



## **Shetland Islands Council**

### **Strategic Housing Investment Plan**

**2026/27– 2030/31**

# **Shetland Islands Council – Strategic Housing Investment Plan (SHIP) – 2026/27-2030/31**

## **1.0 Introduction**

- 1.1 The Strategic Housing Investment Plan (SHIP) sets out the priorities for affordable housing investment in Shetland over the next five years and outlines how the Council and its partners will deliver these. The SHIP is the key document to demonstrate support to the Scottish Government's Affordable Housing Supply Programme (AHSP) and shows how resources would be applied and prioritised in delivering the outcomes contained in the Local Housing Strategy (LHS).
- 1.2 The guidance on preparation of SHIPs requires the plan to look ahead over a 5 year time period (2026/27 to 2030/31), and to demonstrate alignment with the outcomes identified in the LHS, which also support the wider objectives of the Council.
- 1.3 The SHIP is updated and reported annually and is seen as the key document in identifying and setting out the Council's strategic affordable housing investment plans to meet local housing need and to assist in the achievement of the Scottish Government's current target for delivery of affordable homes.
- 1.4 The detail of the projects that comprise the SHIP is uploaded into the Scottish Government's Housing and Regeneration Programme (HARP) system and forms the basis of the investment through the Affordable Housing Supply Programme (AHSP).

## **2.0 Strategic Links**

- 2.1 The strategic framework for the production of this document is based on the Local Housing Strategy (LHS)<sup>1</sup> and underpinned by the evidence base of the Housing Needs and Demand Assessment (HNDA). The Council is the statutory enabling body for strategic housing across all tenures and the Scottish Government's Affordable Housing Supply Programme (AHSP) funding is allocated at Council level.
- 2.2 The LHS is closely aligned to the Shetland Partnership Plan<sup>2</sup> and has strong links to the four identified Partnership Plan shared priorities of: People, Place, Participation and Money.

---

<sup>1</sup> [Housing Strategies, Plans and Performance – Shetland Islands Council](#)

<sup>2</sup> [shetland-partnership-plan](#)

The Corporate Plan ‘Our Ambition’<sup>3</sup> has confirmed the Council’s commitment to increasing future affordable housing supply in Shetland across all tenures by maximising use of available funding streams and working with partner agencies to design and deliver energy efficient, modern homes. Alongside that is the Council’s commitment to meet the needs of those who are facing homelessness and those who need support to maintain their tenancies.

- 2.3 Housing is also a key contributor through the LHS and SHIP to the approved 10-year plan to encourage people to live, work, study and invest in Shetland. The 10-year plan is essential to ensure that the projected demographic imbalance in Shetland is addressed and that sufficient working-age population is attracted and retained to maintain sustainable communities throughout Shetland. While at the same time ensuring that our older people live active, independent and healthy lives for as long as possible. Planned work to take forward a place-based approach through the Development Directorate plan will support this.
- 2.4 In addition to the SHIP guidance, the Scottish Government published its first long-term housing strategy document Housing to 2040<sup>4</sup> in March 2021. This document set out a vision and route map for housing in Scotland, including ambitious targets for affordable housing delivery alongside commitments to taking action to stem rural depopulation and making a contribution to climate change, place-making, building standards, wellbeing and poverty.
- 2.5 In October 2023, the Scottish Government published its Rural and Islands Housing Action Plan<sup>5</sup> as its commitment to supporting rural and islands housing as set out in Housing to 2040. The Plan describes the opportunities for collective partnerships to generate economic growth and help rural and island areas to thrive.

### **3.0 Methodology**

- 3.1 The approved LHS is the strategic basis for the SHIP.
- 3.2 The LHS is based on four key priorities;
- A – Future Housing Supply and Promoting Place-Making
  - B – Improving House Condition, Energy Efficiency and Tackling Poverty

---

<sup>3</sup> [Shetland Islands Council Corporate Plan 2021-26](#)

<sup>4</sup> [Housing to 2040 - gov.scot \(www.gov.scot\)](#)

<sup>5</sup> [Rural and islands housing: action plan - gov.scot \(www.gov.scot\)](#)

C – Improving Access to Specialist Housing and Enabling Independent Living

D – Preventing and Alleviating Homelessness Through Housing Options, Information and Support

