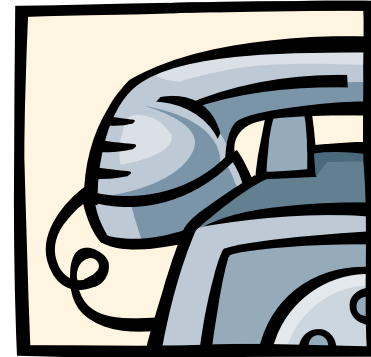


Presentation Requested

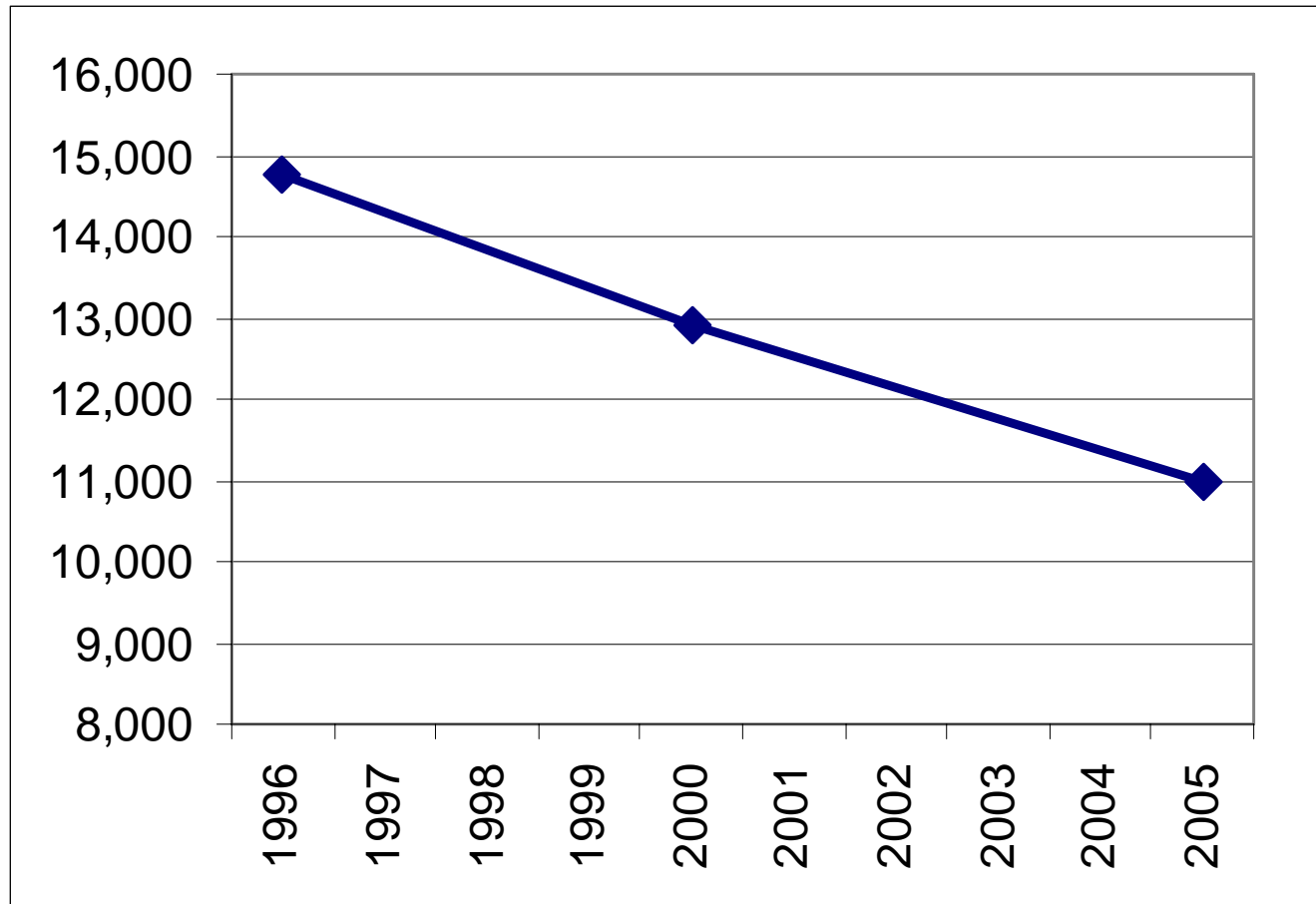


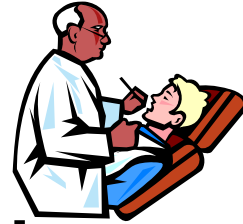
1. What does it mean for the provision of affordable housing when RSLs are the sole providers?
2. What does it mean for the provision of housing in small, rural communities in particular?
