

New House Completions in Highland to December 2017*

Summary

- 870 new homes were completed in Highland during the 2017 calendar year.
- This is an increase from 748 in 2016 (+15.5%) and compares with 857 in 2015 and 925 in 2014.
- Significant increases in annual completions when compared with recent years, in Fort William, Eilean a' Cheò and Black Isle wards.
- The lowest proportion (28%) of total completions for 10 years in the 8 wards making up the Inverness and Nairn areas.
- Over the 10 years to date – 10179 new houses – averaging over 1000 per year have been delivered across the Highland Council area.

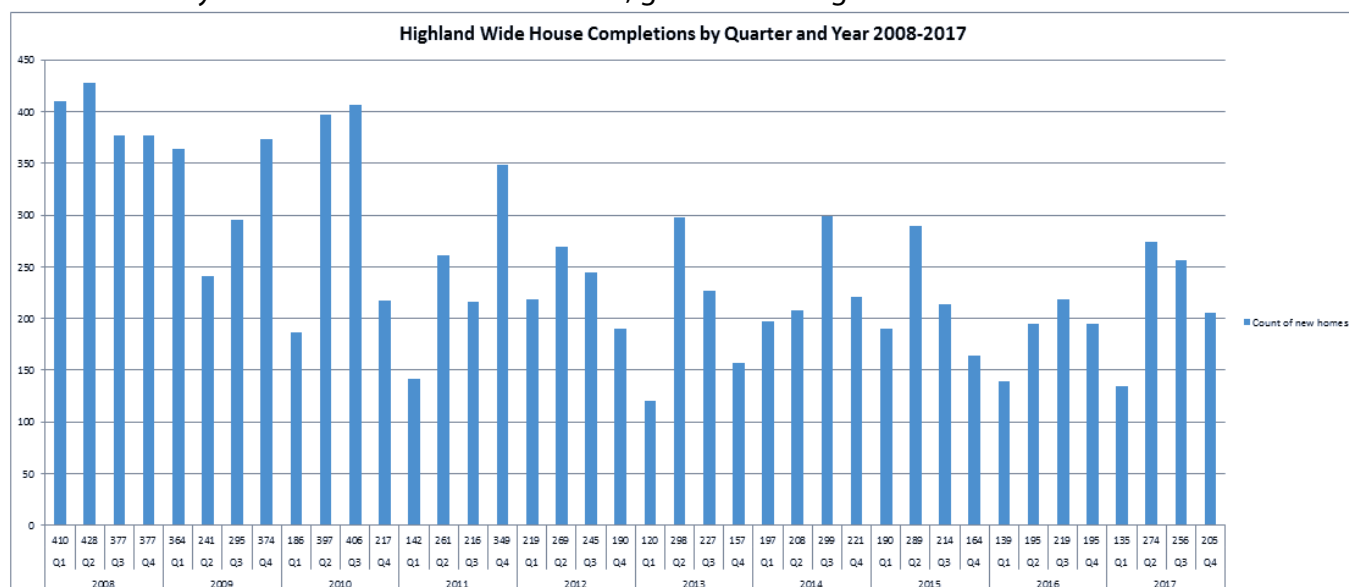
1. Introduction

This Briefing Note presents information on the number of new homes built in Highland over the decade ending in December 2017 to help monitor progress of housebuilding in the Highland Council area.

