

Agenda Item	8
Report No	N/5/19

HIGHLAND COUNCIL

Committee: Nairnshire Committee

Date: 13 March 2019

Report Title: Nairn Housing Demand Report

Report By: Director of Community Services

1 Purpose/Executive Summary

- 1.1 This report provides an update on housing demand in the Nairn Area as expressed through information from the Highland Housing Register.

2 Recommendations

- 2.1 Members are asked to consider the information provided on housing demand in the Nairn area.

3 Introduction

3.1 This report provides area based data relating to the Highland Housing Register, housing applications, relets of social rented housing and homelessness cases and the Councils Development Programme for the Nairn area. It also provides information on the Highland Local Housing Strategy and Strategic Housing Investment Plan.

4. Highland Housing Register Data

4.1 The Council operates a Common Housing Register and shared Housing Allocation Policy with the main Registered Social Landlords (RSL) in Highland. This is called the Highland Housing register (HHR).

4.2 We undertake an annual monitoring report on the HHR which is reported to Care Learning and Housing Committee on an annual basis. At 31 December 2018 there were 7,596 applicants waiting for housing or waiting for a transfer of housing. 378 applicants requested to be housed in the Nairn area as their first choice. 122 applicants were waiting for a transfer and 256 applicants were on the waiting list. 229 of these applicants had Need to Reside (NTR) points for the Nairn area. The intention of NTR points is to recognise that households in certain circumstances have a relationship to a particular community which can be recognised and prioritised as a distinct housing need.

4.3 The table below provides additional information relating to the age profile of those waiting for suitable housing in Nairn. The highest proportion of people waiting for housing in Nairn are those in the 16-29 age bracket.

	16-29	30-39	40-49	50-59	60-69	70-79	Over 80
Total	74	63	56	64	55	39	27

4.4 The table below shows the level of demand in Nairn by size of property. The highest demand being for 1 bedroom accommodation.

	Number of bedrooms needed				
	1 BED	2 BED	3 BED	4 BED	5 BED
Total	237	79	40	17	5

5. Nairn Housing Stock Profile

5.1 There are currently 691 Highland Council properties in the Nairn area. The type and size of the Council owned properties in Nairn is detailed below.

Type	Number of bedrooms				
	1	2	3	4	5
Flat	68	81	0	0	0
Bungalow	143	41	22	2	0
House	11	167	141	14	1
Total	222	289	163	16	1

- 5.2 Cairn Housing Association (Cairn HA) and Albyn Housing Society (Albyn HS) are partners in the Common Housing register. They have 262 properties across the Nairn area; the table below provides details of the stock held by Albyn and Cairn in Nairn.

RSL	Number of bedrooms				
	1	2	3	4	5
Cairn HA	8	0	0	0	0
Albyn HS	90	94	59	8	3
Total	98	94	59	8	3

- 5.3 During 2018 there were 48 Highland Council properties which became available for allocation in Nairn. The table below provides Members with information on the number, type and size of these properties.

	Number of bedrooms				
	1	2	3	4	5
Flat	9	7	0	0	0
Bungalow	9	1	0	0	0
House	2	7	12	0	1
Total	20	15	12	0	1

6 Homelessness

- 6.1 The number of people presenting as homeless in the Nairn area has remained relatively stable over 2017 and 2018 at around 45 cases per year. The average waiting time in temporary accommodation in Nairn has increased and is currently 29 weeks. This is largely due to the lack of suitable housing available to make offers of permanent accommodation. In the Nairn area 54% of allocations in 2018 were to homeless households.
- 6.2 The figures above show that the profile of stock in Nairn does not match the demand profile. The high demand for 1 bedroom housing relative to stock numbers contributes to the increasing time in temporary accommodation for homeless people. While there are fewer families waiting for larger homes, their prospects of being allocated are hindered by very low turnover. Where possible we work to move under occupying households.

7 Local Housing Strategy and Housing Investment

- 7.1 The Councils Local Housing Strategy was approved in December 2017. One of its main objectives is to increase the supply of housing in Highland so that we have enough homes in the right places to meet housing need. The Local Housing Strategy sets targets for affordable housing at 500 units per annum across Highland. These are based on a Highland-wide Housing Need and Demand Assessment, carried out in accordance with Scottish Government guidance, and which takes account of wider factors such as population projections, household income and property prices.
- 7.2 The Councils Strategic Housing Investment Plan (SHIP) 2018 – 2023 was approved in November 2018. It sets out the Councils key housing investment priorities and how resources will be used over 5 years to deliver these affordable housing priorities. The priorities listed in the SHIP are consistent with our current Local Housing Strategy targets of 500 units per annum with the assumption that around 6% of the units should be provided within Nairn.

7.3 The projects identified within Nairn are listed at **Appendix 1** of this report. Although specific projects are identified these may be subject to change as and when further opportunities are identified or projects fail to proceed. Two projects have completed during 2018/19, High Street Nairn and Lochloy phase 4, these projects delivering 4 and 23 units respectively. A further 29 units will be delivered on the completion of Lochloy phase 5.

8 Implications

8.1 Resource –There are no implications arising from this report.

8.2 Legal – No legal issues.

8.3 Community (Equality, Poverty and Rural) - Implementing the Local Housing Strategy will help us meet our equality duties on disability, gender and race. The Strategy recognises and aims to respond to the unique issues and challenges involved in developing housing in remote and rural areas. Implementing the Strategic Housing Investment Plan (SHIP) will assist in the delivery of affordable housing in a rural areas

8.4 Climate Change / Carbon Clever - There are no implications arising from this report.

8.5 Risk - There are no implications arising from this report.

8.6 Gaelic - There are no implications arising from this report.

Designation: Director of Community Services

Date: 28 February 2019

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Background Papers: Housing Allocation Policy Annual Report 18 October 2018
Highland Local Housing Strategy 2017-2022
Highland Strategic Housing Investment Plan 2018-2023

APPENDIX 1

**AFFORDABLE HOUSING SUPPLY PROGRAMME – 2019-2020 TO 2023-2024
SHIP – NAIRN AREA**

PROJECT	TENURE					NOTIONAL YEAR OF APPROVAL						
	THC Rent*	H A Rent*	MMR*	LCHO*	Total Units	Pre 18/19	18/19	19/20	20/21	21/22	22/23	23/24
Nairn, Cawdor Road		22			22			22				
Nairn, Delnies	22		8	4	34							34
Nairn, High Street (Former Hotel)	4				4	4						
Nairn, Lochloy Phase 4		15		8	23	23						
Nairn, Lochloy Phase 5	29				29		29					
Nairn, Sandown Phase 1	24		8	6	38				38			
Nairn, Sandown Phase 2	16		6	4	26						26	
Nairn, Town Centre (Site to be identified)	6				6				6			
Nairn, Town Centre (Site to be identified)				8	8					8		
Totals	101	37	22	30	190	27	29	22	44	8	26	34

*THC rent- The Highland Council Rent

*H A Rent – Housing Association Rent

*MMR – Mid Market Rent

*LCHO – Low Cost Home Ownership