- 3.3 The SHIP is developed through a partnership approach involving the Housing, Planning, Community Planning and Development, Assets, Commissioning and Procurement and Roads Services of the Council together with Hjaltsland Housing Association (HHA) and Health & Care partners.
- 3.4 There are close strategic links between the Local Development Plan (LDP) and the LHS in terms of identifying sufficient and appropriate land supply to meet housing needs. Both documents draw on the robust and credible evidence contained in the HNDA. The production of the Housing Land Audit together with the LDP Call for Sites is of great value in ensuring that useable land supply is available in the areas where housing need is greatest.
- 3.5 Housing Supply Targets (HST) are calculated in the LHS and provide an indicative housing supply target at housing market level. The Minimum All Tenure Housing Land Requirement (MATHLR) is a calculation of land requirements set out in the National Planning Framework (NPF4).
- 3.6 Land supply in the right places is essential to continued development of housing in the areas where there is demand pressure. The work carried out through the LDP call for sites and site screening process helps to identify available land where there is a willingness to develop.
- 3.7 Through the HNDA the imbalance in size of housing stock in Shetland is evidenced with an over-supply of larger properties in both public and private sectors of the market and an under-supply of smaller sized properties reflecting the shifting demographics.

#### **4.0 Resources**

- 4.1 The Scottish Government provides Resource Planning Assumptions to guide the level of AHSP contribution to the delivery of the SHIP. These are confirmed annually but indicative future levels are provided for planning purposes. These are linked to nationally approved baseline benchmark subsidy levels per property.

- 4.2 The Resource Planning Assumptions are set as a minimum planning level to give an indication of AHSP funding for each local authority area and are reviewed annually. For future planning purposes it has been advised to use the current RPA of £5.273M.
- 4.3 The Council and HHA have developed a very effective working partnership which has continued the delivery of a new build programme.
- 4.4 In September 2020, the Council approved a report on Strategic Property Acquisitions and identified the Second Homes Council Tax fund as a key source of funding to allow the purchase of up to 4 open-market properties per annum to meet strategic housing needs, subject to a set of agreed criteria. These purchases are supported through the AHSP to ensure that strategic acquisitions can be affordable. Since approval there have been 6 strategic acquisitions purchased, equivalent to one transaction per annum. Provision has been made for this to be continued in the SHIP but at a realistic and reduced level of only one acquisition per annum. This is reflective of the local market and will be kept under review. Recent responses to the National Housing Emergency have also focused on market acquisitions as one of the options in relation to homelessness pressures.
- 4.5 Through the Housing Revenue Account business plan, the Council has sought to ensure that the financial balance of the account is sustainable into the future. This is critically important due to the ring-fenced nature of the account and the direct consequences of investment on rents and affordability. The immediate priority over the first period of its operation was to invest in existing stock to ensure that quality standards are met. Recent impacts of increased cost combined with lower than predicted rent increases are negatively affecting the long term financial sustainability of the account.
- 4.6 It is important to recognise that not all affordable housing has to be 'social rented.' There are other funding streams aside from the main Affordable Housing Supply Programme (AHSP) which are both available and relevant to Shetland. There is a need to ensure that the prioritised actions of the LHS can deliver in tandem with the Community Plan themes in sustaining confident and thriving communities across Shetland.
- **Community Led Housing** - The Rural and Islands Housing Fund (RIHF) was launched in 2016 with the Scottish

Government identifying a £25M Rural Housing fund and a ring-fenced £5M Islands fund to support housing solutions in rural and islands areas and bringing additionality to those areas. The commitment to continuing this fund is made in Housing to 2040, and the Rural and Islands Housing Plan states that specific guidance on community led housing will be developed.

- The Fund initially ran to March 2026 but was extended to March 2028 in the May 2025 announcement on the Programme for Government. The Feasibility Fund element has been increased to £20k per project. Any main fund projects would need to be approved and delivered by March 2028.
- The Scottish Land Fund which was often used alongside the Rural and Islands Fund to enable community acquisitions to support projects is currently only available up to March 2026. The timeline for further submissions has passed and any extension to the fund is still to be announced.
- Shetland benefitted initially from RIHF feasibility funding for two project areas in 2017. More recently, in March 2024 the Council supported an application to the Rural and Islands Fund from North Yell Development Company (NYDC) to purchase a property in Cullivoe as a rental opportunity targeting accommodation for local employment opportunities. NYDC have further aspirations to provide more community led housing projects and are well placed to take this forward.
- There have been some early discussions about community led housing projects and aspirations with groups in other areas including Northmavine (NCDC), Nesting (CDCN), Bressay (BDL) and Fair Isle (FIDC).
- The local Shetland Community Benefit Fund (SCBF) has appointed a consultant to support community-led housing projects. There is a need for a range of support to ensure that there is capacity in the local organisations to deliver housing projects where they have suitable, viable projects. The LHS references support for place-based co-production for local needs. There is potential to combine community benefit funding with this type of initiative to meet specific community needs as community led housing is about additionality to the affordable housing supply.
- Delivery of community led housing in the current operating environment is likely to be challenging with the same cost and capacity issues applying to the delivery of all construction projects.

