



Shetland Islands Council

Strategic Housing Investment Plan

2024/25– 2028/29

Shetland Islands Council – Strategic Housing Investment Plan (SHIP) – 2024/25-2028/29

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 (2024/25 to 2028/29), 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)¹ 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 Plan² and has strong links to the four identified Partnership Plan themes of: People,

¹ <https://www.shetland.gov.uk/housing/housing-plans-strategies/2>

² [shetland-partnership-plan](#)

Place, Participation and Money. The Corporate Plan 'Our Ambition'³ 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 will support this.
- 2.4 In addition to the SHIP guidance, the Scottish Government published its first long-term housing strategy document Housing to 2040⁴ in March 2021. This sets 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 Plan⁵ 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 SHIP has been developed through a partnership approach between the Council's Housing Service, Planning Service, Assets, Commissioning and Procurement Service, Hjaltland Housing Association (HHA), Scottish Water, Health & Care partners and Highlands and Islands Enterprise (HIE).
- 3.2 The approved LHS is the strategic basis for the SHIP.
- 3.3 The LHS is based on four key priorities;

³ [Shetland Islands Council Corporate Plan 2021-26](#)

⁴ [Housing to 2040 - gov.scot \(www.gov.scot\)](#)

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

- A – Future Housing Supply and Promoting Place-Making
- B – Improving House Condition, Energy Efficiency and Tackling Poverty
- C – Improving Access to Specialist Housing and Enabling Independent Living
- D – Preventing and Alleviating Homelessness Through Housing Options, Information and Support

- 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).
- 3.5 Land supply in the right places is absolutely key to continued development of housing in the areas where there is demand. The work carried out through the LDP helps to identify available land where there is a willingness to develop. Early identification of land-banking opportunities will be essential to future developments. This is particularly important for the later years of this SHIP where we have opportunities to add further projects.

4.0 Resources

- 4.1 The Scottish Government provide Resource Planning Assumptions for their contribution to the delivery of the SHIP. These are confirmed annually but indicative levels are provided for planning purposes. These are based on nationally approved benchmark subsidy levels⁶ for new build housing through the Affordable Housing Supply Programme.

⁶ [Review of affordable housing investment benchmarks: letter to working group 29 October 2021 - gov.scot \(www.gov.scot\)](https://www.gov.scot/review-of-affordable-housing-investment-benchmarks-letter-to-working-group-29-october-2021)

- 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. These are reviewed annually:

Indicative minimum RPA levels: 2024/25 - £5.164M

2025/26 - £5.249M

2026/27 - £5.249M

2027/28 - £5.249M

2028/29 - £5.249M

Indicative Total RPA over 5 years – **£26.160M**

- 4.3 In addition to the AHSP, the programme put forward includes funding from the Housing Infrastructure Fund (HIF), which is separate to the AHSP. Approval has been granted, within the timing of this SHIP, for £18.383M to the Staneyhill project from HIF1 to allow all of the essential enabling infrastructure for the project to proceed. At this time an indicative bid of £1.3M for the Knab development has been made to HIF2. This will be reviewed as costs and apportionment of infrastructure are firmed up.
- 4.4 Overall the programme put forward is currently in the region of £18.5M, excluding HIF funding. This means that there is scope to enhance the programme, particularly in later years.
- 4.5 The impacts of Covid, Brexit and inflation on the housing market and construction sector locally and nationally is likely to mean that this programme will be subject to further change, and more detail on implications of those constraints is contained in section 5.
- 4.6 The Council and HHA have developed a very effective working partnership and have a track record in finding innovative funding mechanisms locally to enable the development programme to continue. In order to maximise external funding for new build housing and to capitalise on opportunities to attract any potential programme slippage, it is proposed to continue to develop this partnership approach to ensure that we have the maximum chances of delivering on the LHS.

Some examples of how this has worked include:

- Land – making land available for development to support and enable projects to proceed, e.g King Harald Street and Burnbank.

