

# Scottish Housing Day case study

## Mull and Iona Community Trust

### Ulva Ferry Housing, phase 2



Phase 2 of the Ulva Ferry Housing project was completed in May 2021 and aimed to support people in housing need while addressing island fuel poverty.

#### How has the project reduced carbon emissions?

The Ulva Ferry Housing Project, Phase 2 delivered four new homes for affordable long-term rent at Ulva Ferry on the west coast of the Isle of Mull, with 14 tenants moving in during May 2021.

Designed and constructed by [The Wee House Company Ltd](#), the houses are timber built using sustainable FSC approved suppliers. Using modular construction methods, the houses were 90 percent complete before travelling to site; this enables a quicker build on site, minimising construction traffic and related emissions by up to 50 percent over the course of the development. In the factory setting, cardboard and plastic packaging can be kept dry prior to recycling, which along with efficient building methods, results in up to 84 percent less waste than on traditional sites.

This brief for this community-led project was to deliver housing that was high quality, addressed fuel poverty, and was in-keeping with the landscape as a designated National Scenic Area. The houses delivered by The Wee House Company have achieved all this, and more, with an EPC B rating, using a combination of high-quality insulation, increased air tightness and the use of solar PV panels.

#### What have been the positive outcomes of the project?

This project delivered four high quality homes, resulting in a 50 percent increase in the local primary school roll and a 10 percent increase in working age adults, and thus securing the future sustainability of a very fragile community. It has also met, and exceeded, the brief for high energy efficiency standards, tackling the climate crisis, and meeting Mull and Iona Community Trust's own sustainability objectives.

Mull and Iona Community Trust are frequently approached by community groups from across rural Scotland who wish to emulate this project, which has demonstrated it is possible to successfully deliver high quality, sustainable, housing for the affordable market in a very rural, island location. On an island where 44 percent of households live in fuel poverty, these homes are both affordable for tenants to rent, and to heat.

#### You can follow the project on social media:

Facebook: <https://www.facebook.com/mullandionacommunitytrust>

Twitter: [@MullandIonaCT](#)

Instagram: <https://www.instagram.com/mullandionacommunitytrust/>

Watch this short video to see how the homes were transported from the factory to the site: <https://www.youtube.com/watch?v=DrHk4EGi8tI>

Find out more about the Mull and Iona Community Trust on their website: <https://www.mict.co.uk/>

## Images from Ulva Ferry



*Three bedroom homes at Oskamull, Ulva Ferry (photo © MICT)*



*Two bedroom homes at Acharonich, Ulva Ferry (photo © MICT)*