The Highland Housing Alliance (HHA) has been involved in the National Housing Trust initiative since its launch in 2010, and was one of the first organisations to deliver units specifically built for this. Since then, HHA has entered into 3 rounds of NHT which has seen the creation of 4 LLPs and 174 homes delivered to date with a further 17 by December 2015.

Without the introduction of the NHT scheme, it would have been virtually impossible to deliver these new homes given the lack of development finance available, particularly for mid market rental schemes. The production of a comprehensive suite of documents, attention to detail, ability to work effectively and a source of end use ensured that not only were the schemes financially viable, but that they ensured investment where none would have happened.

The tight financial parameters meant that value for money was at the forefront, but not to the detriment of value, innovation and high quality builds. We were able to work effectively with several private sector companies as well as The Highland Council and RSL’s to ensure delivery at best value.

Our involvement with NHT has seen collaborative working with over 6 private sector contractors, the local authority and 2 housing associations. The commitment of Take Out Agreements with SFT ensured that not only homes for mid market rent were delivered, but that over 100 other units were delivered for affordable housing – the collaboration ensured that sites which required extensive infrastructure could only happen if an end use was found for all of the units so that the costs could be shared.

We have seen significant financial investment in the area as a result of our work, along with training and apprentices being able to work on our sites. It has also allowed regeneration of parts of Inverness City Centre along with creation of new communities.

The creation of the NHT model has allowed HHA to deliver much needed mid market rental homes which have been over subscribed – we have a substantial waiting list for our properties. It has also given hope to a raft of people and families who were unable to secure an affordable home, nor be able to secure a mortgage due to the large deposits required by banks whilst paying significant rental rates in the private rented market.

HHA is delighted to be involved in this innovative scheme which has seen some very special homes created which are both well-built and designed.