

**(DRAFT) REPORT ON A SURVEY  
(21 Mar 2006)**

**OF**

**HOUSING NEEDS, CONDITION AND VIEWS**

**IN**

# **Dalwhinnie**

**Community Council Area**

**BY HSCHT STAFF, AUTUMN 2005**

## **DALWHINNIE SUMMARY SHEET**

- 7 (35%) respondents in housing need.
- 6 (30%) respondents living in tied accommodation
- 2 (10%) respondents with a housing need interested in RHOG to buy or build
- 12 (60%) respondents see a need for Housing Association rented accommodation
- 9 (45%) respondents see a need for HSCHT affordable house plots
- 14 (70%) respondents would like to see new affordable housing built by the A889 through Dalwhinnie
- 17 (85%) respondents think new affordable housing should go to local people
- 17 (85%) respondents think new affordable housing should go to families with children
- 11 comments were received regarding community development and making the link between the community's serious needs for more people – particularly younger generation and the matching need for available, affordable housing.
- Population declined over the past 10 years by 14.8%
- All the younger age group (0-44) have declined but all the older age groups (45+) have increased.
- School roll is low but static
- Total number of households decreased by 10% over 10 years
- Owner occupation increased by 58% over 10 years

## **KEY FINDINGS**

### **1.1 Population and demographic trends (contextual)**

Age Group	Age distribution 1991	Age distribution 2001	% age distribution of population 2001	Highland average % in age group 2001	Trend % increase / decrease of population 1991 - 2001
Total	<b>122</b>	<b>104</b>			<b>-14.8%</b>
0-4	<b>25</b>	<b>5</b>	<b>4.8%</b>	<b>5.4%</b>	<b>-16%</b>
5-14		<b>16</b>	<b>15.4%</b>	<b>12.9%</b>	
15 – 24	<b>59</b>	<b>11</b>	<b>10.6%</b>	<b>10.6%</b>	<b>-32%</b>
25 – 44		<b>29</b>	<b>27.9%</b>	<b>27.4%</b>	
45 – 64	<b>35</b>	<b>34</b>	<b>32.7%</b>	<b>27.1%</b>	<b>+11.4%</b>
65 - 74		<b>5</b>	<b>4.8%</b>	<b>9.1%</b>	
75 +	<b>3</b>	<b>4</b>	<b>3.8%</b>	<b>7.3%</b>	<b>+33.3%</b>

*(source: 1991 & 2001 census)*

- The population has decreased and aged significantly.
  - With all of the population loss in the younger age group (0-44)
  - And an increase in the older age groups (45 to 75+)

## .2 School roll trends (contextual)

	<b>Dalwhinnie Primary</b>	
1975 / 76	<b>14</b>	
1976 / 77	<b>17</b>	
1977 / 78	<b>9</b>	
1978 / 79	<b>10</b>	
1979 / 80	<b>10</b>	
1980 / 81	<b>8</b>	
1981 / 82	<b>10</b>	
1982 / 83	<b>10</b>	
1983 / 84	<b>14</b>	
1984 / 85	<b>13</b>	
1985 / 86	<b>8</b>	
1986 / 87	<b>9</b>	
1987 / 88	<b>9</b>	
1988 / 89	<b>7</b>	
1989 / 90	<b>6</b>	
1990 / 91	<b>7</b>	
1991 / 92	<b>11</b>	
1992 / 93	<b>9</b>	
1993 / 94	<b>7</b>	
1994 / 95	<b>8</b>	
1995 / 96	<b>9</b>	
1996 / 97	<b>8</b>	
1997 / 98	<b>7</b>	
1998 / 99	<b>9</b>	
1999 / 00	<b>11</b>	
2000 / 01	<b>11</b>	
2001 / 02	<b>15</b>	
2002 / 03	<b>17</b>	
2003 / 04	<b>13</b>	
2004 / 05	<b>12</b>	
2005 / 06	<b>11</b>	
2006 / 07	<b>Projected</b>	<b>9</b>
2007 / 08	<b>Projected</b>	<b>8</b>
2008 / 09	<b>Projected</b>	<b>8</b>
2009 / 10	<b>Projected</b>	<b>5</b>
2010 / 11	<b>Projected</b>	<b>7</b>

2011/12	<b>Projected</b>	<b>6</b>
2012/13	<b>Projected</b>	<b>7</b>
2013/14	<b>Projected</b>	<b>9</b>
2014/15	<b>Projected</b>	<b>10</b>

*(source: The Highland Council*

- Whilst the primary school roll is low, the figures have been relatively static for the past 10 years.
- The projected figures show this trend continuing.

