
CAIRNGORMS NATIONAL PARK AUTHORITY

FOR DECISION

Title: Preferred Strategic Direction for Affordable Housing

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Purpose

The purpose of this paper is to enable the Board to agree a preferred strategic direction and priorities for the Authority's work on affordable housing to inform the current consultation on the draft Park Plan.

Recommendations

That the Board approve, as a basis for further consultation:

- a) The principle of intervention in the housing market to achieve more sustainable communities;
- b) The proposed definition for affordable housing in the Cairngorms National Park;
- c) That the focus of CNPA supported intervention should be to support the delivery of new housing to meet the economic and social needs of the Park's communities whilst at the same time not compromising the natural and cultural heritage of the area;
- d) CNPA support for the creation of significant new publicly subsidised affordable housing;
- e) To consider how the CNPA might encourage or support the creation of new crofts, should the Crofting Reform Bill be enacted;
- f) The use of residency criteria, implemented via section 75 agreements, to ensure that new market housing is helping to meet the economic and social needs of the Park's communities;
- g) That the CNPA investigates other opportunities to increase private investment in the provision of affordable housing;
- h) That the CNPA should seek to influence the Local Authorities and Housing Associations in developing their Common Housing Registers and allocations policies, so that people can clearly identify their housing market preferences within the National Park area;
- i) That the CNPA investigates the potential for encouraging and supporting community owned low cost rented housing;

- j) That the CNPA initiate discussions with the Scottish Executive about the potential for a change in the Planning Use Classes Order to the effect that a change of use from a permanent house to a second home or holiday home would require planning permission.

Executive Summary

This paper draws upon recent research by Heriot Watt and Manchester Universities, informal discussions with Board members, responses received in the consultation on the draft Local Plan. It seeks to establish a *preferred* strategic direction in order to be clear where the CNPA needs to focus its effort in providing affordable housing in the Park. The timing for this is important as it will enable these views to be considered as part of the current consultation on the draft Park Plan.

The argument is made for intervention in the housing market as a means of helping to achieve more sustainable communities. Furthermore, in the context of the National Park, such intervention should not compromise the natural and cultural heritage of the area.

The paper seeks to define affordable housing as encompassing any housing available to households in need, and with a local connection (as far as is possible), which costs less than normal full market price or rent. Thus it can be publicly subsidised housing or private sector housing without any public subsidy.

With regards the CNPA's priorities for intervention, where the Authority would have either a lead or partnership role, six key areas are proposed:

- a) Support for the creation of significant new publicly subsidised affordable housing (including new croft housing);
- b) Use of residency criteria to ensure new market housing is meeting the economic and social needs of the Park's communities;
- c) Encouraging greater private sector investment in affordable housing for sale or rent;
- d) Encouraging Local Authorities and Housing Associations, to ensure that new Common Housing Registers and allocations policies, enable people to clearly identify their housing market preferences within the National Park area;
- e) Encouraging and supporting community owned low cost rented housing;
- f) Exploring the potential for a change in the Planning Use Classes Order to the effect that a change of use from a permanent house to a second home or holiday home would require planning permission.

