

# Development Matters

Issue 1 August 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.

## Dores open !



Albyn Housing Society has recently completed ten quality homes for rent at Mill Croft, Dores.

The project was kick-started by the Highland Council funding the Highlands Small Communities Housing Trust to purchase the site. Their involvement, supported by the local Councillor, Ella MacRae, along with the willingness of a major local landowner to release land specifically for affordable housing made it possible for Albyn to develop the site.

The project has provided attractive and practical homes which should contribute to the strength and sustainability of this beautiful rural village.

### Council Tax on Second Homes funds Affordable Housing

The Highland Council has agreed to use the income generated through the changes in Council Tax levels on second and holiday homes to part fund the landbanking fund and to tackle specific water and waste water infrastructure costs on particular affordable housing projects.

Estimated income in the region of £2M - £2.75M per year.

### Homestake

Homestake is a new shared equity scheme aimed at helping people on low or modest incomes who wish to be homeowners but cannot afford the full price of the house.

A key target group will be first time buyers. This will include new households but also people affected by marital breakdown and people currently renting. The scheme will also be designed flexibly so that it can be used, for example, to assist people with disabilities and older people access more suitable housing

The Highland Council is on the National Steering Group for Homestake, which will be introduced by the Scottish Executive later this year. Further details will be available in future editions of Development Matters.

# 2004 /05 Highlights

In our first issue of Development Matters we would like to look back at some of the Housing Development activity during 2004 and 2005. Working with Communities Scotland as the main funding agency and our housing association partners we have helped develop new affordable housing all over the highlands, including:-

## **Fort William, Inverlochy**

The development of the old building maintenance depot site has now started and will provide 34 new homes.

## **Fort William, The old distillery site**

As part of the development of the old distillery at the entrance to Fort William, Lochaber Housing Association is building 16 affordable homes, delivered through the Council's affordable housing planning policy.

## **Caol, Nursery site**

The Council has sold this site to Lochaber Housing Association to provide 13 new affordable homes.

## **Nairn, Kirkville House**

The Council has transferred ownership to Albyn Housing Society who will be improving the property to provide 8 self contained flats.

## **Tain, Service Point**

Albyn Housing Society has recently completed the refurbishment of offices above the Service Point to provide seven flats for rent. Working in partnership with Albyn Housing Society, the Highland Council has also upgraded the Tain Service Point and Councillor Alasdair Rhind performed an official 'opening' on 20<sup>th</sup> July.

## **Conon Bridge – The old school site**

The Council has sold this prime site to Albyn Housing Society. The redevelopment of the old school will provide 14 new homes due for completion in 2006.

## **Aviemore North Phase 1**

The first phase of this exciting new mixed tenure partnership development of 200 homes is now on site, with 28 homes due for completion next year.

## **Beauly, Ferry Lane**

The regeneration of a derelict site in the centre of Beauly is now complete providing 11 new homes. The Council funded the Highlands Small Communities Housing Trust to purchase part of the site and transferred Council owned land to ensure the houses were built.

## **Inverness, Cradlehall**

The use of the Council's planning powers has enabled the development of a 24 mixed tenure housing development in a high value area of Inverness by Albyn Housing Society.

# 2004 /05 Highlights continued....

## **Inverness, Mackintosh Place (Red Cross House)**

The redevelopment of the old hostel site by Cairn Housing Association has created 35 new affordable homes for rent and home ownership. The Highland Council front funded this project to ensure that affordable new homes would be built on this site.

## **Inverness, Maclennan Crescent**

The Council has redeveloped 8 houses and 16 flats, with the ground floor flats being wheelchair adaptable. Working in partnership with Albyn Housing Society the original flats on one side of the street were demolished and 35 new homes have been built on this mixed tenure development. There will be 13 homes available for rent, with 6 flats being sold as low cost housing and a further 16 homes available as shared ownership.

## **Inverness, Strothers Lane**

The use of the Council's planning powers has enabled 13 low cost home ownership homes to be built in the city centre of Inverness as part of a private housing development.

## **Broadford, Skye**

10 new homes are being built as part of the second phase of this major development.

## **Portree, Home Farm**

The first phase of the largest housing development in Skye for many years is due to start on site in the autumn of this year with over 200 new homes being built over the next 5 years.

## **Dornoch**

The Council is piloting a new low cost home ownership development in Dornoch with a local developer, to provide affordable homes for local people.

*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](mailto:heather.bebbington@highland.gov.uk) (Tel: 01463 702831)*