Creating Sustainable Futures



COMING SOON

AFFORDABLE HOMES, KILBEG, SKYE

JOINT DEVELOPMENT WITH SABHAL MOR OSTAIG & THE HIGHLAND COUNCIL

- $\bullet \text{ NEW COMMUNITY WILL SUPPORT INTERGENERATIONAL LIVING} \\ \bullet$
- $\boldsymbol{\cdot}$ ATTRACTIVE TO GAELIC SPEAKERS OR LEARNERS OF ALL AGES $\boldsymbol{\cdot}$
- $\boldsymbol{\cdot}$ 17 PROPERTIES/PLOTS WILL BE AVAILABLE WITH A MIX OF TENURES $\boldsymbol{\cdot}$
 - 4 ACCESSIBLE HOMES PARTICULARLY SUITED TO OLDER PEOPLE •
- HOMES FOR DISCOUNTED RENT & SALE GREAT FOR FAMILIES/INDIVIDUALS



All homes and plots will have stunning views over the Sound of Sleat

Communities Housing Trust, 7 Ardross Terrace, Inverness, IV3 5NQ

01463 233549 | info@chtrust.co.uk | chtrust.co.uk



ABOUT THE HOMES & PLOTS

Sabhal Mòr Ostaig, the National Centre for Gaelic Language and Culture, The Highland Council, and the Communities Housing Trust (CHT) are jointly pioneering this community-led development, as part of the wider Kilbeg Village project in Sleat. Around 100 homes in total are expected to be built over time, tackling housing needs for all age groups in the community.

The project aims to support **intergenerational living**, **alleviate social isolation**, and foster **cultural community spirit**. There are opportunities for older people and younger families to support each other which could also take into account the importance of culture and heritage.

The CHT homes will be open to **everyone** with a housing need, or connection to live or work in the area and it is expected to be attractive to Gaelic speakers or learners of all ages.

In addition, older people who are currently living in unsuitable housing, or wish to downsize, will be able to purchase a level-access or wheelchairaccessible home.

The homes will sit close to Sabhal Mòr Ostaig, as well as the day care centre for children Fàs Mòr, and the local primary school and nursery. Also nearby is the local Medical Centre and GP Practice, Café Ostaig, and the local community-owned and run shop at Armadale, which can be accessed by a local community transport service for the elderly.

This rich and lively environment will help to encourage intergenerational linguistic and cultural exchange, in a new emerging economically active and sustainable rural community - the beginning of the first new village in Skye for over 100 years.





Rural & Islands Housing Fund from:



Riaghaltas na h-Alba gov.scot

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SITE LAYOUT

The design and build is by Skye-based contractor James MacQueen Ltd, with design input from architect Rural Design.



- 6 homes for discounted sale (2 general use, 2 level-access, 2 fully wheelchairaccessible)
- 2 homes for discounted rent
- 3 discounted self-build plots

There will also be 6 properties for social rent with The Highland Council, and 12 private flats to be marketed separately by the contractor James MacQueen Ltd.

REGISTER INTEREST:

To register interest in the homes and plots above, visit: https://www.chtrust.co.uk/futureopportunities.html or call 01463 233549

HIGHLAND COUNCIL:

To be eligible for one of the social rent properties, you must be on the Highland Housing Register: https://www.highland.gov.uk/info/925/c

ouncil_housing/244/apply_for_a_house

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ELIGIBILITY CRITERIA

The Communities Housing Trust is providing 2 homes for **discounted rent**, 6 homes for **discounted sale** (including 4 level-access homes, 2 of which are also fully wheelchair-accessible), and a further 3 **discounted self-build plots.** All these homes or plots are available to those who meet **some** or all of the eligibility criteria:

- Those who require a level-access or wheelchair-accessible property
- Home owners who wish to downsize*
- Those wishing to own a low-cost property
- Those in unsuitable housing
- Those working in the local area
- Those who wish to relocate in order to be closer to family and local facilities
- People located in Sleat, Skye or the wider Highlands and Islands
- Those interested in the unique language and cultural opportunities offered at Sabhal Mòr Ostaig, including Gaelic learners or speakers

Full details of the available homes will be published at a later date. Please register with the Communities Housing Trust for updates on the development at: **www.chtrust.co.uk/future-opportunities.html**

*Speak to us about opportunities for existing homeowners to downsize.

GET IN TOUCH:

For more information contact the Communities Housing Trust: Telephone: 01463 233549 Email: info@chtrust.co.uk

PROTECTING FUTURE AFFORDABILITY

The discounted price of the homes for sale is secured through the Rural Housing Burden, a legal title condition applied in perpetuity by the Communities Housing Trust (CHT), to protect housing stock for local communities. See the next page for details, or visit: www.chtrust.co.uk/rural-housing-burden1.html

Example of discount for house (for illustration purposes only):		
Open market value of the property	£200,000	
Agreed discount from open market value	25%	
Discounted selling price	£150,000	(75% of open market value)
The property owner has 100% ownership and full legal title.		



RURAL HOUSING BURDEN

The properties will be sold with a Rural Housing Burden attached to the title

WHAT IS A RURAL HOUSING BURDEN?

The Rural Housing Burden is a direct result of work carried out by the Communities Housing Trust (CHT) to promote and enable affordable home ownership in rural communities. It is a Title Condition that applies to all homes and plots sold at the discounted price.

The property owner will have 100% ownership of the property.



HOW IT WORKS:



An agreed discount percentage from the open market value is offered to the first purchaser, and a discount from market value will apply to any future sale of the property. This is known as a resale price covenant.



There is a right of pre-emption. This means that CHT has the first right to buy back the property when it is offered for sale, and then sell it on applying an allocation policy.



There is a personal bond between CHT and the owner, which means the property must be the owner's sole and principle residency and not used as a second or holiday home.

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