

Tomintoul

Community-led housing initiative

March 2021



- > CHT supported the community, via the Tomintoul & Glenlivet Development Trust (TGDT), to purchase a piece of land and now provide development support**
- > 12 affordable homes of mixed tenures (Low Cost Home Ownership, community rent) will be built on the site of the former secondary school**
- > 3 of the homes are live/work units, with workspace for small businesses**
- > The project will help grow the town's population and wider economy, by retaining and attracting economically- and socially-active families**
- > Homes are designed to be energy efficient, helping tackle fuel poverty and address the climate crisis**
- > A community-led development showcase**

Tomintoul is a village in Moray, within the Cairngorms National Park. It is popular with tourists and has a high prevalence of second homes.

Through a community consultation, the Tomintoul and Glenlivet Development Trust (TGDT) had identified that there was a demand within the community for good quality affordable housing.

It was also clear from responses that the lack of housing was a barrier to families remaining, and new families moving in, which was having a negative effect on local businesses, community groups, and the school rolls.

The secondary school building, derelict for over 20 years and an eyesore in the village, was identified as a potential site for development.

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Community and partner involvement

TGDT was aware of the work the Communities Housing Trust (CHT) had undertaken in other communities in the Cairngorm National Park and after visiting some of these with members of the TGDT board, they contacted CHT for support taking forward this affordable housing project.

After additional support from Moray Council and other stakeholders, TGDT applied for funding from the Scottish Land Fund and Rural & Island Housing Fund to carry out a feasibility study for a community led housing project.

CHT led the feasibility study, which included assessing housing need, developing a indicative scheme, preparing a business plan and obtaining costs for the works.

The site of the former secondary school was passed into community ownership via TGDT in November 2020, with funding from the Scottish Land Fund.



Future

With support from Highlands & Islands Enterprise (HIE), the school building was demolished in early 2021, and construction begins in spring.

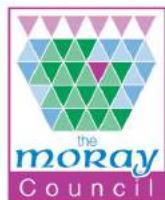
CHT continue to support TGDT to project manage and progress the project. It is hoped that the development will increase the school roll, and ensure the longevity of the village well into the future.

The homes, of differing sizes, are designed around a shared social space, to address social isolation and build community spirit. With TGDT, we continue to monitor the range of tenures required, which could include low-cost home ownership, and a range of affordable rents. With the live/work units too, this flexibility will help cater for a range of needs and help ensure long-term sustainability.

Given the ongoing success of this project, TGDT are already looking at other sites to develop further community-led affordable housing.



Tomintoul & Glenlivet Development Trust



Cairngorms
NATIONAL PARK
Pàirc Nàiseanta a' Mhoineadh Ruaidh



Scottish Land Fund:

Delivered by



HIE
Highlands and Islands Enterprise
Iomairt na Gàidhealtachd & nan Eilean



Funded by



Scottish Government
Riaghaltas na h-Alba
gov.scot