

# HOUSING COMPLETIONS

## 2008

March 2009

### SUMMARY

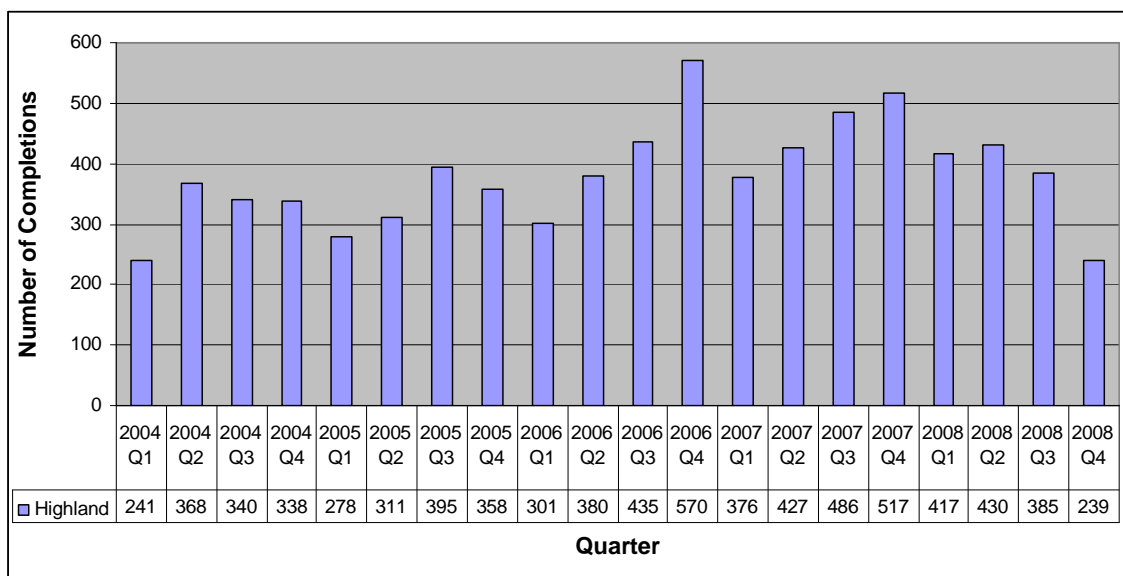
- In 2008 1,471 new houses were completed; a 19% decrease on 2007 figures.
- This is the first significant drop in housing completions in Highland since 2001
- A progressive fall in the number of completions during 2008 shows the increasing impact of the current recession on the housing market

### HOUSE COMPLETIONS

In 2008 1,471 new houses were completed in the Highland Council area – representing a decrease of 19% compared with the 2007 figure of 1,806 new homes. This goes against the recent trend of house completions increasing each year in the Highland Council area and is the first time there has been a significant decrease since 2001. The pattern during 2008 shows a progressive reduction in the number of completions in each of the final three quarters of the year indicating the increasing impact of the current recession.

In 2008 major housing completions (where 5 or more homes have been built) accounted for 48% of development. The remainder of completions comprise smaller scale developments which are a vital element of the housing supply within Highland. The number of new houses completed in Highland between 2004 and 2008 is shown in Figure 1.

Figure 1: Housing completions by quarter 2004 – 2008



A detailed analysis by Council Ward can be seen overleaf in Figure 3, and shows that the total number of completions in 2008 (1,471) was lower than in both 2006 (1,686) and 2007 (1,806) but higher than in both 2004 (1,287) and 2005 (1,342). The number of new houses started during 2008 has also fallen significantly and this is likely to feed through to lower numbers of completions during 2009.

The figures are based on completion certificates issued through the Council's Area Planning and Building Standards Offices.

# 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 Housing Land Audit.

## DEVELOPMENT PLANS UNDER REVIEW

Deposit Draft **Sutherland** (covering the Sutherland area) and **West Highland and Islands** (Skye, Lochalsh and Lochaber) Local Plans have been published by the Highland Council and are currently the subject of public consultation.

