

HOUSE COMPLETIONS IN HIGHLAND

April to December 2009

January 2010

SUMMARY

- Between April and December 2009, 932 new houses were completed in the Highland Council area;
- Although this is a 22% decrease on 2008 figures over the same period, the building of affordable homes and the continued build of single houses have assisted in maintaining a completion rate which is close to that seen in 2004/5.

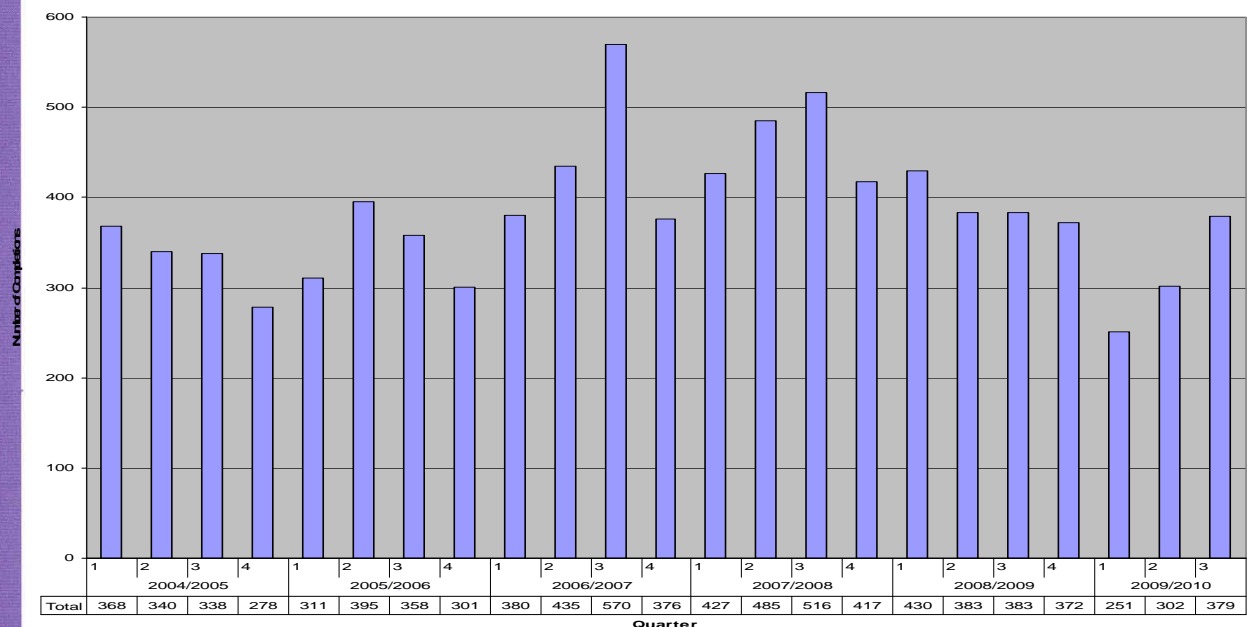
HOUSE COMPLETIONS

Although the economic slowdown is affecting overall house completions, progress is still being made towards the Council Programme's target of 6,000 house completions by 2011. Almost 4600 houses of this overall total have now been completed since 2007/08. The Council is working with partners to ensure that as far as possible completion rates are maintained.

Between April and December 2009, 932 new houses were completed in the Highland Council area – representing a decrease of 22% compared with the 2008 figure (1,196 new homes). In comparison with 2007 it represents a decrease of 35% and for 2006 a decrease of 33%. One of the key drivers in the current level of completions have been an important number of affordable housing schemes, notably in Sheildaig, Ullapool, Poolewe, Kinlochewe, Fearn, Tain and Inverness.