- **Self-build Bridging Finance** –a self-build loan fund was made available nationally and is administered by the Communities Housing Trust. The fund stopped taking applications in August 2025, although an announcement in October 2025 stated that new applications would be accepted up to end of December 2025. The fund provides bridging loans of up to £175,000 to individuals who were unable to obtain mainstream self-build mortgage finance and who could demonstrate they met the criteria. The scheme has had minimal levels of uptake locally, but recent impacts in the financial and construction sectors have also had an impact on levels of private housebuilding.
- **Second Homes and Long-Term Empty Homes Council Tax** income from these sources is ring-fenced for enhancing affordable housing provision. In 2016, the Council approved a delegated development top-up scheme which has allowed HHA to progress with projects where the gap between the benchmark funding and the cost of delivery is greater than the private finance available to them. To date £323k has been used to top-up schemes to ensure viability. The top-up scheme will be due for review in 2026/27.
- In addition, the fund has been used to support the open market acquisitions as stated in 4.4.
- Most recently on 6<sup>th</sup> October 2025, Shetland Islands Council approved the creation of an Arms Length External Organisation (ALEO) to provide mid-market rent and the initial share of acquisition costs will be met from this fund.
- Recent detailed research on empty homes in Shetland has identified the possibility of a part-time post to support returning empty homes to usable housing supply and if approved would be funded from this source. There is potential from the outputs of the initial work on empty homes for future financial incentives to be identified and for reports to come forward to earmark funds either for direct investment in returning empty homes to use or for community led projects centred on empty homes.
- **Housing for Key Workers** – the SHIP guidance reflects that a tailored approach is needed for rural areas to support opportunity, equality and community. The Scottish Government announced that it would make a £25M fund available over 5 years from the AHSP, subject to local authorities having a robust and appropriate policy in place.

The Council commissioned supplementary research and evidence gathering from a wide range of stakeholders to formulate a Key Worker policy. This is an important piece of

work given the challenges of recruitment and retention of staff across a broad range of public and private sector organisations and with the imminent shifts to new industries balanced against an already pressurised housing market.

The energy sector alone will place significant demands on the Shetland housing market in the coming years. Initial discussions have taken place with some of the larger developers and while there is some experience being developed in other locations, at this time it is uncertain how their accommodation needs can be met locally.

4.7 The work on the HNDA and LHS has clearly shown evidence of the need for more choices of tenures in the local market for both rental and ownership to address market gaps. The SHIP seeks to align the programme to match those needs and develop a range of solutions in partnership with other agencies.

- Developing wider tenure options is an action in the LHS which would lead to more mixed developments. This has the potential to address the identified market gaps and market failure and to have a positive impact in terms of sustainable, mixed communities and wider place-making objectives.
- As referenced at section 4.6 on 6<sup>th</sup> October 2025, the Council approved the setting up of a dedicated ALEO to provide Mid-Market rent. The first project at the North Road in Lerwick is due for completion in December 2025 and will provide six flats to test the concept of mid-market rent in Shetland.
- Work is continuing to assess and find alternatives to meet those market needs, including low cost home ownership options as well as the potential of market rent or market sale. The response to and demand for mid-market will assist in providing further evidence of housing need and affordability.
- The tenure-mix of the Knab site, along with other future opportunities could secure a pipeline of properties to help to address the identified market gaps and provide options for households who are otherwise struggling to find accommodation.
- There may be opportunities for housing providers locally to work with the energy sector to secure some future housing supply through partnership arrangements.

- Alternative opportunities for supported accommodation and for independent living are also being explored in partnership with Health & Care colleagues. Incorporating the principles of homes for life, wheelchair-enabled properties and latest technology based, assistive care to develop and promote future-fit, independent living for a range of client groups. A detailed project to produce a business case and assess options is underway. A potential site for future development in an ideal location has been included in the SHIP.

