
Affordable Housing Supply in Rural Scotland

Sarah Jane Laing
CEO– Scottish Land & Estates
sarahjane.laing@scottishlandandestates.co.uk





Affordable Housing – the Role of Landowners

- **Scottish Homes Report 83: Selling and developing land and buildings for renting and low cost home ownership The views of landowners**
- **REPG, RHOG**
- **Rural Homes for Rent**





Affordable Housing at Kincardine

- **Kincardine Estate owns 69 homes in and around the village of Kincardine O'Neil, Aberdeenshire**
- **61 are leased at affordable rents**
- **Completed 14 new homes in 1999**
- **Estate team of 4 maintain properties**





Tornagrain





Chapelton Of Elswick





Affordable Housing on Islay



Bowmore, Islay Estates

- **Started with 20 flats for affordable housing**
- **Islay Estates, Argyll and Bute Council and Argyll Community Housing Association (ACHA)**
- **Estate committed over £100,000 to project, transferring land for the first 20 houses free to ACHA**
- **Three completed phases have delivered 51 affordable homes which are fully occupied.**



Renovation at Abercairny

Quarterbank House, Abercairny Estate

- **Extensive renovation: new roof, insulation, new windows and exterior doors, rewiring, creation of two new rooms**
- **£100,000 – contribution of £20,000 from Empty Homes Initiative**
- **Eight months (November 2017- July 2018).**





Renovation at Glen Estate

Cartshed flats, Glen Estate near Innerleithen





Supportive Approach

Key Ask: We want the Scottish Government to make a concerted national effort to support and retain population in their remoter regions.

'Whole Approach'

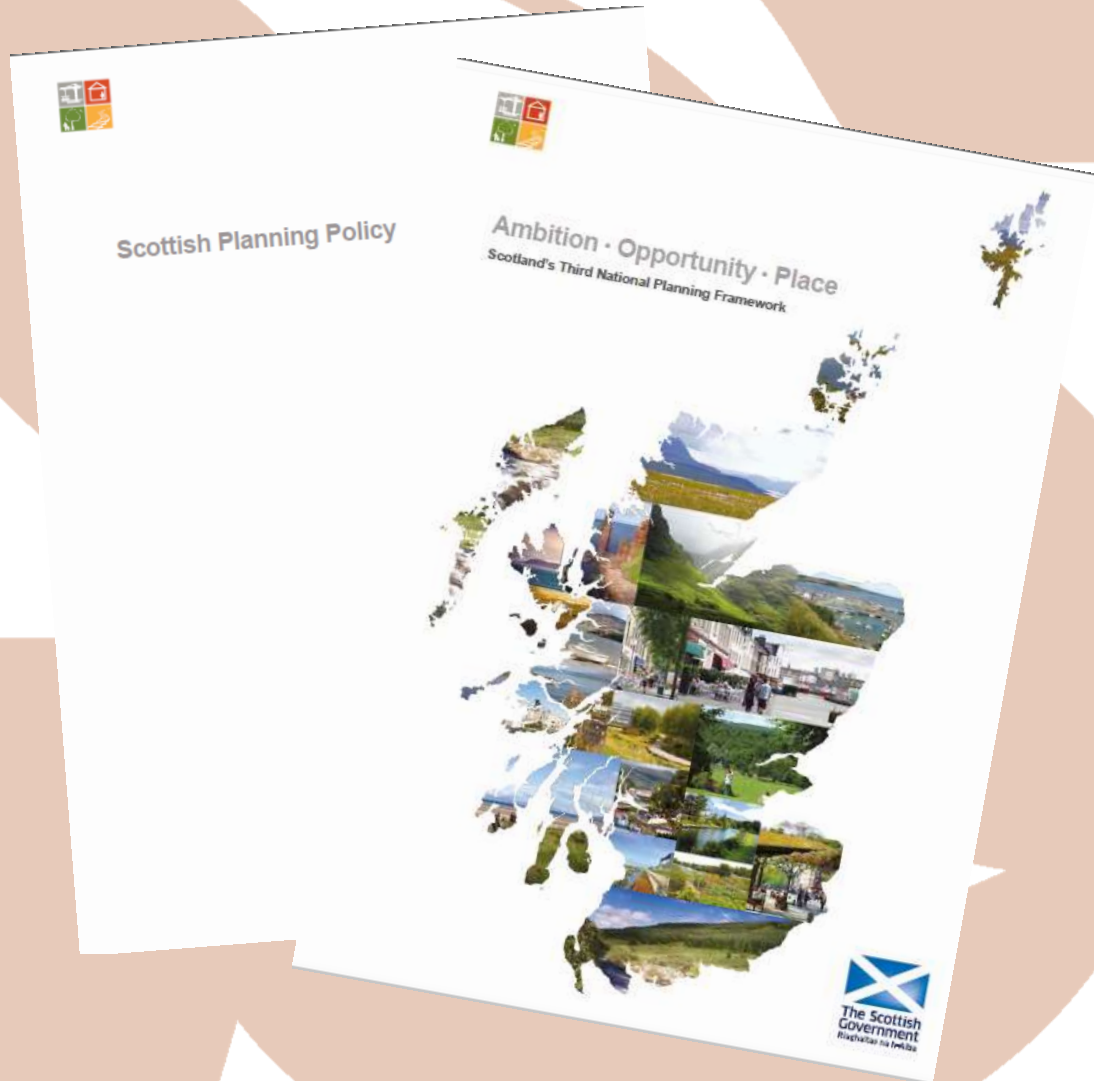
- Economic development,
- Sustainable employment
- Maintaining existing local schools, services and amenities
- Skills and Training

Grant Funding

The £25 million Rural Housing Fund and the £5 million Island Housing Fund were launched in 2016 with the aim of creating around 600 new homes by 2021. By July 2019, just 94 homes had been approved and 27 built.



Enabling Approach



Key Ask: We need an efficient and enabling planning system that's fit for purpose in a rural context.

- **An NPF and SPP that focuses on planning policy that enables rural development**
- **An opportunity for more flexible approach to developing smaller settlements**
- **Permitted Development Rights that allow appropriate conversion of agricultural buildings**



Collaborative Approach

Key Ask: We want to work together to enable better placemaking across rural Scotland.



Sarah-Jane Laing
CEO – Scottish Land & Estates

