

**(DRAFT) REPORT ON A SURVEY (25/04/06)**

**OF**

**HOUSING NEEDS, CONDITION AND VIEWS**

**IN**

# **Avoch and Killen**

**Community Council Area**

**BY HSCHT STAFF, AUTUMN 2005**

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# SUMMARY OF KEY FINDINGS, APRIL 2006

## **1. *The Local context – key trends***

- 1.1 The population of the Community Council area is:
- large and increasing rapidly (by 1.6% per annum)
  - especially in Killen (tripled in 10 years)
  - demographically well-balanced overall
- 1.2 The combined Primary School rolls are very healthy and steady
- 1.3 There has been a big decrease in the numbers and proportions of Council house and private renting opportunities with a similarly large increase in owner-occupation.
- 1.4 The numbers of relets becoming available each year for Council and Housing Association houses are small (7 in 2005) but the Council's waiting list is very large 161 in 2005.
- 1.5 The prices of houses becoming available on the local housing market have now reached stratospheric levels which are way beyond the means of most local people.

## **2. *The HSCHT Questionnaire survey results***

- 2.1 The response rate to the survey was much lower than the HSCHT average with 16% of permanently resident householders returning completed questionnaires.
- 2.2 Nevertheless, the results show that:
- **nearly a third (34) of the households who responded have one or more unmet housing needs (although the Council Waiting list figures are much higher)**
  - **the great majority of respondents are very concerned about the lack of affordable housing available locally.**
  - **and want to see local people (especially young couples, families with children and older persons needing amenity housing) being helped to find the types of affordable housing they need.**
- 2.3 Most respondents would like to see some well-designed, affordable housing for rent built by a Housing Association and many respondents would also like to see some low cost home ownership opportunities provided especially plots for Rural Home Ownership Grant houses.

By comparison respondents who indicated that their households have housing needs are proportionately more interested in seeing a low cost home ownership option (particularly the new shared equity option known as "Homestake") than Council or Housing Association rented housing.

2.4 The preferred location expressed for any new housing is in, or on the outskirts of Avoch village.

### **3. *The way forward – formulating a local housing action plan***

The questionnaire, Council waiting list and local contextual evidence all point to the requirement for a mix of new and affordable housing opportunities to meet local needs – including some rented Housing Association houses plus some low cost home ownership opportunities (such as shared equity housing, which would also be built by a Housing Association, or affordable house plots, or a mix of Icho options).

If the Community Council agrees with this conclusion, then an important next step would be to identify and then try and secure a suitable site (or sites) for the type of housing which it would like to see provided.

The Highlands Small Communities Housing Trust has helped many communities (at the request of their Community Councils) throughout the Highland Council area to identify and secure good sites for affordable housing and would be happy to try and do so for Avoch and Killen C.C., requested.

It might also be helpful for the C.C. to consider inviting staff from a local Housing Association to a forthcoming meeting to discuss how they would allocate any new housing they might be asked to provide (for rent or for shared equity, “Homestake”).

**HSCHT HOUSING QUESTIONNAIRE**  
**SURVEY (2005) RESULTS**  
 OF  
**THE PERMANENTLY RESIDENT HOUSEHOLDS**  
 OF  
**AVOCH AND KILLEN COMMUNITY COUNCIL**

**Response rate to questionnaire**

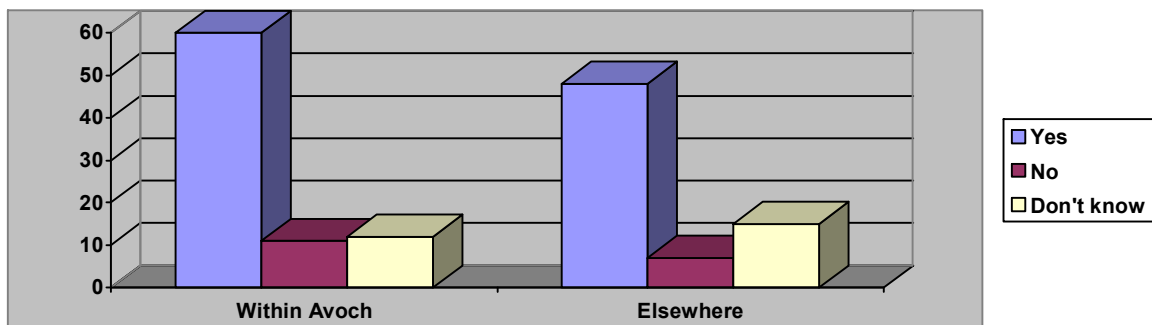
Number distributed – 616

Number completed returns – 99 (16%)

**1. VIEWS ON LOCAL HOUSING NEEDS**

Q 1a) Do you think that there are unmet housing needs in your village or elsewhere in the Community Council area?

	<u>Yes</u>	<u>No</u>	<u>Don't know</u>
<b>Within Avoch Community Council Area</b>	<b>60</b>	<b>11</b>	<b>12</b>
<b>Elsewhere in the area</b>	<b>48</b>	<b>7</b>	<b>15</b>
<b>Totals</b>	<b>108</b>	<b>18</b>	<b>27</b>



**Figure 1 - Unmet housing needs**

Q 1b) Where would you like to see any new housing needed of housing located?

