

Agenda Item	9
Report No	WRSL/005/20

HIGHLAND COUNCIL

Committee: Wester Ross, Strathpeffer and Lochalsh Committee

Date: 14 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 Ward 5 - Wester Ross, Strathpeffer and Lochalsh.

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 Highland 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 and 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.

4.1.1 The E and I 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

4.1.2 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 WESTER ROSS, STRATHPEFFER AND LOCHALSH**

5.1 Appendix 1 of this report details affordable housing proposals for the Area, as included within the Strategic Housing Investment Plan.

5.2 A summary of projects currently on site or planned for approval during 2020/21 and 2021/22 is provided within the following paragraphs:

5.2.1 **Lochcarron, Kirkton.** A partnership development by The Highland Council, Communities Housing Trust (CHT) and Community Woodland which, subject to planning consent, will deliver up to 27 new properties. The first phase is intended to deliver 6 properties for The Highland Council and 10 units Mixed tenure by the CHT. It is expected that the works will start on site in February 2021 with completion of the first phase by May 2022.

5.2.2 **Applecross.** A development of 3 units for rent owned by Applecross Community Trust which is due to start on site early 2021 with completion late 2021.

5.2.3 **Applecross.** The Applecross Community Trust has secured land for additional affordable homes. The Trust has commissioned a study which will determine the feasibility of development.

5.2.4 **Gairloch, Achtercairn West.** Depending on identification and the securing of a site, the SHIP identifies the intention to deliver 8 units for rent by The Highland Council and 8 for Shared Equity. Timescales will depend on securing land.

- 5.2.5 **Shieldaig, Baile Shuas.** The Communities Housing Trust are working with the local Community Trust to determine the feasibility of developing 4 affordable homes adjacent to the previous development.
- 5.2.6 **Inveralligin.** The Communities Housing Trust are progressing renovation of an existing NTS owned property which will be owned and managed for affordable rent by the Communities Housing Trust.
- 5.2.7 **Glenelg.** Lochalsh and Skye Housing Association are developing proposals for 4 houses for affordable rent which are, depending on costs, due to commence on site during 2021.
- 5.2.8 **Plockton.** The renovation and improvement of the existing property at 14 Harbour Street will deliver a 2 bed house for rent by The Highland Council.
- 5.2.9 **Ullapool, North.** The SHIP includes Ullapool as an area where The Highland Council or a housing association partner seek to secure additional land which would allow a project to be developed along the lines of the recently completed multi-tenure development between Moss Road and North Road. If land is secured it is likely that a first phase of up to 20 units could be on site by early 2022

Designation: Executive Chief Officer - Infrastructure and Environment

Date: 22 December 2020

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Appendices: Appendix 1 – Highland Strategic Housing Investment Plan 2021-26

Highland Strategic Housing Investment Plan - 2021/2026

Wester Ross, Strathpeffer and Lochalsh

PROJECT	TENURE					Total sum
	Highland Council Rent	Housing Association Rent	LCHO Shared Equity	Mid Market Rent	Rural Housing Fund	
Lochcarron, Kirkton 10 RHIF, 4 (plots)	6				10	16
Lochcarron, Kirkton phase 2, 11 total					11	11
Lochcarron, Housing for older people		4				4
Poolwe		0	4			4
Applecross, CHT, mixed tenure					8	8
Applecross, Hydro Field 10 mixed tenure	4				6	10
Applecross					3	3
Gairloch, Achtercairn West	8		8			16
Gairloch, North Fasaich			5			5
Shieldaig, Baile Shuas		2	2			4
Torrison, rear of Darroch Park (inc self build)		4			6	10
Aultbea					6	6
Inveralligin					1	1
Achiltibuie (mixed tenure)					10	10
Dornie, St Duthac Drive phase 4		6				6
Glenelg		4				4
Plockton	1					1
Ullapool North	20		15	15		50
Sub-total	39	20	34	15	61	169

Pre 2020/21 yet to complete	NOTIONAL YEAR OF APPROVAL					
	2020/21	2021/22	2022/23	2023/24	2024/25	2025-26
16						
			7	4		
			4			
				4		
3				5		
			6		4	
		3				
		16				
			5			
		4				
			4		4	2
			6			
		1				
				5	5	
			6			
		4				
		1				
			20		30	
16	3	49	38	48	13	2