

National Planning Framework 4

Orkney

Minimum All-Tenure Housing Land Requirement

ASSESSMENT REPORT

Scottish Government

Planning & Architecture Division and Housing & Social Justice

September 2021

CORE OUTPUTS ASSESSMENT

1 Locally Adjusted Estimate

	Initial Default Estimate	Locally Adjusted Estimate
Orkney	450	1,600

The locally adjusted estimate is primarily driven by adjustments to the newly forming households. Orkney Islands Council consider the initial default estimate (450) to be very low when compared with previous 10 year period when 1,450 houses were completed ([Housing statistics quarterly update: new housebuilding and affordable housing supply - gov.scot \(www.gov.scot\)](#)). An adjusted estimate of 1,600 is suggested, which is more comparable with completions from the previous decade.

2 Household Projections (Newly-Forming Households)

The Council proposed an alternative household projection which uses the National Records of Scotland (NRS) 2018-based principal variant (300) and the additional amount outlined below.

The response also outlines the positive net in migration context, noting that between 2009 and 2019 1,440 more people moved to Orkney than moved away. With an average household size of just over two people, this figure represents around 70 households a year on average. The ten year net in-migration figure of 700 is added to the 300 resulting in a total newly-forming household of 1,000.

The reasons which the Council give for increasing this figure are possible increase in rural living and homeworking as a result of the COVID-19 Pandemic and the Scottish Government drive to repopulate rural areas.

Household Projection: Default Compared to Adjusted Estimates

	Default	Adjusted
Orkney	300	1,000

3 Existing Housing Need

Existing Need: Default Compared to Adjusted Estimates

	Default	Adjusted
Orkney	50	250

The Council indicate that the Housing Need and Demand Assessment (HNDA) uses the number of households on the social housing waiting list that have a priority pass for social housing as a figure for existing housing need. It is

	<p>noted that there is a common housing register for both the Council and Orkney Housing Association Ltd. It covers statutory issue such as homelessness, overcrowding, their current property being below appropriate standards or for policy reasons, including that they can evidence a need to live in a given community in order to give or receive support, supply the local labour market etc. The Council do not consider the waiting list figure covers all households currently in housing need but that it is a figure that can be evidenced. The initial response notes that the current waiting list has 849 households, of which 250 have a priority pass for rehousing.</p>
4	<p>Flexibility Allowance</p> <p>Council uses rural 30% flexibility.</p>

CORE PROCESSES ASSESSMENT	
1	<p>Using the Response Template and Excel Calculator</p> <p>The Council has submitted their response as a word document rather than use the template. They have not submitted a copy of the Excel Calculator.</p>
2	<p>Housing Market Partnership and Stakeholders Involvement</p> <p>A supplementary submission established that the Housing Market Partnership shares membership with our Housing Forum / House Build group. This has representatives from Council Services including Housing, Planning, Finance and Education. It also includes representatives from Orkney Housing Association Ltd, the Scottish Government and Scottish Water.</p> <p>The National Planning Framework was discussed on 29 April 2021 and 27 May 2021. In addition it was discussed at a Senior Management Team meeting on 20 May 2021 which includes senior management representatives from across the Council.</p> <p>The Council indicated that the Local Development Plan process ensures local developers have the opportunity to interrogate housing land supply figures and therefore calculations within the Housing Need and Demand Assessment. They work closely with local builders such as Orkney Builders Ltd.</p>
3	<p>Joint Housing and Planning Senior Official Sign-Off</p> <p>Orkney Islands Council senior officers for housing and planning signed-off the submission.</p>

4	<p>Statistical Evidence</p> <p>The Council have used some robust sources of data including:</p> <ul style="list-style-type: none"> ▪ NRS population estimates <p>They also some in-house data including:</p> <ul style="list-style-type: none"> ▪ Waiting list applicants with a priority pass for housing
5	<p>Policy Evidence</p> <p>The Council highlight net in-migration to Orkney and note that should this remain positive the pressure on the housing market will continue to increase. The Council expects this trend to continue over the coming years and notes that it has seen increased inward migration as a result of the pandemic. It is noted that the Council's strategic planning around the Local Housing Strategy and school roll forecasting assumes inward migration in excess of NRS figures.</p> <p>The Council refer to the Scottish Government's drive to repopulate rural Scotland and note that Orkney is looking to address their demographic balance by attracting and retaining more young people.</p>

MINIMUM ALL-TENURE HOUSING LAND REQUIREMENT (MATHLR)	
For the reasons specified above, the proposed MATHLR is:	
	MATHLR
Orkney	1,600