- Top-up scheme – funding to bridge the gap between benchmark costs and limits of private finance available through a delegated scheme from Second Homes Council Tax
 - Loan scheme - a short-term bridging loan fund to allow for the provision of New Supply Shared Equity to be viable, this has been done successfully at Lyndhurst Place, Stura and Berryview Phase 1.
- 4.7 Second Homes Council Tax income 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.
- 4.8 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. Since the report was approved there has been four market acquisitions. Although recent housing market conditions has made it difficult to acquire further off-the-shelf purchases, we have continued to make provision for this in the SHIP to ensure the opportunity for strategic acquisitions can be affordable and supported through the AHSP.
- 4.9 Through the establishment of an approved Housing Revenue Account business plan in 2017, the Council has sought to ensure that the financial balance of the account is sustainable in to 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 our existing stock to ensure that quality standards are met.
- 4.10 Through the HRA Business Plan, the Council is in a position of keeping its financial position under review and through the LHS is keen to develop its own new build programme as resources allow. The HRA Business Plan is due to be refreshed in 2024/25, once the implications of the investment required to comply with the new Energy Efficiency Standard for Social Housing 2 (ESSH2) are known and planned for.
- 4.11 There are other funding streams aside from the main Affordable Housing Supply Programme (AHSP) which are both available and relevant to Shetland.

- The Rural and Islands Housing Fund – the Government identified a £25M Rural Housing fund and a ring-fenced £5M Islands fund to support housing solutions in rural and islands areas. 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. There is potential to combine community benefit funding with this type of initiative to meet specific community needs. There is funding for feasibility available within this fund and to date locally two feasibility studies have been carried out.
- Self-build Bridging Finance – a self-build loan fund was made available nationally and is administered by the Communities Housing Trust. The fund is currently set to run to August 2025. The fund provides bridging loans of up to £175,000 to individuals who are unable to obtain mainstream self-build mortgage finance. This is something that was previously identified as a local need and could enable a number of people to access the funding to proceed with a self-build project. Steps to promote the scheme locally have not generated the level of anticipated interest, but recent impacts in the financial and construction sectors have had an impact on levels of private housebuilding.
- 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 recently announced that it would make a £25M fund available over 5 years from the AHSP. As set out in 4.8, the Council already has a strategic housing acquisition policy and there is provision in the SHIP for those. There are limited opportunities in a pressurised housing market to secure value for money open market purchases. More work is needed on this subject with partner agencies to determine how best to set out how any such properties would be managed, the tenure type, the priority key worker groups, how to identify those and how to set appropriate parameters on how any properties would be allocated and managed. Subject to availability of resources this will be looked at alongside the future supply delivery actions of the LHS.

4.12 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. Through the refreshed LHS we need to align the SHIP programme to match those needs and develop a range of solutions in partnership with other agencies.

- Initial preparatory work is being done to assess and find alternatives to meet those market needs, such as mid-market rent and low cost home ownership options. Mid-market rent has not been used locally to date and would potentially provide a

solution to the identified group of people who traditionally are priced out of the home-buyer market but are unable to demonstrate the level of housing need to secure social rented tenure in a pressurised housing market. Key workers will be well represented within that group of home-seekers.

- The Director of Development is currently engaging with Scottish Futures Trust (SFT) for the possible delivery of mid-market rent solutions in Shetland. This includes discussions around the possible delivery mechanisms for taking forward such mid-market rent projects.
- Developing wider tenure options would lead to more mixed developments which has a positive impact in terms of sustainable communities and wider place-making objectives.
- 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 possible client groups. A project is included in the SHIP on the former Eric Gray Centre site to look at the feasibility of providing some independent living accommodation in an area of surplus land in Council ownership and where there are existing services and staff in close proximity.

4.13 It is important to recognise that not all affordable housing needs to be 'social rented.' 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.

4.14 The LHS actions state that opportunities to consider other funding streams to assist with affordable housing supply will also be pursued. Other possibilities for external funding outside of the Scottish Government funding of affordable housing will be explored as appropriate and available and, for example, could come through community benefit policies or incentives for energy efficiency.

5.0 Delivery and Delivery Constraints

5.1 The assessed evidence from the HNDA has demonstrated the clear need for further affordable, good quality and sustainable housing

supply in Shetland. This evidence is translated into the LHS and its integrated delivery plan.

- 5.2 From the evidence it is clear that the greatest housing need and housing demand pressure in Shetland is in the central mainland area and is particularly concentrated in Lerwick, Scalloway and immediate surrounding areas. While this is reflected in the current programme, with the majority of future projects centred on those areas, it is important to note that the programme has consistently delivered a number of smaller projects in more rural areas. There is current capacity for more to be brought forward within the RPA levels, subject to evidence of demand and availability of project resources.