## **5.0 Delivery and Delivery Constraints**

- 5.1 The assessed evidence from the HNDA has demonstrated the clear need for additional affordable, good quality and sustainable housing supply in Shetland. This evidence is translated into the LHS and its integrated delivery plan.
- 5.2 The evidence is clear that the greatest levels of housing need and housing demand pressure in Shetland are in the central mainland area and is particularly concentrated in Lerwick, Scalloway and immediate surrounding areas. Additional evidence from the recent Key Worker survey shows that most of the projected growth is also focused on the Lerwick and central areas. While the current programme is clearly centred on those areas, it is important to note that the programme has consistently delivered projects in the more rural areas across Shetland. Of the 78 units completed over the past 3 years, 64 (82%) of those are outside of Lerwick (see table on page 10).

Strategic Housing Investment Plan (SHIP) - 2026/2031										
List of Completed Projects within Last Three Years & Current Projects Onsite										
Number of Completed Properties in Past 3 yrs										
Location	Total Number of Units	Social Rent				Shared Equity				Completion Date
		No. of Bedrooms				No. of Bedrooms				
		1	2	3	4	1	2	3	4	
Heathery Park, Gulberwick	12	4	4	4						Aug 2022
Wista Ph2, Lerwick	6	4	2							Aug 2022
Berryview, Scalloway	32	12	6	6	2	4	2			Aug 2023
Ladies Mire, Brae	2			2						Jan 2024
Berryview Ph2, Scalloway	8		2	2				2	2	Mar 2024
Marthastoon Ph2, Aith	6		6							Mar 2024
Sandveien, Lerwick	8		6	2						Oct 2024
Walls	4		4							Nov 2024
	78	20	30	16	2	4	2	2	2	
Number of Properties Currently Onsite										
Location	Total Number of Units	Social Rent				Shared Equity				Estimated Completion Date
		No. of Bedrooms				No. of Bedrooms				
		1	2	3	4	1	2	3	4	
Harlsdale, Whalsay	12	4	5	3						May 2027
	12	4	5	3	0	0	0	0	0	

- 5.3 The Council will continue to work closely with HHA to ensure that we continue to have a programme of new housing supply that delivers much-needed units of accommodation in the most efficient way, aligned to local and national priorities. The programming of the two master-planned sites at Staneyhill and the Knab provides a degree of flexibility in responding to changes in future funding. The Knab project also provide opportunities to broaden the tenure mix and was always intended to be about delivery of alternative tenures to address market gaps.
- 5.4 Regular multi-stakeholder discussion facilitated by the Director of Development has seen the agreement of all parties involved to commit to holding regular meetings to ensure that any constraints on delivering the programme are identified and addressed as early as possible.
- 5.5 Involvement through the development of LDP2 and NPF4 will help to identify potential future sites for development. Through effective joint working between the Council's Housing, Planning, Assets, Commissioning and Procurement services and Hjaltland Housing using the information from the Call for Sites process, landowners and developers can help to identify sites for future development.
- 5.6 Recent and newly emerging legislative changes are impacting on design and costs in order to meet standards. In relation to current

energy efficiency, fire suppression, building standards and accessibility these additions have now been recognised in the new Scottish Government funding subsidy benchmarks. The cost of additional changes are estimated to add between £40-£50k per unit to build costs. Further changes mainly around energy efficiency and net zero are yet to be fully enacted but will have further cost implications. With already high unit costs being experienced there is a threat to achieving affordability while complying with increasing legislative demands.

- 5.7 The current LHS identifies a Housing Supply Target (HST) of approximately 49 units of affordable accommodation to be added to the housing supply each year for the next ten years. The proposed SHIP shows that we currently have plans for 209 units, including projects currently on site and not completed, in the five years of this plan. This equates to approximately 42 units per annum and is below the overall HST. This is lower than recent years and reflects the impact of the constraints as described in this report.
- 5.8 In addition to the new build programme, the extent of refurbishment work needed on some of our existing stock is essentially re-building those units of accommodation and that has been recognised in the programme.