The Cairngorms National Park Authority has published and completed a consultation on its Deposit Draft **Cairngorms National Park** Local Plan. This will replace the existing adopted Badenoch and Strathspey Local Plan.

The housing sites in these Deposit Draft Local Plans will be included in the new Housing Land Audit.

## WARD FOCUS

Figure 2, below, shows a map of 2008 completions by ward. Figures 3 and 4 overleaf shows housing completions for 2004 – 2008 and lists the development highlights for 2008 by ward, respectively.

Figure 2: Housing completions by Highland Council Ward (2008)

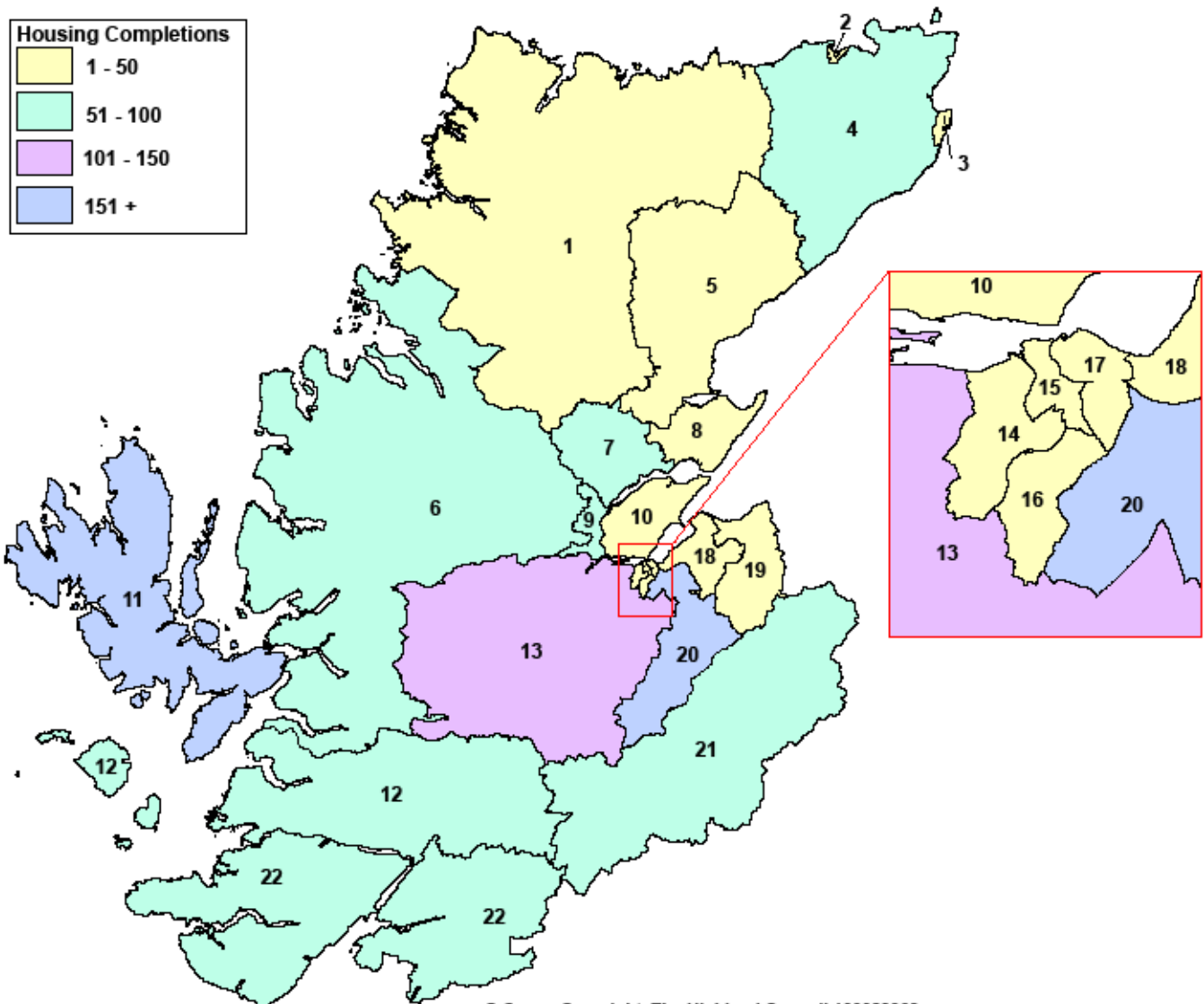


Figure 3: Housing completions by Highland Council Ward 2004 – 2008

Ward No	Ward Name	2004	2005	2006	2007	2008	Total
1	North, West and Central Sutherland	27	20	42	27	35	151
2	Thurso	41	31	27	55	25	179
3	Wick	26	15	43	39	29	152
4	Landward Caithness	41	57	68	80	68	314
5	East Sutherland and Edderton	18	39	25	30	37	149
6	Wester Ross, Strathpeffer and Lochalsh	63	58	66	62	78	327
7	Cromarty Firth	42	53	52	89	59	295
8	Tain and Easter Ross	10	29	42	39	37	157
9	Dingwall and Seaforth	93	48	31	75	66	313
10	Black Isle	97	48	48	23	44	260
11	Eilean a' Cheò	86	82	88	92	161	509
12	Caol and Mallaig	48	37	36	32	68	221
13	Aird and Loch Ness	40	98	86	135	138	497
14	Inverness West	89	62	30	37	45	263
15	Inverness Central	23	44	87	128	34	316
16	Inverness Ness-Side	76	81	78	43	32	310
17	Inverness Millburn	2	40	5	1	2	50
18	Culloden and Ardersier	31	28	47	97	48	251
19	Nairn	95	106	83	61	49	394
20	Inverness South	167	225	438	489	271	1590
21	Badenoch and Strathspey	135	105	206	137	89	672
