

Item: 10

Education, Communities and Housing Committee: 9 September 2026.

Local Housing Strategy – Annual Report.

Report by Director of Education, Communities and Housing.

1. Overview

- 1.1. This report summarises progress over the second completed year of the Local Housing Strategy (LHS), for members' information.
- 1.2. The LHS was approved in July 2024. There is a requirement to report annually to the Council, the Orkney Housing Market Partnership and the Scottish Government.
- 1.3. The Strategy has three strategic priorities:
 - More Homes.
 - Quality Warm Homes.
 - Access and Choice of Housing for All.
- 1.4. This annual report shows the considerable progress that has been made to set a new framework for housing supply delivery in Orkney over the next ten years, with the focus of activity being to drive new affordable housing supply. In addition, progress has also been made in relation to the two other strategic objectives as set out in this report and monitoring action plan.

2. Recommendations

- 2.1. It is recommended that members of the Committee:
 - i. Note progress in implementation of the Local Housing Strategy, as detailed in Appendix 1 to this report, including the following:
 - Consultation and ongoing engagement undertaken with the Housing Market Partnership and the wider construction sector during 2025 and 2026.
 - Publication of guidance and briefing notes on the Council's definition of affordable housing and the Strategic Housing Investment Plan.
 - ii. Note amendments to the Action Plan, as detailed in section 5 of this report.

3. Background

- 3.1. The Housing (Scotland) Act 2001 places a statutory duty on local authorities to assess the housing needs of all persons in the area, across all housing tenures, and to develop strategies to meet those needs. This requires the production of the Housing Need and Demand Assessment (HNDA) and Local Housing Strategy (LHS). The Strategy sets out the priorities and actions required for housing supply, housing quality, and access to housing.
- 3.2. The Orkney Housing Market Partnership encompasses the Council's Member Officer Working Group for the Local Housing Strategy and involves a range of stakeholders including a range of internal Council Services and external organisations including Orkney Housing Association (OHAL), Places for People Scotland (PfP), UHI Orkney, Development Trusts' representatives, Highland and Islands Enterprise (HIE), housebuilders, NHS Orkney, Scottish Government More Homes Division and Scottish Water.
- 3.3. The Partnership is led by the Council and has responsibility for developing and monitoring the LHS implementation on behalf of Orkney Islands Council. There must also be an annual report to the Council, and the Scottish Government.
- 3.4. Ongoing consultation on implementation of the Local Housing Strategy continues through quarterly meetings with the Housing Market Partnership. The Housing Market Partnership met in October 2025, March 2026 and June 2026. In addition, a special meeting was held with the construction industry where all private developers and contractors were invited to a meeting in December 2025 where the approved Strategic Housing Investment Plan (2026 onwards) was discussed with the sector.
- 3.5. An update on the Local Housing Strategy progress achieved to June 2026 was presented to the Housing Market Partnership at its meeting on 25 June 2026. The content of that update is included in this annual report.

4. Progress with the Local Housing Strategy

- 4.1. Unless otherwise stated, progress relates to the first two years of implementation from June 2024 to June 2026 (as the LHS was approved in June 2024).

Housing Market Drivers

- 4.2. The key housing market drivers that underpin the original Housing Need and Demand Assessment (2023) and the Local Housing Strategy (2024) remain unchanged. The new 2022 based household projections (based on the 2021 census) shows that household numbers will continue to grow in Orkney, that average house prices in Orkney are higher than Scottish average and prices continue to increase at a faster rate. This is an indication of housing market pressure, and housing demand/supply imbalance.
- 4.3. This means the Housing Supply Target of 103 per annum, 60 affordable, continues to be relevant, and that a mix of affordable housing is required, made up of social rent; mid-market rent; and low-cost housing for sale. This will seek to address the housing needs of those with average or lower household income.

More Homes

- 4.4. The key focus of activity over the first two years of LHS implementation has continued to be the implementation of the More Homes priority.
- 4.5. The Housing Supply Target is 1030 over 10 years, or 103 per annum with a 60/40 affordable/private split.
- 4.6. Progress in delivering more homes during the period June 2025 to June 2026 included:
 - 79 new homes have been built in Orkney against a Housing Supply Target of 103 (60/40 affordable/private). This is an improvement on last year's total of 69 new build completions across tenures.
 - 32 homes were affordable – delivered by the Council, Orkney Housing Association Limited (OHAL), Partnership Support for Regeneration (housing for sale) and New Supply Shared Equity.
 - The tenure split achieved over the year was 40% affordable / 60% private, which is the reverse of the 60% affordable / 40% private target.
 - However, there has been considerable progress in driving a pipeline of new affordable homes. Scottish Government statistics on the Affordable Housing programme shows for the financial year 2025/26 that there were 76 affordable housing approvals, 58 site starts and 40 completions. This provides a very healthy pipeline for completions over this year and next year.
 - As a result, the 2025/26 financial year position showed record investment in new affordable housing in Orkney. The actual Scottish Government Affordable Housing Supply grant in Orkney for new affordable housing was £6.57m

compared to the Resource Planning Assumption (budget) of £4.068m. This is 61% more than budget and is the first time in ten years in Orkney that spend has been more than the Scottish Government budget allocation. Projections for 2026/27 show a higher spend relative to budget which will convert into more homes being built.

- In addition to new build housing, there were 25 ‘off the shelf’ acquisitions by the Council and OHAL to be provided for social rent.
- Key affordable new build sites have included Walliwall (OHAL), Moar Drive in Kirkwall and Copland’s Road in Stromness (both Council).
- Isles Development Trusts have a current pipeline for ten additional homes across North Ronaldsay, Papa Westray, Westray, Eday, Rousay and Shapinsay.
- Work is ongoing to repurpose St Rognvald House on a temporary basis for agency worker accommodation. When it is vacated by current residents, the aim is that this will release mainstream private rented sector housing for Orkney residents. A bid for funding for the repurposing works has been made to the Scottish Government Islands Programme.
- Planning permission was granted for a housing site at Houton funded by SSEN. This is a significant community benefit investment in servicing a housing site for SSEN’s short-term temporary use, and long-term permanent housing development.
- The number of empty homes being brought back into use has increased to 23 in 2025/26 and the Empty Homes Loan Scheme has been funded up to £1m over five years by the Strategic Reserve Fund. Procedures are being completed for application to be invited from the public in late summer.
- Additional resources have been obtained from the Scottish Government for the Empty Homes Officer from 2026/27 so that this part-time role can become a full-time role.
- Three briefings were issued to the Housing Market Partnership in 2026 which provides guidance to all stakeholders on the definition of affordable housing, on the Strategic Housing Investment Plan, and how any Council owned land can be used to support delivery of the SHIP:
 - o [Guidance Note on Requirements for SHIP New Build Developments.](#)
 - o [Briefing on Affordable Housing.](#)
 - o [Briefing on the Strategic Housing Investment Plan \(SHIP\) and Land for Housing.](#)
- Work is ongoing on the development of the new Local Development Plan which will align to the Housing Needs and Demand Assessment, and the Local Housing Strategy.