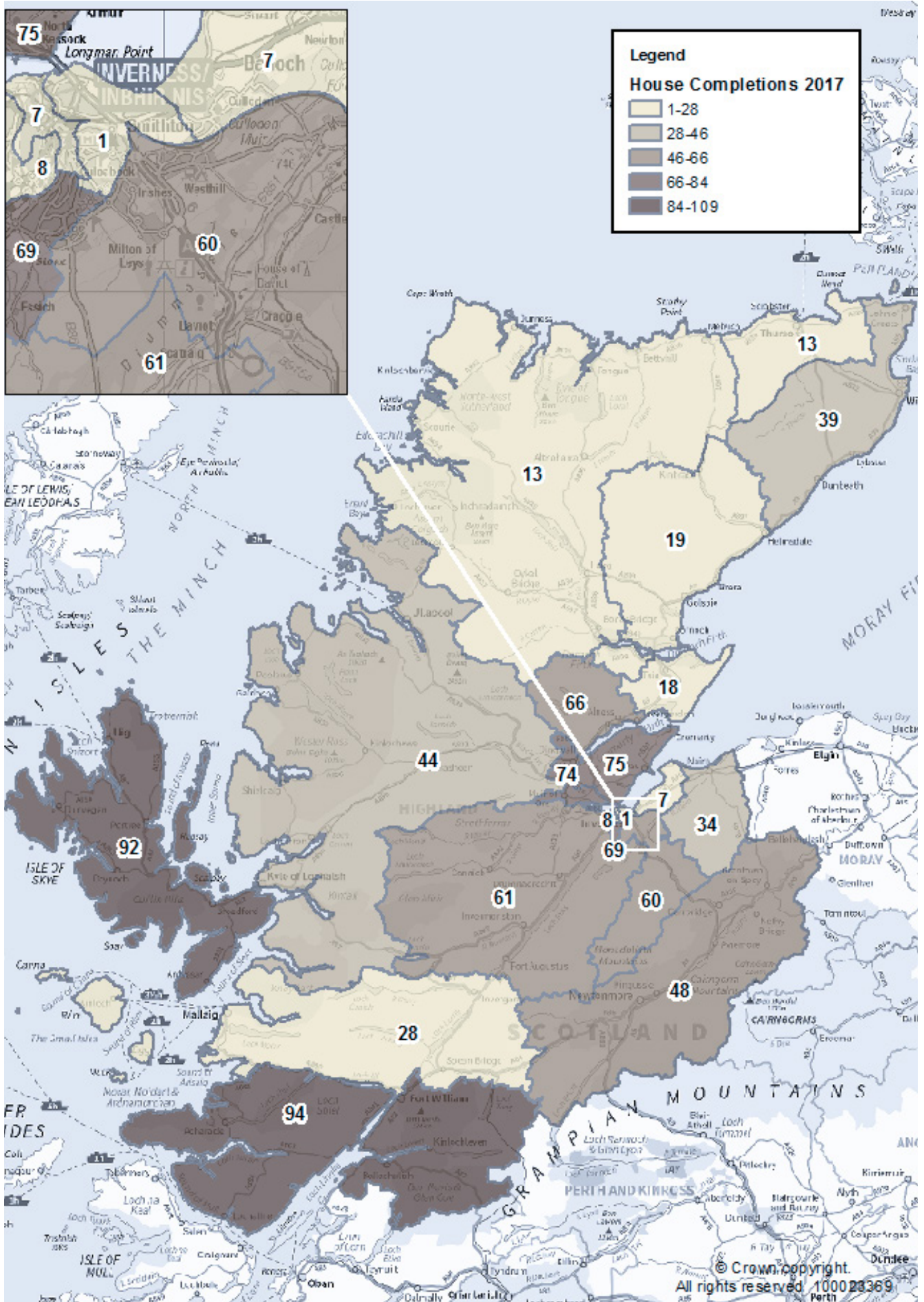
2. Highland Overview

The chart below shows that the numbers of new homes completed are seasonal, and that there has been a marked decline from 1,592 recorded in 2008 to a low of 748 in 2016. The total of 870 for 2017 represents a 15.5% increase on the previous year.

In the previous 9 years – the Inverness and Nairn area wards have produced between 36% and 51% of the total for Highland completions. In 2017 the same geographic areas accounted for only 28% of total completions with a more even geographic spread of new house delivery identified across the Highland area. The map overleaf shows the number of new homes completed in each Ward during the 2017 calendar year and the table that follows it, gives annual figures for the last decade.



3. Number of New Homes Completed by Ward, 2017 Calendar Year



Ward No	Ward Name 2017	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	Total
1	North, West and Central Sutherland	30	30	26	19	15	15	24	11	16	13	199
2	Thurso and Northwest Caithness	60	56	51	36	25	21	13	12	25	13	312
3	Wick and East Caithness	60	47	56	60	48	21	29	21	36	39	417
4	East Sutherland and Edderton	65	48	44	19	13	25	39	20	18	19	310
5	Wester Ross, Strathpeffer and Lochalsh	73	107	49	83	47	59	40	41	47	44	590
6	Cromarty Firth	80	78	43	29	51	22	38	36	68	66	511
7	Tain and Easter Ross	43	77	32	26	22	22	15	19	5	18	279
8	Dingwall and Seaforth	76	114	54	37	68	51	51	58	67	74	650
9	Black Isle	31	30	37	95	58	55	53	59	36	75	529
10	Eilean a' Cheò	174	89	100	86	67	54	56	66	49	92	833
11	Caol and Mallaig	65	50	30	48	52	41	35	21	38	28	408
12	Aird and Loch Ness	131	94	113	82	51	51	57	52	48	61	740
13	Inverness West	44	4	12	10	120	82	32	57	18	8	387
14	Inverness Central	50	41	31	54	9	46	21	1	12	7	272
15	Inverness Ness-side	32	18	73	32	2	2	43	26	49	69	346
16	Inverness Millburn	3	9	14	1		9	52	3		1	92
17	Culloden and Ardersier	44	18	6	14	3	4	48	32	2	7	178
18	Nairn and Cawdor	62	17	122	21	26	21	43	54	16	34	416
19	Inverness South	327	239	188	158	138	150	174	159	127	60	1720
20	Badenoch and Strathspey	87	65	90	39	68	24	41	71	47	48	580
21	Fort William and Ardnamurchan	55	43	35	39	40	21	21	38	24	94	410
	Highland	1592	1274	1206	988	923	796	925	857	748	870	10179

4. Housing Market Area (HMA) Totals

Lochaber HMA delivered more than double the previous year completions and the highest total since recording at this level of detail commenced in the year 2000. In 2017 Mid Ross HMA delivered its highest total for the last decade whilst Skye and Lochalsh has its highest completions level since 2011, Ross and Cromarty West delivered close to its own 7 year average of 36 new houses.

Inverness HMA delivered 213 completions compared to the the previous 5 year average of 335 and 9 year average of 391 per year. Caithness delivered slightly higher than the previous 5 year average.

HMA Area	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Badenoch and Strathspey	87	65	90	39	68	24	47	71	47	48
Caithness	118	102	107	96	73	42	41	32	61	52
East Ross	123	155	75	55	73	44	53	55	73	84
Inverness	634	424	436	352	323	344	426	330	254	213
Lochaber	118	92	65	86	92	62	50	59	62	122
Mid Ross	108	144	92	132	126	106	105	117	105	150
Nairn	60	17	122	21	26	21	43	54	16	33
Ross and Cromarty West	57	93	39	45	30	44	31	37	26	32
Skye and Lochalsh	190	103	110	124	84	69	65	70	70	104
Sutherland	97	79	70	38	28	40	64	32	34	32
Highland	1592	1274	1206	988	923	796	925	857	748	870

5. More Information

Monthly house completion information and 2017 based Housing Land Audit data (identifying the latest view of programmed completions) are available from our [website](#).

**This is an updated version of this briefing note (v0.2) created on 13 June 2018 containing data and commentary corrected for historic errors in completion counting.*

Produced by the Development and Infrastructure Service.



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