

HOUSE BUILDING

2007

February 2008

SUMMARY

- In 2007 1,807 new houses were completed; a 7% increase on 2006 figures and a new high for Highland.
- This is a significant contribution to achieving The Highland Council Administration's priority of working with Scottish Government, local partners and the private sector to enable 6,000 new houses to be built over the next 4 years.

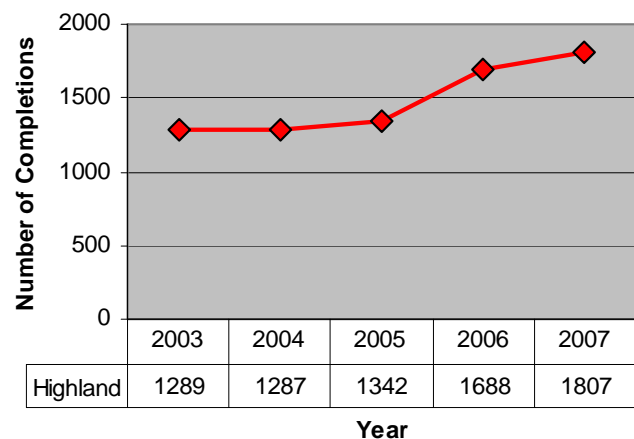
HOUSE COMPLETIONS

In 2007 1,807 new houses were completed in the Highland Council area – representing an increase of 7% compared with the 2006 figure of 1,688 new homes. This continues the trend of a rising number of house completions seen in previous years and represents a new high for Highland.

In 2007 major housing completions (where 5 or more homes have been built) accounted for 63% of development. The remainder of completions comprise smaller scale developments which are a vital element of the housing supply within Highland.

Overall between 2003 and 2007 the rise in the number of new houses completed is 40.2%. The number of new houses completed in Highland between 2003 and 2007 is shown in Figure 1. The homes are based on completion certificates issued through the Council's Area Planning and Building Standards Offices.

Figure 1: Housing completions by year 2003 – 2007



A detailed analysis by Council Ward can be seen overleaf.

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

Figures 2 and 3, below, show housing completions for 2003 – 2007 and a map of 2007 completions by ward respectively. Figure 4 overleaf lists the development highlights for 2007 by ward.

Figure 2: Housing completions by Highland Council Ward 2003 – 2007

| Ward No | Ward Name | 2003 | 2004 | 2005 | 2006 | 2007 | Total |
|-----------------|--|-------------|-------------|-------------|-------------|-------------|-------------|
| 1 | North, West and Central Sutherland | 21 | 27 | 20 | 42 | 27 | 137 |
| 2 | Thurso | 24 | 41 | 31 | 27 | 55 | 178 |
| 3 | Wick | 20 | 26 | 15 | 43 | 39 | 143 |
| 4 | Landward Caithness | 40 | 41 | 57 | 68 | 80 | 286 |
| 5 | East Sutherland and Edderton | 16 | 18 | 39 | 25 | 30 | 128 |
| 6 | Wester Ross, Strathpeffer and Lochalsh | 48 | 63 | 58 | 66 | 62 | 297 |
| 7 | Cromarty Firth | 37 | 42 | 53 | 52 | 89 | 273 |
| 8 | Tain and Easter Ross | 38 | 10 | 29 | 42 | 39 | 158 |
| 9 | Dingwall and Seaforth | 69 | 93 | 48 | 31 | 75 | 316 |
| 10 | Black Isle | 69 | 97 | 48 | 48 | 23 | 285 |
| 11 | Eilean a' Cheò | 72 | 86 | 82 | 88 | 92 | 420 |
| 12 | Caol and Mallaig | 46 | 48 | 37 | 36 | 32 | 199 |
| 13 | Aird and Loch Ness | 88 | 40 | 98 | 86 | 135 | 447 |
| 14 | Inverness West | 62 | 89 | 62 | 30 | 37 | 280 |
| 15 | Inverness Central | 50 | 23 | 44 | 87 | 128 | 332 |
| 16 | Inverness Ness-Side | 78 | 76 | 81 | 78 | 43 | 356 |
| 17 | Inverness Millburn | 9 | 2 | 40 | 5 | 1 | 57 |
| 18 | Culloden and Ardersier | 63 | 31 | 28 | 47 | 97 | 266 |
| 19 | Nairn | 121 | 95 | 106 | 83 | 61 | 466 |
| 20 | Inverness South | 197 | 167 | 225 | 438 | 489 | 1516 |
| 21 | Badenoch and Strathspey | 81 | 135 | 105 | 206 | 137 | 664 |
| 22 | Fort William and Ardnamurchan | 40 | 37 | 36 | 60 | 36 | 209 |
| Highland | | 1289 | 1287 | 1342 | 1688 | 1807 | 7413 |