- 4.7. A key action identified in the LHS was to enable delivery of the Housing Supply Target of 1030 houses by improving the capacity for more new affordable housing supply in Orkney. To that end, a Strategic Co-operation Agreement has now been entered into with Places for People Scotland for the Registered Social Landlord to develop and manage 500 affordable homes over the next ten years. Four Council-owned sites have been identified for their development, starting with the former Papdale Halls of Residence site, and Weyland. Other sites include Council-owned housing land at Soulisquoy and Berstane. Any Council land sold to any housing development is sold in line with the Council's Best Value duty, sold at Market Value for affordable housing, which will be valued independently in line with the current Royal Institution of Chartered Surveyors (RICS) guidance.
- 4.8. The Council is in the process of procurement for the demolition of the former Papdale Halls of Residence, with contract award expected during financial year 2026/27. At the same time, Places for People Scotland is undertaking due diligence for new housing development on this site, and the Weyland site.
- 4.9. The Council's decision in July 2025 was that Strategic Co-operation Agreements be entered into with both Places for People Scotland and Orkney Housing Association to drive forward the requirement for more homes. Discussions with Orkney Housing Association are ongoing with a commitment for land to be available for at least 200 homes over ten years, taking into consideration its existing land bank.
- 4.10. The Council's Housing Service and Planning Service meet on a monthly basis to consider implementation of the SHIP programme and to identify any barriers to housing supply and agree potential solutions. This relates to current and potential future planning applications in respect of housing developments included in the SHIP and identifies any issues affecting the determination of those, with the overall aim of meeting the SHIP programme and housing supply target.

Quality Warm Homes

- 4.11. The findings of the Scottish House Condition Survey, published on 26 May 2026, on fuel poverty has shown that Orkney residents suffer from the highest level of fuel poverty and extreme fuel poverty when compared to Scotland generally. Fuel poverty is experienced by 51% of households in Orkney compared to 31% in Scotland overall. Extreme fuel poverty is suffered by 34% of Orkney households compared to 17% in Scotland overall. This is driven by factors outwith the control of the Council and its partners, energy prices and Orkney's climate. The worst performance is in private properties.

- 4.12. There are mitigations the Council and its partners undertake and will continue to take including improvements in stock, the Heat and Energy Efficient Scotland: Area Based Schemes (HEES: ABS) programme for the private sector, and advice on income maximisation. HEES: ABS continues to be an important mechanism to improve energy efficiency in the private sector through £1.97m funding, supporting 127 households with 199 energy efficiency measures projected to be installed. There still requires, however, to be better targeting in the private sector, which will be actioned over the next year.
- 4.13. The two existing social housing providers continue to invest in homes to maintain the Scottish Housing Quality Standard (SHQS) and Energy Efficiency Standard for Social Housing (EESH).

SHQS performance for financial year 2025/26 shows:

- 93.88% compliance for the Council.
- 99.88% compliance for Orkney Housing Association.

Energy efficiency performance for financial year 2025/26 shows:

- 94.64% compliance for the Council.
- 100% compliance for Orkney Housing Association.

The difference in compliance reflects the different age and stock profile of the two landlords. Confirmation on requirements of the Social Housing Net Zero Standard (SHNZ) is still awaited from Scottish Government.

- 4.14. The Council has now commissioned its housing stock condition survey. This will inform the Council's housing stock improvement programme going forward, including energy efficiency and net zero requirements.

Access and Choice of Housing for All

- 4.15. There has been a reduction in the number of people on the social housing waiting list. This reduction, however, does not represent a reduction in housing need. The peak in the waiting list in 2023/24 was influenced by administrative issues with applicants remaining on the register when they no longer had housing need.
- 4.16. Unfortunately, at the same time, critical housing need evidenced through homelessness has been increasing in terms of homeless presentations, and the duty to house. There have also been increases in the time homeless households have been living in temporary accommodation.

- 4.17. It should be noted that Orkney's housing crisis is no longer affecting only those traditionally considered most vulnerable. Rising house prices, limited private rented accommodation and a shortage of affordable homes mean increasing numbers of working households and older people are now seeking assistance through homelessness services. This is why the drive for 'More Homes' is essential to increase permanent housing supply.
- 4.18. A significant proportion of social lets go to those who have experienced homelessness, but this varies by provider; 54% of all Council housing lets, and 36% for OHAL.
- 4.19. Key actions that have been taken forward in relation to Access and Choice of Housing for All over the last year have included:
- Moving forward with digital housing management and application administrative improvements.
 - Continued discussion with Orkney Housing Association to increase lets to homeless households through the use of Section 5 of the Housing (Scotland) Act 2001, which is a mechanism to require a Registered Social Landlord to provide accommodation to homeless households.
- 4.20. In relation to enabling people to live independently, the development at Moar Drive, Kirkwall, has now started on site and provides important reprovisioning on the current provision. The proposed new build at Copland's Road in Stromness will also provide accessible housing suitable for a range of household types and needs including, but not limited to, independent living for older people.

5. Next steps

- 5.1. As a result of two years' implementation experience, there are a number of actions in the LHS Action Plan that are proposed for change as follows:

More Homes

Action	Proposed amendment
Create a Council-sponsored approach to new supply for mid-market rent to complement other supply.	Remove this action due to the Strategic Co-operation Agreement entered with Places for People Scotland who can deliver mid-market rent, and Orkney Housing Association's intention also to provide mid-market rent through its private subsidiary.

Action	Proposed amendment
Continually monitor the number of Short Term Lets (STLs) and review the experience of STL control areas from other areas in Scotland to assess their impact and relevance to Orkney.	Change to: Continually monitor the number of Short Term Lets (STLs) and second homes and review the experience of STL control areas from other areas in Scotland and the use of other mechanisms and assess their impact and relevance to Orkney. Take a Place-based pilot approach in Stromness analysing short-term lets, second homes and empty homes to develop proposals for intervention if required. (Note that there are other actions in the LHS relating to long term empty homes that are not second homes).
Review the Council's serviced site policy to ensure these are targeted for households with primary residency, identifying key eligibility criteria e.g. first time buyers, essential workers etc.	Additional action.
Create a new policy in relation to use of the Affordable Housing Supply Programme Partnership Support for Regeneration Grant (housing for sale) so that it is targeted for households with primary residency, identifying key eligibility criteria e.g. first time buyers, essential workers etc and where possible retain this housing for sale as affordable.	Additional action.

Quality Warm Homes

Action	Proposed amendment
Use Energy Performance Certificate (EPC) data, Heat and Energy Efficiency Scotland: Area Based Schemes (HEES: ABS) programme information and other local housing data to better target fuel poverty and energy efficiency support, particularly towards lower-performing	Additional action.

Action	Proposed amendment
private sector homes and areas where poorer energy performance is more concentrated.	

- 5.2. Implementation of the LHS will continue with ongoing monitoring and consultation through the Housing Market Partnership on a quarterly basis, with an annual update provided to the wider housing development and construction industry on the approved Strategic Housing Investment Plan.

