

Development and Infrastructure Service

NEW HOUSE COMPLETIONS IN HIGHLAND TO DECEMBER 2014

SUMMARY

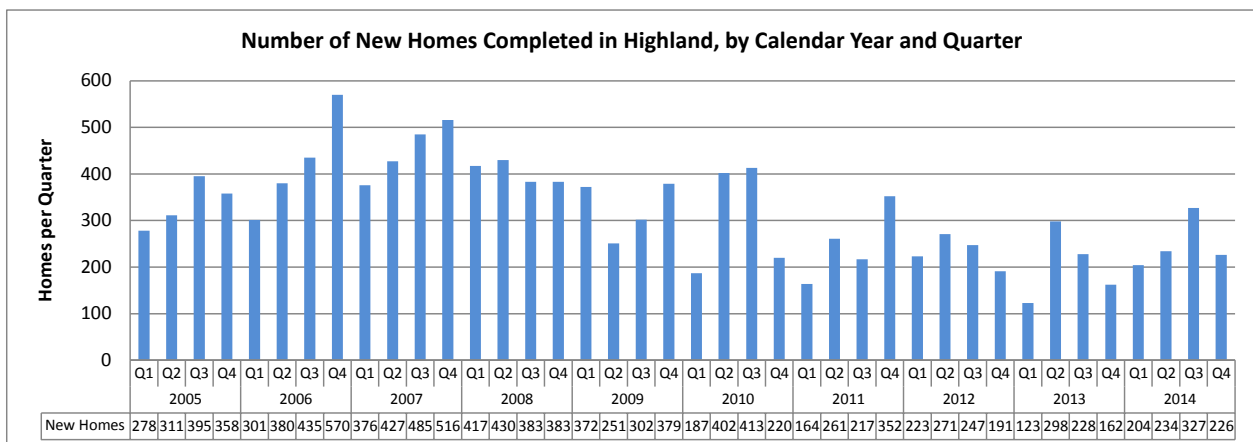
- 991 new homes were completed in Highland during the 2014 calendar year.
- This is a welcome increase from 932 in 2012 and 811 in 2013, but well below the peak levels prior to the credit crunch.
- The growth areas of Inverness remain the focus for new housing.
- The partial recovery has been helped by the Government's Help to Buy Scheme but current funding ends in March 2016.

Introduction

The Council is committed to working with the Scottish Government, Housing Associations, and the private sector to help to deliver 5,000 new homes in the five year period to 2017. This Briefing Note presents information on the number of new homes built in Highland over the decade ending in December 2014 to help monitor progress against this commitment, and also recovery from the credit crunch in 2008.

Highland Overview

The chart below shows that the numbers of new homes completed are seasonal, and that there has been a marked decline from the peak of 1,804 in 2007 to 932 in 2012, and 811 in 2013, with a partial recovery to 991 in 2014. Developers report that this recovery has been helped by the Help to Buy (Scotland) Scheme but there is uncertainty about the future of the Scheme when the current funding ends in March 2016, and some developers are concerned that changes implemented in January 2015 will limit their ability to participate in the Scheme.



Introduction

The map overleaf shows the number of new homes completed in each Ward during the 2014 calendar year and the table beneath it gives annual figures for the last decade. The main focus for new house building continues to be the Inverness expansion areas in Inverness South and Culloden & Ardersier, with no activity in Inverness Millburn which is close to fully developed with little available building land.

The "central belt" of Highland from Skye & Lochalsh in the west to Black Isle in the east has seen a consistent level of development with between 40 and 60 new homes in each Ward. The low figure of 15 in Tain and Easter Ross is perhaps a surprise, and suggests that economic growth at Nigg and