<b>Area</b>	<b>Number</b>
Anywhere	5
Near School	20
In Avoch Village	21
Edge /outskirts of village	9
Killen	1
Other	16
Total respondents	72

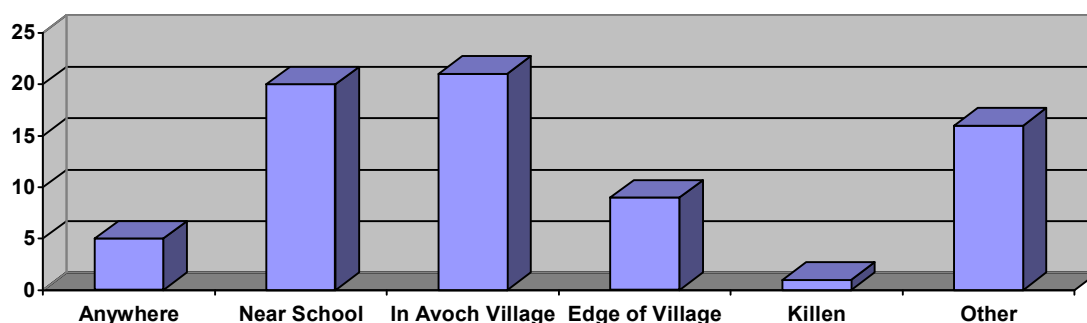


Figure 2 Location of Affordable Housing

1c) Please give your views here on affordable housing or any other housing matters in Avoch.

#### OTHER VIEWS AND COMMENTS

##### **General Comments**

*Regardless of whether they had a personal housing need, participants were invited to contribute any comments they would like to make on housing related issues.*

*Comments are recorded in the following categories – some may have been paraphrased in order to retain anonymity.*

67 (67.7%) of respondents made comments

## Comments on affordable housing (47)

*Affordable housing should be more fully subsidised by the Scottish Executive*

*There has been no affordable housing in our area since years.*

*Not much - general lack of affordable housing in Black Isle in general especially for young first time buyers*

*To leave it to the private sector through the planning system is un realistic, will not meet demand and leads to poor planning decisions*

*If the housing is good and affordable who cares what it is?*

*Residents' children can not stay in the area or return to the area because of the lack of "starter" or affordable housing*

*Got to be a good thing*

*Not everyone will be able to afford to buy or indeed, want to if their needs are temporary.*

*We need housing to rent not buy as a lot of the incomers are so well off they buy and then sell their homes for more profit, this way it keeps the housing stock open for people who cannot afford to buy*

*I think affordable housing is needed for first time buyers and for people who want to rent only.*

*Urgent need for affordable housing perceived with safeguards to exclude sale into holiday home market*

*There is a need for affordable housing but the village centre would be compromised by further housing and parking requirements are already overstretched*

*Most of new housing in Avoch is not affordable - not just to first time buyers either It is important that affordable housing is in the public sector and remains so. It is pointless building it only for it to be sold off. Defeats its purpose*

*Avoch has become far too expensive for local families we would love more rooms but can not compete with the prices. We have young children so only one of us can work*

*All development recently has been very expensive high end of the market. Need development of mid range, low end market i.e. £80,000 - £150,000. DO not support affordable housing if it is for people to retire if never lived here. I feel this is unfair to displace those who have lived here as children and are working locally  
Out of 27 new homes on the Knockview site only 5 are inhabited by locals. The price of a site is the problem with young couples can not afford*

*As a tenant in a tied house, I worry that when I retire there won't be a house for me.  
Have filled in forms years ago*

*Not enough affordable housing*

*Mix of property available rented accommodation to help people get on the  
ownership ladder needed to meet needs*

*Affordable housing required in area for first time buyers or people who want to get  
out of renting*

*Yes affordable housing needed especially for young people*

*There is NO affordable housing on the Black Isle*

*My daughter has three children, how they are ever to get houses is quite scary*

*Important that young people working locally and born locally can afford to buy in  
this area or opportunity to rent.*

*Temporary house price bubble is making housing unaffordable*

*Affordable housing excellent - but its dependant on occupants and location of  
build in small locations Equity is best policy*

*Any type of low density housing should be permitted.*

*Avoch needs affordable housing for the young*

*The affordable housing is finished to a very high standard and look so good they  
would pass as private.*

*People must take precedence over land*

*All should be available for local people and list whose parents and grand parents  
have paid local rates for many years.*

*Preference must be given to local community*

*Good for young couples*

*Young locals have no chance of purchasing property*

*You need some houses that will not be bought outright*

*First time buyers severely hampered by prices at the moment*

*Too many expensive houses being built for the present size of the community*

*They are all too expensive*

*Housing is well out of reach of most 1st time buyers and young people.*

*Can not afford to buy, suitable housing limited -have young family*

*All houses being built are top end of the market*

*All new housing is large and very expensive*

*Everywhere house prices have gone up people will have to learn to live with it. Our whole economy (UK) seems to be built around the price of land, house prices, renovations and property sales. This is a false economy which we feel will in the EMS as the main ingredient is greed. Inverness is the fastest growing city in Europe that makes little, very little indeed, if house prices fail the economy will fail with it. More Houses?*