For Further Information please contact:

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Implications of Report

1. **Financial:** The LHS is implemented within existing resources and budgets, and any new build resourced within housing providers' business plans and Scottish Government Affordable Housing Supply Programmes Grant.
2. **Legal:** The Council has a duty under the Housing (Scotland) Act 2001 to assess the housing needs of all persons in the area, across all housing tenures, and to develop strategies to meet those needs. Approving the recommendations in this report will assist the Council in discharging that duty.
3. **Corporate Governance:** Not applicable.
4. **Human Resources** – The proposed increase to full time for the Empty Homes Officer post will require to have governance approval via the Change in Establishment process and will then be subject to appointment in line with the Recruitment and Selection Policy and Procedure.
5. **Equalities** - An Equality Impact Assessment is not required for performance monitoring.
6. **Island Communities Impact** - An Island Communities Impact Assessment is not required for performance monitoring.
7. **Links to Council Plan** - The proposals in this report support and contribute to improved outcomes for communities as outlined in the following Council Plan strategic priorities:
 - ☒ Growing our economy.
 - ☒ Strengthening our Communities.
 - ☒ Developing our Infrastructure.
 - ☐ Transforming our Council.

- 8. Links to Local Outcomes Improvement Plan** - The proposals in this report support and contribute to improved outcomes for communities as outlined in the following Local Outcomes Improvement Plan priorities:
- ☒ Cost of Living.
 - ☒ Sustainable Development.
 - ☒ Local Equality.
 - ☐ Improving Population Health.
- 9. Environmental and Climate Risk:** Not applicable.
- 10. Risk:** Not applicable.
- 11. Procurement:** Not applicable.
- 12. Health and Safety:** Not applicable.
- 13. Property and Assets:** Not applicable.
- 14. Information Technology** - Not applicable.
- 15. Cost of Living:** Not applicable.

List of Background Papers

[Housing Need and Demand Assessment \(2023\).](#)
[Local Housing Strategy \(2024\).](#)
[Essential Workers Housing Strategy \(2024\).](#)
[Strategic Housing Investment Plan \(2025\).](#)
[Guidance Note on Requirements for SHIP New Build Developments \(January 2026\).](#)
[Briefing on Affordable Housing \(April 2026\).](#)
[Briefing on the Strategic Housing Investment Plan \(SHIP\) and Land for Housing \(April 2026\).](#)

Appendix

Appendix 1: LHS Monitoring Tables.

Appendix 1: LHS Monitoring Tables

Priority: More Homes Summary: The Housing Supply Target is 1030 homes over 10 years (103 per annum). The Council will shift its focus to develop its housing strategic and enabling role to support the housing supply system to deliver this target across tenure and by different providers (affordable and private). Additional affordable housing providers will be required to achieve housing targets. All new housing supply will be built in line with the principles of good placemaking and sustainability. Other local plans and priorities: Community Plan – Sustainable Development, Local Equality. Council Plan – Growing our Economy, Developing our Infrastructure. Local Development Plan. Orkney Strategic Housing Investment Plan. Essential Workers Housing Strategy.
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Outcome: More homes are supplied for rent or to buy across Orkney Islands communities. Outcome lead: Service Manager (Resources).

Actions.	Baseline / Target.	Progress and Results.	Responsibility.												
YEAR 1 / ONGOING.															
Introduce a ‘More Homes’ strategic programme delivery approach to create a longer term and more certain pipeline to enable supply of 103 homes per annum over 10 years. Target of 60/40 affordable/private. The enabling approach will include master planning, infrastructure first and land assembly where required to facilitate development. The More Homes Programme includes new	Baseline – existing SHIP sub-group. Target – 103 homes per annum (60/40 affordable/private), 1030 homes, 10 years.	https://www.gov.scot/publications/housing-statistics-for-scotland-new-house-building/ Progress – Calendar year - Latest data Q4 2025. <table><tr><th>2025 Q2</th><th>2025 Q3</th><th>2025 Q4</th><th>2026 Q1</th><th>YTD</th><th>Annual target</th></tr><tr><td>26</td><td>11</td><td>24</td><td>18</td><td>79</td><td>103</td></tr></table> Scottish Government reporting: Records show 79 new-build completions in 2025/26. Approximately 60% were private sector homes, with the remaining 40% delivered through a range of affordable housing routes, including: Council and Orkney Housing	2025 Q2	2025 Q3	2025 Q4	2026 Q1	YTD	Annual target	26	11	24	18	79	103	Team Manager (Housing Strategy, Development and Data).
2025 Q2	2025 Q3	2025 Q4	2026 Q1	YTD	Annual target										
26	11	24	18	79	103										

Actions.	Baseline / Target.	Progress and Results.	Responsibility.
housing across all Orkney islands communities, and for supported housing.		Association developments; Partnership Support for Regeneration (PSR); New Supply Shared Equity (NSSE) schemes; and Development Trust projects. Local Building Control data: 77 homes completed in 2025/26 including 9 conversions. 31 homes (40%) affordable – delivered by the Council, Orkney Housing Association Limited, Partnership Support for Regeneration (PSR) and New Supply Shared Equity (NSSE) schemes and Isles Development Trusts. Based on Building Control completion certificates, showing homes completed and ready for occupation by 31 March 2026. Performance against target: Total completions: 77% of the annual target of 103 homes. Tenure split: 40.5% affordable / 59.5% private.	
Implement the Essential Workers Housing Strategy to deliver 220 homes for essential workers over 10 years including: • OIC securing 20 properties through private sector leasing. • Enabling 150 new build houses for Mid Market Rent.	Target - 220 homes over 10 years. At least 110 first 5 years. Within overall More Homes programme above.	2024/25 – 14 homes secured to support essential workers A total of 14 homes were secured during 2024/25 to support the delivery of the Essential Workers Housing Strategy, comprising Yorston Drive, Stromness (3), Nicolson Street, Kirkwall (4), and Albert Street and Laing Street, Kirkwall (7) by Orkney Islands Council. These acquisitions were supported through Scottish Government funding and have increased the supply of housing available to essential workers in Orkney. 2025/26 – 12 homes secured to support essential workers	Team Manager (Housing Strategy, Development and Data).

Actions.	Baseline / Target.	Progress and Results.	Responsibility.
- Enabling 85 acquisition for Mid-market rent. - Enabling 40 empty homes brought back into use targeted for essential workers.		A total of 12 homes were secured during 2025/26 to support the delivery of the Essential Workers Housing Strategy, comprising Albert Street and Laing Street, Kirkwall (9) by Orkney Islands Council, and homes acquired by Orkney Housing Association Limited (3). These acquisitions were supported through Scottish Government funding and have increased the supply of housing available to essential workers in Orkney.	
Undertake acquisitions of individual properties in the existing market or from developers for social rent or MMR where the properties can be brought up to relevant standards.	Baseline – get average over 5 years purchases off the shelf.	2024/25 – 14 off-the-shelf properties acquired A total of 14 off-the-shelf properties were acquired during 2024/25. These homes have already been reported above as secured for essential workers and comprise Yorston Drive, Stromness (3), Nicolson Street, Kirkwall (4), and Albert Street and Laing Street, Kirkwall (7). 2025/26 – 25 off-the-shelf properties acquired A total of 25 off-the-shelf properties were acquired during 2025/26. This comprised 12 homes already reported above as secured for essential workers — Albert Street and Laing Street, Kirkwall (9), and Orkney Housing Association Limited acquisitions (3) — together with 13 further homes acquired for social rent, comprising Walliwall, Kirkwall (6), Cairston, Stromness (2), individual off-the-shelf acquisitions by Orkney Islands Council (3), and Orkney Housing Association Limited (2).	Team Manager (Housing Strategy, Development and Data).

