

National Planning Framework 4

Comhairle nan Eilean Siar

Minimum All-Tenure Housing Land Requirement

ASSESSMENT REPORT

Scottish Government

Planning & Architecture Division and Housing & Social Justice

September 2021

CORE OUTPUTS ASSESSMENT

Note: The figures presented are not rounded to the nearest 50 because the flexibility allowance, when applied to newly-forming households and existing housing need, amounts to a count of less than 50 which would round to zero.

1 Locally Adjusted Estimate

	Initial Default Estimate	Locally Adjusted Estimate
Eilean Siar	90	192

The Council has removed the ‘to the nearest 50’ rounding measure. They are of the view it should not apply to the small figures/data for its area as this in effect halves the presented housing supply requirement.

A 5-year average completion rate of 67 units per annum appears to have been established from recent completions data.

2 Household Projections (Newly-Forming Households)

In the response the Council refer to the National Records of Scotland (NRS) 2018-based principal migration variant. However, the Excel calculator shows that the Council has used an alternative household projection. The figures used represent the anticipated profile curve of newly formed households, in relation to policy and projects including:

- Housing to 2040
- The Island Deal
- The Repopulation Initiative
- Cross island innovation projections such as:
- Skills, Talent Attraction and Entrepreneurial Support
- Island Centre for Net Zero Carbon
- Creative Islands and Wellbeing
- Post Brexit Shared Prosperity Fund and the Levelling Up Fund

Household Projection: Default Compared to Adjusted Estimates

	Default	Adjusted
Comhairle nan Eilean Siar	0	67

3	<p>Existing Housing Need</p> <p>Existing Housing Need: Default Compared to Adjusted Estimates</p> <table border="1"> <thead> <tr> <th></th> <th>Default</th> <th>Adjusted</th> </tr> </thead> <tbody> <tr> <td>Comhairle nan Eilean Siar</td> <td>69</td> <td>81</td> </tr> </tbody> </table> <p>The adjustment represents households in temporary accommodation. Further factors include 'overcrowding/concealed' and 'open Homelessness cases'.</p>		Default	Adjusted	Comhairle nan Eilean Siar	69	81
	Default	Adjusted					
Comhairle nan Eilean Siar	69	81					
4	<p>Flexibility Allowance</p> <p>The Council used the rural 30% flexibility.</p>						

CORE PROCESSES ASSESSMENT	
1	<p>Using the Response Template and Excel Calculator</p> <p>The Response Template has been used to make the case for change, word limits are not exceeded. In part five of the template the stakeholder list and summary of stakeholder views is detailed as 'N/A'. A copy of the adjusted Excel Calculator has been provided.</p>
2	<p>Housing Market Partnership (HMP) and Stakeholders Involvement</p> <p>The HMP, made up of Council housing and planning officers, agreed the locally adjusted estimate.</p> <p>The response notes that the Council is in the process of establishing a new HMP, which will be completed towards the end of 2021. In discussion, it was confirmed that there is one Registered Social Landlord for the area and that new housing related bodies are being set up: these relate to community land ownership and a new housing group for Uist / Barra.</p>
3	<p>Joint Housing and Planning Senior Official Sign-Off</p> <p>Appropriate lead officers for housing and planning signed-off the submission.</p>
4	<p>Statistical Evidence</p> <p>The Council has used some recognised statistical sources including:</p> <ul style="list-style-type: none"> ▪ Hebridean Housing Partnership's Waiting List

5 Policy Evidence

The Council highlights policy ambitions of the following:

- The Islands Deal – In the Outer Hebrides, these proposals are based around a suite of 5 key projects. These have the potential to invigorate the island economy and will require an increase in housing supply to support the various initiatives. Additional innovation projects linking with Orkney and Shetland are also being developed that will attract and help retain an economically active population and create further housing demand.
- Housing to 2040 – Aims to improve the housing market and in particular housing supply.
- National Planning Framework and rural repopulation aspirations
- The National Population Strategy
- Repopulation Zones initiative – A place based approach to demography, linking national strategy and local approaches

The submission sets out that these should be reflected in a more ambitious housing figure.

The Council refer to Registers of Scotland data that evidences anecdotal information around the significant increase in property transactions, some of which can be attributed to Covid-19 re-locators. They note this buoyant market will alter the housing supply significantly.

The response highlights a 2020 Skills Assessment produced for the Council which showed there would be a need to encourage young people to stay and work and also a need to attract new workers to the island. It is noted that a major obstacle to attracting and retaining talent is access to housing but also that this will impact on the ability of local young people and families.

In discussion, the Council indicated that initial work on the Housing Need and Demand Assessment had commenced.

In a subsequent submission, information is provided on the Post Brexit Shared Prosperity Fund and town centre and infrastructure investment through the Levelling Up Fund, which should realise growth, economic opportunities and aligned housing requirements.

MINIMUM ALL-TENURE HOUSING LAND REQUIREMENT (MATHLR)

For the reasons specified above the proposed MATHLR is:

	MATHLR
Comhairle nan Eilean Siar	192