

(DRAFT) REPORT ON A SURVEY (14/02/06)

OF

HOUSING NEEDS, CONDITION AND VIEWS

IN

Morar

Community Council Area

BY HSCHT STAFF, AUTUMN 2005

1.KEY FINDINGS

1.1 Population and demographic trends (contextual)

Morar

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	233	257			+11%
0-4	49	14	5.3%	5.4	-4.1%
5-14		33	12.8%	12.9	
15 – 24	98	17	6.6%	10.6	-3.1%
25 – 44		78	30.4%	27.4	
45 – 64	68	67	26.2%	27.1	+48.5
65 - 74		34	13.3%	9.3	
75 +	16	14	5.4%	7.3	-12.5%

(source: 1991 & 2001 census)

- The census figures show the following trends:
 - A significant overall population increase
 - With no increase but little decline in the numbers of children and younger adults
 - But a large increase in the 45 -74 age group

.2 School roll trends (contextual)

Date	English Medium Number	Gaelic Medium Number	Total Numbers
1996/97	9	10	19
1997/98	13	13	26
1998/99	11	18	29
1999/00	10	20	30
2000/01	10	27	37
2001/02	9	32	41
2002/03	9	37	46
2003/04	9	39	48
2004/05	9	42	51
2005/06	50		
2006/07	Projected	49	
2007/08	Projected	39	
2008/09	Projected	32	
2009/10	Projected	26	
2010/11	Projected	19	
2011/12	Projected	16	

(source: The Highland Council)

- The Primary School roll figures show a pattern of increase over the past 10 years, although it should be noted, that many children from outwith the Morar Primary School catchment area attend the Gaelic medium unit.

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

Households	1991		2001		Trend:	
	Number	%	Number	%	Morar Increase / decrease %	Highland Increase / decrease %
Total number	80		100			
Owner-occupied	49	61.2%	79	78.7%	+61.2%	+9.5%
Private rented	8	10%	8	8.1%	+ / - 0%	-3.2%
The Highland Council	22	27.5%	9	9.2%	-59%	-9.1%
Housing Association	1	1.3%	1	1.1%	+ / - 0%	-0.4%
Living rent free	NA	NA	3	2.9%	NA	NA

(source: 1991 & 2001 census)

- The census figures show the following trends:
 - A large decrease (59%) in the number of council houses.
 - An even bigger increase in owner occupation over the same 10 year period
 - The average household size in Morar (2.57 at the time of the

2001 census) has dropped slightly since the 1991 census (2.9)

- Owner occupation has increased by nearly two thirds (61.2%) over the ten year period.
- The latest figures available from the Highland Council (2004) show that 61.9% of council houses have been sold and that 148 are left. 10 relets a year occur on average.
- Lochaber Housing Association recently completed and let 4 houses in Morar.

.4 Non effective housing stock trends (contextual)

Vacant / Second / Holiday Home Housing Stock(SZ)

	MORAR 1991 %	Highland 1991 %	MORAR 2001 %	Highland 2001 %	MORAR Trend Increase / decrease % 1991 - 2001
Vacant Homes	na	NA	5.2%	4	
Second / Holiday Home	20.2%	7.2	19%	6.2%	-14%

(source: 1991 & 2001 censuses)

- The census figures show that:
 - Morar has a much higher level of Second / Holiday homes than the Highland average (12.8% higher)
 - The number of second / holiday homes in Morar has reduced highly since 1991.
 - The number of vacant homes in Morar is comparable with the Highland average.

1.5 Housing market Trends(contextual)

Number of house sales and prices in Morar (DZ)

	House sales, numbers	House sales, median price	House sales, average price
1993	10	£35,000	£37,305
2004	9	£115,000	£169,556

- The Scottish Neighborhood Statistics figures (above) show that:
 - The number of houses sold in the past 10 years has remained static, unlike the Highland trend where there has been a 27.8% increase in sales over the 9 year period.

- The average house price in 2004 is 38% higher than the 2004 Highland average price (£104,935).
- The average house price has risen by 354% in the nine year period.

.6 Planning applications (contextual)

The number of planning applications for Lochaber which includes Morar accounts for 11.2% of the Highland Councils planning applications.

.7 Questionnaire response rate

Number distributed	Number returned	% return rate
87	22	25.3%

.8 Household details (questionnaire results)

- 7 (31.8%) of the responding households included a member aged 60 or over including:

1.9 Single person households (questionnaire results)

- 5 (22.7%) single person households returned completed questionnaires, including:
 - 2 (9%) of which were aged over 60

.10 Households with children (questionnaire results)

- Over a third (36.4%) of responding households had one or more children under the age of 15

1.11 Owner occupied households (questionnaire results)

- The majority (86.4%) of responding households own the homes they live in.

