

Agenda Item	9
Report No	EDI/70/18

HIGHLAND COUNCIL

Committee: Environment, Development and Infrastructure Committee

Date: 8 November 2018

Report Title: Strategic Housing Investment Plan

Report By: Director of Development and Infrastructure

1 Purpose/Executive Summary

- 1.1 This report seeks approval for Highland's Strategic Housing Investment Plan (SHIP), which sets out proposals for affordable housing investment during 2019–2024.
- 1.2 The proposals contained within this report will assist in the meeting the part of the aims expressed within "Local Voices/Highland Choices", namely that the Council and its partners will aim to build 500 new affordable homes every year for the next 5 years.

2 Recommendations

- 2.1 Members are asked to:
 - approve the Strategic Housing Investment Plan as submitted to the Scottish Government in draft form, as included within **Appendix 1**; and
 - note the planned investment programme as included within **Appendix 2**.

3. Background

- 3.1 This report introduces the Highland's Strategic Housing Investment Plan 2019-2024, a draft of which is included as **Appendix 1** of this report.
- 3.2 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.
- 3.3 SHIPs are developed in line with Scottish Government guidance, which sets a submission date of 26 October 2018. The SHIP has been submitted as a draft, pending Committee's agreement of the priorities and prioritisation processes set out within **Appendix 1**, in the knowledge that it contains a degree of over programming. An indicative programme up to 2022/23 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.

4 Highland Council's Strategic Housing Investment Plan 2019 - 2024

- 4.1 Highland Council's SHIP:
- sets out 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.
- 4.2 The draft has been prepared on the basis that it will be possible to approve at least 500 units each year, of which 70% will be for affordable rent and 30% for intermediate affordable housing (e.g. low cost home ownership or mid-market rent), in line with overall Scottish Government targets.
- 4.3 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.
- 4.4 The Council works with a range of partners, through various processes to drive forward delivery and, in particular, the Highland Housing Development 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 SHIP. Invariably sites will drop out of the programme if they become undeliverable whilst others will be brought into the programme.

5 Implications

- 5.1 Resource – The Council House Build proposals contained within SHIP will be progressed in line with the agreed funding mechanisms of Scottish Government Grant, Landbank and Prudential Borrowing.

- 5.2 Legal - no significant legal issues
- 5.3 Community (Equality, Poverty and Rural) - This report will assist in the delivery of affordable housing in a rural areas.
- 5.4 Climate Change/Carbon Clever - neutral impact
- 5.5 Risk – It is considered that any risk to the Council will be covered by the security over the land that is the subject of any loan.
- 5.6 Gaelic - no impact

Designation: Director of Development and Infrastructure

Date: 30 October 2018

Author: Allan Maguire, Head of Development and Regeneration

The Highland Council

Strategic Housing Investment Plan

2019/2024

1. Introduction

The Council's current Local Housing Strategy was approved in December 2017. The main objectives are:

- Increase the supply of housing in Highland so that we have enough homes in the right places to meet housing needs
- People are supported to live independently for as long as possible in their own homes and communities.
- Prevent and respond to homelessness and make sure people have the right help to let them make decisions on their housing options
- Improve the Quality and condition of the housing stock and minimise fuel poverty

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 2019/20 to 2023/24, in order to achieve the 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.

The Highland Council's Programme 2017 – 2022, "Local Voices/Highland Choices", states that The Council and its partners will aim to build 500 new affordable homes every year for the next 5 years.

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 Council's Housing Need and Demand Assessment (HNDA) was completed in 2015. Updated guidance on HNDA was issued on 15 October 2018 and we will use this to refresh our current modelling over the next 18 months. In the meantime housing need and demand information to inform the SHIP is based on ongoing monitoring of the Council's Housing Need and Demand Assessment, information on homelessness trends and pressures and information from NHS Highland (adult services) and the Council's Care and Learning Service (young people). This is coordinated through weekly partnership meetings.