PREFERRED STRATEGIC DIRECTION FOR AFFORDABLE HOUSING - FOR DECISION

Background

1. The purpose of this paper is to enable the Board to agree a preferred strategic direction and priorities for the Authority's work on affordable housing. Ideally this would have been done prior to finalising the consultation draft of the Park Plan. However, as the Board are aware, this was not previously possible as we have had to wait for the finalisation of a '*Cairngorms Housing System Analysis*' by Heriot Watt University and population and household projections data prepared by the University of Manchester.
2. Consideration of these issues is, though, very timely. At the beginning of April consultation commenced on the draft Park Plan. The preliminary draft of the Local Plan has been consulted upon and there has been feedback that the strategic context for the draft housing policies and a rationale for intervention in the housing market need to be made clear. This direction must flow from the Park Plan and so now is the opportunity, through the Park Plan consultation process, to engage with external partners and stakeholders to shape future policy and actions.
3. The draft Park Plan priority of 'Making Housing Affordable and Sustainable', which sets out key actions for 2007-12, was developed in conjunction with the Cairngorms Housing Group. This Group, which is chaired by Board member Anne MacLean, brings together a number of partner organisations that have an interest in housing matters within the Park. Since these actions were drafted, the Board have had two informal discussions on affordable housing which reflected upon the evidence that has been gathered and presented in the Heriot Watt University Housing System Analysis and the University of Manchester population and household projections data. This paper draws upon this new evidence and these discussions to clarify the rationale for intervention in the housing market and the nature of the interventions that the Park Authority would have a role in progressing, either as lead organisation or in partnership with others.
4. Also of relevance is the Board paper on 'The CNPA's Strategic Role in Housing Development', which was considered on 11 March 2005. The work that has been progressed to date and the proposals set out in this paper are consistent with five activity areas in which the Board agreed that the CNPA has a clear role to play:
 - a) Co-ordinating partner activity and sharing best practice;
 - b) Setting the strategic framework via the Park Plan and Local Plan;
 - c) Building the evidence base;
 - d) Piloting new approaches in both policy and practice;
 - e) Development control.
5. Furthermore, as was also agreed by the Board, the Local Plan policy options that were set out in the same paper have been considered by Heriot Watt and their conclusions have informed the proposals that are now being recommended.

Considering the Evidence

6. Last year work was commissioned from Heriot Watt University to undertake a Housing System Analysis of the Cairngorms national Park area. Their brief was to:
 - a) produce strong evidence of the nature and reasons for housing need in the Park;
 - b) identify the need for new affordable housing for the next 5-10 years, with an indication for the longer term;
 - c) provide robust housing need projections for the next 5-10 years to enable the allocation of sufficient housing land in the Local Plan;
 - d) define affordable housing in the context of the Park;
 - e) demonstrate the nature and extent of housing markets in the National Park area or wider market areas.

Some of the key findings from their work are set out below.

7. The housing system has changed considerably over the past 10-15 years with significant growth in the owner-occupied sector, a slight decline in the private rented sector (although numerically there has not been much change) coupled with a decline in the social rented sector both numerically and as a proportion of all housing stock. This has been primarily due to the Right to Buy and a low rate of new build in the affordable housing sector when compared to the private sector.
8. In recent years house completions have been rising: mainly in the private sector. Current projections anticipate approximately 115 completions per annum with a greater proportion of affordable housing within this target. However significant potential constraints to achieving this number of completions, primarily in the form of infrastructure, have been identified.
9. The overall supply of housing is affected by the fact that a significant proportion of the housing stock is second or holiday homes. Approximately 1,800 homes are in this category representing just under 20% of the total housing stock. The main impact on the housing system is twofold. First of all, the demand for second or holiday homes in an attractive rural environment exerts an upward pressure on prices. Secondly, the stock by definition is ineffective in its ability to meet permanent housing demand or need.
10. Within the occupied stock, a relatively high proportion of owner-occupiers own their properties outright when compared to the Scottish average. This is likely to imply lower turnover than in other parts of the country. House prices have risen significantly in the owner-occupied sector in recent years.
11. The private rented sector is relatively large and diverse when compared to other areas of Scotland. There is a significant proportion of tied housing, emphasising the link between employment and housing. In contrast to urban areas of the country, private renting may also be viewed as a permanent, rather than a transient, housing solution by some households. This implies that liaison with private landlords, so as to ensure the continuing supply of affordable rented housing that meets quality expectations, is

possibly more important than in other parts of the country. At the same time, however, expressed demand for social rented housing tends to indicate that a large number of households in the private rented sector are seeking social rented housing.

