

**(DRAFT) REPORT ON A SURVEY
(15/02/06)**

OF

**HOUSING NEEDS, CONDITION AND
VIEWS**

IN

Ferintosh

Community Council Area

BY HSCHT STAFF, AUTUMN 2005

1. KEY FINDINGS

1.1 Population and demographic trends (contextual)

Ferintosh (all areas) (SZ)

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	941	1184			+25.8%
0-4	227	82	6.9%	5.4%	-3.7%
5-14		160	13.5%	12.9%	
15 – 24	370	115	9.7%	10.6%	-4.5%
25 – 44		296	25%	27.4%	
45 – 64	305	369	31.2%	27.1%	+7.6%
65 - 74		101	8.5%	9.3%	
75 +	39	61	5.2%	7.3%	+3.2%

(source: 1991 & 2001 census)

- The population is increasing, which the most notable increase being in the Culbokie area (total increase +29.6%)

.2 School roll trends (contextual)

	Ferintosh Primary		Mulbuie Primary	
1975 / 76		23		47
1976 / 77		25		47
1977 / 78		25		39
1978 / 79		24		31
1979 / 80		22		21
1980 / 81		25		21
1981 / 82		23		14
1982 / 83		22		8
1983 / 84		22		9
1984 / 85		28		18
1985 / 86		30		25
1986 / 87		27		25
1987 / 88		35		26
1988 / 89		34		27
1989 / 90		39		28
1990 / 91		48		42
1991 / 92		48		41
1992 / 93		43		42
1993 / 94		48		39
1994 / 95		44		37
1995 / 96		42		42
1996 / 97		39		43
1997 / 98		41		37
1998 / 99		43		44
1999 / 00		41		40
2000 / 01		40		44
2001 / 02		34		46
2002 / 03		34		54
2003 / 04		37		56
2004 / 05		27		55
2005 / 06		29		
2006 / 07	Projected	32	Projected	46
2007 / 08	Projected	31	Projected	48
2008 / 09	Projected	30	Projected	48
2009 / 10	Projected	24	Projected	44
2010 / 11	Projected	22	Projected	37
2011 / 12	Projected	22	Projected	37

2012/13	Projected	20	Projected	35
2013/14	Projected	18	Projected	35
2014/15	Projected	18	Projected	33

(source: The Highland Council)

- The Primary School roll is steady and healthy.

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

Ferintosh Resident households and tenure trends (all areas) (SZ)

Households	1991		2001		Trend:
	Number	%	Number	%	Increase/decrease %
Total number	344		456		+35.6%
Owner-occupied	289	84%	397	87%	+37.4%
Private rented	35	10.1%	30	6.6%	-14.3%
The Highland Council	20	5.9%	12	2.7%	-40%
Housing Association	0	0%	1	0.2%	+100%
Living rent free	0	0	16	3.5%	

(source: 1991 & 2001 census)

- The census figures show the following trends:
 - A 35% increase in the number of households in Ferintosh
 - There is a major increase in owner occupied homes
 - Again both the above findings are stronger in the Culbokie area
 - The average household size in Ferintosh (2.5 at the time of the 2001 census) has dropped slightly since the 1991 census (2.7)
 - There has been a big decline in the number of rented houses including private rented accommodation and council housing

.4 Non effective housing stock trends (contextual)

Ferintosh Vacant / Second / Holiday Home Housing Stock (all areas) (SZ)

	Ferintosh 1991 %	Highland 1991 %	Ferintosh 2001 %	Highland 2001 %	Ferintosh Trend Increase / decrease % 1991 - 2001
Vacant Homes	NA	NA	1.5%	4%	
Second / Holiday Home	1.05%	7.2%	1.05%	6.2%	0%

(source: 1991 & 2001 census)

- The census figures show that:
 - Ferintosh has a much lower level of Second / Holiday homes than the Highland average (5.2% less)
 - The number of second / holiday homes in Ferintosh has remained static since 1991.
 - The number of vacant homes in Ferintosh is below the Highland average.

1.5 Housing market Trends(contextual)

Number of house sales and prices in Ferintosh (DZ)

	House sales, numbers	House sales, median price	House sales, average price
1993			
Culbokie	3	£50,000	£47,333
Tore & Kinkell	11	£45,000	£44,930
Totals	<u>14</u>	<u>£47,500 (av)</u>	<u>£46,131.50 (av)</u>
2004			
Culbokie	19	£130,000	£146,879
Tore & Kinkell	6	£113,550	£101,829
Totals	<u>25</u>	<u>£121,775 (av)</u>	<u>£124,354 (av)</u>

(source: Scottish Neighbourhood Statistics)

- The Statistics above show that:
 - The average price of a house in Ferintosh has risen by £169% in the past ten years.
 - The average house price in 2004 is comparable with Highland average price.

.6 Planning applications (contextual)

The number of planning applications for Ross and Cromarty which includes Ferintosh accounts for 22.3% of the authorities planning applications.

