

MORAY COUNCIL

STRATEGIC HOUSING INVESTMENT PLAN 2026/27 - 2030/31

Table 1 - AFFORDABLE HOUSING SUPPLY PROGRAMME MORAY- Years 1-5 2026/27 - 2030/31

					UNITS - TENURE			UNITS - BUILT FORM				UNITS - TYPE				PROGRAMMING			UNITS SITE STARTS						UNITS - COMPLETIONS						
PROJECT	Town	SUB-AREA	PRIORITY REASON	DEVELOPER	Social Rent	Mid Market Rent	Total Units	Rehab	Off the Shelf	NB	Total Units	GN	Specialist Provision	Type of Specialist Particular Need (If Known)	Total Units by Type	Financial Year (Estimated or Actual)	Programme	Priority	2025/ 26	2026/ 27	2027/ 28	2028/29	2029/30	ALL YEARS	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31	ALL YEARS	
Speyview, Aberlour Phase 2	Aberlour	Speyside	Growth Deal	Moray Council	31		31			31	31	27	4	Amenity/ WC	31	2025/26	core programme	High	31						31	31					31
Bilbohall, Elgin Phase 1a (R2)	Elgin	Elgin	Corp/ Strategic priority	Moray Council	28		28			28	28	16	12	Amenity/ WC	28	2025/26	core programme	High	28						28	28					28
Hopeman R1	Hopeman	Elgin		Osprey Housing	12		12			12	12	12			12	2025/26	core programme	Medium	12						12	12					12
Elgin High Street/South Street regeneration	Elgin	Elgin	Growth Deal	Cairn HA	22	16	38			38	38	38			38	2026/27	core programme	High		38					38		38				38
Garmouth Road, Lhanbryde (Woodview2) Phase 2 (Gen Needs)	Lhanbryde	Elgin	LD	Grampian HA	34		34			34	34	18	16	Supported/ Amenity/ WC	34	2026/27	core programme	High		34					34		34				34
Bilbohall, Elgin Phase 1b (R2)	Elgin	Elgin	Corp/ Strategic priority	Moray Council	33		33			33	33	45			45	2026/27	core programme	High		33					33		33				33
Dallas Dhu, Forres R10	Forres	Forres	Growth Deal	Grampian HA	24		24			24	24	18	6	Amenity/ WC	24	2026/27	core programme	High		24					24		24				24
Bilbohall, Elgin Phase 2a (R3)	Elgin	Elgin	LD	Grampian HA	22		22			22	22		22	LD	22	2026/27	core programme	High		22					22		22				22
Open Market Purchase (Moray Wide)	-	-	Corp/ Strategic priority	Moray Council	5		5		5		5	5			5	2026/27	core programme	High		5					5		5				5
18 Viewfield, Keith	Keith	Keith	CPO/Empty Home/ key worker fund	Moray Council	1		1	1			1	1			1	2026/27	core programme	High		1					1		1				1
Leancoil, Forres	Forres	Forres	Corp/ Strategic priority	HHA	34		34			34	34		34	supported	34	2026/27	core programme	Medium		34					34		34				34
Elgin South, The Campus/ Birnie Wood East	Elgin	Elgin		Grampian HA	51		51			51	51	36	15	Amenity/ WC	51	2026/27	Shadow programme	High		51					51		51				51
Town Centre amenity	Elgin	Elgin	Corp/ Strategic priority	HHA	20		20	20			20		20	Supported	20	2026/27	Shadow programme	High		20					20		20				20
Hill St, Dufftown Ph2	Dufftown	Speyside	Corp/ Strategic priority	Moray Council	5		5			5	5	5			5	2026/27	Shadow programme	High		5					5		5				5
Ordiequish Road, Fochabers	Fochabers	Elgin		Osprey Housing	12		12			12	12	12			12	2026/27	shadow programme	Medium		12					12		12				12
Bilbohall, Elgin Phase 1c (R2)	Elgin	Elgin	Corp/ Strategic priority	Moray Council	45		45			45	45	33		Amenity/ WC	33	2027/28	core programme	High			45				45			45			45
Extra Care/very sheltered	Elgin	Elgin	Corp/ Strategic priority	HHA	30		30			30	30		30	Supported	30	2027/28	core programme	High			30				30			30			30
Supported Housing - Mental Health	Elgin	Elgin	Corp/ Strategic priority	TBA	20		20			20	20		20	Supported	20	2027/28	core programme	High			20				20			20			20
Open Market Purchase (Moray Wide)	-	-	Corp/ Strategic priority	Moray Council	5		5		5		5	5			5	2027/28	core programme	High			5				5			5			5
Extra Care/very sheltered	Forres	Forres	Corp/ Strategic priority	HHA	30		30			30	30		30	Supported	30	2027/28	Shadow programme	High			30				30			30			30
Buckie R8 Barhill Road	Buckie	Buckie		Moray Council	44		44			44	44	44			44	2027/28	Shadow programme	Medium			44				44			44			44
Kinneddar Meadows/Sunbank, Lossiemouth Phase 3n	Lossiemouth	Elgin		Osprey Housing	14		14			14	14	14		Amenity/ WC	14	2027/28	Shadow programme	Medium			14				14			14			14
Findrassie, Elgin (Duffus Road)	Elgin	Elgin		TBA	46	20	66			66	66	48	18	Amenity/ WC	66	2028/29	core programme	High				66			66				66		66
Open Market Purchase (Moray Wide)	-	-	Corp/ Strategic priority	Moray Council	5		5		5		5	5			5	2028/29	core programme	High				5			5				5		5