The Council has a common housing register shared with the main Highland Housing Associations. Monitoring indicated:

- A gradual increase in applicants on the Highland Housing Register.
- Fairly stable numbers of homelessness pressures.
- 1,300 of the overall number of applicants (7,890) on the housing register, currently living in accommodation that does not meet their current health / mobility needs
- There are continuing high levels of housing need and housing pressures across most of Highlands, with particular concentrations in some communities.

The Scottish Government accepted in principle the recommendations of the Homelessness and Rough Sleeping Action Group in June 2018.

One of the key recommendations from the Group is a swift transition to a Rapid Rehousing approach, including Housing First when appropriate.

The Council has an existing commitment to shift the balance of temporary accommodation from private sector HMO accommodation to furnished accommodation from our own stock. We are aiming to increase Council owned accommodation by 50 units a year, most of which need to be in Inverness. This shift is being driven by the housing development programme.

The Council is currently developing its Rapid Rehousing Transition Plan for submission to the Scottish Government by the end of December 2018. Initial analysis confirms that although homelessness is a major issue across many areas, in terms of case numbers, housing pressure and average time spent in temporary accommodation the most significant needs arise in Inverness. Action to reduce the time spent in temporary accommodation will create particular challenges in Inverness where over 60% of current allocations are to homeless households.

A high proportion of homeless applicants are single people and / or aged 25 or under and need one bedroom properties.

Our Rapid Rehousing Plan will consider these issues in more detail and will be subject to further discussion with the Highland Housing HUB (see below) to ensure that the SHIP is contributing fully to addressing homelessness

3. Strategic Targets

Highland's draft 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

* It is important to note the the Local Housing Strategy specifies that the target for investment in Caithness is based on the need for regeneration activities to address low demand e.g. using the existing stock.

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.

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.

The Highland Housing HUB, which was established in June 2016, meets weekly. This has resulted in housing associations who had previously stopped or significantly reduced their development programmes being brought back to the table as they are now keen to develop more.

HUB membership includes staff of:

- The Scottish Government's More Homes Scotland
- 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 based on the priorities set out in the Local Strategy.

- 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

HUB meetings are structured with meeting themes' agreed in advance. Long term planning of meetings ensures that all areas which may impact on housing delivery are covered e.g. quarterly invites to Scottish Water and SEPA whilst other meetings are geographically focused e.g. Caithness meetings are held in Wick and focused on regeneration.

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 through 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. As noted above the priority for Caithness should be on regeneration activity in order to address very localised issues of low housing demand and contribute to wider economic regeneration. 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 regeneration projects and larger economic drivers e.g. the Smelter expansion in Fort William.

Whilst the HNDA identifies most households in housing need require social rented housing, some housing needs and aspirations can be better addressed 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.

It has been identified that throughout the highlands there is shortage of housing options for a variety of key workers and this can be partially addressed by increased supply of mid market and low cost home ownership options.

Because of this, whilst social rented housing will make up a greater share of our new affordable housing provision; aiming for around 70% of new affordable provision to be delivered as housing for social rent from housing associations/the Council, around 30% 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 use any revenue from Council tax from second and long term empty homes to fund new Council housing, infrastructure and as a contribution 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 Use of Compulsory Purchase Orders

The Council will promote and apply their CPO powers for housing purposes, to deliver new affordable housing in areas of unmet housing demand where other negotiations have failed. The Council will also use CPO powers to bring back empty properties into use where other negotiations have failed

6.5 Evergreen Infrastructure Fund

The Council has successfully assisted in delivery of 2 major housing projects by making available loan finance through the Evergreen fund for infrastructure improvements in Drumnadrochit and Inverness. The Council will consider applications to the Fund that relate to other major sites e.g. Blar Mor, Fort William, Torvean Inverness and also use the Fund as grant funding for high cost affordable housing sites which are constrained by high infrastructure costs

6.7 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. Additional pressure is placed on the delivery of affordable housing by the requirement to meet other developer contributions, particularly the additional pressure new development places on school pupil number capacities.

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 44% 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 delivery of mid-market rent housing and rural housing projects.