Projects delivered in past two years are shown in the following table:

	Number of Completed Properties in Past 2 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	
Houlland Lea, Sandwick	12		6	6						30/08/2021
Heathery Park, Gulberwick	12	4	4	4						23/08/2022
Wista Ph2, Lerwick	6	4	2							02/08/2022
Berryview, Scalloway	32	12	6	6	2	4	2			04/08/2023
	62	20	18	16	2	4	2	0	0	

Projects currently onsite:

	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		
Sandveien (rebuild), Lerwick	8		6	2						July 2024	
Berryview Ph2, Scalloway	8		2	2				2	2	Jan 2024	
Marthastoon Ph2, Aith	6		6							Jan 2024	
Ladies Mire, Brae	2			2						Dec 2023	
Walls	4		4							Aug 2024	
	28	0	18	6	0	0	0	2	2		

- 5.3 The Council will continue to work closely with HHA to ensure that we can continue to have a programme of new housing supply that delivers the much-needed units of accommodation in the most efficient way, aligned to local and national priorities.
- 5.4 Despite the positive story in the tables showing recent completions and projects currently on-site, this has been achieved in the most difficult of circumstances. Delivery of the current programme has been hampered by Covid, EU withdrawal, cost inflation and the critical impacts of these simultaneously on the construction sector. Concerns around contractor capacity, labour-force availability locally, materials costs and supply issues continue. It is also recognised that there are competing demands from other Shetland based projects for the same, limited resource pool. This is combining to impact on tender prices and value for money assessments and will be closely monitored to ensure that deliverability, value for money and affordability criteria of projects are not compromised.
- 5.5 Regular multi-stakeholder discussion facilitated by the Director of Development has seen the agreement of all parties involved to have regular meetings to ensure that any constraints on delivering the programme are identified and addressed as early as possible.
- 5.6 Involvement through the development of LDP2 and NPF4 will help to identify potential future sites for development. Through effective joint working between Housing, Planning, Asset and Properties and Hjaltsland Housing using the information from the Call for Sites as part of the Local Development Plan, it is vital that the Council identifies sufficient land supply in areas of housing demand. Through the Call for Sites process, landowners and developers identify sites for future development. In order to ensure that we have sufficient land in the right places, opportunities for strategic land-banking should be considered.
- 5.7 Recent and newly emerging legislative changes are also 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 funding subsidy benchmarks. Further changes mainly around energy efficiency and net zero are yet to be fully enacted but will have further cost implications.
- 5.8 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 232 units, including projects currently on site and not completed, in the five years of this plan. This equates to approximately 46 units per annum and is slightly below the overall HST. This is lower than recent years and reflects the impact of the constraints as described in this report.

- 5.9 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. Current examples being the Sandveien rebuild of 8 units and the full strip-out and refurbishment of the Harsldale scheme in Whalsay (12 units including sheltered housing), Kalliness in Weisdale (11 units including sheltered housing), as well as the remaining Cruden properties in Scalloway, Walls and Tresta (5 units in total). The Scottish Government has agreed that the level of works required can be classed as eligible for funding through the AHSP Programme and these have now been included in the programme.

Particular needs

- 5.10 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 and is currently being refreshed.
- 5.11 Continued joint working with our partners in Health and Care will help to ensure a robust, shared evidence base of needs is developed to inform future programmes.
- 5.12 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 8 units over the period. The development of the Eric Gray site would be dedicated wheelchair accessible provision.
- 5.13 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 meaning that the target is potentially only going to be delivered by social housing. The target and its delivery will be monitored.
- 5.14 All of the new build proposals in the SHIP will meet the required building standards and will follow the Housing for Varying Needs guidance.

Homelessness and Rapid Rehousing Transition Planning (RRTP)

- 5.15 Homelessness is a continuing issue locally and is one of the key themes in the LHS. 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. A recent Scottish Government/CoSLA Task and Finish Group on homelessness 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 very small in comparison to the national average market composition. As described in 4.11, 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.
- 5.16 Although the number of homeless presentations has been reducing year on year over the past five 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 92% of our homeless applicants in temporary accommodation only wishing to be accommodated in Lerwick and requiring predominantly one/two bedroom properties. This is being addressed through the SHIP in trying to re-balance the proportion of stock of the right size.
- 5.17 Evidence from the preparation of the LHS refresh 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

- 5.18 As stated in the section on constraints at 5.4, the capacity and availability of construction sector and related agencies are crucial to the achievement of the plans set out in the SHIP. 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.