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PROJECT	Town	SUB-AREA	PRIORITY REASON	DEVELOPER	Social Rent	Mid Market Rent	Total Units	Rehab	Off the Shelf	NB	Total Units	GN	Specialist Provision	Type of Specialist Particular Need (If Known)	Total Units by Type	Financial Year (Estimated or Actual)	Programme	Priority	2025/ 26	2026/ 27	2027/ 28	2028/29	2029/30	ALL YEARS	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31	ALL YEARS		
Bilbohall, Elgin Phase 2b (R3)	Elgin	Elgin		Grampian HA	90		90			90	90	90			90	2028/29	Shadow programme	High				90		90					90		90	
Elgin South, Meadows North (poss incl MH)	Elgin	Elgin		TBA	25	10	35			35	35	35			35	2028/29	Shadow programme	Medium					35	35						35	35	
Kinneddar Meadows/Sunbank, Lossiemouth Phase 4	Lossiemouth	Elgin		Osprey Housing	16		16			16	16	16			16	2028/29	Shadow programme	Medium				16		16					16		16	
Open Market Purchase (Moray Wide)	-	-	Corp/ Strategic priority	Moray Council	5		5		5		5	5			5	2029/30	core programme	High					5	5						5	5	
Elgin South Village core	Elgin	Elgin		TBA	40		40			40	40	28	12	Amenity	40	2029/30	Shadow programme	Medium					40	40						40	40	
Hillside Farm, Dufftown Phase 1	Dufftown	Speyside	Growth Deal	Moray Council	20		20			20	20	20			20	2030/31	core programme	High					20	20						20	20	
Open Market Purchase (Moray Wide)	-	-	Corp/ Strategic priority	Moray Council	5		5		5		5	5			5	2030/31	core programme	High					5	5						5	5	
R1 Lhanbryde	Lhanbryde	Elgin		Grampian HA	19		19			19	19	13	6	Amenity/ WC	19	2030/31	Possible SSEN	Low					19	19						19	19	
Elgin South, North Burnside	Elgin	Elgin		TBA	11		11			11	11	7	4	Amenity/ WC	11	2031/32	Shadow programme	High					11	11						11	11	
Bilbohall, Elgin Phase 4 (R12)	Elgin	Elgin		Moray Council	21		21			21	21	16	5	Amenity/ WC	21	2032/33	Shadow programme	Low					21	21						21	21	
Bilbohall Phase 1, Elgin (The Firs) (R7)	Elgin	Elgin		Moray Council	22		22			22	22	22			22	2032/33	Shadow programme	Medium						0						22	22	
Hillside Farm, Dufftown Phase 2	Dufftown	Speyside		Moray Council	20		20			20	20	20			20	2033/34	Shadow programme	High					20	20						20	20	
Morven crescent, Findochty R1	Findochty	Buckie		TBA	12		12			12	12	12			12	2033/34	Shadow programme	High					12	12						12	12	