Figure 3: Housing completions by Highland Council Ward (2007)

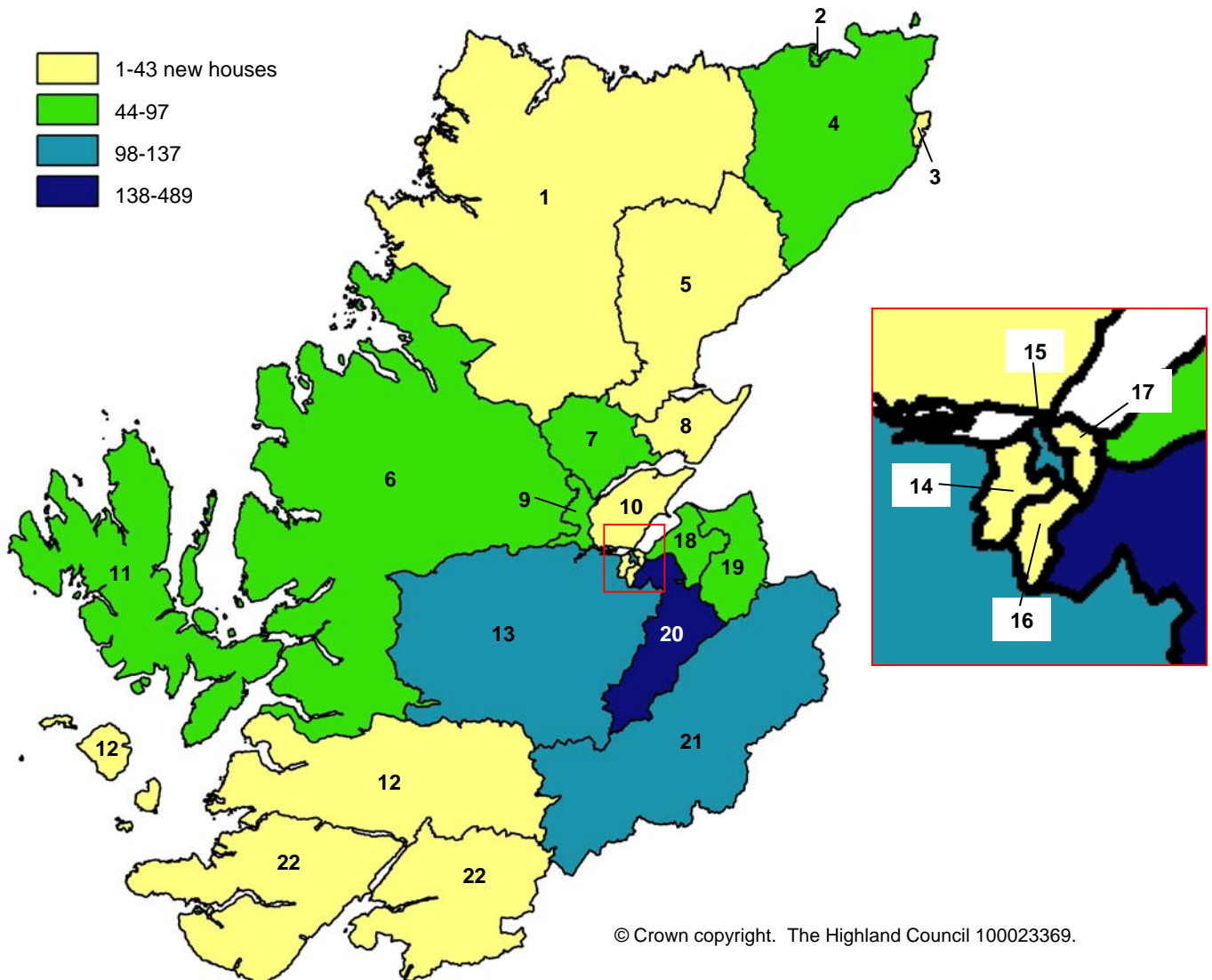


Figure 4: 2007 Development Highlights by Highland Council Ward

| Ward No | Ward Name | 2007 Development Highlights |
|---------|--|---|
| 1 | North, West and Central Sutherland | <ul style="list-style-type: none"> • Small scale development across the ward |
| 2 | Thurso | <ul style="list-style-type: none"> • Meadow Court, Meadow Lane, Thurso • Murkle and Orkney View, Mountpleasant, Thurso • Leitch Court, Laurie Terrace, Thurso |
| 3 | Wick | <ul style="list-style-type: none"> • Oldwick, Wick • Silver Darlings Close, Saltoun Street, Wick • Mowat Place, Papigoe |
| 4 | Landward Caithness | <ul style="list-style-type: none"> • Upper Geise Place, Glengolly • Small scale development across the ward |
| 5 | East Sutherland and Edderton | <ul style="list-style-type: none"> • Small scale development across the ward |
| 6 | Wester Ross, Strathpeffer and Lochalsh | <ul style="list-style-type: none"> • Royal Park, Ullapool • Small scale development across the ward |
| 7 | Cromarty Firth | <ul style="list-style-type: none"> • Station Court, Alness • Newfield, Alness • Davis Drive, Alness • Small scale development across the ward |
| 8 | Tain and Easter Ross | <ul style="list-style-type: none"> • Balnagowan Coach House, King Street, Tain • Highland Park, Barbaraville • Small scale development across the ward |
| 9 | Dingwall and Seaforth | <ul style="list-style-type: none"> • Bridgend Court, Dingwall • Craigend Court, Dingwall • Breac an Ord, Maryburgh • Logan Way, Muir of Ord |
| 10 | Black Isle | <ul style="list-style-type: none"> • Small scale development across the ward |
| 11 | Eilean a' Cheò | <ul style="list-style-type: none"> • Home Farm, Portree • Small scale development across the ward |