12. Like many other parts of rural Scotland, the Park has seen absolute and proportionate decline in council housing, to about one house in seven from 20% in 1991. The housing association and other registered social landlord (hereafter, simply RSL) sector has increased slightly. On average 42 properties have been sold every year through the Right To Buy over the past twenty years. The RSL sector has grown over the past 10-15 years to meet a wider range of particular needs and now has a more diverse range of tenants in terms of household type. There is a significant level of expressed demand and need through both the Council housing lists and available homelessness figures. The total current number of applicants for housing is circa 550-600. The total annual lets are estimated between 70-80 across both the Council and RSL sectors.
13. An affordability analysis was conducted on the basis of five geographical zones. These are Aviemore, Grantown-on Spey, Kingussie, Aberdeenshire part of the park (Upper Deeside) and Tomintoul. The estimated mean and median household weekly incomes in the park area are £461 and £391 respectively. In general these figures are lower than the corresponding ones for the wider local authority areas. The median price for a two bedroom property in 2004 was £103,369. Taking the lower quartile price of £83,554 as the so-called 'threshold entry price' (i.e. 75% of such properties would be more expensive), which is higher than in the surrounding areas, it is estimated that only 38% of younger (<35 years) households would have been able to buy a property in the market. The model shows that, within the Park, affordability is particularly low in the Aviemore area, and also quite low in Deeside and the Tomintoul area, and a bit higher in the Grantown and Kingussie areas. The housing need results show that the net need per annum is 114 across the Park area. This is a large number and indicates that all the current completions projected through the planning system might need to be for affordable housing.
14. In the absence of population and household projections data from the General Register Office for Scotland, this data was commissioned from the University of Manchester in Autumn 2005. This found that if the fertility, mortality and migration of recent years continue in the Park area, then:
 - a) The population of the Park is predicted to increase by 9% between 2001 and 2025;
 - b) The rate of increase will slow over the projection period;
 - c) The population increase occurs predominantly in the 60+ age groups;
 - d) The projections show that there will be population decrease in younger age groups;
 - e) Population change is stimulated by in-migration which occurs predominantly in the 40 to 60 age group, perhaps a reflection that many of those who move to the Park see it as a retirement area;
 - f) The number of households is projected to increase by 19.6% between 2001 and 2016. This is partly due to an increase in the private household population but is mainly a result of the decrease in the average household size;

- g) One person households are projected to increase most quickly between 2001 and 2016 (+42.7%) as a result of the increasing elderly population who are most likely to live in such a household.
15. The changes in the demographic profile and the initially high rate of change are perhaps most graphically demonstrated by viewing the population pyramids for 2001, 2012 and 2025, as shown in Annex 1.
16. These are, of course, projections and need to be viewed with a degree of caution. Trends can change for all sorts of reasons, many of which it would be impossible to foresee at a given point in time. However, these projections represent the best view of the future that we currently have and have important planning and policy implications.

Rationale for Intervention in the Housing Market

17. If we were to accept these demographic forecasts, then we could simply plan for them by allocating sufficient land within the Local Plan to satisfy the predicted level of household growth. Then the market would seek to provide housing of a size and type that would meet the needs of an aging population. However, the question has to be asked as to whether this would be desirable.
18. The demographic changes that have been forecast would undermine the aim of achieving sustainable communities within the Park. Businesses are already facing recruitment difficulties and this situation would be hugely exacerbated. At the same time there would be increasing pressure on services that cater for the needs of an aging population, while school rolls would drop leading to further rationalisation in educational provision.
19. It is therefore proposed that, as far as is possible, we should plan to counter these changes and pursue policies and actions that will encourage a more sustainable demographic profile. In doing so, it must be borne in mind that it is unlikely that these trends can be fully reversed. They are indicative of an aging population nationally, although they are more extreme due largely to the higher in-migration of older people. In reality we are likely to need to plan both to meet the needs of an aging population while at the same time encouraging a reduction in the net loss of young adults.
20. At this point, it is worth considering the role that commuting has to play in contributing towards the socio-economic sustainability of local communities. This is particularly relevant in Badenoch and Strathspey where there has been a growth in commuting to Inverness which is likely to develop further as the Inverness economy expands. Commuting to work outside the Park can of course provide access to higher paid jobs than may be available locally, although it may be seen as being less environmentally friendly with regards the travel involved. Whilst commuters are economically active and contribute positively towards the sustainability of the Park's communities, they do not help meet the employment needs of local businesses. It is therefore suggested that

any measures that are pursued to counter the trend of an aging Park population give greater priority to those who live and work in the Park than those who work elsewhere.