1.12 Specific general housing needs (questionnaire results)

- 8 respondents indicated that there were housing needs in their household of which the main needs were as follows:

- Young adults in house seeking independent housing (4)
- Smaller house required (2)
- Living in a caravan (1)

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

	Yes	Perhaps	No
Council Housing	4	1	0
Housing Association rented	2	2	0
Private rented	2	0	1
Sub – Total rented respondents	6		
RHOG to build or buy	2	0	1
HSCHT plot plus RHOG	1	2	0
Shared Equity	3	1	0
Starter Home	2	0	1
Crofter housing grant	1	0	1
Open market house / plot	2	0	1
Sub –Total Home Ownership respondents	5		

- The figures suggest that there is demand for both rented and home ownership options to meet the identified housing needs but also that:
 - The overall level of expressed demand for rented housing from the Council is relatively high within the response rate.
 - The most favoured route to home ownership is a shared equity property.

- Much the most favoured location by those respondents with needs for new, affordable housing is in the village.

1.14 Demand for council housing (contextual)

	Council houses 2004	Sold under RTB	RTB sales as a percentage	Waiting list (1st Pref)	Re lets per year (average)
Morar	148 (incl Malaig)	180 (incl Mallaig)	61.9% (incl Mallaig)	11 (incl Mallaig)	10 (incl Mallaig)

(source: Highland Council)

- Highland Council include Mallaig and Morar in the same "letting area" so the waiting list and waiting times for the Council houses in Morar can not be separated out from the overall figures, which are dominated by the much bigger settlement of Mallaig.

1.15 Potential returners (questionnaire results)

- 2 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:

1.16 All views on affordable housing (questionnaire results)

- Of the 22 respondents to the questionnaire, 20 (90.9%) expressed their views – whether their household had a housing need or not – on the question "Do you think the community would benefit from some more affordable housing opportunities being made available for local people?" as follows:

Yes	Perhaps	No
18(90%)	2 (10%)	0 (0%)

- 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	13	3	0
Private rented	4	2	2
RHOG assisted houses	7	3	0
Locally affordable house plots from HSCHT	11	2	0
Shared ownership/equity	5	2	0
Affordable starter homes	14	0	1
Crofter grant assisted houses	5	2	1
Other	0	0	0
Total number of respondents			17(72.3%)

- Comparison of these general views of all respondents with the preferred options (see 1.12) of those who have housing needs shows that Housing Association rented homes, starter homes and locally affordable house plots from HSCHT find much greater general favour than they do from those with needs.

“Where should any new housing options be located? “

Where should the houses be located?	Rented			House Plots		
	Yes	Perhaps	No	Yes	Perhaps	No
Bourblach area	4	2	3	8	0	2
Beoraid Bheag area	9	3	1	9	1	1
Beoraid Mhor area	7	3	0	6	2	0
Area between the Church & Shenagate Burn	6	2	0	8	1	0
Bracora /Bracorina area	5	1	3	4	1	1
Brinacory and area to N.E. of Loch Morar	2	2	0	1	0	3
Rhubana View area	13	2	0	8	0	0
Meoble & area to south of Loch Morar	3	0	4	2	0	3
Rhubana/Kinsadel/Toigal/Glenancross area	7	1	1	6	0	1
Other area or specific site (please specify)				Achraliun		

- The most popular area for new affordable rented housing was the Rhubana View area.
- Most respondents would like to see the site of the Old Village Hall developed for affordable housing.

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

Who should new affordable housing be for?	Yes	Perhaps	No
People currently living in the Morar Community Council area	16	3	0
People from neighbouring Community Council areas	8	6	2
Incoming ‘key workers’ (e.g. teachers, care workers etc)	14	2	0
Incoming ‘home workers’ able to continue their current business/employment from home (i.e. able to live anywhere)	3	3	4
Incoming families with young children who would attend the local primary school	8	1	4
Morar family members living away and wishing to return to live and work in the Morar area	11	3	1
People wishing to move to Morar to set up small businesses which might lead to additional local employment opportunities	6	6	0
People with urgent housing needs, but not necessarily with strong Morar connections	4	4	3
Total number of respondents			20

- At least 80% of respondents to this question would like to see new affordable housing in Morar going to people currently living in Morar although a clear majority would also like to see houses provide for incoming workers and people with a Morar connection who are living away but wish to return to live and work locally.

1.17 Written comments (questionnaire results)

All respondents were invited to write down their comments on any housing related issues affecting their community.

Appropriate location and of any new housing received the most comments (4)