

# Empty Homes

## Community-led projects & models

May 2023



- > **Expertise in innovative community-led projects to bring homes back into use**
- > **Worked on a range of projects and tenure models across central & northern Scotland**
- > **Projects are tailored based on specific needs and aspirations of communities**
- > **Models are replicable to many rural, remote and island communities**
- > **Projects have provided quality, affordable homes in rural areas, protected in perpetuity for local communities**
- > **Projects have also supported ongoing socioeconomic sustainability of rural areas, contributing to thriving places and reducing environmental impacts of travel**
- > **Models also provide fiscal and planning recommendations for scaling up**

Scotland currently has a housing shortage, a climate emergency and over 43,000 long term empty homes, many falling into disrepair. The deterioration of unused buildings is having an increasingly negative effect on community confidence and appeal, while the demand for housing is an ongoing issue for communities.

The cost of renovating empty buildings often exceeds that of constructing new homes, while the complexity of retrofitting for the climate crisis adds uncertainty and additional challenges, deterring communities and individuals wishing to repurpose disused buildings and bring them back into functional use.

CHT is involved with a range of renovation projects, bringing substantial benefits to communities and both local and national government.



## Acharacle

CHT has worked in Acharacle on a number of projects providing a range of homes and tenures, including renovating the old school and schoolhouse. In addition, the Community Company owned an empty home, Druim Garbh, but didn't have the finance or capacity to carry out the necessary renovation. We worked with them to access loan and grant funding, and develop an innovative long lease model. This allowed the home to be refurbished to a high standard and CHT to manage the property on the community's behalf and meet locally identified needs, reducing financial and reputational risk to the community.



## Achiltibuie, Wester Ross

CHT supported a community asset transfer of the disused schoolhouse from the Highland Council to Coigach Community Development Company, and then supported the renovation of the building into two affordable flats for the local community.

It was the first successful project to be completed with the Scottish Government's Rural Housing Fund, and also received funding from the Nationwide Foundation.



## Glendale, Skye

With the Glendale Trust, we will renovate the community-owned derelict school and schoolhouse into 5-6 affordable homes, with retrofitting for the climate crisis a priority.

With stakeholders such as Historic Environment Scotland and the Highland Council, it will also challenge barriers and recommend a 'routemap' of solutions to make community restorations of disused buildings easier to undertake, providing much-needed housing, economic growth, environmental benefits and community resilience.



## Inveralligin, Torridon

### Currently Exploring

Developing a self-renovation model which brings a home back into use, while also protecting it as housing stock for the local community in perpetuity, as well as bringing relevant construction skills to the area in order to support rural trades and ongoing sustainability of rural areas. A partnership with the National Trust for Scotland.

