

# THE HIGHLANDS SMALL COMMUNITIES HOUSING TRUST

## **FACT SHEET – Greener Homes Scheme**

### **Key Points**

- 1) What is the Greener Homes Scheme?
- 2) Sustainability
- 3) How much will it cost?
- 4) Where are the homes being built?

#### **More information:**

For full details please ask HSCHT for their detailed “Greener Homes Scheme, Information Brochure”.

01463 233 549 or [sales@hscht.co.uk](mailto:sales@hscht.co.uk)

### **Greener Homes Scheme (GHS)**

Following a successful joint bid from HSCHT and the Highland Council, Scottish Governments Greener Homes Initiative (GHI) funding has been secured to provide 20 units (13 provided by HSCHT and 7 by the HC).

The HSCHT units are being developed in Fodderty, Arisaig, Lochcarron, Alness and Daviot through a partnership with award winning MAKAR Construction Ltd. The homes will be designed and constructed using sustainable Scottish timber and will be built to meet the Scottish Building Standards Silver Active level of sustainability.

The Highland Council plans to construct units in Dornoch, Glenborrodale and Strathpeffer. Since the application the HC has asked HSCHT to manage the Alness and Dornoch developments for them. Consequently, HSCHT have negotiated a change to the proposed 2 units under the LIFT scheme for Alness and will now be providing 4 units, increasing the total to 20 units instead of the original 18 at no extra cost to the HC or the SG. The Rural Housing Burden will be attached to the title of HSCHT units.

### **Sustainability objectives of the GHI**

- To invest in greener technologies, modern methods of construction and modern materials by applying them to new-build homes and retrofitting them to existing homes in Scotland
- To boost economic growth by supporting larger-scale projects, skill development and business opportunities
- To modernise and invigorate house building in Scotland
- To reduce carbon emissions in housing
- To reduce the impact of energy prices on households and the number living in fuel poverty.



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MAKING  
**AFFORDABLE  
RURAL HOMES**  
A REALITY

## How much will it cost?

The homes are priced in the region of £98,000 and £125,000, depending on the location of the home, development costs, valuations and house sizes. These prices typically represent a discount of 20% from the open market values.

The tenant will rent the home for 5 years and then purchase it at a discounted price, which is fixed in 2013, with a Rural Housing Burden in the title.

The monthly mid-market rent payable is based on 85% of the Local Housing allowance and is depending on the house size - £403.00 (2 bed) or £476.00 (3 bed).

Currently there is no cash back incorporated into the scheme, although the rents are lower as a result. However, we are looking into the possibility of providing a cash back option to aid purchasers with a deposit for their mortgage.

## Where are the homes being built?

- **Arisaig, Lochaber**
- **Alness, Ross & Cromarty**
- **Strathpeffer, Ross & Cromarty**
- **Daviot, Inverness-shire**
- **Dornoch, Sutherland**
- **Fodderty, Ross & Cromarty**
- **Glenborrodale, Lochaber**
- **Lochcarron, Ross & Cromarty**

HSCHT is continually working with our partners to offer a wide range of affordable housing solutions for rural areas. Please get in touch if you would like any more details.

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