

Tomintoul

Community-led housing initiative

July 2023



> CHT supported the community, via the Tomintoul & Glenlivet Development Trust (TGDT), to purchase a piece of land, support the development and construction phases and now provide a housing management service.

> 12 affordable homes of mixed tenures (4 x Low Cost Home Ownership, 8 x community rent) were built on the site of the former secondary school

> 3 of the homes are live/work units, with workspace for small businesses

> The project helps to 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.

CHT also provided the development agency services to build the homes and now manage the properties under a housing management service.

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.

Tomintoul: Community-led housing

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, construction began in the spring.

CHT continued 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 project was completed and new residents moved in, in Spring 2023.

The homes, of differing sizes, are designed around a shared social space, to address social isolation and build community spirit.

Given the ongoing success of this project, TGDT are already looking at other sites to develop further community-led affordable housing. With the live/work units too, this flexibility will help cater for a range of needs and help ensure long-term sustainability.



Tomintoul & Glenlivet
Development Trust



Scottish Land Fund:

Delivered by



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