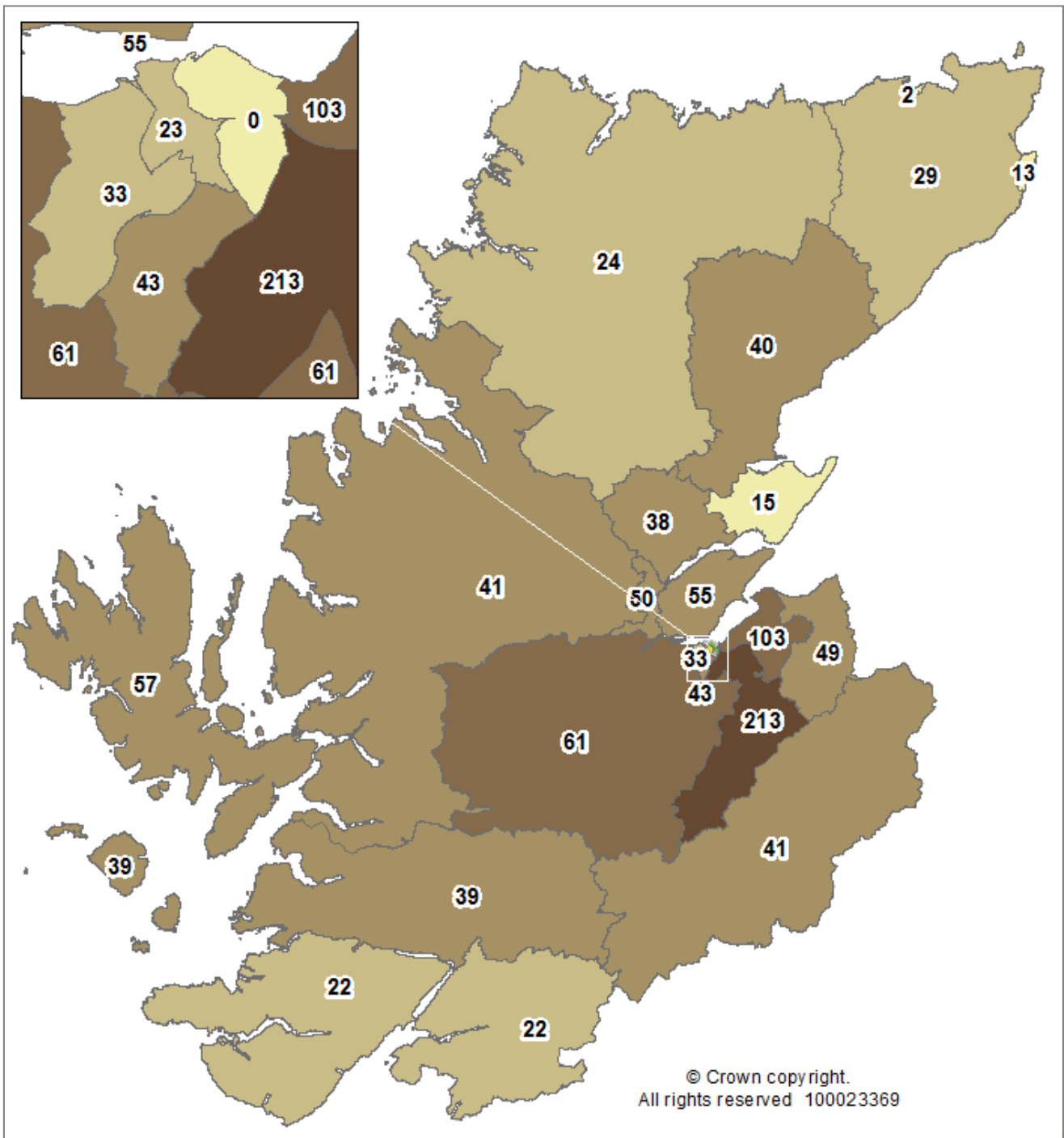


Invergordon is not resulting in permanent employment and demand for new homes from families moving into the area.

More Information

Is available from our web site [here](#) – the detailed tables are updated monthly.

Number of New Homes Completed by Ward, 2014 Calendar Year



Number of New Homes Completed by Ward, Calendar Years

Ward	Ward Name	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	Total
1	North, West and Central Sutherland	20	42	27	31	30	26	19	16	16	24	251
2	Thurso	31	27	55	31	31	31	8	16	9	2	241
3	Wick	15	43	38	29	5	21	35	4	9	13	212
4	Landward Caithness	57	68	80	62	73	56	55	54	24	29	558
5	East Sutherland and Edderton	39	25	30	65	48	44	19	13	25	40	348
6	Wester Ross, Strathpeffer and Lochalsh	58	66	62	74	111	51	83	47	59	41	652
7	Cromarty Firth	53	52	89	81	78	44	29	51	23	38	538
8	Tain and Easter Ross	29	42	39	43	78	35	27	24	22	15	354
9	Dingwall and Seaforth	48	31	75	73	113	54	36	68	51	50	599
10	Black Isle	48	48	23	35	34	37	96	59	55	55	490
11	Eilean a' Cheò	82	88	92	174	90	100	86	68	56	57	893
12	Caol and Mallaig	37	36	32	65	50	30	48	53	41	39	431
13	Aird and Loch Ness	98	86	134	140	98	115	82	51	54	61	919
14	Inverness West	62	30	37	45	4	12	10	120	88	33	441
15	Inverness Central	44	87	128	50	41	31	54	9	46	23	513
16	Inverness Ness-Side	81	96	96	33	18	74	32	2	2	43	477
17	Inverness Millburn	40	5	1	2	9	12	1	0	0	0	70
18	Culloden and Ardersier	28	47	97	47	20	8	19	5	15	103	389
19	Nairn	106	83	61	60	17	123	18	26	19	49	562
20	Inverness South	225	420	436	328	241	191	159	138	152	213	2,503
21	Badenoch and Strathspey	105	206	137	89	70	91	39	68	24	41	870
22	Fort William and Ardnamurchan	36	58	35	56	45	36	39	40	21	22	388
	Highland	1,342	1,686	1,804	1,613	1,304	1,222	994	932	811	991	12,699

If you would like more information please contact Michelle Paterson michelle.paterson@highland.gov.uk.