

## Moray Affordable Housing Programme

## APPENDIX I

### Revised Delivery programme 2024/25–2025/26

Development	Priority category	No of units	Social Landlord	Existing SHIP site start	Revised funding availability	Issues
Banff Road, Keith Phase 2	On site	26	Moray Council	2023/24	On site	Construction underway therefore SG funding is committed. Completion anticipated February 2025.
Kinneddar Meadows, Lossiemouth	On site	10	Osprey Housing	2024/25	2024/25	Construction underway therefore SG funding is committed.
Speyview Phase 1	Growth Deal/ Location/ Deliverability	39/ 31	Moray Council	2024/25	2024/25	SG funding already formalised prior to amended RPA notification. SG funding commitment will extend across 2024/25 and 2025/26. SG funding has already been formalised for Phase 2 land acquisition. Economies could be achieved through construction of both phases running consecutively, but this may require HRA front funding if SG funding is not available in 2025/26.
Western Village, Elgin South	LD supported housing/ Deliverability	44	Grampian HA	2024/25	2024/25	SG funding commitment given via agreed Strategic Local Programme dated July 2023. Planning application determination pending. Site start anticipated in June 2024. SG funding commitment will extend across 2024/25 and 2025/26. GHA will provide some front funding during 2024/25 until 2025/26 SG grant allocation becomes available.
High Street/ South Street, Elgin redevelopment	Growth Deal/Levelling Up Fund/ deliverability	38	Places for People	2024/25	2026/27	The Levelling Up Fund must be spent by March 2026. Potential for site start during 2024/25 remains as GD funds can be accessed initially, with an element of RSL front funding thereafter, until SG grant becomes available in 2026/27. This development was one option presented

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						to NHS Grampian in December 2023 to meet their key worker need.
Bilbohall, Elgin	Corporate priority	106	Moray Council	2024/25	2025/26	Planning application determination pending. Forthcoming HRA Business Plan review due by November 2024 will assess the potential for HRA to front fund construction, pending draw down of grant, possibly over 4+ years. To draw down grant over a shorter term could compromise ability to fund other projects, i.e. High Street/South Street, Elgin.
Garmouth Rd, Lhanbryde (Woodview2)	LD supported housing	30	Grampian HA	2024/25	2026/27 at the earliest	Provision for LD Supported Housing is a key action in the LHS and SHIP. LD housing has recently been reassessed through the HNDA 2023. GHA have recently completed a tender exercise to procure a contractor. To provide grant funding sooner than 2026/27 could compromise funding available other projects i.e. High Street/South Street, Elgin and Bilbohall. Phasing delivery options and alternative means of providing subsidy to GHA could be explored to allow earlier site start.
Speyview Phase 2	Growth Deal/ Location/ Deliverability	31	Moray Council	2025/26	2027/28	Economies could be achieved through construction of both phases running consecutively. Potential to bring site start forward to 2025/26, but this may require HRA front funding if SG funding is not available. Committing SG funding to this project could compromise ability to fund other projects.