Actions.	Baseline / Target.	Progress and Results.	Responsibility.
		The acquisition programme continued beyond the year end, with a further six homes at Cairston, Stromness progressing towards acquisition in 2026/27.	
Identify and appraise options/feasibility for developing new accommodation and repurposing existing buildings for shorter-term accommodation for essential workers and students.		St Rognvald House remains included in the Strategic Housing Investment Plan (SHIP) (Years 5–10) for future permanent housing use. A proposal to repurpose the building for short-term essential worker accommodation was approved by the Policy and Resources Committee following consideration of the Capital Project Appraisal (CPA) Stage 1 Outline Business Justification Case. The approved proposal will enable the development of temporary accommodation for essential workers while retaining the long-term option for permanent housing use. The project will now progress through the next stage of the Capital Project Appraisal (CPA) process, with detailed design, feasibility and option appraisal to be developed as part of the CPA Stage 2 process.	Team Manager (Housing Strategy, Development and Data).
Work with new infrastructure developers to understand their temporary accommodation requirements, mitigate risks to the existing market and maximise legacy for future housing supply.		Discussions have been ongoing with SSEN since 2024/25 to obtain housing legacy: • SSEN has approved provision of serviced site at Houton for eventual housing development after their spillover workers site use. • Houton site works contract has been awarded with completion projected for September 2026.	Team Manager (Housing Strategy, Development and Data).

Actions.	Baseline / Target.	Progress and Results.	Responsibility.
		The Empty Homes scheme funded by SSEN has progressed, with contracts issued for 3 properties. This meets SSEN's need for manager accommodation.	
Use the Council's 'Rural Housing Body' status so that where new homes are built on council land and building apply a primary residence burden on housing property (and potential affordability criteria).	Target - All housing built on OIC land/property.	OIC Legal Services has explored Rural Housing Body (RHB) status for disposing of Council land for housing. RHB places a legal burden on the land, ensuring that any housing developed must be used as a primary residence, helping to safeguard against second home use and support sustainable communities. However, initial research shows that the mortgage lender market is inexperienced with this approach which places a legal burden for sales in a whole area rather than specific houses and may make properties unmarketable. Instead, the Council could use prohibition on the use of land for second homes through the sales contract/missive. This could be required when the Council is selling land for housing, whether individual plots, or large sites. Shapinsay Development Trust was formally approved as a Rural Housing Body in 2024/25. This enables them to acquire land for community-led housing with long-term protections in place, supporting the delivery of affordable, permanent homes for local people.	Team Manager (Housing Strategy, Development and Data).
Ensure principles of good placemaking and sustainability are adopted on all new housing sites across all Orkney	All new housing developments approved from Year 1.	Ongoing through Planning processes.	Service Manager (Development

Actions.	Baseline / Target.	Progress and Results.	Responsibility.
communities i.e. mixed communities, housing choice, quality homes, in the right location and of the right tenure and size. (Will be considered through the review of the Local Development Plan).			and Marine Planning).
Increase density in towns and key villages where relevant. This will be in line with National Planning Framework 4 and the review of the Local Development Plan.	Increase density to 20-35 density per hectare.	Ongoing through Planning processes and review of the Local Development Plan.	Service Manager (Development and Marine Planning).
Provide serviced sites and a design guide for self-build and develop a register for those interested in self-build. Consider within the More Homes programme where demand for self-build can be satisfied.		Through the review of the Local Development Plan joint working with the Housing Service and Development and Marine Planning Service will investigate locations for serviced sites for self-build. The establishment of a register is a provision in the recent changes to the planning system which the Development and Marine Planning Service lead on. This register will ask key information such as locations where members of the public would like to build.	Service Manager (Development and Marine Planning).

Outcome: The capacity to deliver more affordable homes is increased by attracting new housing providers to Orkney, and/or by creating new affordable housing supply mechanisms.

Outcome lead: Service Manager (Resources).

Actions.	Baseline / Target.	Progress and Results.	Responsibility.
YEAR 1 / ONGOING.			
Undertake discussions with at least one established affordable housing provider with track record and financial capacity to supply new housing in Orkney.		Orkney Islands Council has entered into a Strategic Cooperation Agreement with Places for People Scotland for the supply of 500 homes over 10 years.	Director (Education, Communities and Housing) and Head of Strategic Housing, Housing Operations and Homelessness.
Create a Council-sponsored approach to new supply for mid-market rent to complement other supply.		Orkney Islands Council has entered a Strategic Cooperation Agreement with Places for People Scotland for the supply of 500 homes over 10 years.	Director (Education, Communities and Housing) and Head of Strategic Housing, Housing Operations and Homelessness.

Outcome: Housing supply processes are more efficient within the Council, and across partners and to enable value for money new supply.

Outcome lead: Service Manager (Resources).

Actions.	Baseline / Target.	Progress and Results.	Responsibility.
YEAR 1 / ONGOING.			
Review the Council's Capital Project Appraisal process as it relates to new Council housing to ensure it is sufficiently agile.		Complete. Guidance has been issued by OIC to all OIC internal and external stakeholders on the affordable housing development programme funded through the Affordable Housing Supply Programme. This sets out requirements on process and space standards guidance to ensure fundability and efficiency.	Capital Projects and Programme Management Officer.
The review of the Local Development Plan will be completed in line with National Planning Framework 4. The Service is proposing to provide within a new Local Development Plan infrastructure and design information for settlements and allocated land to enable appropriate development.		LDP is under review.	Service Manager (Development and Marine Planning).
Where there are workforce constraints e.g. in new housing design, regulatory approval and construction sector, make use of		Ongoing.	Team Manager (Housing Strategy,

Actions.	Baseline / Target.	Progress and Results.	Responsibility.
the wider supply chain to provide greater capacity and agility to deliver the More Homes programme.			Development and Data).
YEAR 2.			
Consider use of modular build and modern methods of construction where relevant.		Progress ongoing through UHI Orkney. UHI Orkney has been awarded funding from SSEN to progress a programme for very small modular units, initially for student use, particularly for ferry-linked island students. These will be built by the Construction department.	Team Manager (Housing Strategy, Development and Data).
Develop a common affordable housing specification to improve efficiency and design out cost.		Guidance has been issued by OIC to all OIC internal and external stakeholders on the affordable housing development programme funded through Affordable Housing Supply Programme setting out requirements on process and space standards guidance to ensure fundability and efficiency. At this stage, this does not involve a common housing specification but outlines expectations on minimum and maximum space standards, and process.	Team Manager (Housing Strategy, Development and Data).
Adopt a partnership approach to new mixed housing developments where one partner leads on design and procurement and transfers ownership at the end of development. Test through implementation of site K9.		K9 on hold meantime.	Team Manager (Housing Strategy, Development and Data).

Outcome: Empty homes are brought back into use for Orkney residents and essential incoming workers.

Outcome lead: Service Manager (Resources).