Recommendation

- 21. That the Board approve, as a basis for further consultation, the principle of intervention in the housing market to achieve more sustainable communities.**

Defining 'Affordable Housing'

22. In considering how best to encourage a reduction in the net loss of young adults, the required actions are complex and inter-related, including measures to improve available economic and social opportunities and access to those opportunities. However, fundamental to the retention and attraction of young people is the availability of affordable housing.

23. The term 'affordable housing', though, can mean different things to different people. The working definition that Heriot Watt used in their study was that:

'affordable housing encompasses any housing opportunities available to households in need and with a local connection, which cost less than normal full market price or rent'.

24. This is a useful definition but could be made clearer with regards differentiating between potential sources of affordable housing. To many people, affordable housing means 'social housing' provided primarily by local authorities or housing associations and which requires some degree of public subsidy. It could equally be housing to buy or rent at below normal market levels, that is provided by the private sector without any public subsidy. It is therefore proposed that the Heriot Watt definition is extended to clarify this point.

25. It is also proposed that the 'local connection' reference is qualified by adding 'as far as is possible' after it. This takes account of the fact that a limited amount of publicly subsidised affordable housing will be provided for people with no local connection. This point is picked up in more detail in paragraphs 46 to 47.

Recommendation

- 26. That the Board approves, as a basis for further consultation, the following definition of 'affordable housing':**

'affordable housing encompasses any housing opportunities available to households in need and (as far as is possible) with a local connection, which cost less than normal full market price or rent. These can be publicly subsidised or provided by the private sector without any public subsidy'.

Focus for CNPA Intervention

27. Assuming that the rationale for intervention is accepted by the Board, the next issue is to identify the forms of intervention might be appropriate within the context of the Park. It is also important to focus upon areas in which the CNPA has a clear implementation role, either on its own or in partnership with others.
28. Taking the aims of the Park, the two that are most (although not solely) relevant to consider are:
 - a) To conserve and enhance the natural and cultural heritage;
 - b) To promote sustainable social and economic development of the Park's communities.
29. One argument that has been made for making housing more affordable is to increase the land allocation in the Local Plan so that a much greater supply of new housing can be built, thus meeting pent up demand and reducing house prices. The counter argument to this is that such a supply side response works against the first aim of the Park to conserve and enhance the natural and cultural heritage and degrades the very assets that underpin much of the local economy. There are also very practical barriers to large scale development such as the current difficulties in increasing water and sewerage capacity.
30. It is therefore recommended that the focus of CNPA supported interventions should seek to deliver new housing to meet the economic and social needs of the Park's communities whilst at the same time not compromising the natural and cultural heritage of the area. In practice this means that we need to maximise the proportion of new housing that contributes to the achievement of more sustainable communities.

Recommendation

31. **That the Board approve the focus of CNPA supported intervention should be to support the delivery of new housing to meet the economic and social needs of the Park's communities whilst at the same time not compromising the natural and cultural heritage of the area.**
32. The following proposals therefore mainly focus upon mechanisms that maximise the potential for new housing to contribute to the achievement of more sustainable communities.

Publicly Subsidised Affordable Housing

33. Communities Scotland, local authorities and housing associations are, together, progressing a significant investment programme to provide more publicly subsidised affordable housing. This is to be encouraged within the Park area. The CNPA's key policy tool would be the Local Plan where either land would be zoned specifically for publicly subsidised affordable housing or else require a proportion of a proposed

development to be for publicly subsidised affordable housing (the two options within policy 37 of the Consultative Draft Local Plan),.

34. Other opportunities may arise from the new Crofting Reform Bill. Provisions for the removal of the need for landlord's consent to sub-division of crofts, and for the creation of new bare land crofts (especially woodland crofts) would enable the creation of additional crofts within Badenoch and Strathspey. Public subsidy is available for new croft houses via the Croft House Grant Scheme, and so there would be affordable housing opportunities for people committed to crofting.

