

Supporting Communities



Mike Staples, Chief Executive



DGSCHT

- Support, facilitate, enable and encourage affordable housing investment in communities throughout Dumfries and Galloway with a focus on tailoring solutions to localised needs and demands
- Rural Housing Body
- Work within auspices of the Rural Housing Partnership alongside Rural Housing Scotland and Highlands Small Communities Housing Trust
- Strategic engagement with Scottish Government and Dumfries and Galloway Council



Community-led Housing in D&G

- REALISING AFFORDABLE RURAL HOMES (RARH) project provides direct support to community organisations
- Funded by DGC until June 2018
- Nationwide Foundation – February 2018 – project funding until July 2021
- Currently working with twelve communities across the region



RARH - Package of Support to Communities

- Support from project inception, though appraisal, to delivery
- Feasibility / Project Development Stage
 - Housing Needs and Demand Appraisal
 - Procurement of consultants / support community in engagement around design, cost, engineering and constraints
 - Management and allocation
 - Funding application and overall funding package (borrowing and grant)
 - Tendering / quotes for physical works
 - Risk management
- Project Delivery and Ongoing Management



Community Led Housing – flexible approach

- Scottish Government's Rural Housing Fund and Scottish Land Fund – key mechanisms – complex, but flexible
- Local needs – but also local factors and circumstances – availability of land and buildings, local housing market, etc.
- Flexibility to consider new build options, but also refurbishment and change of use
- Projects that demonstrate the variety of approaches we are targeting in order to effectively support local needs and local housing issues:



Dumfries & Galloway Small Communities Housing Trust

Nith Valley Leaf Trust, Closeburn





Nith Valley Leaf Trust, Closeburn

- Recognised / identified need for family-sized affordable housing and particular interest in sustaining the local school
- Site owned by DGC – asset transfer / SLF
- Desire to build to high standard of sustainable design – passivhaus
- Partnership delivery with local RSL (Loreburn HA)
 - Engagement of architect / procurement of contractor
 - Technical support
 - Test project for wider RSL programme



Eskdale Foundation, Langholm

- Community interest in ex-police station building in ownership of DGC – asset transfer process
- Identified need for affordable housing for families and younger people, as well as accessible housing for older residents
- Two apartments in-situ: straightforward refurbishment
- SLF funded business plan failed to make case for community use on ground floor but emphasised affordable housing demand
- Revision to overall project approach – conversion of additional 2 units



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Eskdale Foundation, Langholm





Moniaive Initiative

- Local issues – properties failing to sell on open market, decaying and impacting upon fabric of village; plus – lack of land for development.
- Identified need for accessible housing for elderly and affordable rent for younger people.
- Two properties:
 - Sawmill Green – ex-Local Authority property, purchase and refurb as fully adapted unit
 - Ebruchie – community hub project with apartment above; has secured Growing Community Assets funding and submitted SLF application – we are supporting RHF element



Dumfries & Galloway Small Communities Housing Trust

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