Actions.	Baseline / Target.	Progress and Results.	Responsibility.
YEAR 1 / ONGOING.			
Encourage homeowners to bring empty homes back into use through information and advice.	Baseline - 70 homes since 2016 – average 10 per annum. Target - 15 per annum.	Empty homes activity continued to exceed expectations. 2024/25 – 16 empty homes brought back into use. 2025/26 – 23 empty homes brought back into use. This represents an increase of 44% compared with the previous year and continues to make a significant contribution to increasing housing supply and reducing the number of long-term empty properties across Orkney. During 2025/26, the Council developed and approved an Empty Homes Loan Scheme to support owners of long-term empty properties to undertake renovation and improvement works. The scheme will launch in 2026/27 and provides repayable loans to help bring empty homes back into use, increasing housing supply and supporting delivery of the Local Housing Strategy.	Development and Empty Homes Officer.
Incentivise more empty homes being brought back into use through local authority grant (Housing (Scotland) Act 2006).			
Bring empty homes back into use through acquisition for social rent or MMR where the properties can be brought up to relevant standards.			
Understand the scope of empty homes that can be used for infrastructure workers – undertake empty home-owners survey and work with infrastructure developers	Baseline – 0. Target - 10 homes while infrastructure works ongoing	Empty Homes scheme funded by SSEN has progressed, with contracts issued for three properties.	Development and Empty Homes Officer.

Actions.	Baseline / Target.	Progress and Results.	Responsibility.
through the 'matchmaker style scheme' to match properties to temporary residents.	(10 in addition to above).		
Achieve legacy from empty homes that are brought back into use for infrastructure workers by working with homeowners to continue offering the property for let or sale for primary residence once infrastructure workers have left Orkney.	Baseline – 0. Target - 10 properties added to residential housing stock.	As above – The Empty Homes scheme funded by SSEN has progressed, with contracts issued for three properties.	Development and Empty Homes Officer.
Liaise with Scottish Empty Homes Partnership to lobby UK/Scottish Government directly and through existing networks on additional resources to improve energy efficiency for private sector housing, to revise VAT on repairs and maintenance works, including funding for empty homes (also in Quality Warm Homes below).		Additional resources have been obtained for the Empty Homes Officer from 2026/27.	Service Manager (Resources).

Outcome: The number of Short-Term lets (STLs) and second homes are monitored to understand the impact on Orkney's housing system, and where necessary the number of STLs are controlled.

Outcome lead: Service Manager (Resources).

Actions.	Baseline / Target.	Progress and Results.	Responsibility.																																										
YEAR 1 / ONGOING.																																													
Continually monitor the number of Short Term Lets (STLs) and review the experience of STL control areas from other areas in Scotland to assess their impact and relevance to Orkney.	Baseline - At May 2023; 400 STLs. Monitor change annually.	Short term let OIC register June 2026 - Licensed short-term lets: 621 - Applications pending: 9 - Total including pending: 630 Of the 621 licensed short-term lets, 515 are secondary letting properties (entire homes). Further work is ongoing between Housing Services and Planning Services to examine Short Term let data sources in detail and establish any overlaps between empty homes, second homes and short term lets. <table><tr><th></th><th>Dwellings (NRS)</th><th>Short term lets* (OIC register) Dec 2024</th><th>Short term lets* (OIC register) May 2026</th><th>% STLs to dwellings</th><th>Change (no.)</th></tr><tr><td>East Mainland</td><td>2,898</td><td>87</td><td>87</td><td>3.0%</td><td>0</td></tr><tr><td>Isles</td><td>1,721</td><td>49</td><td>59</td><td>3.43%</td><td>+10</td></tr><tr><td>Kirkwall</td><td>3,299</td><td>200</td><td>225</td><td>6.82%</td><td>+25</td></tr><tr><td>Stromness</td><td>1,114</td><td>101</td><td>114</td><td>10.23%</td><td>+13</td></tr><tr><td>West Mainland</td><td>2,526</td><td>123</td><td>136</td><td>5.38%</td><td>+13</td></tr><tr><td>Total</td><td>11,558</td><td>560</td><td>621</td><td>5.37%</td><td>+61</td></tr></table>		Dwellings (NRS)	Short term lets* (OIC register) Dec 2024	Short term lets* (OIC register) May 2026	% STLs to dwellings	Change (no.)	East Mainland	2,898	87	87	3.0%	0	Isles	1,721	49	59	3.43%	+10	Kirkwall	3,299	200	225	6.82%	+25	Stromness	1,114	101	114	10.23%	+13	West Mainland	2,526	123	136	5.38%	+13	Total	11,558	560	621	5.37%	+61	Team Manager (Housing Strategy, Development and Data).
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Actions.	Baseline / Target.	Progress and Results.	Responsibility.
		* STLs geography is different to NRS dwelling geography, best fit has been applied. Source: OIC Short Term Let Register.	
Consider the introduction of a new Planning Housing Policy to enable holiday accommodation to change to long-term residential use where appropriate.		OIC working group established on Planning or other policies required for Short Term Lets, to be considered by Council as part of the LDP review process.	Service Manager (Development and Marine Planning).
Consider the full range of mechanisms available to safeguard primary residency including the use of the Council's Rural Housing Body status (as above), STLs control areas, use of Scottish Government Housing Grant in affordable new build, and potential housing policies in the reviewed Local Development Plan.	Baseline - Only primary residency mechanism used currently is when Scottish Government grant is provided.	Housing and Development and Marine Planning have undertaken initial analysis of the impact of short-term lets, second homes and empty homes on local housing supply. Discussions have taken place with elected members regarding a place-based approach, particularly in Stromness where the concentration of these property types is highest. The Council will continue to monitor short-term lets, secondary letting and second homes as part of the Local Development Plan review process and wider housing strategy work, with a focus on understanding their impact on housing availability in Kirkwall and Stromness, with a pilot approach to be taken in Stromness through a place-based approach considering short term lets, second homes and empty homes.	Team Manager (Housing Strategy, Development and Data). Service Manager (Development and Marine Planning). Legal Services.

Priority: Quality, Warm Homes

Summary: The quality and energy efficiency of homes across tenure is improved, and fuel poverty is reduced across all Orkney Island communities through a just transition to Net Zero. New homes optimise sustainability standards.

Other local plans and priorities: Community Plan – Cost of Living, Sustainable Development, Local Equality. Council Plan – Growing our Economy, Strengthening our Communities, Developing our Infrastructure. Orkney Child Poverty Strategy. Local Development Plan. Sustainable Orkney Energy Strategy. Carbon Management Plan.

Outcome: The quality and energy efficiency of social housing is improved through the use of up-to-date technology, and construction methods.

Outcome lead: Service Manager (Resources).

Actions.	Baseline / Target.	Progress and Results.	Responsibility.
YEAR 1 / ONGOING.			
Continue investment across social housing to meet the Scottish Housing Quality Standard.	Baseline - OIC – 53%. OHAL – 98%. Target - OIC – 94%. OHAL – 99%.	ARC data – https://www.housingregulator.gov.scot/landlord-performance/statistical-information/ Progress: 2023/2024: OIC – 80.4% OHAL – 96.9%. 2024/2025: OIC – 95.82% OHAL – 98.83%. 2025/2026: OIC – 93.88% OHAL – 99.88%. Reduction in OIC SHQS due to acquisitions - improvement works underway.	Team Manager (Housing Strategy, Development and Data).

