

Agenda Item	7
Report No	LA/5/21

## HIGHLAND COUNCIL

**Committee:** Lochaber Committee

**Date:** 18 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 Lochaber.

### 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** - Normal development risks on individual projects
- 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 E&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](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 LOCHABER**

- 5.1 Appendix 1 of this report details affordable housing proposals within Lochaber, 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 **Arisaig, Station Road.** A mixed tenure development by the Arisaig Trust comprising homes for rent, Low Cost Home Ownership and self-build plots. Programme yet to be determined.
- 5.2.2 **Isle of Canna.** The Communities Housing Trust is assisting the local Trust to identify a site within NTS land holding.
- 5.2.3 **Caol, Glenkingie Terrace.** Development by Lochaber Housing Association on Council land which will, subject to the approval of E&I Committee and Planning consent, deliver 16 homes for rent and 2 LIFT. Subject to agreements and approvals the project is planned to start on site in April 2021 with completion July 2022.
- 5.2.4 **Isle of Eigg.** The Isle of Eigg Heritage Trust is considering options for development of 2 units for affordable rent utilising rural housing grant funding.
- 5.2.5 **Fort William, Fulton House.** Conversion of former offices to provide 12 flats for rent by Lochaber Housing Association. Currently on site with completion due August 2021.
- 5.2.6 **Bunree.** The Communities Housing Trust is carrying out a study to determine the feasibility of an identified site. The Trust is currently working with Transport Scotland to establish what works may be required to permit access by an existing junction from the A82.
- 5.2.7 **Kinlochleven. Car park site.** Lochaber Housing Association have commissioned a study to determine the feasibility of development of the site.

- 5.2.8 **Fort William, Lochaber House.** Redevelopment of the former offices to deliver 9 flats for The Highland Council, 6 flats for Mid-market rent by Highland Housing Alliance and a ground floor retail unit. Works to disconnect the services linking the former offices to the Sorting Office now complete with works to the flats due to start in February 2021 with completion expected early 2022.
- 5.2.9 **Isle of Rum.** The 4 units are complete.
- 5.2.10 **Spean Bridge, Tigh Aran.** 20 units for Lochaber Housing Association due to be completed in January 2021.
- 5.2.11 **Fort William, Blar Mor.** Development 117 new homes on site: 87 new Highland Council houses, 20 Mid-market units for Highland Housing Alliance and 10 shared equity properties. First 55 homes completion by August 2021 remaining due to be completed by August 2022.
- 5.2.12 **Fort William, Former Achintore Primary School.** Redevelopment of the site of the former School to provide 37 new homes on site, delivering 27 new Highland Council houses and 10 Mid-market units for Highland Housing Alliance. Currently on site with completion due April 2021.
- 5.2.13 **Fort William, Glasdrum Road.** 6 flats for Council rent. On site with completion due May 2021.
- 5.2.14 **Fort William, Upper Achintore Ph 1.** Part of the larger Upper Achintore land owned by Link Housing Association. Challenging project financially due to difficult ground conditions. Negotiations are ongoing between LINK and the Scottish Government, as main grant funders, over a first phase of 82 units.
- 5.2.15 **Fort William, Rankin Crescent.** Development by Lochaber Housing Association which will deliver 6 units for Shared Ownership, currently on site and due to compete late 2021. Negotiations ongoing with developer, LHA and the Scottish Government to deliver a further 28 units over two future phases.
- 5.2.16 **Mallaig.** Development of 8 units for rent by Lochaber Housing Association. Start on site dependant on agreement being reached over access.
- 5.2.16 **Mallaig phase 2.** A possible 6 further units for rent by Lochaber Housing Association. Programme yet to be determined.
- 5.2.17 **Roy Bridge.** Communities Housing Trust are developing proposals around a Forest Crofts Initiative. Programme yet to be determined
- 5.2.18 **Knoydart.** The Community proposes to provide 3 units for rent through conversion of an existing property which was purchased with investment made available through the Scottish Land Fund. Study is underway to establish the feasibility of developing a further 2 new build homes.
- 5.2.19 **Strontian, Dhal Mor.** Council officers are working with NHS to support community development which aims to deliver improved community facilities and homes for the elderly.
- 5.2.20 **Strontian, School Road.** Development of 5 units for rent by Lochaber Housing Association. Currently on site with completion due May 2021.

Designation: Executive Chief Officer - Infrastructure and Environment

Date: 07 January 2021

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

# Highland Strategic Housing Investment Plan - 2021/2025

## Projects within Lochaber

PROJECT	TENURE					Total sum
	Highland Council Rent	Housing Association Rent	LCHO Shared Equity	Mid Market Rent	Rural Housing Fund	
Acharacle, Acharacle					6	6
Arisaig, Station Rd					10	10
Ballachulish (for discussion at PaHL)		15				15
Canna					2	2
Caol, Glenkingie Terr		18				18
Duror		4				4
Eigg		0			2	2
Fulton House, Fort William		12				12
Glencoe		12				12
Glenfinnan		5				5
Glenuig		3				3
Inchree		4				4
Bunree		6				6
Bunree Phase 2		6	6			12
Kinlochleven, regeneration	5					5
Kinlochleven. Car park site		8				8
Lochaber House	9			6		15
Lochaline				0	4	4
Rum			4			4
Spean Bridge, Burn Bank		2				2
Spean Bridge, Hobbs ground		10				10
Spean Bridge, Tigh Aran		20				20
Fort William, Blar Mor	87		10	20		117
Blar Mor Ph2		80	10	20		110
Fort William, Former Achintore Primary School	27			10		37
Fort William, Glasdrum	6					6
Fort William, Lundavra Road		20				20
Fort William, Upper Achintore Ph 1		25	0	25		50
FW Rankin Cres			6			6
FW Rankin Cres Ph2		28				28
Mallaig		8				8
Mallaig Ph 2		6				6
Kilchoan		2				2
Roybridge					3	3
Knoydart					5	5
Strontian, Dhal Mor	6					6
Strontian, School Road		5				5
<b>Totals</b>	<b>140</b>	<b>299</b>	<b>36</b>	<b>81</b>	<b>32</b>	<b>588</b>

Approved Pre 2020/21 yet to complete	NOTIONAL YEAR OF APPROVAL					
	2020/21	2021/22	2022/23	2023/24	2024/25	2025-26
			6			
		10				
			15			
	2					
	18					
				4		
12		2				
			12			
				5		
				3		
			4			
		6				
				12		
			5			
		8				
15						
4						
4						
			2			
			10			
20						
117						
					110	
37						
6						
				20		
		25	25			
6						
	28					
8						
	6					
			2			
	3					
	5					
		6				
5						
<b>234</b>	<b>62</b>	<b>57</b>	<b>81</b>	<b>44</b>	<b>110</b>	<b>0</b>