3. What lessons would the speakers offer to other rural areas where a similar transformation is in the offing?

DGHP Stock Loss RTBs



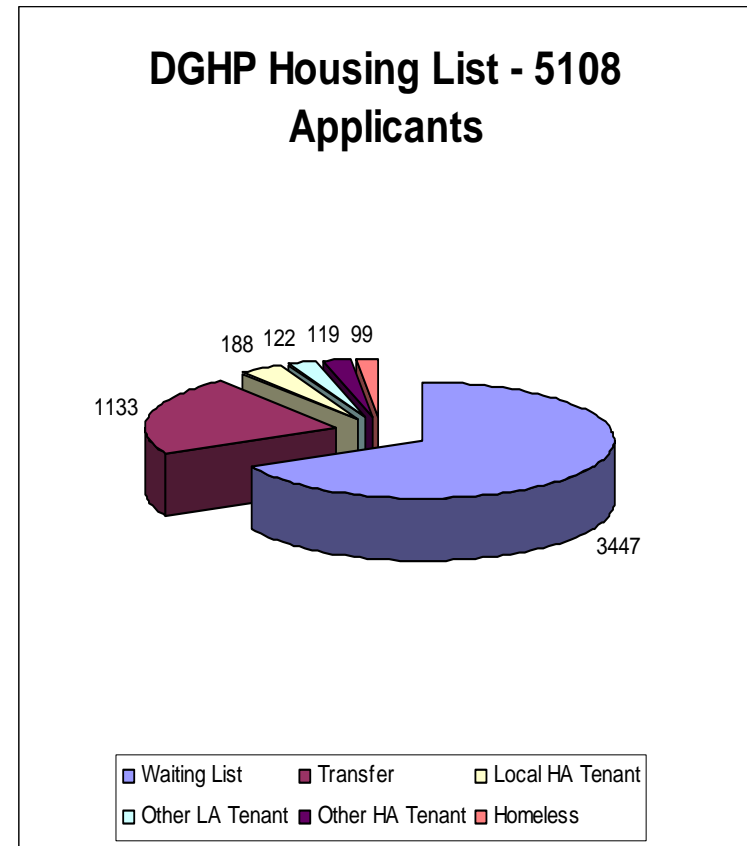
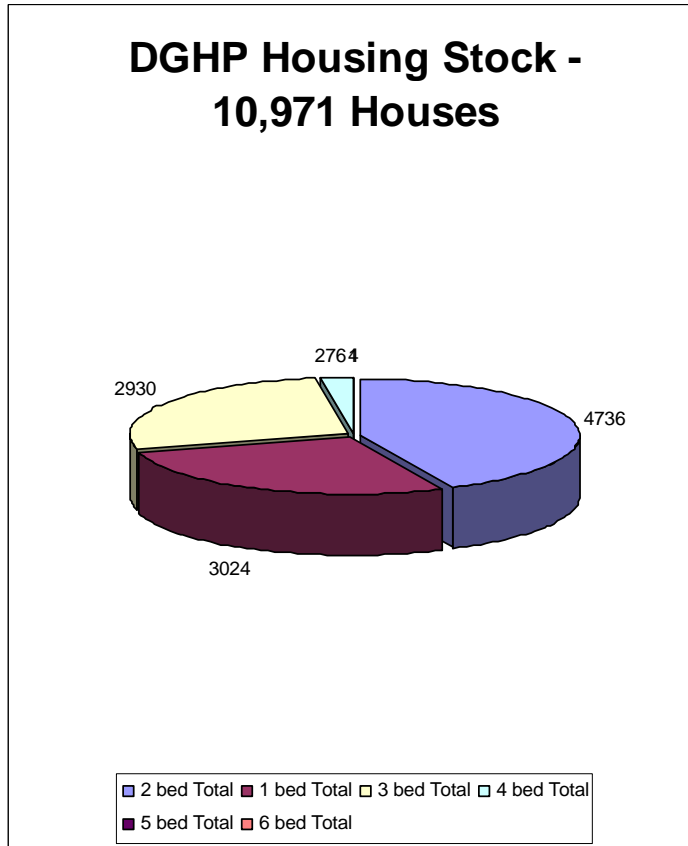
- 25% loss since 1996
- 720 houses sold in first 2 years of DGHP