### **.3 Housing stock, tenure and occupancy trends (contextual)**

#### **Dalwhinnie Resident households and tenure trends**

Households	1991		2001		Trend:
	Number	%	Number	%	Increase/decrease %
Total number	<b>48</b>		<b>43</b>		<b>-10%</b>
Owner-occupied	<b>12</b>	<b>25%</b>	<b>19</b>	<b>44.2%</b>	<b>+58.3%</b>
Private rented	<b>32</b>	<b>66.7%</b>	<b>9</b>	<b>20.9%</b>	<b>-71.9%</b>
The Highland Council	<b>4</b>	<b>8.3%</b>	<b>3</b>	<b>7.0%</b>	<b>-25%</b>
Housing Association	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>0%</b>
Living rent free	<b>NA</b>	<b>NA</b>	<b>12</b>	<b>27.9%</b>	<b>NA</b>

*(source: 1991 & 2001 census)*

- The census figures show the following trends:
  - A 10% decrease in the number of households in Dalwhinnie
  - A major increase in owner occupied homes
  - The number of privately rented homes has, apparently, decreased dramatically ( by 71%), although this may be due to the lack of clear information available on tied and private rented housing.
  - The average household size in Dalwhinnie (2.4 at the time of the 2001 census) has dropped slightly since the 1991 census (2.5)

#### .4 Non effective housing stock trends (contextual)

##### Dalwhinnie Vacant / Second / Holiday Home Housing Stock

	Dalwhinnie 1991 %	Highland 1991 %	Dalwhinnie 2001 %	Highland 2001 %	Dalwhinnie Trend Increase / decrease % 1991 - 2001
Vacant Homes	<b>NA</b>	<b>NA</b>	<b>17.2%</b>	<b>4%</b>	
Second / Holiday Home	<b>?????</b>	<b>7.2%</b>	<b>8.6%</b>	<b>6.2%</b>	<b>????</b>

(source: 1991 & 2001 census)

#### .5 Questionnaire response rate

Number distributed	Number returned	% return rate
50	20	40%

#### 1.6 Household tenure (Questionnaire results)

- 9 (45%) of all respondents owned their own home.
- 6 (30%) of all respondents live in tied houses
- 2 (10%) of all respondents live in rented accommodation.

## 1.7 General housing needs (questionnaire results)

- 7 respondents indicated that there were housing needs in their household of which the main needs were as follows:
  - Living in tired accommodation (6)
  - Hoping to buy or build but can't afford to (2)
  - Can't afford current housing costs (2)
  - Disabled adaptations needed (2)

## 1.8 Housing options preferred by those with needs (questionnaire results)

	<i>Yes</i>	<i>Perhaps</i>	<i>No</i>
<i>Council Housing</i>	<i>0</i>	<i>2</i>	<i>0</i>
<i>Housing Association rented</i>	<i>1</i>	<i>1</i>	<i>0</i>
<i>Private rented</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b><i>Sub – Total rented respondents</i></b>	<b><i>3</i></b>		
<i>RHOG to build or buy</i>	<i>2</i>	<i>1</i>	<i>0</i>
<i>Shared ownership</i>	<i>1</i>	<i>3</i>	<i>0</i>
<i>Shared Equity</i>	<i>0</i>	<i>0</i>	<i>0</i>
<i>GRO Grant / Starter home</i>	<i>1</i>	<i>1</i>	<i>0</i>
<b><i>Sub –Total Home Ownership respondents</i></b>	<b><i>5</i></b>		

- The figures indicate that there is a demand for both rented and home ownership options to meet the identified housing needs but also that:
  - The preferred route to low cost home ownership is via a RHOG to buy or build a house