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 £40.100m to Highland for 2018-19, £42,473m for 2019/20 and £45,314 for 2020/21. We aim to deliver at least 500 units a year and will seek 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 has previously participated in the Scottish Government's National Housing Trust (NHT) Initiative. This involved the Council joining with developers with the aim of providing mid-market rented houses, in areas of high demand. This met an element of the short to medium term 'intermediate' housing needs which were identified in Highland's Housing Need and Demand Assessment. We aim to continue to develop housing for mid-market rent in areas where need is established.

We have actively supported 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 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.
- Continuing to work with developers to use the Evergreen 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.

Where negotiations with individual landowners fails The council will actively use its CPO powers to acquire affordable housing sites.

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 2017-2022. 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. The Local Housing Strategy identifies a number of key actions in relation to specialist provision , as follows:

1. Increase the use of technology enabled care and flexible housing design innovations in support of preventative and anticipatory approaches to housing provision. .
2. Work closely with the Highland Joint Transitions Team to identify and plan for the future accessible housing needs of young adults in Highland to enable them to live independent lives with access to the same opportunities as other young people.
3. Make the best use of existing housing to allow people to live longer, healthier lives at home.
4. Increase the supply, and test innovative approaches to specialist housing: for example the FIT homes pilot.
5. Redesign and improve housing adaptations services to a tenure neutral, integrated, person centred model.
6. Collaborate with NHS Highland and other partners to develop appropriate intermediate housing options.
7. Review and integrate local arrangements for the allocation of specialist housing provision across competing client groups, including children moving into adult services.
8. Continue to prioritise home based support services provided by joint Handyperson and Care and Repair providers delivering adaptations, equipment, telecare and small repairs services across tenures, as a result of shifting the balance of care.

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.

There is an increasing need for larger homes and properties more suited to elderly tenants and those with very particular needs. The mix with new developments reflects these changing needs.

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 2019/20 to 2023/24, 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.

Annex 1 LHS Priorities for Affordable Housing Investment 2018 – 2023

<p>Badenoch & Strathspey:</p> <ul style="list-style-type: none">• Aviemore is the highest priority• All other communities, apart from Dalwhinnie, 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 priorities for investment potentially through local community initiatives .
<p>Lochaber:</p> <ul style="list-style-type: none">• Fort William and the surrounding communities are the highest priorities in recognition of the additional pressures due to the expansion of the Smelter.• Small discreet investment to support the sustainability of the Ardnamurchan peninsula's rural communities, e.g. Acharacle, are also a 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 Invergordon, Tain, Alness and Evanton• 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 priorities for investment potentially through local community initiatives
<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.• The effect of the promotion of the NC500 route may influence investment.

