ph 2	9				9	9						
Dingwall, Tulloch Court		16	4		20		20					
Muir of Ord, Former Care Home	17		6		23	23						
Muir of Ord, Station Road		10			10		10					
Munlochy, Cameron Crescent		4		6	10		10					
North Kessock, Phase 4		10	3		13	13						
Rosemarkie, Greenside	7		6		13			13				
Conon Bridge, Ferintosh		15			15			15				
Culbokie	10	6			16			6		10		
Dingwall, Old Evanton Road		10	4		14				14			
Dingwall, Pitcairn, Phase 1		10			10			10				
Dingwall, Pitcairn, Phase 2		10			10					10		
Dingwall, to be confirmed	8	20	2	3	33			8				25
Fodderty, Former School Playground	2		4		6						6	
Maryburgh, Former School	8		4		12					12		
Maryburgh, phase 1		12			12							12
Maryburgh, phase 2		10	6		16						16	
Muir of Ord, Black Isle Road		15	5		20							20
Muir of Ord, Great North Road		15	2	3	20			20				
Newhall, Former School Playground		4	4		8			8				
North Kessock, Phase 5		8			8			8				
Strathpeffer	10		6		16				16			
Sub Totals	93	216	75	12	396	49	80	126	30	32	22	57

Wester Ross

Poolewe		2			2		2					
Ullapool, North Road, Phase 1	6	8	4		18		18					
Gairloch, Achtercairn		4	4		8							8
Gairloch, Ginn Park	8				8				8			
Lochcarron, Kirkton	4				4							4
Poolewe		2			2							2
Ullapool, North Road, Phase 2	10		6		16						16	
Wester Ross, to be confirmed	15	10	6		31					10	10	11
Sub Totals	43	26	20	0	89	0	20	0	8	10	26	25

Skye and Lochalsh

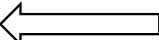
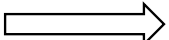
Broadford, Strath House	11				11	11						
Broadford, Harrapool	12				12	12						
Broadford, Campbell's Farm		24			24		24					
Dornie, St Duthac Drive		6			6		6					
Kilbeag			2		2	2						
Kyle, Main Street		12			12	12						
Portree, Home Farm, Phase 7		11			11	11						
Portree, Dunvegan Road	8				8	8						
Portree, Struan Road	8				8			8				
Portree, Former Bus Garage		17			17			17				
Portree	30	30			60				15	15	15	15
Broadford, to be confirmed		35			35					15	20	
Kyle		25			25			5	12	8		
Armadale		10			10						10	
Kyleakin		8			8				8			
Staffin		2	2		4			4				
Raasay		2			2					2		

Glendale		2			2						2	
Glenelg		2			2						2	
Sub Totals	69	186	4	0	259	56	30	34	35	40	49	15

Sutherland

Dornoch		6	4		10		10					
Ardgay, The Square					0							
Dornoch, Elizabeth Crescent					0							
Dornoch, Kennedy Avenue					0							
Dornoch, MacKay Road					0							
Dornoch, North		8		3	11			11				
Dornoch, Stafford Road					0							
Brora plots				4	4			4				
Edderton			2		2	2						
Golspie, Drummuie		8	2	5	15						15	
Helmsdale Phase 2		4			4				4			
Sutherland, to be confirmed	20	10	6		36					10	10	16
Sub Totals	20	36	14	12	82	2	10	15	4	10	25	16

1365	1698	536	236	3835	275	683	741	623	397	513	603
-------------	-------------	------------	------------	-------------	------------	------------	------------	------------	------------	------------	------------

Total Units over 5 Years (includes over programming) |  **2877**  |