Demand for Affordable Housing

- No lists where we have no housing
- Rely on LHS to identify pressured areas
- Support for local housing studies e.g. Glenkens



Culquhirk, Newton Stewart

- West area
- 3 or less left
- High RTB sales
- High demand
- Low turnover
- Limited sewage capacity
- 3 Bed £51 pw



Isle of Whithorn, Newton Stewart

- West area
- Patchy demand pressures in the Machars
- High demand
- Limited sewage capacity
- 3 Bed £51 pw



Kirkinner, Newton Stewart

- West area
- Patchy demand pressures in the Machars
- More housing for elderly & less RTB
- High demand
- Limited sewage capacity
- 1 Bed Rent £44 pw



Canonbie

➤ High RTB
stock loss

➤ Only 4
Loreburn
HA stock

➤ House
price
pressure

➤ Limited
sewage
capacity

➤ 3 Bed £49
pw



Dornock / Rigg / Gair

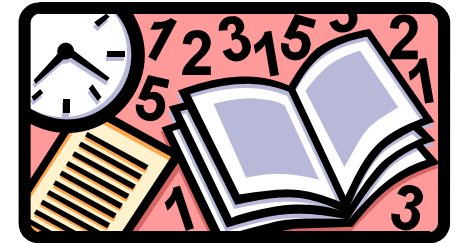
- Limited social rented stock
- High RTB stock losses
- High demand
- Low turnover – none in 3 years!
- Limited sewage capacity
- 3 Bed £51 pw



SOLD

What does it mean for the provision of affordable housing when RSLs are the sole providers?

- Working in the National Policy Context
- Working in the LHS Strategic Context
- DGHP is keen to regenerate areas & develop new housing and services across the Region
- DGHP will use its resources, includes land
- DGHP consulting on ‘pressured area status’ for some smaller settlements**



What is Pressured Area Status?



- Initiated by Ministers and the Scottish Executive
- Powers to designate pressured areas <5 years
- Specified geographical areas
- Suspend the RTB to redress housing shortage
- Evidence of pressure and application process
- Targeted at villages with <400 population
- Only tenants who have SST since 30 Sept 02
- At consultation stage – launch of leaflet

What does it mean for the provision of housing in small, rural communities in particular?

- Stability, without it many villages could see their community dying
- Schemes with local occupancy clauses are important to local residents so that affordable housing remains for local households
- Service providers, schools, local shops and local employers should see new housing as essential to enable young people and families to remain within the community and contribute to its economy
- Tackling isolation – DGHP’s pilot with Machars Action to offer local housing service points**



Pilot Partnership with Machars Action



- Pilot project
- Working in partnership with isolated rural communities
- Machars Action is an established voluntary group
- “First Stop” services from surgeries
- Port William, Isle of Whithorn, Wigtown, Whithorn, Creetown, Garlieston, Kirkcowan
- Taken over 120 visits in first 2 months operation

What lessons would the speakers offer to other rural areas where a similar transformation is in the offing?

- Large transfer RSLs need to update customer information data
- Work with tenants & work in partnership
- Accurate, timely, robust & wherever possible independently produced housing needs data
- Agreement on the most suitable available sites for development – demand, planning, infrastructure
- Know how satisfied tenants are with RSL services
- Common Strategy – D&GC, Planning, RSLs, CS



Don't forget Rural Transport Links



**For DGHP this is an ongoing journey
working with our tenants...**