SHIP - INDICATIVE HIGHLAND PROGRAMME

PROJECT	TENURE						NOTIONAL YEAR OF APPROVAL						
	THC Rent	H A Rent	MMR	LCHO	Rural Housing Fund	Total Units	Pre 18/19	18/19	19/20	20/21	21/22	22/23	23/24
Badenoch and Strathspey													
Aviemore Former School	20		10			30			30				
Aviemore, Dalfaber		17	5	6		28				28			
Aviemore, Low Burnside		6	3			9	9						
Aviemore, Sluggan Drive		10	4			14	14						
Aviemore, Spey House		20	6			26	26						
Beachan Court	10					10	10						
Beachan Court ph2	5		8			13		13					
Boat of Garten					4	4					4		
Cairn Refurbishment project		14				14					14		
Carrbridge	8			2		10		10					
Carrbridge Struan Hotel		2	8			10				10			
Cromdale, Tom-an-uirid View					2	2	2						
Cromdale, Tom-an-uirid View	2				2	4			4				
Dalnain Bridge	8		10			18	18						
Grantown on Spey, Lawson site		5				5				5			
Grantown on Spey, Market St		4				4	4						
Grantown on Spey (land West of Health Centre)	11		4			15							15
Inverdrue		6				6		6					
Inverdrue Saw Mill				4		4		4					
Kincraig - check units	10		10	4		24						24	
Kingussie	14		5	4		23	23						
Nethy Bridge					2	2					2		
Nethy Bridge		6	4	2		12				12			
Newtonmore		8	6			14		14					
Newtonmore ph2		8		4		12					12		
Sub Totals	88	106	83	26	10	313	106	47	34	57	30	24	15
Caithness													
Dunbeath HFO		3				3			3				
Dunbeath		3				3				3			
Helmsdale					3	3					3		
Latheron		3				3						3	
Lybster		2				2				2			
Pennyland		6		4		10							10
Wick		6				6						6	
Sub Totals	0	23	0	4	3	30	0	0	3	5	3	9	10
Easter Ross													
Alness East ph1		22				22				22			
Alness East ph2		16	6	4		26				26			
Alness East ph3		18		6		24						24	
Alness East ph4		17	10			27							27
Alness, Dalmore (Fit homes)		16				16	16						
Alness, Dalmore, Phase 4		24	8			32	32						
Alness, Dalmore, Phase 5		35	6	4		45			45				
Alness, Dalmore, Phase 6		17		8		25					25		
Alness, Kendall Crescent ph2	11					11	11						
Alness, Lindlay Court		8		2		10	10						
Alness, Newfields		2				2	2						
Alness, Newfields		3				3		3					
Alness, Perrins Road	6					6	6						
Balintore	2			2		4					4		
Edderton					2	2	2						
Evanton, Culcairn		15		5		20					20		

Evanton, Teandallon, Phase 1	18		10			28			28				
Evanton, Teandallon, Phase 2	21			10		31						31	
Invergordon, High Street		19	12			31							31
Invergordon, Castle Gardens		10	8			18				18			
Invergordon, Cromlet phase1	28			4		32			32				
Invergordon, Cromlet phase2		22	4	4		30						30	
Invergordon, Joss Street	5					5	5						
Kildary			4			4				4			
Kildary, Uquhart Close		6	2			8						8	
Munloch, Cameron Cresc	4		6			10	10						
Seaboard Villages	2			4		6						6	
Tain, Railway Station					4	4			4				
Tain, rear of Craighill School	14			6		20							20
Tain, Rowan Drive	36					36		36					
Tain, Seaforth		26	4			30						30	
Tain, Tarlogie					3	3				3			
Sub Totals	147	276	80	59	9	571	94	39	109	73	79	99	78

Inverness													
Abriachan						3	3		3				
Ardersier		14	8	2		24			24				
Ardersier ph2		12	4	4		20					20		
Beauly, adjacent Fire Station		8	2			10			10				
Cannich					2	2				2			
Croy, Highwood		21		4		25		25					
Drumnadrochit					12	12	12						
Drumnadrochit		10	10			20				20			
Drumnadrochit, Benleva		11	5	4		20	20						
Drumnadrochit, Former Med Centre	4					4	4						
Fort Augustus, former convent land					12	12				12			
Fort Augustus, Housing for Older People	6					6					6		
Fort Augustus, Telford	5					5			5				
Gorthleck		6				6				6			
Inchmore	6		6			12			12				
Inchmore phase 2	4		4	2		10						10	
Inverfarigaig				3	5	8				8			
Inverness, Academy St, (Farm Foods)	23		14			37	37						
Inverness, Academy Street, CAB	4					4	4						
Inverness, Anderson Street		20	10			30							30
Inverness, Balloan Road	8		6			14	14						
Inverness, Balvonie		36	9	4		49	49						
Inverness, Bogbain (west)				17		17	17						
Inverness, Bogbain (west)		21				21		21					
Inverness, Caroline MacAskill House		8				8				8			
Inverness, Castle Street			9			9			9				
Inverness, Craigton Avenue	22		6	2		30			30				
Inverness, Culduthel		15	2	2		19	19						
Inverness, Dores	6			6		12						12	
Inverness, Easterfield Farm		30				30			30				
Inverness, Eastgate (hostel)			6			6				6			
Inverness, Essich				3		3	3						
Inverness, Glendoe Terrace	35		10	8		53	53						
Inverness, Inshes Small Holdings (North)	16		10	2		28						28	
Inverness, Inshes Small Holdings (North) ph2	9		5	8		22							22
Inverness, Kenneth Street	6					6	6						
Inverness, Land at Druid's Temple		18	5	2		25					25		
Inverness, Land South of Asda		60				60	60						
Inverness, Lomond Gardens (Kinmylies)	28		8			36		36					