#### Housing for Particular needs

- 5.9 The LHS also identified the need for housing options to support independent living. There is increasing demand for a range of housing and support options to meet identified needs. The Housing Contribution Statement to the IJB's Strategic Commissioning Plan sets out how the Housing Service will contribute to meeting those needs.
- 5.10 Continued joint working with partners in Health and Care will help to ensure a robust, shared evidence base of needs is developed to inform future programmes. This work has commenced with the appointment of external consultancy support.
- 5.11 The Scottish Government introduced new Guidance to local authorities on setting targets in the LHS to support the delivery of wheelchair accessible housing. From the work done in relation to specialist housing provision in the LHS a target of 3.5% of the SHIP delivery over 5 years would meet that need. This would equate to 7 units over the period. Dedicated wheelchair accessible provision will be included in some of the units proposed for the Old Eric Gray/Kantersted site.
- 5.12 It is very difficult in island areas to set targets for specific types of property to meet particular needs when we are dealing with very small numbers across a dispersed geography. The target is designed nationally to cover all housing supply. Generally the Council carries out accessible adaptations on a case by case basis within its own housing

stock. Having a rigid target across all housing provision is problematic in areas such as Shetland where we have relatively small numbers of clients and there is very limited speculative house building. This means that the target is potentially only going to be delivered by social housing. The target and its delivery will be monitored.

- 5.13 All of the new build proposals in the SHIP will meet the required building standards and will follow the Housing for Varying Needs guidance which provides for general standards of accessibility.

#### Homelessness and Rapid Rehousing Transition Planning (RRTP)

- 5.14 Homelessness is a continuing issue locally and is one of the key themes in the LHS. Addressing homelessness is a statutory duty of the local authority covered by a range of legislation and a Code of Guidance. The revised RRTP Action Plan has been considered in the preparation of the SHIP. A prevention and housing options approach is taken to try to reduce homelessness but housing supply is the key factor in being able to make a difference to the outcomes. A recent Scottish Government working group on the Housing Emergency focused on homelessness and referenced the private sector and the introduction of a national acquisitions programme as potential solutions in solving homelessness. Neither of these provide a practical solution for Shetland. Evidence shows that our private rented sector is the smallest in Scotland. As described in 4.6, we already have a strategic acquisitions policy that is suited to our housing market and a national programme will not make any difference to the availability of open market purchases.
- 5.15 Although the number of homeless presentations had been reducing year on year up to 2020/21, the number of presentations has shown a gradual increase over the more recent years. The length of time spent in temporary accommodation remains one of the highest averages among our peer benchmarking groups. This is because of the demand for single person accommodation with over 90% of our homeless applicants in temporary accommodation only wishing to be accommodated in Lerwick and requiring predominantly one/two bedroom properties. While this is being addressed through the SHIP in trying to re-balance the proportion of stock of the right size that cannot keep pace with the demand.
- 5.16 Evidence from the preparation of the LHS identified that 60% of homeless presentations in Shetland had no assessed support needs, indicating that the majority of our homeless presentations simply need a house.

## Contractor Capacity and Procurement

- 5.17 The capacity and availability of the local construction sector, related agencies and supply chain are crucial to the achievement of the plans set out in the LHS and repeated as part of the SHIP. Workforce availability, recruitment and retention are all cited as challenges for the industry nationally and are felt more acutely in an island setting. Working in partnership with HIE, SDS and others, the Director of Development has committed to ensure that Shetland has the best opportunities to deliver on the SHIP, in line with the LHS delivery plan.
- 5.18 During 2024 workshops, hosted jointly by the Council and HHA, were held with the local industry. The purpose of the workshops was to share the pipeline of available and future housing work and to discuss the barriers and issues for the industry with a view to working together to identify solutions. The initial event was very well attended and a good level of interaction and feedback was evident. There is a shared commitment to continue this interaction.
- 5.19 The overarching current issue is the cost of delivery in our market and the capacity to deliver what is needed. The cost of housing delivery is a national issue which is more acute in rural, remote and islands areas. Workforce and business challenges have impacted on the construction sector nationally. A recent report by the Scottish Federation of Housing Associations has identified these same issues across Scotland.<sup>6</sup> Demands from new industry sectors will add further pressure to an already over-heated market. As stated at 5.6 there is a point at which the cost of deliverability compromises affordability and value for money.

### 5.20 Construction Price Indexation

The Scottish Social Housing Tender Price Index measures the movement in construction costs of social housing in Scotland.

From the latest published quarterly briefing (September 2025), tender prices for social housing in Scotland increased for the two consecutive quarters in 2025. Tender prices increased by 8.9% between the two quarters and were 2.1% higher than the comparative quarter of 2024. Underlying construction costs of labour, materials and plant continue to edge upwards by 1.7% on the quarter and 3.5% on the year to date at September. It was identified that labour costs were significantly affected by UK-wide increases to employers National Insurance Contributions and increase to the National Living Wage.

---

<sup>6</sup> [pdf-road-to-2026.-delivering-the-social-homes-we-need.pdf](#)

The Council will continue to monitor these costs for future projects to ensure the Council achieves best value for money.

