

SHETLAND'S LOCAL PLACE PLANS

Leaflet 8 - A Housing Perspective

Why should we think about housing?

Good housing is essential for wellbeing, community resilience, and sustainability. Planning decisions about land and buildings can influence affordability, energy efficiency, population retention, and the ability to live and work locally.

How does housing affect land use and buildings?

- Housing location affects access to services, transport, and employment
 - Design influences energy use, health, and adaptability over time
 - Housing tenure and affordability shape who can live in a community
 - Poor-quality or unsuitable housing can lead to depopulation, poor health and social challenges
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Key concepts:

Affordable Housing: Homes that meet local needs and are financially accessible

Energy-Efficient Design: Buildings that reduce energy and heating costs and carbon emissions

Live-Work Housing: Homes that support remote working or small-scale enterprise

Adaptable Housing: Designs that suit changing needs, including shared living, family growth, ageing and disability

What does this look like in Shetland?

- **Remote settlements** may lack housing for key workers or young families
 - **High fuel costs** make energy-efficient homes especially important
 - **Older housing stock** may be hard to heat or adapt
 - **Land availability** and infrastructure can limit housing development
 - **Crofting and rural housing** often need flexible planning approaches
 - **Live-work potential** is growing with better digital connectivity and more flexible working patterns
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Things to think about when planning land and buildings:

- Is there a mix of housing types and tenures to meet local needs?
 - Are homes energy-efficient and suitable for Shetland's climate?
 - Can housing support ageing in place or remote working?
 - Is housing located near services, transport, and employment?
 - Are there opportunities for self-build, community-led, or croft housing?
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Examples:

- Support small-scale housing developments in rural areas
 - Retrofit older homes for energy efficiency and accessibility
 - Design housing with flexible layouts for live-work and other changes in use
 - Use local materials and designs suited to Shetland's weather
 - Plan housing near transport links and community facilities
 - Encourage community-led housing projects or co-housing models
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For information and support:

- [Housing – Shetland Islands Council](#)
- [Housing to 2040 - gov.scot](#)
- [Rural Housing - Scotland's Housing Network](#)
- [VoluntaryAction Shetland](#)
- [Community Land Scotland](#)