22	Fort William and Ardnamurchan	37	36	58	35	56	222
Highland		1287	1342	1686	1806	1471	7592

Figure 4: 2008 Development Highlights by Highland Council Ward

Ward No	Ward Name	2008 Developments	Number of Units
	All Wards	Small scale developments across the ward	
2	Thurso	Mountpleasant Farm, Thurso	8
5	East Sutherland and Edderton	The Square, Dornoch	8
		Stafford Court, Dornoch	10
		The Wool Mill, Brora	21
6	Wester Ross, Strathpeffer and Lochalsh	Elsick House, Strathpeffer	13
7	Cromarty Firth	Davis Drive, Alness	8
		Teaninich House, Alness	12
		Cromlet Park, Invergordon	26
9	Dingwall and Seaforth	Old School Court, Conon Bridge	14
		Great North Road, Muir of Ord	25
11	Eilean a' Cheò	Leathad Na Sohraig, Portree	6
		Campbell's Farm, Broadford	28
		Bealach Nan Ciobairean, Portree	33
		Home Farm, Portree	35
13	Aird and Loch Ness	Lentran House, Lentran	5
		Jenkins Park, Fort Augustus	8
		Tigh An Aigh, Kiltarlity	14
		St Benedict's Abbey, Fort Augustus	28
14	Inverness West	Kinmylies Buildings, Inverness	6
		Westercraigs, Inverness	32
15	Inverness Central	Gael Force Marina, Inverness	8
		Anderson Street, Inverness	16
		Harbour House, Inverness	21
16	Inverness Ness-side	Culduthel Avenue, Inverness	5
		Culduthel Mains Farm, Inverness	31
18	Culloden and Ardersier	School Brae, Croy	31
19	Nairn	Old Bar Road, Nairn	6
		Lochloy Road, Nairn	8
		Nairn Convalescent Home, Nairn	8
		Achareidh Steading, Nairn	12
20	Inverness South	Slackbuie Avenue, Inverness	5
		Duke's View, Slackbuie	6
		Wester Inshes Farm, Inverness	12
		Milton of Leys, Inverness	17
		Slackbuie Farm	48
21	Badenoch and Strathspey	Woodside of Culloden	132
		Lochan Mor, Aviemore	40