5.19 Construction Price Indexation

The Scottish Social Housing Tender Price Index measures the movement in construction costs of social housing in Scotland. The latest published quarterly briefing (June 2023) indicates tender prices for social housing in Scotland are rising steadily. Having fallen over the

previous two quarters, tender prices for social housing in Scotland rose 1.3% compared with the previous quarter and 6.9% compared with the same quarter in 2022/23. Underlying construction costs of labour, materials and plant contributed to these rises. The Council will continue to monitor these costs for future projects to ensure the Council achieves best value for money.

Land Supply and Masterplans

- 5.20 Meeting future housing needs will require further work to identify suitable land for housing development and to develop opportunities which can meet housing needs, attract external funding and continue to support sustainable communities in Shetland into the future.
- 5.21 Having two major, master-planned sites for development in the area of highest housing pressure is a considerable advantage for long term funding and planning of our programme. Both the Staneyhill and Knab sites give future flexibility to the programme and the ability to re-phase as necessary to accommodate changes. This also gives scope for more small scale, windfall sites to be developed alongside these.
- 5.22 The Knab site is making good progress, with the very visual demolitions phase currently on site. The initial infrastructure and public realm planning application has now been submitted signalling the next phase of preparation for future development.
- 5.23 The delivery of housing on the Knab is still a couple of years away and will be developed on a phased basis over a relatively long period of time, likely to be 7-10 years. It is inevitable that things will change across that time period, particularly given the scale of the overall project.
- 5.24 Included in the current SHIP is a change to the original Knab masterplan proposals. The Janet Courtney Hostel was originally earmarked for student accommodation but UHI has confirmed that this is no longer an option for them. From early feasibility it is proposed to develop the Janet Courtney Hostel for housing, with the potential to create up to 20 flats and to correspondingly reduce Phase A of the development. This has a number of potential benefits going forward:
- Earlier opportunity to develop housing accommodation on the site
 - Ensures re-use of a listed building
 - Potentially frees up more space for parking and reduces access points

- Removes the Council's ongoing liability for the building, if no alternative use can be identified

5.25 As set out in the previous SHIP a further proposal for a mini masterplan in the Pitt and Park Lane area has been taken forward and an indicative later years' estimate included in the SHIP. Consultants have now been appointed to carry out this masterplan – which is essentially a place-making exercise, taking account of the conservation area and the significance of this area of Lerwick. The report from the commission is expected in March 2024 and proposals will be brought forward from there.

Child Poverty Action Plan

5.26 Shetland's Annual Child Poverty Action Report was published in November 2020 and updates are published annually. 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.

Empty Homes

5.27 There is a national aim to have Empty Homes Officers in each local authority to identify empty private sector houses and try to bring them back in to use. Previous attempts to apply Empty Homes Initiatives locally have not yielded any significant gains, and this has not been a priority to date. The action plan in the LHS has identified an action to produce an Empty Homes Strategy but this is not in the immediate list of prioritised actions.

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.

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 housing supply and to enable a robust development programme in future SHIPs. Building a shadow programme enables maximum utilisation of programme funding and having projects ready to accelerate in the programme can make a significant difference in delivering much-needed housing. Although it should be noted that there are resource requirements in putting together a shadow programme.
- 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. The work done on the Rural and Islands fund feasibility projects provided an important baseline for taking forward community based housing solutions that can be applied to a range of situations. This will be strengthened by the guidance coming from the Rural and Islands Housing Plan and will be reflected in local procedures and identification of routes to support community led housing delivery models.
- 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. With only one housing association in Shetland, the Council is committed to working in partnership with HHA 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 that can adapt and sustain the communities of Shetland, in line with the Partnership Plan aims and particularly in support of the 10 year plan.
- 8.4 The SHIP programme puts forward an ambitious programme designed to meet the housing needs of our community and to maximise the opportunities that we currently have in terms of available funding, while also recognising the range of constraints and challenges on our resources to deliver this programme.

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