

Development Matters

Issue 2 November 2005

A regular update produced by the Housing Development team of The Highland Council, designed to promote awareness by providing information about recent Housing Development activity in the Highlands.

Houses Galore for Aviemore !

There is good news to report for the Badenoch and Strathspey area. The Highland Council has been working with its partners to provide further affordable homes and the first phase of an exciting new mixed tenure partnership development at Aviemore is now on site. This first phase will provide 200 new homes, of which 100 will be affordable housing units. The photos below show the houses under construction, with 28 homes due for completion next year.



The site was purchased by The Highland Council and transferred over to Albyn Housing Society who, working in partnership with Robertson Homes, will be building over 200 new highly innovative homes.

The affordable homes, which will be a mixture of rented and low cost home ownership delivered through Homestake, will also benefit from a bio mass (wood chip) district heating system which will provide low cost heating from a renewable fuel source.

Other proposals in the Badenoch & Strathspey area are being developed for Glenmore, Kincaig, Kingussie, Nethy Bridge, Carrbridge and Grantown and further details will be made available as these projects progress.

Homestake - A new opportunity for Low Cost Home Ownership



Communities Minister, Malcolm Chisholm meets the first Homestake applicant at the site of a new housing development in Leachkin Brae, Inverness.

(Photo courtesy of Ian Rhind, IR Photography)

The Communities Minister visited the Highlands on 20th September to launch the Homestake scheme. Homestake is a shared equity scheme aimed at helping people on low incomes who wish to become homeowners but cannot afford the full price of the house. The aim is to help first time buyers but it can help others too. For example, Homestake may be able to help those looking for a new home after a significant change in their household circumstances, or those with disabilities who own a house which doesn't suit their needs.

Under this scheme Registered Social Landlords (RSLs) will offer new Homestake properties for sale on a 'shared equity' basis. This means that the RSL will keep a financial stake in the property. The homeowner will pay for the majority share in the property (normally between 60 and 80 per cent). When the house is sold, both the homeowner and the RSL will receive their share of the property value.

Further information on [Homestake](#) is available from the Communities Scotland website.

Planned Homestake projects in the Highlands include:-

<u>Housing Association</u>	<u>Area</u>	<u>Project</u>	<u>Number of Homes</u>	<u>Estimated Completion Date</u>
Cairn	Inverness	Strothers Lane	13	June 2006
Cairn	Inverness	Wester Inshes	10	October 2006
Cairn	Inverness	Dalneigh Hostel	20	November 2006
Cairn	Inverness	Woodside	10	October 2006
Cairn	Inverness	Milton of Leys	10	June 2007
Albyn	Inverness	Leachkin Brae	8	May 2006
Albyn	Inverness	Woodside	7	November 2006
Albyn	Badenoch & Strathspey	Aviemore	14	May 2006
Albyn	Carrbridge	Ecclefechan	8	November 2006
Albyn	Kingussie	Royal Hotel	11	January 2007
Albyn	Alness	Coulhill	13	June 2006
Albyn	Alness	Academy Lane	12	September 2006
Albyn	Dingwall	Old Evanton Road	10	January 2007
Albyn	Dingwall	Inchvannie Court	6	March 2006
Albyn	Strathpeffer	Ord Terrace	10	February 2007
Pentland	Thurso	Naver	6	February 2006
Pentland	Thurso	Manson's Lane	8	December 2006
Lochaber	Fort William	Heathercroft	6	September 2006
Lochaber	Fort William	Caol Nursery	4	September 2006
Total			<u>186</u>	

Ferry Lane, Beaulieu



The completion of 11 new homes for rent at Ferry Lane, Beaulieu was celebrated on 4th November with an official ceremony attended by Councillor Helen Carmichael.

The development was built on three separate sites which were assembled as a package by The Highlands Small Communities Housing Trust. This was achieved by the Trust purchasing a building which was formally used as an engineering business and by the acquisition of two sites from The Highland Council at nil cost.

Historically, this area was used as storage and servicing for the quayside serving the former port of Beaulieu.



The Trust transferred the three sites to Albyn Housing Society and the development has been designed to be sympathetic to the surrounding buildings, which are of a traditional 1½ storey design.

The housing mix includes six amenity units, which are especially suitable for older people, and was based on the local housing needs identified by Albyn working in partnership with the Community Council and The Highland Council.

MacKintosh Place, Inverness

Following the closure of Red Cross House in Inverness, the Highland Council used its resources in leading a partnership with Cairn Housing Association to secure ownership of this strategically important site.

Consultations took place with the local Councillor, David Munro, the Community Council and residents of the Raigmore estate, and the site has now been developed by Cairn Housing Association and MacKintosh Highland to provide 35 new affordable homes for rent, shared ownership and low cost home ownership.

The official 'opening' took place on 2nd November when Councillor David Munro took the opportunity to meet some of the new residents.



MacKintosh Place, Inverness



The Highland Housing Alliance - Good News for Affordable Housing!

The Highland Housing Alliance is a new non-profit making company set up by the Council and its housing association partners to ensure an increased supply of housing and in particular affordable housing in the Highlands. The Council nomination to the Alliance Board is Councillor Sheena Slimon and the Board is chaired by Councillor Drew McFarlane Slack as a member of Lochaber Housing Association.

Susan Torrance has been appointed as Chief Executive and brings with her a wealth of experience and knowledge of the Highlands, having previously worked for Albyn Housing Society and Tullochs Plc.

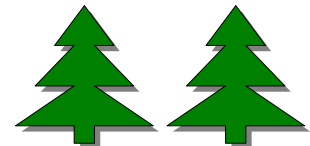
The land acquired by the Highland Housing Alliance will either be sold on to housing associations and private developers, or developed for resale and money will also be spent on infrastructure for the sites. The land bank will be 'revolving' which means that the money made from the sale of land will be re-invested in the provision of new affordable housing in the Highlands. This is in accordance with the Council's Housing Strategy and is a condition of the grant funding from Communities Scotland.

Members of the Alliance have pledged to push up standards in the design and layout of all housing types and this model could be used in other areas suffering land shortages, both in Scotland and across the UK.

More details can be obtained from Susan on 01463 702894 (susan.torrance@highland.gov.uk).

National Forest Land Scheme

National Forest Land is the forests, woods, open land and other property owned by Scottish Ministers on behalf of the nation, and managed by Forestry Commission Scotland (FCS) through its agency Forest Enterprise Scotland.



Since November 2003 FCS has been working with Communities Scotland and the Highland Council to make National Forest Land available for affordable housing in rural areas where there are recognised shortages. Land for affordable housing allows Registered Social Landlords and other housing bodies endorsed by Communities Scotland to purchase land at a reduced price for affordable housing.

These arrangements have been formalised under the National Forest Land Scheme and this is more good news for areas of greatest rural housing need in the Highlands. Working in partnership they have already released land at Fort Augustus, Ratagan and Inchree to develop over 40 new affordable homes.

Have you any comments or questions to be covered in future issues or at the Area Housing Development Forums?

If so, please write to the Housing Development team, Housing Services, the Highland Council, Glenurquhart Road, Inverness IV3 5NX or send an email to Heather Bebbington at heather.bebbington@highland.gov.uk (Tel: 01463 702831)