

April 2023

# RANNOCH

## Community Trust

[www.ourrannoch.co.uk](http://www.ourrannoch.co.uk)

[email:projects@ourrannoch.co.uk](mailto:projects@ourrannoch.co.uk)

## **Affordable Housing Plan - We need your views!**

### **Community Consultation to start this May**

Rannoch Community Trust (RCT) and the Dunalastair Estate have been working in partnership for the past three years to look at the potential for developing a site in Kinloch Rannoch for affordable housing and we now need to consult the community.

The site that we have been looking at is a field (see photo), owned by Dunalastair Estate, that lies between the B846 and the River Tummel, opposite Buchanan Place. We now have a set of plans showing how part of the site could be developed to build 12 houses for affordable rent and sale, plus 7 houses to be retained by Dunalastair Estate. We now want to share these plans with the wider community and gather your views and comments.

We will be holding two drop-in events in **Kinloch Rannoch Village Hall** on **Wednesday 17<sup>th</sup> May from 6.00pm to 8.00pm** and on **Saturday 20<sup>th</sup> May from 1.00pm to 4.00pm** where you can view the plans, find out more information about the proposed development, ask questions and speak to representatives from Rannoch Community Trust, Dunalastair Estate, and the Community Housing Trust (CHT work with communities in rural and Highland Scotland to develop and manage affordable housing and have been working with RCT for the last 4 years). We will also be making all the plans and supporting information available on RCT's website so that people can give feedback on-line.

#### **What is the purpose of the consultation?**

The plans that we will be consulting on include a proposed layout of the road and houses, plus landscaping and drainage designs. Firstly, we would like to establish whether there is strong community support for the proposal to build affordable housing on the site. Being able to demonstrate local support will help if we submit a planning application. It will also help us to access funding from the Scottish Government and other funders. Secondly, we will use your views to revise or



*The north side of the field is the proposed site for new affordable housing*

amend the proposals as necessary before sharing them with Planners at Perth & Kinross Council.

Dunalastair Estate are also interested in gathering views on the longer-term development of the rest of the field. The Perth & Kinross Local Development Plan is under review (due for adoption by 2027 with formal consultation between now and 2026), and Dunalastair proposes that this field could be the focal area for future growth of the village.

#### **Why do we need affordable housing?**

The need for more affordable housing was identified as a priority in the extensive consultation exercise that took place in 2015 as part of the development of a local community plan – *Developing Rannoch's Sustainable Future*. Rannoch Community Trust which was formed to take forward the priorities in the community plan, commissioned an independent **Housing Needs Analysis** (HNA) in 2018 to gain evidence of the need for more affordable housing. The findings of the HNA

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included the following:

- Of the 90 households who responded to the HNA questionnaire, 18 (20% of all respondents, 6% of all households) were in housing need.
- There were 24 households on the Council's housing waiting list looking for affordable housing in the Rannoch area.
- There were 48 social rented properties (Council and housing association houses) in Kinloch Rannoch but only 4 vacancies in the previous 12 months;
- Average house prices in Rannoch were beyond what most people in housing need could afford to pay.
- There was a need for at least 12 additional houses for affordable rent or low-cost home ownership.
- 97% of survey respondents regardless of whether they were in housing need or not said that there was a need for more affordable housing.

A follow up survey of local employers also revealed that a lack of affordable housing was a barrier to recruiting and retaining staff.

There is also a perception that people with a local connection to Rannoch, whether through family or employment, are not given sufficient priority when it comes to accessing social rented housing. Affordable housing that is owned and managed by the community would enable greater priority in lettings to be given to people who live or work in the area.

### **What do we mean by 'Community Led Affordable Housing'?**

Community led affordable housing is where local people play a key role in deciding how best to meet housing need in their community including who it is intended for and how it is owned and managed. RCT are proposing that new affordable housing should be owned by the community rather than the Council or a housing association because this will help ensure that it better meets local needs and priorities.

We are proposing that RCT, or a subsidiary company, will own the affordable homes on behalf of the wider community but that the day-to-day management will be through a managing agent such as a housing association, property management company or an

organisation like the Community Housing Trust who provide management services to other community led affordable housing developments. RCT in consultation with the local community will set management policy on important issues such as lettings, low-cost home-ownership sales, and rents but would not have any involvement in the day-to-day management.

### **Next Steps**

Subject to community feedback from this consultation, RCT's priority will be to develop part of the site for 12 community owned houses for affordable rent and low-cost homeownership. We will do this in partnership with the Dunalastair Estate who will use part of the site to build 7 houses for private sale/ownership. Working together and developing the site in partnership will be more efficient and allow us to share the costs of architects, planning, road construction, provision of services/connections to utilities etc which in turn will help us to keep rents affordable. The next steps for taking the project forward are as follows:

**1. Consult with the community** - we want your support for the proposals and to find out your views on the proposed layout for the development, together with proposed plans for the drainage and soft landscaping. At this stage we do not have any detailed designs for the houses although there will be examples of house designs from other affordable housing projects available to give you some idea of what may be possible. We will then use the feedback and the views gathered from the consultation to establish that there is community support for the project, and secondly to, where necessary, amend or revise the proposed layouts.

**2. Consult with Perth & Kinross Council (PKC) Planners** – Once a way forward is agreed with the community we shall approach PKC Planners with the proposed layouts for the development and the results of the community consultation. Depending on the feedback we get from PKC Planning we may need to make further revisions to the layouts.

**3. Prepare and submit a Planning Application** - this would involve progressing towards a detailed design and planning application. There would be a further statutory consultation period giving an opportunity for you to give further feedback and comment on the proposals. We would hope that a planning application could be submitted by the end of this year or the first quarter of 2024.

## **Rannoch Community Trust**



**Rannoch Hub, Kinloch Rannoch, Pitlochry,  
PH16 5PQ  
Email: [projects@ourrannoch.co.uk](mailto:projects@ourrannoch.co.uk)**