.7 Questionnaire response rate

Number distributed	Number returned	% return rate
536	126	24%

1.8 Household tenure (Questionnaire results)

103 (81%) of all respondents owned their own home.

1.9 Repair and improvement needs (questionnaire results)

- Of the 225 questionnaire respondents 69 (30.7%) indicated that their houses had a repair or improvement need including:
 - 96 problems with heating related issues were reported (dampness, heating, insulation, leaking doors or windows)
- Of the 69 households 41 have members aged 60+

1.13 General housing needs (questionnaire results)

- 39 respondents indicated that there were housing needs in their household of which the main needs were as follows:
 - Can't afford current housing costs (16)
 - Hoping to buy or build but can't afford to (16)
 - Young adults seeking independent housing (13)
 - Repairs / improvements (11)

1.14 Housing options preferred by those with needs (questionnaire results)

	Yes	Perhaps	No
<i>Council Housing</i>	13	6	16
<i>Housing Association rented</i>	14	6	12
<i>Private rented</i>	5	7	19
Sub – Total rented respondents	38		
<i>RHOG to build or buy</i>	17	6	10
<i>Shared ownership</i>	11	6	13
<i>Shared Equity</i>	7	12	11
<i>Starter Home</i>	14	4	11
Sub –Total Home Ownership respondents	36		

- The figures indicate that there is a significant level of demand for both rented and home ownership options to meet the identified housing needs but also that:
 - The preferred route to Home Ownership is via a RHOG to buy or build a house
 - This is closely followed by starter homes

.15 Housing need requirements (questionnaire results)

58 respondents identified the type of housing that would meet their current housing need.

- 15 respondents specified a single storey home
- 9 respondents specified a purpose built flat
- The greatest requirement was for 2 bedroomed accommodation.

.16 Knock on effect of re housing (questionnaire results)

Those respondents who indicated they had a housing need were asked to stipulate the type of housing that they would vacate if they were relocated in new afford housing.

- 2 council houses would become vacant
- 1 Housing Association house would become vacant
- 7 privately rented houses would become vacant

.17 Demand for council housing (contextual)

The Highland Council Housing Stock (SZ)

Area	Housing Stock 1981	Housing stock 2005	Waiting List (1 st pref)	Sold 2003 (right to buy)		Re-lets each year		
				No.s	%	2002	2003/4	2004/5
Culbokie	24	6	2	15	62.5%		2	2

(Source: The Highland Council)

- The Highland Council House stock and letting figures are recorded by "letting area".
- The above figures show that the current demand for Highland Council Housing is currently met by the current supply.

1.17 Potential returners (questionnaire results)

- 16 (12.7%) 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:

1.18 All views on affordable housing (questionnaire results)

- Of the 126 respondents to the questionnaire, 114 (90%) expressed their views on their own village area – whether their household had a housing need or not – on the question “Do you think that there are unmet housing needs in your village or elsewhere in the community council area?” as follows:

Yes	Perhaps	No
54 (43.9%)	32 (28.1%)	28 (24.6%)

- Of the 126 respondents to the questionnaire, 106 (84%) expressed their views on elsewhere in the Community Council area – whether their household had a housing need or not – on the question “Do you think that there are unmet housing needs in your village or elsewhere in the community council area?” as follows:

Yes	Perhaps	No
60(56.6%)	13 (12.3%)	33 (31.1%)

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

Housing Option type	Yes	Perhaps	No
Housing Association rented	71	11	24
RHOG assisted houses	40	21	37
Locally affordable house plots from HSCHT	50	23	28
Shared ownership/equity	56	20	28
Affordable starter homes	38	19	40

- Comparison of these general views (of all respondents) with the views (see 1.15) of those who have housing needs shows that all types of affordable home ownership are popular with Ferintosh residents

“Where should any new housing options be located? “

		% of all Yes answers	% of respondents
Alcaig	23	12%	25%
Corntown	16	8%	17%
Culbokie	28	14%	30%
Duncanston	2	1%	2%
Easter Kinkell	31	16%	33%
Mulbuie	18	9%	19%
Within village of Culbokie	48	24%	52%
Anywhere	5	3%	5%
Other	13	13%	14%
Total number of respondents to this question	93		

- A great majority (52%) of respondents to this question indicated “within village of Culbokie” was the ideal location.

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

	Yes	No
Young People	96	3
Young Couples	81	9
Families with children	80	7
Single People	50	20
Older person householders	58	15
People with particular needs	55	10
Amenity housing for older residents	65	10
Incoming workers	31	30
Incoming retirees	11	41
Total number of respondents		109 (86.5%)

1.19 Written comments (questionnaire results)

All respondents were invited to write down their comments on any housing related issues affecting their community. 69 (55%) households recorded comments.

There were many misc comments (23) but thereafter the issue of “appropriate location of any new housing ” received most comments. (16)