Inverness, Lower Slackbuie (Slackbuie G)		22				22						22	
Inverness, Maclennan Crescent		5				5			5				
Inverness, Midmills	31					31	31						
Inverness, Milton of Leys		8				8			8				
Inverness, Murray Road, Smithton	8					8				8			
Inverness, Ness Castle (MacRae land)		30		12		42		42					
Inverness, Ness Castle ph2		27				27	27						
Inverness, Ness Castle ph4 (Tizer Site)		22	8			30				30			
Inverness, Ness Castle Phase 3		22	6	4		32						32	
Inverness, Ness side, ph1		32	12			44		44					
Inverness, Ness side, ph2		22	4			26				26			
Inverness, Ness side, ph3		22		10		32					32		
Inverness, Ness side, ph4		26	8	6		40					40		
Inverness, North East of Academy Street	36		10	4		50							50
Inverness, Parks Farm		25		8		33	33						
Inverness, Raining Stairs	6		10			16	16						
Inverness, Slackbuie, Kirkwood		15				15	15						
Inverness, Slackbuie Farm Road	18					18			18				
Inverness, Stratton (East, BCR)	36		10	8		54			54				
Inverness, Stratton (East, BCR) ph2		26	12	8		46				46			
Inverness, Stratton (Hazeldene)		21				21						21	
Inverness, Stratton (Hazeldene)		14	4	6		24							24
Inverness, Stratton (West, BCR) ph1 & 2		57	2	10		69		69					
Inverness, Stratton (West, BCR) ph3	19		4	4		27			27				
Inverness, Stratton Lodge		17	8			25						25	
Inverness, Thistle Road	8		5			13					13		
Inverness, Thornbush Road	36					36							36
Inverness, Torvean Caravan Park		12				12					12		
Inverness, Torvean ph1	40					40			40				
Inverness, Tower Road	21			6		27	27						
Inverness, Union Street			30			30			30				
Inverness, Viewfield House				4		4			4				
Inverness, West of Castlehill Road	17					17				17			
Inverness, Wester Inshes Farm (north)	27					27					27		
Inverness, Wester Inshes Farm (south)	18			6		24						24	
Inverness, Woodlands		38				38							38
Kiltarlity, Balgate Mill Sawmill phase 7	9					9	9						
Kiltarlity, Balgate Mill Sawmill phase8				7		7		7					
Kirkhill		8		2		10	10						
Kirkhill		10	6			16					16		
North Kessock, ph7		10				10	10						
Off the shelf purchases	4					4			4				
Off the shelf purchases		2	2			4			4				
Off the shelf purchases	2		2			4				4			
Off the shelf purchases	2	4				6					6		
Off the shelf purchases	4	2				6						6	
Off the shelf purchases	2	2	2			6							6
Tomatin	5			5		10						10	
Tornagrain phase 1			12	13		25		25					
Tornagrain phase 2	16		12	12		40				40			
Sub Totals	547	791	308	208	34	1888	476	272	314	233	197	190	206

Lochaber													
Achabeag					2	2	2						
Acharacle		3				3			3				
Arisaig					4	4			4				
Blar Mor	40		20	15		75				75			
Blar Mor Phase 2	30		10	10		50						50	