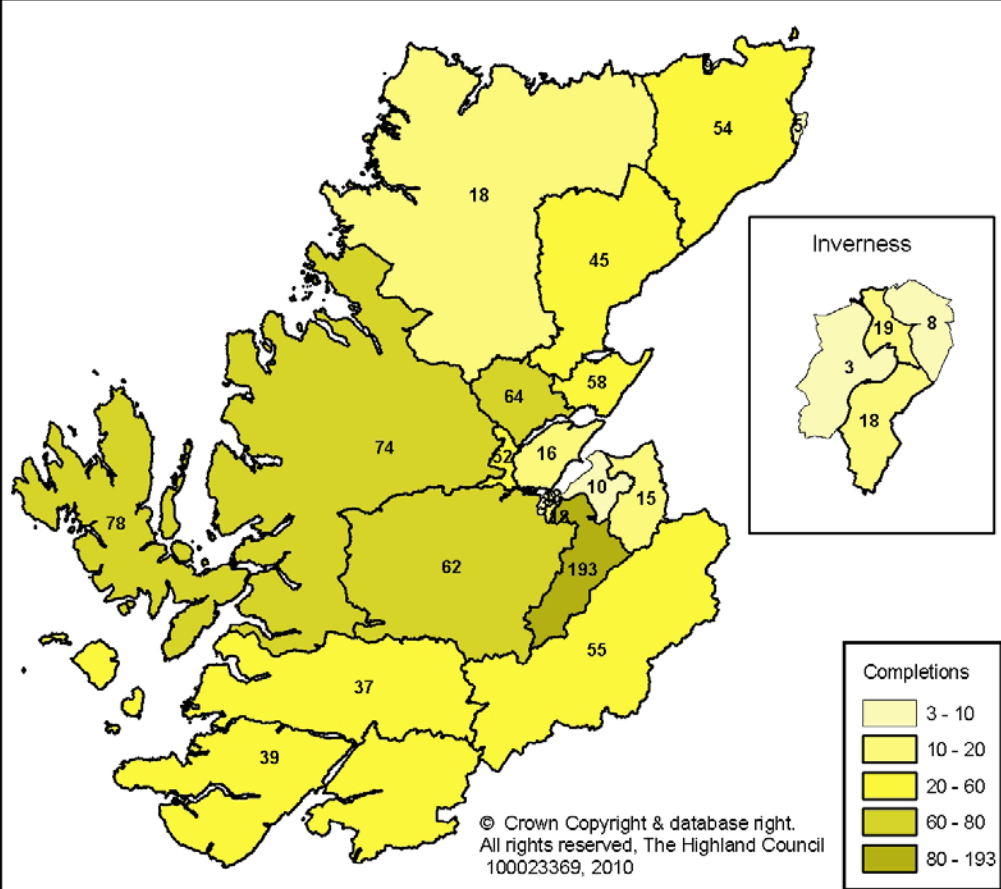
In the first 3 quarters of 2009/10 major housing completions (where 4 or more homes have been built) accounted for 268 completions or 29% of all housing development. The remainder comprise smaller scale developments which are a vital element of the housing supply within Highland.

Figure 1: Number of new houses completed in Highland by quarter 2004 – 2009



A detailed analysis by Council Ward can be seen overleaf in Figure 3. As predicted the number of new houses started during 2008 had fallen significantly and this has fed through to lower completions during 2009. The key wards where development rates have been high were in Inverness South; Eilean a' Cheo'; Wester Ross, Strathpeffer and Lochalsh; Aird and Loch Ness; Tain and Easter Ross; Cromarty Firth.

The figures are based on Building Standards completion certificates issued by the Council.



WARD FOCUS

Figure 2, left, shows a map of completions by ward for Q1, Q2 and Q3 2009

Figure 3 below shows housing completions for 2004 to 2009
Note 2009 is Q1, Q2 and Q3 only

Ward	Ward Name	2004/ 2005	2005/ 2006	2006/ 2007	2007/ 2008	2008/2009	2009/2010 (Apr-Dec)	Highland
1	North, West and Central Sutherland	23	19	48	20	41	18	169
2	Thurso	33	30	26	54	50	9	202
3	Wick	29	15	44	38	23	5	154
4	Landward Caithness	44	61	70	71	73	54	373
5	East Sutherland and Edderton	22	36	29	27	64	45	223
6	Wester Ross, Strathpeffer and Lochalsh	52	59	74	61	93	74	413
7	Cromarty Firth	50	48	79	69	80	64	390
8	Tain and Easter Ross	9	31	41	44	55	58	238
9	Dingwall and Seaforth	84	36	36	84	118	52	410
10	Black Isle	87	63	27	27	45	16	265
11	Eilean a' Cheò	90	71	96	114	146	78	595
12	Caol and Mallaig	48	35	31	60	48	37	259
13	Aird and Loch Ness	46	103	89	153	137	62	590
14	Inverness West	127	26	34	52	25	3	267
15	Inverness Central	23	44	87	150	50	19	373
16	Inverness Ness-Side	88	90	96	95	6	18	393
17	Inverness Millburn	3	41	2	1	3	8	58
18	Culloden and Ardersier	25	36	68	68	52	10	259
19	Nairn	105	100	67	60	53	15	400
20	Inverness South	179	251	482	406	286	193	1797
21	Badenoch and Strathspey	124	134	177	151	72	55	713
22	Fort William and Ardnamurchan	33	36	58	40	48	39	254
Highland		1324	1365	1761	1845	1568	932	8795

HOUSING LAND AUDIT

To ensure that the land supply for housing remains effective, the Highland Council will be starting its annual discussion with landowners and developers on their intentions for the forthcoming year to feed into the audit.