Actions.	Baseline / Target.	Progress and Results.	Responsibility.
Undertake an independent stock condition survey of Council housing to establish up to date costs of 30 years component replacement and energy efficiency improvements.	Baseline – Current OIC costs.	Procurement work has started to commission the independent OIC stock condition survey. Planned start summer 2026. Update from OHAL on its Stock Condition Survey.	Team Manager (Housing Strategy, Development and Data).
Continue investment across social housing to meet the new Social Housing Net Zero standard.	Baseline - OIC – 96%. OHAL – 97%. Target – OIC – 96%. OHAL – 99%.	ARC data – https://www.housingregulator.gov.scot/landlord-performance/statistical-information/ EESHS 1: 2023/2024: OIC – 96% OHAL – 97%. 2024/2025: OIC – 97.4% OHAL – 99.06%. 2025/2026: OIC – 94.64% OHAL – 100%. Confirmation on requirements of SHNZ awaited currently and likely to be confirmed during 2026.	Team Manager (Housing Strategy, Development and Data).
Work with schools, colleges, universities, HIE and local contractors to promote careers and develop the local workforce in repairs, maintenance and energy efficiency works including accreditation in the insulation sector (across housing sectors).		Dialogue ongoing through HEES: ABS work.	Service Manager (Resources).
		UHI Orkney working with the Orkney Construction Training Group (OCTG) – awarded £75,000 by SSEN's Regional Fund to build 2 demonstrator student bedroom modules using	UHI Orkney.

Actions.	Baseline / Target.	Progress and Results.	Responsibility.
Establish forum through HMP to drive forward.		Joinery apprentices at the college. Governance processes being explored currently.	

Outcome: The quality and energy efficiency of existing private housing is improved through information, advice and grant support.

Outcome lead: Service Manager (Resources).

Actions.	Baseline / Target.	Progress and Results.	Responsibility.
YEAR 1 / ONGOING.			
Review the approach and implement guidance to provide information and advice for homeowners and private landlords on home repair and maintenance, including energy efficiency (Energy Efficiency Standard for private landlords).	-	Information on OIC website and HEES: ABS work. What further work be done/could be enhanced? Further ideas through HMP. No change.	Service Manager (Resources).
Review the approach for private landlord registration and enforcement.	Baseline - Currently in Housing Options team.	Currently no plans for change due to resources. No change.	Heads of Service.
Continue to increase the resources available through Heat and Energy Efficient Scotland: Area Based Scheme (HEES: ABS) by bidding for additional resources.	Baseline - £2million (2023/24). Target - £4million by Year 3.	The Scottish Government reverted to COSLA methodology for their HEES: ABS funding distribution across Scotland, from 2024/25. The Council was initially allocated only £1.21m for 2024/25, a significant reduction from the £2m spent in 2023/24. However, through ongoing discussions and lobbying efforts, additional funding was successfully secured	Fuel Poverty Officer.

Actions.	Baseline / Target.	Progress and Results.	Responsibility.
		leading to a total of £1.51m for 2024/25 and £1.97m for 2025/26. The bid for 2026/27 has recently been submitted. No change.	
Create a framework and measure the impact of HEES: ABS and report annually through the LHS Annual Report.		HEES: ABS 2025/26 is near to completion, with a projected programme of 199 energy efficiency measures installed for 127 participating households. The programme continues to make a significant contribution towards improving the energy efficiency of private sector housing and reducing carbon emissions. Work is ongoing to consider how the impact of HEES investment can be measured more consistently through the Local Housing Strategy monitoring process. Future work will explore opportunities to use EPC data and programme information to assess changes in housing energy efficiency and better understand the contribution that energy efficiency measures make towards reducing fuel poverty and improving housing quality.	Fuel Poverty Officer.
Lobby UK/Scottish Government directly and through existing networks on additional resources to improve energy efficiency for private sector housing, to revise VAT on repairs and maintenance works, including funding for empty homes.		As above.	Service Manager (Resources).

Outcome: Fuel poverty in Orkney is reduced.
Outcome lead: Service Manager (Resources).

Actions.	Baseline / Target.	Progress and Results.	Responsibility.
YEAR 1 / ONGOING.			
Explore analysis framework to measure the level of fuel poverty (at a lower geographic level than Orkney) and then report annually on change to fuel poverty and extreme fuel poverty in the LHS Annual Report and to the Cost of Living Task Force.	Baseline – 31% fuel poverty. 22% extreme fuel poverty (SHCS LA analysis 2017-2019). Target - Year 1 Q4 framework in place.	https://www.gov.scot/collections/scottish-house-condition-survey/#localauthorityanalyses The Scottish House Condition Survey (SHCS) Local Authority Analysis 2022–2024 was published in May 2026 and reports that 51% of households in Orkney are fuel poor and 34% are in extreme fuel poverty, compared with Scotland averages of 31% and 17% respectively. This is partly due to the cost of electricity and the structure of the energy market. The publication of this data provides an important evidence base for this action. Previous activity focused on discussions through the Director and Head of Service to ensure housing and fuel poverty issues were reflected in wider strategic planning and Community Planning priorities. Following publication of the updated Scottish House Condition Survey data, consideration is now being given to how local datasets, including Energy Performance Certificate data, can be used to supplement national survey information and support analysis of fuel poverty at a lower geographic level than Orkney. Initial exploratory work has commenced	Service Manager (Resources).

Actions.	Baseline / Target.	Progress and Results.	Responsibility.
		to examine housing characteristics, energy efficiency and geographic patterns within the housing stock. This work will inform the development of a local fuel poverty analysis framework to support future reporting through the Local Housing Strategy Annual Report and the Cost of Living Task Force, as well as helping to inform the future targeting of fuel poverty interventions and support services.	
Review the approach to the provision of information and advice for individual households on energy efficiency and fuel poverty (including income maximisation) provided through the Council, third and private sectors, in collaboration with the Cost of Living Task Force.		Advice and support continue to be delivered through the Heat and Energy Efficient Scotland: Area Based Scheme (HEES: ABS) and partner organisations, including Home Energy Scotland and local advice services. Households are referred to the programme through Council services and partner organisations to access energy efficiency improvements and support. The managing agent prepares an annual report for each project year, with reports available online and signposted through the Council website. Procurement process for a managing agent is underway currently. A Members' Briefing will be prepared once the new managing agent contract is awarded.	Service Manager (Resources).
Lobby UK Government on the cost of fuel tariffs to ensure these are reduced in Orkney.		To a limited degree. Responsibility for electricity pricing and tariff structures rests with energy suppliers, the UK regulatory framework and national policy. However, the Council has supported wider efforts to highlight the disproportionate energy costs faced by island communities and continues to advocate, alongside community groups and	Service Manager (Resources).

Actions.	Baseline / Target.	Progress and Results.	Responsibility.
		partner organisations, for fairer energy pricing arrangements that recognise the additional costs experienced in Orkney.	
Maximise the potential benefits from Orkney renewable energy developments to reduce cost burden of energy for residents.		Delivery of the HEES: ABS programme continues, with £1.86M spent in 2023/24 and £1.48M in 2024/25. Funding of £1.97M has been secured for the 2025/26 programme, including an additional £220k allocation, increasing the number of households supported and energy efficiency measures installed. Installations are due to be completed by 31 May 2026, with quarterly reporting provided to the Scottish Government and Energy Saving Trust.	Service Manager (Resources).
YEAR 2			
Following a review of information and advice, propose and implement any action required, and measure the impact with Cost of Living Task Force.		No progress.	Service Manager (Resources).