Recommendations

35. **The Board approve, CNPA support for the creation of significant new publicly subsidised affordable housing.**
36. **The Board agree to consider how the CNPA might encourage or support the creation of new crofts, should the Crofting Reform Bill be enacted.**

Private Sector Investment in Affordable Housing

37. If it is accepted that we need to maximise the potential for new housing to meet the economic and social needs of the Park's communities, then we need to be able to influence who obtains this housing. In particular, pressure on the housing market has come from people buying second homes and from relatively affluent elderly people moving to the area. As has already been put forward as a policy option within the Consultative Draft Local Plan, it is proposed that residency criteria be introduced for new market housing. By restricting the market for those who would be able to access new housing provided by the private sector, demand would be dampened and prices would have to adjust to be affordable to the categories of people targeted by the residency criteria.
38. Planning Authorities have the power under Section 75 of the Town and Country Planning (Scotland) Act 1997 to enter into an agreement with persons having an interest in land in their area for the purpose of restricting or regulating the use of land. Section 75 agreements would thus be the appropriate 'tool' to be used to implement and enforce such residency criteria. The additional advantage of section 75 agreements is that, as they run with the land, they can be used to ensure that new market houses remained affordable in perpetuity to the categories of people identified by the residency criteria.
39. It is envisaged that there may well be additional actions that could be pursued to unlock greater private sector investment in affordable housing for sale or rent. For example, public private partnership mechanisms should be investigated such as the pilot initiative in the Yorkshire Dales National Park, involving the Park Authority, Craven District Council and the Skipton Building Society which is to invest £10 million in two and three bedroom properties for rent. Detailed consideration will also be given to the recently completed SRPBA survey of private landlords, which specifically looked at

identifying ways of encouraging landowners to make more affordable housing available for sale or rent.

Recommendations

40. **As a basis for further consultation, the Board approve, the use of residency criteria, implemented via section 75 agreements, to ensure that new market housing is helping to meet the economic and social needs of the Park's communities.**
41. **The Board approve the investigation of other opportunities to increase private investment in the provision of affordable housing.**

Residency Criteria

42. The residency criteria, as were set out in the housing policy options within the Consultative Draft Local Plan, would restrict new occupants to:
 - a) Existing residents of the National Park (over the age of 18), who have permanently resided in the area for at least the last 3 years and who now need new accommodation.
 - b) A head of household who is or whose partner is in or is taking up full-time permanent employment in a business within the National Park.
 - c) Elderly or disabled persons requiring sheltered or otherwise more suitable accommodation who already live permanently within the National Park.
 - d) Persons having to leave tied accommodation within the National Park.
 - e) In all cases above, the applicant must prove that they are currently unhoused or inadequately housed.
43. Heriot Watt University's assessment of this policy proposal was that the level of housing need justified such an approach being taken but that very careful consideration of the criteria would be needed. Feedback from the Local Plan consultation has been broadly supportive of the principle of residency criteria, although there was some feedback that aspects of the draft criteria were felt to be overly restrictive. For example, it was suggested that the words 'in a business' in criteria number (ii) should be replaced with 'or self employment' so as not to preclude people moving to the Park to start a business. It was also suggested that criteria number (v) be removed, as this is a principle consideration in the provision of publicly subsidised affordable housing.
44. Should the principle of using residency criteria be approved by the Board, then views on the draft criteria set out in the Local Plan, and the comments above, will be sought from the Cairngorms Housing Group, as part of the Park Plan consultation. A further decision paper on residency criteria, which would take account of feedback from the Cairngorms Housing Group and other consultation responses, would be brought to the Board in due course. The paper would also take stock of practice elsewhere and the legal implications of introducing residency criteria..

45. It should be noted, though, that such residency restrictions would be for new housing only and would be likely to displace demand on to the existing housing stock. If the Board decide that this approach should be pursued, they need to be aware that this would be likely to further inflate the price of existing housing stock. However, as the current prices are already out of reach of most of the people who would benefit from residency criteria, this may be regarded as an acceptable risk. Similarly, there is the risk that landowners could withhold land for housing development, as its value would have reduced. How real a risk this would be is impossible to assess with any certainty at this point in time.
46. In the case of publicly subsidised affordable housing, there have been criticisms that local residents are not being afforded priority for housing allocations. Recent figures provided by Highland Council show that this may be more perception than fact with 90% of people being allocated council houses in Badenoch and Strathspey being residents of the area. Local authorities and housing associations also have to meet the requirements of the Homelessness Act 2002 under which they must re-house people on a needs basis, regardless of where they come from.
47. However, there may now be some scope for developing greater consistency in allocations policies between housing providers and making some refinements that better capture housing market area preferences within the National Park. Local authorities and housing associations are looking at how they might develop a Common Housing Register and integrate their allocations. It is therefore proposed that this is an area of work that the CNPA should seek to influence. Some of the work currently being progressed by the Authority's Housing Policy Officer is focused upon this issue.

