

November 2025

RANNOCH

Community Trust

www.ourrannoch.co.uk

email:projects@ourrannoch.co.uk

Do you support our plan for affordable housing in Rannoch?



Why are we asking?

Because in the July consultation on our pre-proposal to build 12 affordable homes only 31 people responded and the results were mixed.

- **Awareness of housing shortage:** 83% agreed there is a shortage of affordable housing locally.
- **Support for the development:** 58% agreed it would help address the issue,
- **Site layout:** Views were split - 45% supportive, 48% not supportive.

These results are disappointing compared to previous consultations on affordable housing.

- **August 2018:** 90 people responded, 97% supported the need for more affordable housing.
- **May 2023:** 96% agreed that there was a need for affordable housing. 85% supported the proposal to build 12 affordable homes on the site next to the Archery Centre.

We believe that this is your chance to bring much needed community-owned affordable homes to Rannoch. **If you agree then you need to make your voices heard.**

Reality Check—The Housing Crisis in Numbers

- **75 people** on the Council waiting list (up from 39 in 2018)
- **14% of houses** in Rannoch area are second homes. The area also has the highest % of accommodation being used for holiday lets in Perth & Kinross.
- **1 social housing letting** in the past year
- **0 affordable homes** built in 20+ years

Local people can't find homes. Businesses can't find workers. Our population is reducing and the number of younger families decreasing.

Your Top Concerns - Answered

“Will flooding get worse?”

No. Two flood risk assessments confirm the site is safe. Our sustainable urban drainage system (SUDS) will actually help manage surface water runoff, not increase it.

“Can the sewers cope?”

Yes. Scottish Water confirms there’s capacity. Modern housing developments only send waste water to sewers - rainwater is managed on-site via the SUDS.

“Does this match the village look?”

Absolutely. Semi-detached and terraced homes with pitched roofs and render finishes.

“Is the housing need still real?”

More than ever. The 2018 survey is still valid, and the crisis has deepened. Ask anyone trying to find housing in Rannoch right now.

“Why this site?”

It’s the only viable option. We explored alternatives and approached other landowners. Duna-lastair Estate were the only one to respond positively.

“Is this financially risky?”

No. The project will only go ahead if the costs are affordable and the development is financially sustainable in the long term. We will share the final business plan before making any decision.

“Will there still be private housing?”

Yes. There will be 5 private house plots, Dunalastair will sell them as serviced plots to a builder or individuals for self-build. RCT is not involved in the private housing element—our focus is on the 12 affordable homes

“Can RCT handle this?”

Yes. We’re backed by professionals with proven track records in community housing. Day-to-day management will be handled by a professional managing agent.

Want to know more?

A more in-depth breakdown of the consultation feedback plus in-depth responses to the issues and questions raised can be found on our website. You can also find out more about our affordable housing proposal including, site plans, floor plans and architect’s street scenes. Go to www.ourrannoch.co.uk/affordable-housing/

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The CornerStone,
Kinloch Rannoch ,Pitlochry,
PH16 5PQ
Email: projects@ourrannoch.co.uk
www.ourrannoch.co.uk

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