## **.9 Housing need requirements (questionnaire results)**

- There is a need for family accommodation of at least 3 bedrooms
- Of the 6 respondents indicating that they currently live in tied housing 3 indicated they required 3 bedroomed houses and 1 a 4 bedroomed house.
- 4 respondents specified a single storey home as a requirement

## **.10 Timing for new affordable housing (questionnaire results)**

The respondents with a housing need indicated that their needs were as follows

- 2 respondents would need a new affordable home in 2 years
- 2 respondents would need a new affordable home in more than two years

## **.11 Demand for council housing (contextual)**

### **The Highland Council Housing Stock**

Area	Housing Stock 1981	Housing stock 2005	Waiting List (1 <sup>st</sup> pref)	Sold 2003 (right to buy)		Re-lets each year		
				No.s	%	2002	2003/4	2004/5
Dalwhinnie	8	2	1	6	75%	0	0	1

*(Source: The Highland Council)*

- The above figures suggest that the current demand for Highland Council Housing is currently met by the current supply although experience shows that where the supply is so limited people may well not bother putting their names on the waiting list.

### 1.12 Potential returners (questionnaire results)

- 2 (10%) respondents indicated that a former member of their household would be seriously interested in returning to live locally, if they could find a suitable, affordable house in the community:

### .12 All views on affordable housing (questionnaire results)

- The responses to the question “ Do you think that there are unmet housing needs in your village or elsewhere in the community council area?”

#### IN DALWHINNIE

Yes	Perhaps	No
16 (80%)	3 (15%)	1 (5%)

#### ELSEWHERE IN COMMUNITY COUNCIL AREA

Yes	Perhaps	No
9(45%)	0	3 (15%)

- On the kinds of affordable housing options respondents indicated they would like to see provided locally the results were as follows:

<b>Housing Option type</b>	Yes	Perhaps	No
Housing Association rented	<b>12</b>	<b>0</b>	<b>1</b>
RHOG assisted houses	<b>7</b>	<b>2</b>	<b>3</b>
Locally affordable house plots from HSCHT	<b>9</b>	<b>1</b>	<b>5</b>
Shared ownership	<b>7</b>	<b>2</b>	<b>4</b>
Shared equity	<b>5</b>	<b>2</b>	<b>5</b>
Affordable starter homes	<b>7</b>	<b>3</b>	<b>3</b>

- Comparison of these general views (of all respondents) with the views (see 1.8) of those who have housing needs shows that there is a particularly strong local interest in seeing some Housing Association rented housing built locally and affordable house plots provided by HSCHT .

***“Where should any new housing options be located? “***

	Yes	% of respondents
By the main road through Dalwhinnie	<b>14</b>	<b>70%</b>
By the Distillery	<b>1</b>	<b>5%</b>
Dalwhinnie hotel	<b>4</b>	<b>20%</b>
Grampian Hotel	<b>3</b>	<b>15%</b>
Old Hotel site	<b>1</b>	<b>5%</b>
Station road	<b>1</b>	<b>5%</b>
Road to Dalwhinnie from the south	<b>1</b>	<b>5%</b>
Elsewhere in the village	<b>4</b>	<b>20%</b>
Elsewhere around the village	<b>2</b>	<b>10%</b>
<b>Total number of respondents to this question</b>	<b>19</b>	

- A great majority (70) of respondents to this question indicated “by the A889 through Dalwhinnie” as their preferred location for new housing.
- The old hotel site was also a popular location for new affordable housing.

The aggregated responses to the question “which groups of people should any new affordable housing opportunities be for ?” were as follows:

	<b>Yes</b>	<b>No</b>
Local People	17	0
Young couples	12	1
Families with children	17	0
Young single people	7	2
Older persons	12	1
Particular needs	4	5
Amenity	5	3
Incoming key workers	11	2
Incoming retirees	5	4
Other	<i>People who contribute to community life</i>	
<b>Total number of respondents</b>	<b>18</b>	

#### **1.14 Written comments (questionnaire results)**

All respondents were invited to write down their comments on any housing related issues affecting their community. 13 (65%) households recorded comments.

The area of most concern to respondents was “Comments on Community development and affordable housing needs”, where 11 comments were received.