

## CASE STUDIES ILLUSTRATING THE POSITIVE CONTRIBUTION TO OUR COMMUNITIES

### HOUSING

#### (DEVELOPMENT AND INFRASTRUCTURE)

##### **Kirk Road Widening (R&A)**

The road widening scheme at Kirk Road was substantially completed at the end of March 2019 to support the ongoing development of 800 new houses at Dunbeg.

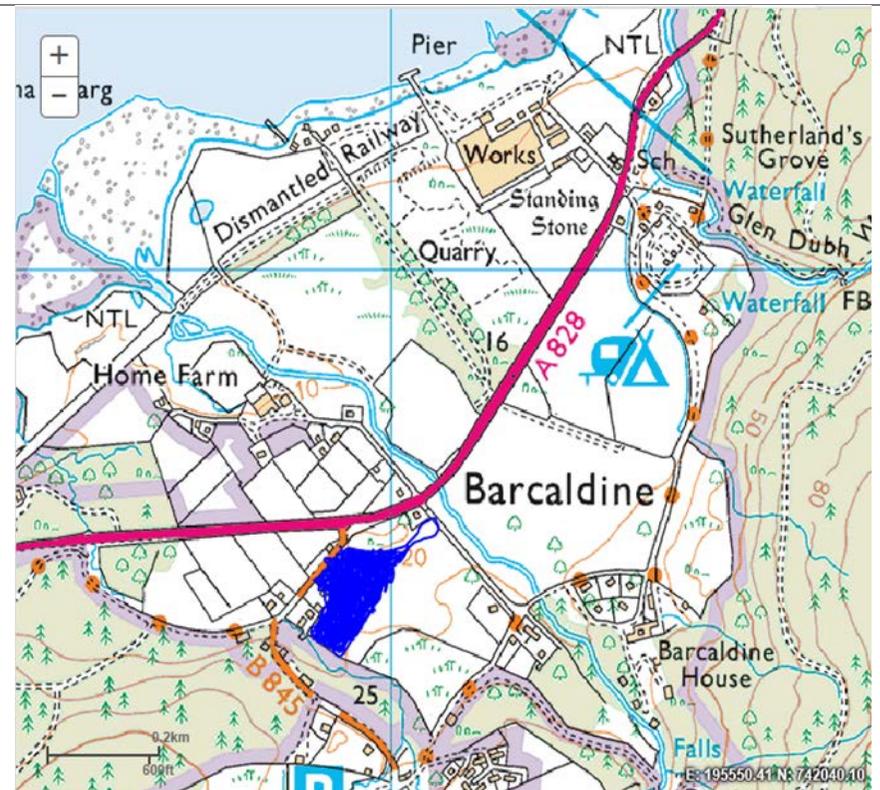
##### **Affordable Housing (PHRS)**

As a result of the investment in Barcaldine being made by Scottish Sea Farms it is anticipated that there will be an associated increase in local housing demand.

Accordingly, Argyll and Bute Council have worked in partnership with West Highland Housing Association and the Scottish Government to identify and fund the delivery of a ten unit affordable housing scheme which will include units for sale with shared equity and for rent.

The proposal has been granted planning consent in 2017 and the Scottish Government awarded Housing Grant in April 2018 so that work could start in August 2018.

It is hoped that this development will help to retain locally some of the economic benefits of the Scottish Sea Farms investment by providing the opportunity to live and work within the village.



**Business Outcome 26 - People have a choice of suitable housing options**

**Stimulating Housing and Development (PHRS)**

Reflecting the concern that a lack of housing contributes to population decline, over recent years the Council has worked hard to review its housing land supply in order to verify that it is fit for purpose and not acting as an impediment to the delivery of new housing building. Building on this work the Council is now exploring innovative ways in which it can contribute to or facilitate the further delivery of a variety of housing types.

The Council, along with a wide range of stakeholders including landowners, stakeholders, housebuilders and communities has inputted to a recent Highlands and Islands Enterprise Report: Stimulating Housing and Development which was produced during 2017.

Some of the main issues which have emerged from the study are: a need for access to land for the right type in the right places; Infrastructure, site servicing and connecting to utilities is an impediment; Planning and Building Regulations are still perceived as an impediment; limited building sector capacity and labour supply; there is need for Innovations in funding; there is a need to Enable community led approaches

Many of these issues mirror those we have been tackling within our Area and to consider and take forward the recommendations in more detail a Housing Innovation Working Group has been set up to include Highlands and Islands Enterprise (HIE), Planning and Housing Services of the Council, and stakeholders from the Local Housing Forum including Registered Social Landlords (RSL) and private builders.

Amongst some of the actions being explored and or taken forwards are:

- Developing a Simplified Planning Zone for Lochgilphead and Salen which will deliver self-build plots to the local market.
- Disposal of public sector assets for housing development which is seeing significant numbers of affordable and private housing.
- Supporting community lead housing schemes such as on Iona.
- Utilisation of HIF funding to deliver strategic infrastructure unlocking housing and business sites.
- Exploring the options of pre-fabricated building thus reducing the cost of construction times in remote rural areas.
- Exploring the use of container units for accommodating construction staff in remote areas.
- Understanding and tackling additional island building costs.
- Exploring the potential to grant or loan funds for small site infrastructure.
- Providing self-build mortgages
- Producing Local Area Housing Needs Studies
- Employing an empty homes officer who has brought into use over 300 empty properties.
- Collaborating with Highlands Housing trust



Self build with ease in a short period of time.



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