Recommendation

48. **The Board agree that the CNPA should seek to influence the Local Authorities and Housing Associations in developing their Common Housing Registers and allocations policies, so that people can clearly identify their housing market preferences within the National Park area.**

Community Owned Low Cost Rented Housing

49. One avenue for affordable housing that has not so far been investigated is that of community owned low cost rented housing. There could be potential for communities to access public, private and charitable funding to provide rented housing. This can not only help meet local housing needs but, depending on the balance of grant to loan funding, such provision could also establish an income stream to support other community activities.
50. A number of Scottish Development Trusts are currently involved in the provision of affordable housing, although it may be that they either have to become a Registered Social Landlord or work in partnership with one to access development funding. It is proposed that the housing mechanisms employed by these Trusts are examined and

that the potential for the CNPA to encourage and support community owned and low cost rented housing is established.

Recommendation

- 51. The Board approve, as a basis for further consultation, that the CNPA investigates the potential for encouraging and supporting community owned low cost rented housing.**

Change in the Planning Use Classes Order

52. While the above proposals have focused primarily upon new housing, the point has been made that there is little that can be done about the existing housing stock. The only identified means of protecting the existing private housing stock would be through a change in the Planning Use Classes Order to the effect that change of use from a permanent home to a second or holiday home would require planning permission. The Scottish Executive would have to first be convinced of the merits of this approach at a time when they are seeking to streamline the planning system. Heriot Watt looked at this option and agreed that it would seem desirable.

Recommendation

- 53. The Board approve, as a basis for further consultation, that the CNPA initiate discussions with the Scottish Executive about the potential for a change in the Planning Use Classes Order to the effect that a change of use from a permanent house to a second home or holiday home would require planning permission.**

Consultation

54. In preparing this paper, all Heads of Group have been consulted, as have several Board members who have a particular knowledge of housing matters. Prior to preparing the paper, two informal discussions on housing were held with Board members which both generated helpful input.
55. While the members of the Cairngorms Housing Group have not been consulted on the content of this paper, they are aware that it will form the basis of a consultative event with them on 14 June.
56. The paper has also taken account of the consultation responses on the consultative draft of the Cairngorms National Park Local Plan.

Policy Context

57. As has been explained before, this paper feeds into the development of the Park Plan, in particular the 'Making Housing Affordable and Sustainable' priority for action.

Delivering Sustainability

58. The proposed interventions are seeking to achieve a balance between economic, social and environmental sustainability. Thus, whilst they focus upon increasing the levels of affordable housing, so as to underpin the sustainability of the Park's communities, they do so in a way that minimises the overall level of house building required to achieve this objective.

Delivering a Park for All

59. The 'Developing a Park for All – Social Inclusion' paper, that was considered by the Board on 13 August 2004, identified the lack of available affordable housing as being a key barrier to social inclusion within the Park. The Board agreed that the Park Plan would provide the framework for addressing this barrier.

Delivering Economy, Efficiency and Effectiveness

60. The proposed interventions are considered to provide economy, efficiency and effectiveness. The associated monitoring framework for the Park Plan will allow us to check that this is the case and to amend the policy approach, if it is not proving to be effective. Within the overall approach of supporting housing provision that is appropriate to achieving more sustainable communities, the focus on measures to encourage private sector investment in affordable housing without the use of public subsidy, should lessen the overall cost to the public purse.

Implications

Financial Implications

61. Most of the CNPA input required in respect of the proposed interventions is that of staff time rather than programme expenditure. At the moment it is anticipated that any new work can be taken forward by the existing staff, primarily the Authority's Housing Policy Officer and Local Plan Officers. However, these staff have full workloads and so the position will need to be continually reviewed to ensure that they do not become overloaded.