Canna					2	2				2			
Duror		2				2					2		
Eigg - Sandavore					4	4				4			
Fort William, Former Achintore School	20		14	4		38		38					
Fort William, Glasdrum Road	6					6				6			
Fort William, High Street	12					12		12					
Fort William, Lundavra Road		20				20						20	
Fort William, Upper Achintore Ph 1		70	14	16		100				100			
Fort William, Upper Achintore Ph 2		72	18	10		100					100		
Fort William, Upper Achintore Ph 3		66	16	18		100							100
Glencoe		12				12				12			
Glenfinnan		10				10				10			
Glenuig		3				3				3			
Inchree		4				4				4			
Invergarry				4	4	8				8			
Inverie					3	3				3			
Kinlochleven		4				4				4			
Lochaline					3	3						3	
Lochyside, Former Primary School	48			6		54		54					
Mallaig		8				8		8					
Movern, Community Group					3	3			3				
Off the shelf purchases			1			1			1				
Rum					4	4					4		
Spean Bridge Burn Bank		2				2				2			
Spean Bridge Hobbs ground		10				10				10			
Spean Bridge, Tigh A		20				20		20					
Strontian		6		4		10					10		
Strontian, Housing for Older People					4	4			4				
Sutherland Avenue		4				4						4	
West Laroeh		15				15				15			
Sub Totals	156	331	93	87	33	700	76	66	148	131	106	73	100

Mid Ross													
Avoch, Memorial Field, Phase 1		16	8			24		24					
Avoch, Memorial Field, Phase 2		12	10			22				22			
Conon Bridge, Braes of Conon		21	4	4		29		29					
Conon Bridge, Ferintosh Centre	15					15				15			
Conon Bridge, Former Drouthy Duck	12					12				12			
Conon Bridge, Former Garage Site		16	10			26					26		
Conon Bridge, Nursery site		10	5			15						15	
Conon Bridge, Pescanova	20		10	10		40							40
Conon Bridge, Sellar Place		18	10			28		28					
Cromarty, Sandilands phase1		12				12				12			
Cromarty, Sandilands phase2		8	2			10						10	
Culbokie		12				12				12			
Culbokie, South of the Cairns		16	4			20					20		
Dingwall North, Larchway		8				8		8					
Dingwall, Achany Road	12					12		12					
Dingwall, Caberfeidh	6					6				6			
Dingwall, Chestnut Road, Phase 1		30		7		37				37			
Dingwall, Chestnut Road, Phase 2		20	10	7		37					37		
Dingwall, Docharty	16		4			20						20	
Dingwall, Former Picture House	11		4			15		15					
Dingwall, Meiklefield, Phase 1	10		6	6		22					22		
Dingwall, Meiklefield, Phase 2	20			8		28							28
Dingwall, Ross House	9					9		9					
Dingwall, Tulloch Square		16	4			20				20			
Fodderty, Former School playground	2			4		6					6		

Maryburgh - Brahan					7	7					7		
Maryburgh, Donald Cameron Court, Ph 2		12				12			12				
Maryburgh, Former School playground	10					10				10			
Maryburgh, Proby Street		20	5	5		30					30		
Muir of Ord, Black Isle Road	27					27						27	
Muir of Ord, Broomhill		6				6	6						
Muir of Ord, Station Road		10				10	10						
Rosemarkie, Greenside Farm		7	6			13				13			
Strathpeffer, Kinellan	26		12	2		40		40					
Tore, Woodneuk	4					4						4	
Sub Totals	200	270	114	53	7	644	102	79	87	127	105	76	68

Nairn

Nairn, Cawdor Road		22				22			22				
Nairn, Delnies	22		8	4		34							34
Nairn, High Street	4					4	4						
Nairn, Lochloy Phase 4		15		8		23	23						
Nairn, Lochloy Phase 5	23					23		23					
Nairn, Sandown, Phase 1	24		8	6		38				38			
Nairn, Sandown, Phase 2	16		6	4		26						26	
Nairn, Town centre	6					6				6			
Nairn, Town centre				8		8					8		
Sub Totals	95	37	22	30	0	184	27	23	22	44	8	26	34

