

Agenda Item	7
Report No	BIDS/004/21

HIGHLAND COUNCIL

Committee: Black Isle, Dingwall and Seaforth Committee

Date: 13 January 2021

Report Title: Strategic Housing Investment Plan

Report By: Executive Chief Officer - Infrastructure and Environment

1 Purpose/Executive Summary

- 1.1 This report invites consideration of the Highland's draft Strategic Housing Investment Plan (SHIP), which sets out proposals for affordable housing investment during 2021–2026, as reported to Economy and Infrastructure Committee at the meeting held on 4 November 2020.
- 1.2 The report also updates members on the 2020/21 affordable housing programme within the Dingwall and Seaforth and Black Isle Wards.

2 Recommendations

2.1 Members are asked to:

- consider the Highland's draft Strategic Housing Investment Plan and provide comments for further consideration by Economy and Infrastructure Committee; and
- note the progress within the developments highlighted within section 5 of this report and included as appendix 1 of the report.

3 Implications

- 3.1 Resource – The Council House Build proposals contained within SHIP will be progressed in line with the current agreed funding mechanisms of the Scottish Government Grant, City Region Deal investment, Landbank subsidy and Prudential Borrowing.
- 3.2 Legal - no significant legal issues.
- 3.3 Community (Equality, Poverty and Rural) - This report will assist in the delivery of affordable housing in rural areas.

- 3.4 Climate Change/Carbon Clever - neutral impact
- 3.5 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.
- 3.6 Gaelic - no impact

4 Background

- 4.1 Strategic Housing Investment Plans (SHIPs) are developed in line with Scottish Government guidance which sets a submission date of mid-December 20. The draft SHIP was agreed by E&I Committee at the meeting held on 4 November 2020 on the basis that there would be consideration of any subsequent comments received from Area Committees.

The EI Committee SHIP report is available as item 6 of the agenda, available through the following link;

https://www.highland.gov.uk/meetings/meeting/4334/economy_and_infrastructure_committee

It is intended that any comments received from Area Committees, and proposed amendments to the planned investment programme, will be reported to Committee as well as being reported on an annual basis, with individual projects being submitted for approval as required.

5 Programme within Black Isle, Dingwall and Seaforth

- 5.1 Appendix 1 of this report details affordable housing proposals for the Black Isle, Dingwall and Seaforth Wards, as included within the Strategic Housing Investment Plan.
- 5.2 A summary of projects currently on site or planned for approval during 2021 is provided within the following paragraphs;

Avoch Memorial Field. 34 units for rent for Cairn Housing Association and 12 for Mid-market rent by Highland Housing Alliance. Currently on site with completion due July 2021.

Avoch, Rosehaugh. Subject to Planning consent developer is required to provide 3 affordable units. Final programme and tenure yet to be established.

Conon Bridge, Former Drouthy Duck. Planning in principle has been granted for up to 22 new units. Demolition likely spring 2021 with tender and start on site on the new build Council house contract during 2021 with completion late 2022.

Culbokie. 14 houses for rent for Cairn Housing Association as part of a larger development by Tulloch Homes. Start on site planned for January 2021 with completion due June 2022.

Dingwall, Chestnut Road. 30 units for rent for Albyn Housing Society and 7 for Low Cost Home Ownership. Currently on site with completions due May 2023.

Dingwall, Meiklefield. Design team appointed to develop master plan and deliver a first phase of up to 18 units for rent by Council. Demolition of existing properties planned for February 2021 with a start on site on the new Council houses late Summer 2021 with completion due late 2022.

Dingwall, Ross House/Morganti House. 30 units for rent for Highland Council. Currently on site with completions due August 2021.

Dingwall, St Andrews Road. A current Planning application seeking consent for 34 new affordable homes, 20 for rent by the Council and 14 for Mid-market rent by Highland Housing Alliance. Subject to consents this development which would complete the road between St Andrews Road and Tulloch Castle will start on site mid 2021 with completion late 2022.

Dingwall, Mill Street. Subject to consents the former hardware shop and adjoining house will be demolished and replaced with a block of 8 flats for rent by the Council. Depending on consents the project is planned to start on site late 2021 with completion late 2022.

Dingwall, Station Road. The owner of the former Highland Omnibus garage, latterly a builder's merchant, is working in partnership with a local contractor. Subject to statutory consents and costs the development could deliver a minimum of 14 flats, as a mix of units for rent by the Council and units for Mid-market rent. Final programme yet to be established.

Dingwall, Joe Yates Court. Project currently on site with completion of the 6 flats for Council rent due July 2021.

Maryburgh, Donald Cameron Court Ph 2. Land is owned by the Communities Housing Trust who are currently developing proposals for a mixed tenure development of 14 units including 6 for rent. Final programme yet to be determined.

Maryburgh, Former Primary School Playground. Project currently on site with completion of 16 units for Council rent due August 2021.

Muir of Ord, South of the Cairns. Ongoing discussions with the developer in relation to delivery of affordable housing within a wider development. Final mix and programme yet to be determined but likely to start on site late 2021 with completion early 2023.

Rosemarkie, Greenside Farm. Delivery of affordable housing by the developer as part of a larger development. 9 units for rent by Cairn Housing Association and 4 for Mid-market by Highland Housing Alliance. Due to be completed by September 2022

Designation: Executive Chief Officer - Infrastructure and Environment

Date: 21 December 2020

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Highland Strategic Housing Investment Plan - 2021/2026

Projects within Black Isle, Dingwall and Seaforth

PROJECT	TENURE				Total sum
	Highland Council Rent	Housing Association Rent	LCHO (ALL) Shared Equity	Mid Market Rent	
Avoch, Memorial Field		34		12	46
Avoch, Rosehaugh	3				3
Conon Bridge, Drouthy Duck	12			10	22
Conon Bridge, Ferintosh Centre	15				15
Conon Bridge, Former Pescanova		18		10	28
Cromarty, Sandilands		12		0	12
Culbokie		14			14
Culbokie School		4			4
Dingwall, Caberfeidh	6				6
Dingwall, Dingwall North, Chestnut Road		30	7		37
Dingwall, Dingwall North, Chestnut Road Ph2		30	7		37
Dingwall, Meiklefield	18				18
Dingwall, Ross House/Morgantie House	30				30
Dingwall, St Andrews Road	20			14	34
Dingwall, Tulloch Square		16		4	20
Dingwall, Mill Street	8				8
Dingwall, Station Road	14				14
Dingwall, Docharty Road	14		6	10	30
Dingwall, Joe Yates Court	6				6
Fodderty, Former Primary School Playground	2		4		6
Fortrose & Rosemarkie, Greenside Farm		9		4	13
Maryburgh, Donald Cameron Court Ph 2		6	8		14
Maryburgh, Former Maryburgh Primary School	16				16
Muir of Ord, Black Isle Road		20	6	10	36
Muir of Ord, South of the Cairns		15		6	21
Newhall, Former school playground		4	4	0	8
Rosemarkie		9		4	13
Tore, Woodneuk	4	0			4
Sub-total	168	221	42	84	502

Approved Pre 2020/21 yet to complete	NOTIONAL YEAR OF APPROVAL					
	2020/21	2021/22	2022/23	2023/24	2024/25	2025-26
46						
		3				
		22				
					15	
				28		
			12			
	14					
				4		
					6	
37						
			37			
		18				
30						
	34					
				20		
		8				
		14				
			30			
6						
			6			
13						
		14				
16						
			36			
		21				
				8		
	13					
			4			
148	61	100	125	60	21	0