

# HOUSING COMPLETIONS

## 2006

### SUMMARY

- In 2006 1,688 new houses were completed; a 25.6% increase on 2005 figures and a new high.
- In 2006 278 affordable homes were completed – 17% of all the new homes completed.

### HOUSING COMPLETIONS

In 2006 1,688 new houses were completed in the Highland Council area – representing an increase of 25.6% compared with the 2005 figure of 1,344 new homes. This steep rise follows the steady increases seen in previous years. Overall between 2002 and 2006 the rise in the number of new houses completed is 30.3%. The number of new houses completed in Highland between 2002 and 2006 is shown in Figure 1. Housing completions are based on completion certificates issued through the Area Planning and Building Standards Offices.

Figure 1: Housing completions by year 2002 – 2006

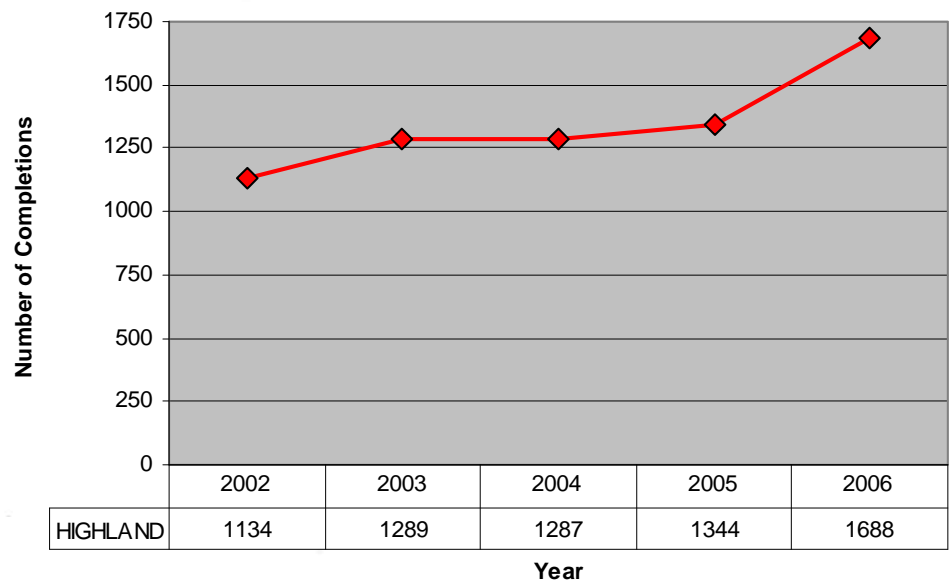


Table 1 below and Figures 2 and 3 overleaf show the number of new houses completed by Highland Council Area between 2002 and 2006. Of particular note are the large increases in housing development in Badenoch & Strathspey (with an increase between 2005 and 2006 of 96.2%), Inverness (which has seen an increase over the same period of 33.0%), Lochaber (with an increase of 32.9%) and Caithness (showing an increase of 32.7%). To ensure that the land supply for housing remains effective, The Council will again be starting dialogue with landowners and developers on their intentions for the forthcoming year, so that the results of the Housing Land Audit can feed into Local Plan preparation.

Table 1: Housing completions by Highland Council Area 2002 – 2006

AREA	2002	2003	2004	2005	2006	Total
Badenoch & Strathspey	89	80	135	105	206	615
Caithness	94	84	108	104	138	528
Inverness	437	544	427	575	765	2748
Lochaber	92	86	85	73	97	433
Nairn	66	125	96	108	87	482
Ross & Cromarty	246	254	295	218	230	1243
Skye & Lochalsh	60	79	96	101	98	434
Sutherland	50	37	45	60	67	259
<b>HIGHLAND</b>	<b>1134</b>	<b>1289</b>	<b>1287</b>	<b>1344</b>	<b>1688</b>	<b>6742</b>