Skye and Lochalsh

Balmacara , The Square		7				7	7						
Borrowdale Schoolhouse					1	1		1					
Broadford, Caberfeidh, phase 1		24				24			24				
Broadford, Caberfeidh, phase 2		13		5		18				18			
Broadford, Campbells Farm		24				24	24						
Broadford, Campbell's Farm, Phase 1		8	4			12					12		
Broadford, Campbell's Farm, Phase 2		18		4		22						22	
Dornie, St Duthac Drive phase 4		6				6					6		
Edinbane					6	6				6			
Flodigarry					2	2		2					
Glendale/Glenelg		4				4					4		
Kyle of Lochalsh, Hydro Site		5				5		5					
Kyle of Lochalsh, Main Street		13				13	13						
Kyle, Police Station site		6				6				6			
Kyleakin, Feus		14				14	14						
Kyleakin		6	4	2		12							12
Off the shelf purchases		2				2		2					
Off the shelf purchases	3					3		3					
Off the shelf purchases		2							2				
Off the shelf purchases		2								2			
Off the shelf purchases		2									2		
Portree, (Old DAFS Shed site)				2		2			2				
Portree, Bayfield Lane		12				12			12				
Portree, Former Rapson's Site		17				17		17					
Portree, Nicolson Site		16	4	5		25						25	
Portree, Police Station		28				28							28
Portree, Struan Road		28				28		28					
Portree, Viewfield Road, Phase 1		25				25					25		
Portree, Viewfield Road, Phase 2		12				12							12
Portree, Woodpark	12					12			12				
Raasay					6	6				6			
Sleat (Kilbeg) phase 1				4	4	8		8					
Sleat (Kilbeg) phase 2					8	8				8			
Sleat, Armadale (Garden site)		10	4	2		16				16			

Staffin					4	4		4						
Staffin, Land at Village Hall (Garafad)				3		3							3	
Uig		4				4		4						
Sub Totals	15	308	16	27	31	391		58	74	52	62	49	50	52

Sutherland

Ardgay, Lady Ross		2	2			4		4						
Ardgay, Lady Ross					2	2				2				
Bettyhill					2	2				2				
Bonar Bridge					3	3				3				
Dornoch, Deans Park		13				13		13						
Dornoch, Elizabeth Crescent, Phase 1	10		4	4		18				18				
Dornoch, Elizabeth Crescent, Phase 2	10					10						10		
Dornoch, Kennedy Road			4			4		4						
Dornoch, North, Phase 1		8		2		10		10						
Dornoch, North, Phase 2		8	4	4		16							16	
Dornoch, Stafford Road		10				10								10
Durness					3	3		3						
Embo	6					6				6				
Golspie	10					10						10		
Kinlochbervie					3	3					3			
Kinlochbervie - Manse Road					1	1		1						
Lairg, Old Sutherland Hotel					5	5				5				
Lochinver	4					4							4	
Stoer, Lochinver					6	6				6				
Tongue, NHS					6	6					6			
Sub Totals	40	41	14	10	31	136		23	12	34	17	20	20	10

Wester Ross

Applecross					3	3						3		
Aultbea					4	4		4						
Gairloch, Achtercairn West		4		4		8						8		
Gairloch, Achtercairn, Former Bunkhouse					5	5		5						
Gairloch, Ginn Park	8					8		8						
Gairloch, North Fasaich				5		5				5				
Kinlochewe		3				3							3	
Kishorn					3	3					3			
Lochcarron, Kirkton Woodland, phase 1	6				6	12				12				
Lochcarron, Kirkton Woodland, phase 2	4				4	8							8	
Poolewe					2	2								2
Shieldaig					2	2					2			
Torridon	2			2		4					4			
Ullapool, North Road	8		4			12								12
Ullapool, North Road (former hotel)	20	8	6			34		34						
Sub Totals	48	15	10	11	29	113		39	12	12	14	11	11	14
TOTALS	1336	2198	740	515	187	4970		1001	624	815	763	608	578	587

Total over 5 years of SHIP =

3,351