62. The areas where programme expenditure may be required can be met from the Operational Plan housing budget for 2007/08 of £80,000.

Presentational Implications

63. Whatever the Board agree in relation to the recommendations in this paper, it is important to make it clear externally that this is a preferred strategic direction. Our policy line will be finalised only after the consultation on the Park Plan is complete and the feedback received has been fully considered.
64. This paper will feed into the Park Plan consultation process, so we will need to make people aware of the Board's views in order that these can be considered and commented upon alongside the existing information in the draft Park Plan.

Implications for Stakeholders

65. The implications for stakeholders will be considered through the Park Plan development process. The meeting with the Cairngorms Housing Group on 14 June will be important in this process. Additionally, in late June, one to one meetings have been set up with Communities Scotland and with the local authorities to assess respective roles and responsibilities in progressing the Park Plan priority for action on 'Making Housing Affordable and Sustainable'.

Next Steps

66. The next steps will be to consider the Board's preferred strategic direction for affordable housing, as part of the Park Plan consultation. Feedback received from the consultation will then be considered before the Park Plan is finalised. This will also inform the final draft of the Local Plan.

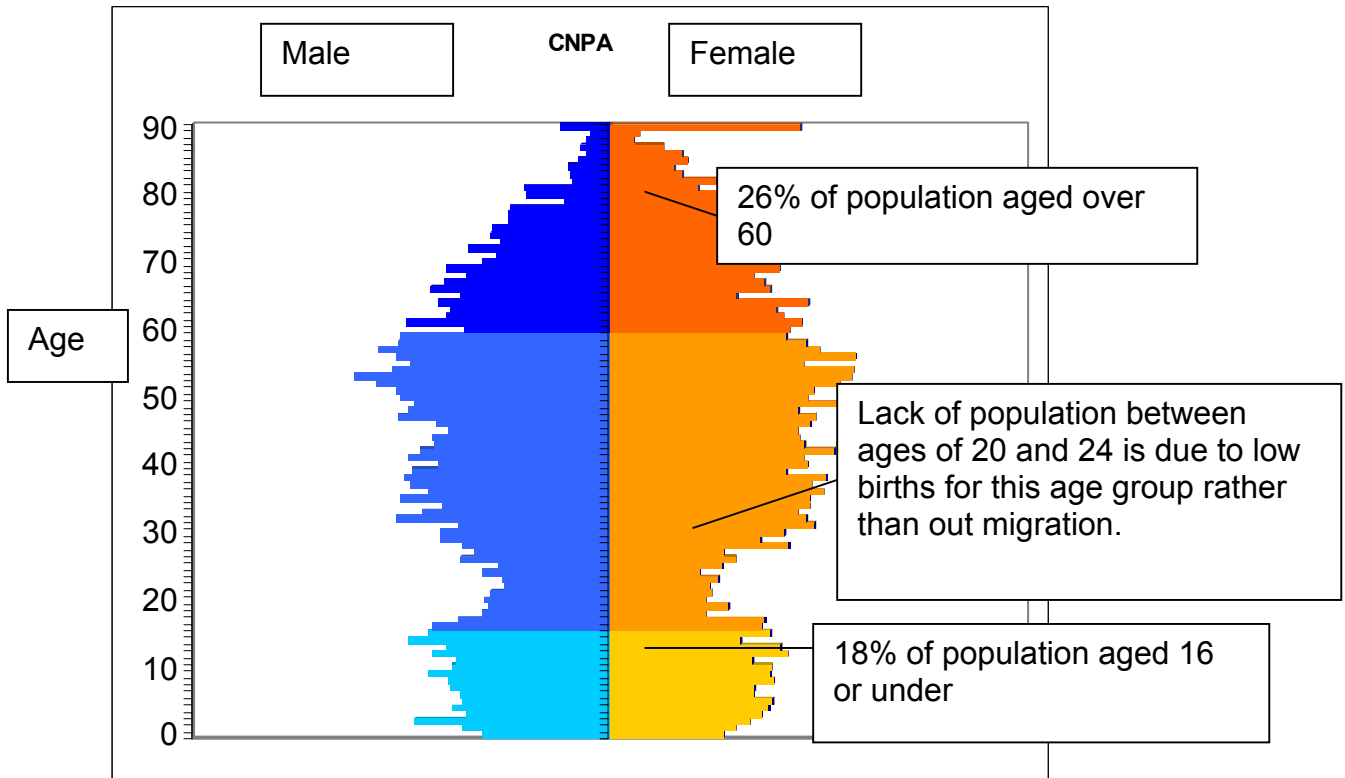
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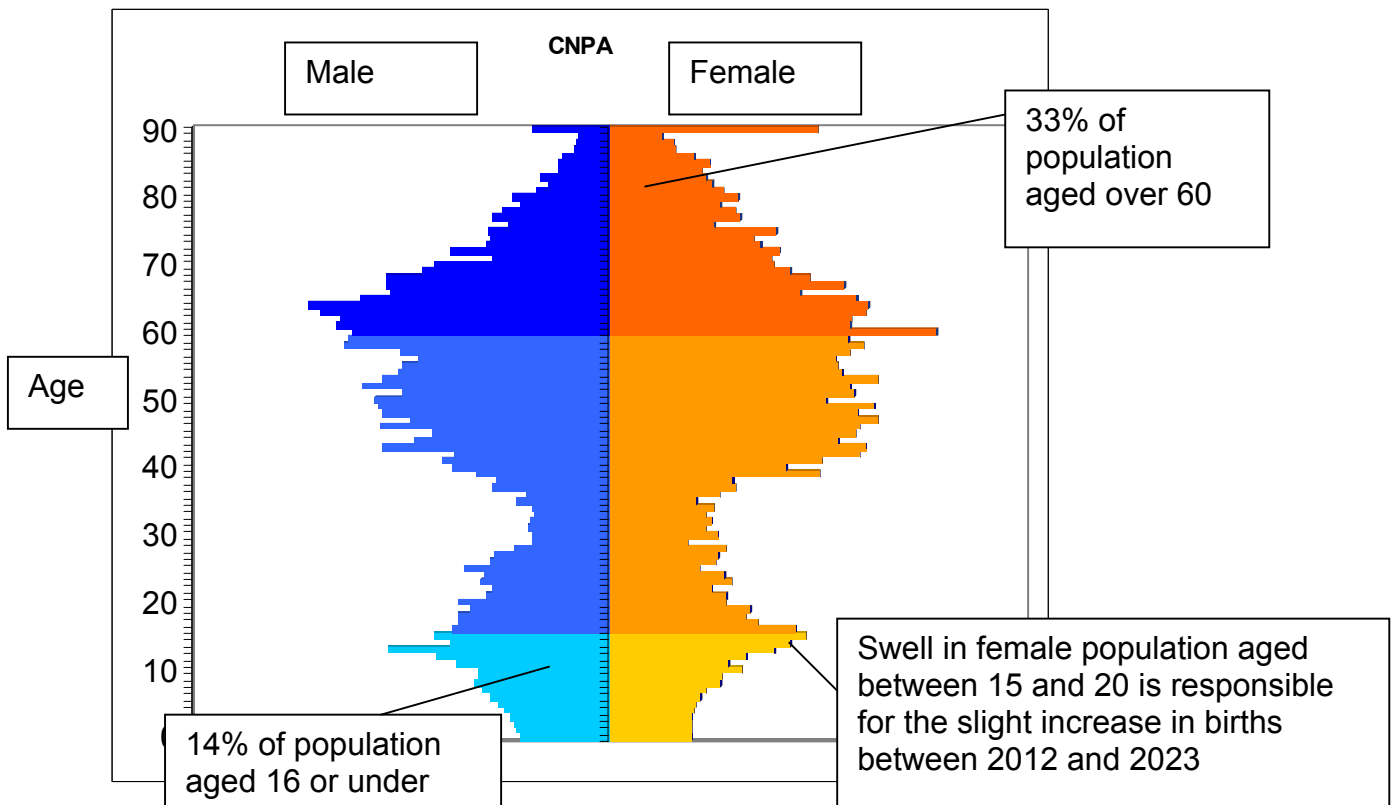
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Population Pyramids

2001 – population pyramid



2012 population pyramid



2025 population pyramid