### Child Poverty Action Plan

- 5.20 Shetland's Annual Child Poverty Action Report was published in November 2020 and updates are published annually<sup>7</sup>. There are a number of actions relating to the impact of the increased cost of living in Shetland and the Housing Service will continue to work in partnership to ensure that a positive contribution towards the action plan is made. Some recent examples include Housing staff connecting with the Living Well Hubs in localities to offer advice and support. Participating in the Compassionate Communities Campaign against stigma and staff undertaking training in Trauma Informed practice. In terms of children in the homeless system and in temporary accommodation we have very low numbers and prioritise permanent housing solutions for those households.

### Empty Homes

- 5.21 While the action of producing an Empty Homes Strategy was not identified as an immediate prioritised action in the LHS, changes to implementation of local taxes on empty homes prompted a shift in focus.

A supplementary piece of research on empty homes in Shetland was commissioned and the final report received. The Housing Service was also successful in recruiting a Graduate Placement to support and co-ordinate this piece of work. In summary the evidence demonstrated that there is insufficient volume of empty properties in the areas where there is demand pressure. Although there may be some opportunities for targeted support to bring a small number of empty homes back into use.

## **6.0 Equalities and Impact Assessments**

- 6.1 The Council is committed to ensuring that equal opportunities are central to all its strategies and service provision. Much work has been done on ensuring access to a range of quality housing information is available to anyone in the community and beyond. The Council and its Community Planning partners recognise particular groups who may be disadvantaged and take a partnership approach to ensuring inclusion across services.

---

<sup>7</sup> [Shetland Islands Council Committee Information - Submission Documents](#)

- 6.2 All new build properties are built to current building regulation standards.
- 6.3 A full suite of impact assessments was carried out as part of the LHS and are available as published appendices to the report.

## **7.0 Priorities and Partnership Working**

- 7.1 The LHS sets out a detailed action plan of how to address Shetland's key housing themes for the coming five years, taking account of the evidence of changing needs, demographics and opportunities that have arisen since the previous version was produced.
- 7.2 The Council and HHA continue to work jointly to address the ongoing challenges of meeting housing demand in Shetland through the framework of the LHS action plan. The adoption of the SHIP strengthens and formalises that partnership. It is important, in the spirit of that partnership, that we recognise the organisational challenges that each other faces in delivering new housing and find ways of ensuring that our programme can be delivered efficiently and sustainably.
- 7.3 LDP2 will contribute to the lifetime of this plan by assisting with identification of suitable sites for housing development. Identification of future land supply will greatly assist in ensuring a strategic land bank is available to support delivery of all housing supply and to enable a robust development programme in future SHIPs.
- 7.4 Community partnership and empowerment is also important in ensuring that sources of funding can be fully explored and used to meet additional local needs with locally appropriate solutions. This will be subject to continuation of funding streams from the Scottish Government and strengthened by the guidance from the Rural and Islands Housing Plan. Local procedures and identification of routes to support community led housing delivery models will follow when confirmation of ongoing funding is received.
- 7.5 The programme delivery partnership chaired by the Director of Development is a forum for all stakeholders and agencies, including the regional More Homes Scotland team, involved in the programme to meet regularly and monitor the overall progress of the projects. It also provides a good opportunity for joined-up responses to any issues that arise.

## **8.0 Conclusions**

- 8.1 The Council is committed to increasing the supply of affordable housing for rent and low cost home ownership across Shetland and to work in partnership with other Council services, HHA, HIE, SDS, the local construction industry and other external agencies to ensure that investment in housing in Shetland is maximised and that the identified projects are delivered.
- 8.2 Through the ongoing development of the LHS action plan, the Housing Service and its strategic partners will be looking at a range of housing solutions to try to address the continuing housing need in Shetland. There is a need to maximise the application of new funding to address the identified gaps in the housing market and to find locally appropriate solutions.
- 8.3 A broader range of tenure options is essential to provide a balanced future housing market, addressing the currently identified gaps and market failure so that communities of Shetland can be sustained, in line with the Partnership Plan aims.
- 8.4 This SHIP programme puts forward a programme of projects tailored to meet the constraints we currently have in terms of available funding. Whilst realistically recognising the range of constraints and challenges on our resources to deliver this programme there needs to be ongoing commitment and partnership to maximise the opportunities to continue to meet the housing needs of our community.

AMJ/SHIP 26/27  
7<sup>th</sup> November 2025