Outcome: Carbon emissions across all housing tenure are reduced to net zero.

Outcome lead: Service Manager (Resources).

Actions.	Baseline / Target.	Progress and Results.	Responsibility.
YEAR 1 / ONGOING.			
Mainstream and embed net-zero emissions into housing design and across tenure including taking opportunities for additional funding (e.g. ECO4 funding).	Ongoing.	Ongoing.	Service Manager (Resources). Service Manager (Development and Marine Planning).
Bring through formative Orkney best practice into a housing net zero plan for implementation.	Ongoing – Implementation from Year 3.	Ongoing.	Service Manager (Resources). Service Manager (Development and Marine Planning).
Engagement with the Council's other climate change initiatives including contributing into the OIC climate change officer working group, engaging with the	Ongoing.	Ongoing.	Service Manager (Resources). Service Manager

Actions.	Baseline / Target.	Progress and Results.	Responsibility.
OIC 2024 net zero transition study, and seeking funding and transition opportunities, such as through the developing Islands Centre for Net Zero.			(Development and Marine Planning).

Priority: Access and Choice of Housing for all

Summary: Homelessness is prevented through a partnership housing options approach, and temporary accommodation is minimised for homeless households. Access and choice of housing is increased for all demand groups. People with specific needs are able to live independently. This priority will require close working and resources through OHAC and the Integration Joint Board.

Other local plans and priorities: Community Plan – Cost of Living, Local Equality. Council Plan – Strengthening our Communities. Local Development Plan. Homelessness Strategy. Rapid Rehousing Transition Plan. Joint Strategic Needs Assessment. Strategic Commissioning Implementation Plan.

Outcome: Homelessness is prevented as far as possible, and when it does occur, the time spent homeless is kept to a minimum.

Outcome lead: Service Manager (Housing, Homelessness and Schoolcare Accommodation).

Actions.	Baseline / Target.	Progress and Results.	Responsibility.
YEAR 1 / ONGOING.			
Review, develop and implement a refreshed Housing Options approach within a partnership service redesign which embraces national best practice (see Access to housing below) including digital approaches.	Baseline - Existing Housing Options approach. Target – Start - Year 1. Complete – Year 4.	Initial meeting taken place regarding the Council having a digital housing application form with NEC Housing Management system. A further meeting is being arranged. In the meantime a digital application form is currently in test within the Customer Services Platform and we hope to go live with this shortly. We are currently exploring with OHAL whether there could be any alignment in digital application systems which would support the use of NEC Housing's Housing Options module in partnership.	Service Manager (Housing, Homelessness and Schoolcare Accommodation).
Review, develop and implement a refreshed approach to rehousing for homeless	2021/22 and 2022/23.	OHAL continuing to pilot the SHN Housing Options Toolkit and the OIC priority group within their Lettings Policy.	Service Manager (Housing, Homelessness)

Actions.	Baseline / Target.	Progress and Results.	Responsibility.
households which embraces national best practice, including the proportion of lets by each social landlord.	OIC – 58%, 51%. OHAL – 27%, 24%. Targets to be agreed - Year 1.	The review of the Section 5 protocol is underway and is expected to be completed by the end of summer 2026. Proportion of lets: 2023/2024: OIC 64.5%, OHAL 22.2%. 2024/2025: OIC 50.55%, OHAL 26%. 2025/2026: OIC 53.93%, OHAL 34%.	and Schoolcare Accommodation).
Reduce the use of temporary accommodation through rehousing (as above) in line with the Rapid Rehousing Transition Plan.	Baseline - March 2023 – 72 households in temporary accommodation. Target - Year 5 - 45 households in temporary accommodation.	https://www.gov.scot/collections/homelessness-statistics/ To March 2024: 75 households in temporary accommodation. 101 households owed a duty to permanently re-house. To March 2025: 74 households in temporary accommodation. 91 households owed a duty to permanently re-house. To March 2026: 85 homeless households in temporary accommodation. 107 homeless households owed a duty to house. As of June 2026: 92 homeless households in temporary accommodation 129 homeless households owed a duty to house.	Service Manager (Housing, Homelessness and Schoolcare Accommodation).

Actions.	Baseline / Target.	Progress and Results.	Responsibility.
		There are currently 129 homeless households awaiting permanent accommodation. Of these, 92 households are in temporary accommodation (including B&B and self-catering accommodation), 12 households are staying with family or friends or are homeless at home, and 14 households are awaiting placement in temporary accommodation. The ability to reduce the use of temporary accommodation directly interrelates to the ability to permanently rehouse homeless households. Supply requires to be increased in order to facilitate this and this relates to the More Homes work earlier in the LHS.	
Flip properties used for temporary accommodation to permanent homes for homeless households.	Baseline - 2023 5 between OIC. Target - Annually 5 between OIC.	OIC – 4 properties in 2024/25 and 3 properties in 2025/26.	Service Manager (Housing, Homelessness and Schoolcare Accommodation).
Review the approach to the provision of information provided on homeless households to ensure tenancy sustainment is maximised.	Baseline - Existing approach.	Tenancy sustainment: 2023/2024 OIC 95% sustainment, OHAL 94%. 2024/2025 OIC 87% sustainment, OHAL 90%. 2025/2026 OIC 91% sustainment, OHAL 94%. OIC introduced revised procedures for its own tenants and had enhanced information on Section 5 referrals. OIC	Service Manager (Housing, Homelessness and Schoolcare Accommodation).

Actions.	Baseline / Target.	Progress and Results.	Responsibility.
		priority list is predominantly being used by OHAL for homeless households.	
Provide training across all public sector partners and social landlords on the new prevention of homelessness duty.	Target – implement following enactment of duty.	Duty has not yet been enacted. OHAL arranged a conference on the prevention duty in February 2026.	Service Manager (Housing, Homelessness and Schoolcare Accommodation).

Outcome: Access to housing and choice of housing is improved for all.

Outcome lead: Service Manager (Housing, Homelessness and Schoolcare Accommodation).

Actions.	Baseline / Target.	Progress and Results.	Responsibility.
YEAR 1 / ONGOING.			
Review, develop and implement a refreshed system for access to housing through a partnership approach which meets national best practice – Housing Options, applications, housing register and allocations (including homelessness allocations – see above).	Baseline - Individual approaches. Target - Start year 1, complete Year 4.	OHAL continuing to pilot the SHN Housing Options Toolkit and the OIC priority group within their Lettings Policy. The review of the Section 5 protocol is underway and is expected to be completed by the end of summer 2026. Initial meeting taken place regarding the Council having a digital housing application form with NEC Housing Management system. A further meeting is being arranged. In the meantime, a digital application form is currently in test within the Customer Services Platform and we hope to go live with this shortly.	Service Manager (Housing, Homelessness and Schoolcare Accommodation).