Figure 2: Housing completions by Highland Council Area 2002 – 2006

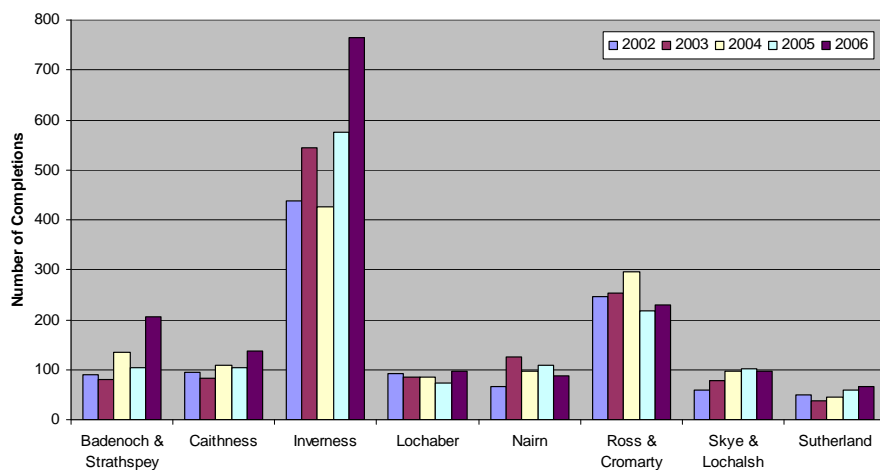
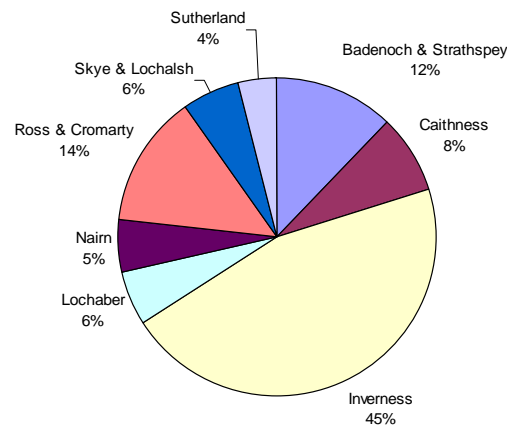


Figure 3: 2006 housing completions by Council Area



**AREA FOCUS ON MAJOR DEVELOPMENT**

This section highlights the major housing completions (where 5 or more homes have been built) in 2006. The remainder of completions comprise smaller scale developments which are a vital element of the housing supply within Highland. Areas are listed in order of their percentage share of housing completions (Figure 3).

**Inverness** – Significant 2006 housing completions within Inverness City include new flats in the City centre on Huntly Street and Strothers Lane as well as continued development at Woodside of Culloden, Milton of Leys, Culduthel/Slackbuie, Inshes, Cradlehall Farm and Leachkin Road. Outwith Inverness there has been significant development in Beauly along with smaller sites in villages such as Clephanton, Kiltarlity and Ardersier.

**Ross & Cromarty** – In 2006 the focus of larger developments have been in Dingwall, Alness and Fortrose with other important growth in villages like Ullapool, Barbaraville and Munloch.

**Badenoch & Strathspey** – 2006 has seen considerable housing development in Aviemore (Lochan Mor and Aviemore North), Kincaig, Nethybridge, Carrbridge and Grantown.

**Caithness** – Wick and Thurso have been the focus of major developments in 2006. This includes Harrow Hill in Wick, Sinclair Street and Barrock Street in Thurso, as well as the completion of West Gills in Thurso.

**Skye & Lochalsh** – Broadford has seen the only large scale development in Skye & Lochalsh in 2006, but 2007 will bring the first completions at Home Farm in Portree.

**Lochaber** – The old DLO yard at Inverlochy, the old Distillery in Fort William and Banavie have been the main focus of housing completions in 2006.

**Nairn** – 2006 has seen the completion of the Firhall site in Nairn, along with flats in the centre on Queen Street and continued development at Lochloy.

**Sutherland** – Affordable homes in Lochinver and Scourie have helped contribute to continued development in Sutherland.

**AFFORDABLE HOUSING DEVELOPMENT**

The Council Policy is to insist on a proportion of affordable housing on all but the smallest sites. In 2006 278 new affordable homes were built across Highland representing 17% of all housing completions in 2006. Table 2 shows the breakdown by Council Area. Along with those provided directly by developers through GRO grant mechanisms or by individuals using RHOG grants the 2006/07 target of 450 affordable homes is close to being achieved.

Projects were completed in: Alness; Aviemore; Broadford; Dingwall; Fort Augustus; Fort William; Inverness; Lochinver; Munloch; Nairn; Nethybridge; Poolewe; Scourie; Thurso; Ullapool; and Wick. You can find out more information at <http://www.highland.gov.uk/livinghere/housing/affordablehousingdevelopment/>

Table 2: 2006 affordable housing completions by Council Area

AREA	2006 Affordable	Total 2006	% Affordable
Badenoch & Strathspey	43	206	21%
Caithness	28	138	20%
Inverness	94	765	12%
Lochaber	33	97	34%
Nairn	9	87	10%
Ross & Cromarty	59	230	26%
Skye & Lochalsh	10	98	10%
Sutherland	16	67	24%
<b>HIGHLAND</b>	<b>292</b>	<b>1688</b>	<b>17%</b>



Construction on the Pentland Housing Association development at Harrow Hill, Wick completed in 2006