



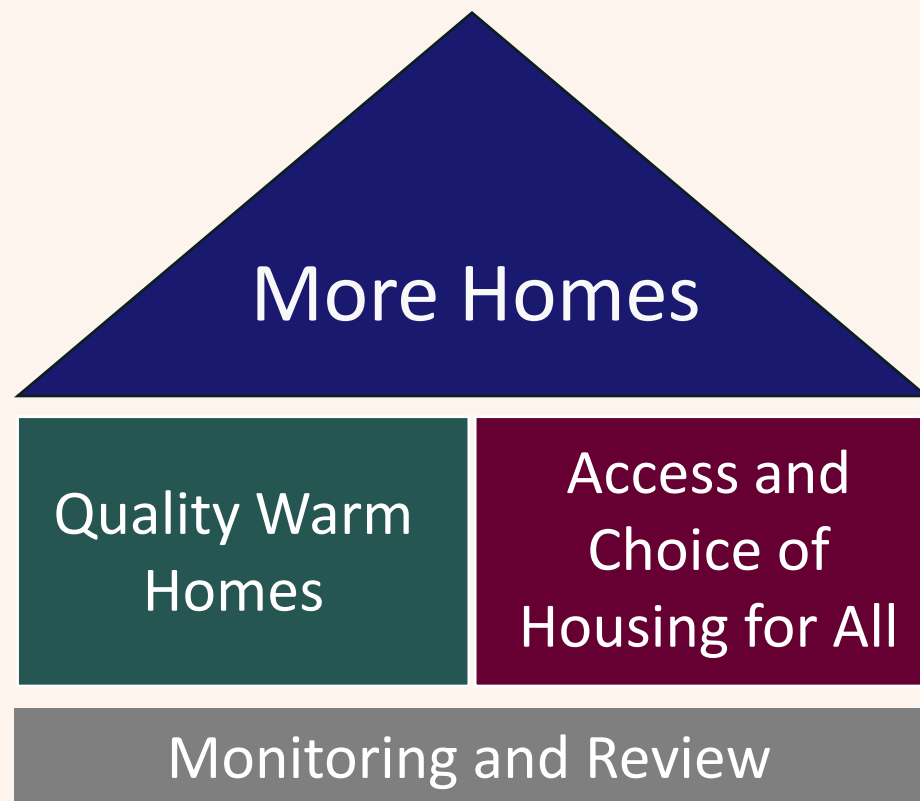
**ORKNEY**  
ISLANDS COUNCIL

# Housing Market Partnership

Quarterly Update – March 2026

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Education, Communities and Housing

# The Local Housing Strategy



# Strategic Housing Investment Plan

## SHIP Sites – Years 1-5

Site	Housing Market Area	Landlord
Independent Living	Kirkwall	OIC
Coplands Road	Stromness	OIC
Walliwall Ph 10	Kirkwall	OHAL
Toab	East Mainland and Linked South Isles	OHAL
Graeme Park, Holm	East Mainland and Linked South Isles	OHAL
Burray	East Mainland and Linked South Isles	OHAL
Papdale Halls demolition	Kirkwall	OIC
Burnmouth Road	Kirkwall	OIC/OBs
Dounby	West Mainland	OIC
Houton	West Mainland	OIC
Orphir	West Mainland	OIC
Weyland Ph 1	Kirkwall	PfP
Former Papdale Halls	Kirkwall	PfP
Various	The Isles	Development Trusts
Grainbank Ph 1*	Kirkwall	OHAL
Weyland Ph 2	Kirkwall	PfP
Midgarth	Stromness	OHAL

All these sites being worked on now at various stages

\*Note: The Grainbank OHAL development is dependent on land assembly of Soulisquoy taking place.

# More Homes - Achievements



## Overall Progress

- Very positive progress towards 103 each year target (60/40 affordable/private)
- First time projected overspend Orkney's Scottish Government Resource Planning Assumption (RPA) in 10 years
- RPA - £4.068M. Projected 2025/26 spend £6.56M. Overspend of £2.5M
- Pipeline for next few years also looking very positive

# More Homes - Achievements



## Orkney Islands Council

- Walliwall 9a – 6 units for social rent - nearing completion
- Cairston Road, Stromness – 8 family homes for social rent - nearing completion
- Moar Drive (4 persons), Copland's Road (25 units), former Papdale Halls demolition
- Various 'off the shelf' acquisitions
- Early work on West Mainland sites
- Houton – SSEN/OIC initiative to service site for eventual permanent housing
- St Rognvald's house repurposing for agency staff accommodation due to go to Policy and Resources Committee in April



# More Homes - Achievements

## Orkney Housing Association Ltd

- Walliwall 9a – 8 shared equity – complete
- Walliwall 10 – 41 units approved for mixed tenure – phased completion to 2027/28
- Various 'off the shelf' acquisitions

## Development Trusts

- Since 2019 Isles Development Trusts have completed 14 affordable units across seven islands
- Five development trust projects currently on site across North Ronaldsay, Westray, Eday, Rousay and Shapinsay, providing nine additional homes for island communities



# More Homes - Achievements

## Places for People Scotland

- Early work on due diligence on former Papdale Halls and Weyland sites

## Other Work

- Short term lets – working group established to consider policies for short term let management through Local Development Plan.
- Modular Build work through UHI Orkney



# Quality Warm Homes - Achievements

## Orkney Islands Council

- Stock condition survey pre-procurement.
- Procurement and start of survey early 2026/27

## Energy Efficiency Programme (HEES:ABS)

- £1.86M delivered in 2023/24
- £1.48M delivered in 2024/25
- 106 households supported in 2024/25
- 146 energy efficiency measures approved, with installations continuing to programme completion.
- £1.97M secured for the 2025/26 programme, including an additional £220k allocation.

# Access and Choice of Housing - Achievements



## Housing Access and Allocations

- Section 5 protocol review being undertaken with OHAL as part of wider review of lettings policy and housing options approach
- OIC have had initial meeting in respect of having a digital housing application form – further meetings in April 2026 to scope project
- Student accommodation project progressing – one property purchased (March 2026) with a second due to complete shortly to support UHI Orkney students

# Access and Choice of Housing - Achievements



## Homelessness and Rehousing

- 104 households awaiting permanent accommodation
- 81 in temporary accommodation (B&B / self-catering)
- 11 staying with family or friends / homeless at home
- 12 awaiting temporary accommodation placements. Permanent lettings to homeless households continuing through OIC and OHAL allocations

## Independent Living

- Review of Joint Adaptations Protocol planned for 2026/27 to ensure equitable access across housing