| 12 | Caol and Mallaig | <ul style="list-style-type: none"> • Olwyn Courtyard, Fort William • Riverside Grove, Fort William • Small scale development across the ward |
| 13 | Aird and Loch Ness | <ul style="list-style-type: none"> • Groam Farm, Kirkhill • The Nurseries, Beauly • Fort Augustus Abbey, Fort Augustus • Small scale development across the ward |
| 14 | Inverness West | <ul style="list-style-type: none"> • Brude's Hill, Inverness • Westercraigs, Inverness |
| 15 | Inverness Central | <ul style="list-style-type: none"> • By The Bridge, Bridge Street, Inverness • Redevelopment of Dalneigh Hostel, Inverness • Baron Taylor's Street, Inverness • Riverview, Portland Place, Inverness • Maclennan Crescent, Inverness • Kessock Court South, Inverness |
| 16 | Inverness Ness-Side | <ul style="list-style-type: none"> • Culduthel Mains Farm, Inverness |
| 17 | Inverness Millburn | <ul style="list-style-type: none"> • Small scale development across the ward |
| 18 | Culloden and Ardersier | <ul style="list-style-type: none"> • Resaurie, Inverness • Small scale development across the ward |
| 19 | Nairn | <ul style="list-style-type: none"> • Lochloy, Nairn |
| 20 | Inverness South | <ul style="list-style-type: none"> • Culduthel Mains Farm/Slackbuie, Inverness • Wester Inshes, Inverness • Milton of Leys, Inverness • Woodside of Culloden, Inverness • Small scale development across the ward |
| 21 | Badenoch and Strathspey | <ul style="list-style-type: none"> • Royal Court, Kingussie • MacBean Road, Kincaig • Lochan Mor, Aviemore |
| 22 | Fort William and Ardnamurchan | <ul style="list-style-type: none"> • Old Glenlochy Distillery, Fort William • Sutherland Avenue, Kinlochleven • Small scale development across the ward |