Actions.	Baseline / Target.	Progress and Results.	Responsibility.
Maintain dialogue with the education providers to keep options open for existing and new housing supply for students.	Baseline - Range of need 50-90 student households. Target - 50 new provision for students.	Dialogue ongoing with Heriot-Watt University regarding difficulties accessing housing in Stromness for students and staff/lecturers. UHI Orkney working with the Orkney Construction Training Group (OCTG) – awarded £75,000 by SSEN's Regional Fund to build 2 demonstrator student bedroom modules using Joinery apprentices at the college. Governance processes being explored currently. In addition, an Islands Programme funding application was submitted to purchase and refurbish two empty homes to provide student accommodation for UHI Orkney students. Two properties were acquired during March 2026.	Service Manager (Resources).

Outcome: People live independently and safely at home or in a homely setting in their own community.

Outcome lead: Service Manager (Housing, Homelessness and Schoolcare Accommodation).

Actions.	Baseline / Target.	Progress and Results.	Responsibility.
YEAR 1 / ONGOING.			
Provide supported accommodation through a core and cluster approach in the campus of each of the three care homes (with the care homes acting as the core) for mixed client groups to maximise	Baseline – Carness. Target - Develop 3 core and cluster developments associated with the	Stromness – Copland’s Road is included in the SHIP, accessible housing is being developed. The need for proportionate levels of supported housing is being considered. Dounby – in SHIP targeted for end of 10 year plan.	Service Manager (Housing, Homelessness and Schoolcare Accommodation).

Actions.	Baseline / Target.	Progress and Results.	Responsibility.
efficiency and outcomes for those requiring care and support.	3 care homes within 10 years.	Soulisquoy, Kirkwall – included in the SHIP and being planned for within 5 years. Orkney Health and Care will consider a review of learning disability provisions in due course.	
Ensure the housing needs for older people are met on the isles through developments including co-housing.		Work with Development Trusts is ongoing and with other interested parties in relation to older people housing.	Service Manager (Resources).
Ensure there is sufficient provision for wheelchair provision through the More Homes programme, or through conversion of existing amenity housing.	Target – Ongoing. 50 new over 10 years – 5 per annum.	Wheelchair housing group re-instated to consider who is most appropriate based on the vacancy.	Service Manager (Housing, Homelessness and Schoolcare Accommodation). Service Manager (Resources).
YEAR 2			
Review joint adaptations protocol particularly around private housing adaptations to ensure there is equity of access across housing tenure for adaptations.	Baseline - Existing approach. Target - Year 2. Equitable approach across tenure.	Minor review completed during 2025/26, with a more detailed review of the Joint Adaptations Protocol planned for 2026/27.	Service Manager (Housing, Homelessness and Schoolcare Accommodation).
Explore options to supplement the Orkney Housing Association adaptations budget from Orkney	Baseline - No revenue	No progress.	Orkney Health and Care / Orkney Housing

Actions.	Baseline / Target.	Progress and Results.	Responsibility.
Health and Care, recognising the importance of timely adaptations in reducing hospital admissions.	contribution from OHAC/NHSO. Target - Year 2. Revised approach agreed.		Association Limited.
Work in partnership with NHSO/OHAC to support resourcing of Orkney Care and Repair to both aid hospital discharge and prevent hospital admission or demands on care services.	Baseline - No contribution currently from NHSO/OHAC. Target – Year 2. Revised approach agreed.	No progress.	Head of Strategic Housing, Housing Operations and Homelessness.
Ensure Orkney Care and Repair is sustainably resourced to meet the growing demand which supports independent living	Baseline - 2023 budget.	No progress.	Orkney Housing Association Limited.
Explore developing local letting initiatives, especially on the outer isles to prioritise housing to health and care staff and other essential workers.	Baseline - Existing policies.	The Council's lettings policy allows priority to be awarded to a household where there is a need to live in a given area in order to access a particular post.	Service Manager (Housing, Homelessness and Schoolcare Accommodation).
Work with the Development Trusts to advertise vacant social homes, where local letting initiatives exist to prioritise	Baseline - Existing approach.	No progress.	Service Manager (Housing, Homelessness

Actions.	Baseline / Target.	Progress and Results.	Responsibility.
health and care staff, or other essential workers as relevant.			and Schoolcare Accommodation).
Review current approaches to downsizing to further incentivise smaller older households to move to homes suitable for the needs.	Baseline - Existing OIC policy. Target - Year 2. Revised policy.	The Council's Removal Grant Scheme was updated in March 2026 to increase the sum available for those tenants wishing to downsize.	Service Manager (Housing, Homelessness and Schoolcare Accommodation).
Ensure supported housing / care provision is supplied for people with enduring mental health conditions to enable people living on Scottish mainland to return to Orkney.	Baseline - No provision.	Initial discussion held with Head of Health and Community Care.	Service Manager (Resources) and Head of Health and Community Care.
Review housing support in the round – enabling the third sector to provide lower level housing support and freeing up resources for more intense provision to be provided by the statutory sector.	Baseline - Existing approach.	No progress.	Service Manager (Housing, Homelessness and Schoolcare Accommodation) and Head of Health and Community Care.
YEAR 3			
Work in partnership with OHAC to enhance the existing telecare provision including provision of SMART homes.	Baseline - Existing approach.	Provision of SMART homes is not required given flexibility of modern telecare systems.	Service Manager (Housing, Homelessness and Schoolcare

Actions.	Baseline / Target.	Progress and Results.	Responsibility.
			Accommodation) and Head of Health and Community Care.

Priority: Monitoring and Review

Outcome: The local Housing Strategy implementation is monitored, and changing drivers in the housing system (demographic, economic and housing market factors) are understood.

Outcome lead: Service Manager (Resources).

Actions.	Baseline / Target.	Progress and Results.	Responsibility.
YEAR 1 / ONGOING.			
Develop a monitoring system to continually monitor and review the Local Housing Strategy implementation.	Baseline – None. Year 1 Q1.	System is developed as shown above.	Service Manager (Resources).
Hold quarterly Housing Market Partnership meetings to review progress on the LHS actions and report on any change in underlying assumptions and housing system drivers.	Baseline – None. Quarterly Year 1-5.	First update meeting December 2024, two HMP/house builder meetings held in Jan 2025 and March 2025. HMP met throughout 2025 and early 2026 and next HMP meeting is June 2026.	Service Manager (Resources).
Develop a system to regularly maintain and refresh the evidence base in the Housing Need and Demand Assessment and report change through the HMP quarterly meetings and the Local Housing Strategy Annual Report.	Baseline – None. Year 1 Q1.	Undertaken to December 2024 – to be presented at HMP meeting. Propose annual update due to lack of data. Mini update in June on housing market drivers and performance.	Service Manager (Resources).

Actions.	Baseline / Target.	Progress and Results.	Responsibility.
Provide a Local Housing Strategy Annual Report to the Housing Market Partnership and the Council on progress.	Baseline – None. Year 2-5.	Q2 for the previous financial year (September). Annual update will be presented in September 2026.	Service Manager (Resources).
Put in place staff and undertake training to undertake the LHS monitoring and review function.	Baseline - Vacancy in 0.5 FTE Housing Strategy Officer. Target – recruitment and training Year 1.	Guidance and training provided November 2024, ongoing to March 2025. Will be kept up to date now a full team is in place.	Service Manager (Resources).