



# Scotland's Rural and Island Housing Stakeholder Insights

August 2024 (R.Creaney & T Wooldridge)



The James  
**Hutton**  
Institute



What we did: we spoke with 9 professionals and practitioners in Scottish rural housing in February 2024.

Our aim: to understand the housing context, challenges and opportunities facing rural and island communities today.



Post-Brexit & post-Covid-19 funding for rural public services has been insufficient.

Important to recognise that housing needs vary between people and over time.



Effective housing developments are connected to suitable infrastructure and services.

Accessibility and population growth can be supported by variety in housing tenures and types.



Policies should be relevant and flexible to suit effective implementation in rural and island communities.



While rural-specific policy is needed, implementation and action is required rapidly.

## Recommendations

*Thriving & resilient communities are created and sustained by housing that meets different needs.*

1. Establish building merchants in remote/island areas for local development & maintenance.
2. Allow communities to 'take risks' with funding for housing developments.
3. Ensure good mix of housing tenure and type.
4. Establish 'transition housing' for trialling island living by new residents.
5. Recognise importance of housing with other key services in maintaining wellbeing.
6. Ensure affordable housing in rural areas can support and maximise the benefits of new investment in rural Scotland.
7. Work with mortgage lenders to strengthen support for the Rural Housing Burden scheme.



Scottish Government  
Riaghaltas na h-Alba  
gov.scot

This research is funded by the Scottish Government's Rural and Environmental Science and Analytical Services Division (RESAS) under Theme E1: Rural Economy of the Strategic Research Programme 2022-2027. The views expressed are those of the authors and do not necessarily reflect those of the Scottish Government