*House prices high would be nice if local young people to afford to buy*

*Houses at the moment are far too expensive for young people*

*House prices are not affordable driving locals out of inherent community this is essential for supportive, coherent, stable family life*

*I think house prices are horrendous and that people trying to buy their first home face a huge expense*

#### Comments on Council Housing and the "right to buy" (6)

*A severe lack of council / HA housing.*

*More council houses needed*

*Council houses should not be sold off*

*Extreme lack as most council houses have been bought by tenants or private*

*I think the right to buy should be stopped until we have caught up with the terrible shortage of affordable housing*

*Council houses should never have been sold in the first instance and now we see a chronic shortage of affordable housing*

## Comments on size and type of affordable housing required (5)

*2 bed flats for old and young*

*We need 2/3 bedroom houses and flats for local families to be able to stay.*

*There are no small starter homes being built.*

*Not enough single housing - too much single mother (unmarried) given preference on housing*

*Lack of suitable houses for people with restricted mobility*

## **Appropriate Location and of any new housing – Comments (10)**

*Need more in Killen*

*Housing must be in keeping with village*

*Old people who need sheltered accommodation should be able to stay in their own village where they have lived all their life - very important Village identity is still important*

*Would suggest unused farmland in and around area west of village between Rosehaugh and Station Road*

*No building on village amenity areas*

*Avoch has enough housing*

*There must be a limit to the number of houses being built on the Black Isle.*

*Leave Avoch the size it is at the moment to expand would ruin the small village atmosphere*

*Avoch is now big enough - stop building*

*The entire Black Isle is being converted into a housing estate and given that they are all green field sites the bribes flowing into councillor and planning officials pockets guarantee that this exercise is merely a tool to boost their income flow!*

## Holiday Homes (2)

*Too many houses used as holiday houses*

*Too many properties are being bought for holiday homes and lie vacant most of the year they should be charged more for rates.*

## **Concerns about impact on school, roads and related services – Comments (5)**

*Houses being built without anymore amenities in the village - too expensive - no infrastructure*

*Consider water, power and waste disposal alone and there will be problems in the future*

*Employment? We can't all be government employees or work in the ever growing service sector on 20k pay. We must start to make more of our own products and limit imports in some way. For example - wind farms – why are we making the turbines and towers in Denmark? Ships / Boats - make our own. Cars - HGVs - Buses etc - if Mercedes - Scania - BMW - Honda which to sell in large numbers here they can make at least part of them here. I could go on much more so I'll finish by saying we are drowning in greed of our own making - I am told that this has nothing to do with the housing in Avoch - I don't agree with that at all. The problem is UK wide*

*Important that young people working locally and born locally can afford to buy in this area or opportunity to rent.*

*Should be more housing of any type, but also to be considered, how many more kids can school handle also, the state of the road conditions and doctors surgery is to the hilt already*

## **Other community views related to other housing issues/impacts (6)**

*Too many houses with owners using the village as a commuter facility for Inverness. They do not contribute any assistance to the welfare or amenities of the village*

*People who own properties for rent but allow them to fall into disrepair and become uninhabitable should be forced to make them habitable and rented out*

*There are empty properties on farms e.g. Muirable House which could be let to people probably estate owned.*

*There are too many private houses going up in Avoch, especially up the brae.*

*Too much single mothers living in our area RENT FREE council accommodation*

*The village (Avoch) has lost its identity as a result of the influx of council tenants from other districts of Ross-shire - many undesirable.*

## **Comments on General Housing & Planning Policies (1)**

*I would like to see the local authority exercise their powers of compulsory purchase to remove 2 eyesores in the conservation area. 1. Property on the High Street, near the Harbour 2. Property near the sea wall located in Dock Street. Both properties have been empty and derelict for years - action should be taken against the known present owners*

### Other misc comments (3)

*2 Large Houses and 3 flats were put up at the top of James Street / High street without 1 parking space even despite complaints and many objections. All without even one parking space for 5 dwellings. The village lost a Butchers shop and a Fishmongers shop in the process thanks to the Building and Planning Department Dingwall. This all done in a supposedly conservation part of this ancient fishing village where I was born. Affordable housing don't make me laugh - or my blood boil. Those were taken by well off people selling their houses for large profits and downgrading to lesser plus others prospective purchasers outsiders have ruined the village. When a property becomes vacant here businesses profits i.e. sold to an outsider who bought the property and got change of use and turned it into flats - results place choc a block with cars. No shops etc etc banks. The reverse of Fortrose good family ground being ruined the roads are sub standard akin to a Kososo back road. The Firth water is totally polluted with detergent based foam and SEPA does - all to ensure complaints. I'm planning to move.*

*Where there are new developments and developers have to include affordable housing, should come into one of the "Yes" categories under Q2 i.e. Housing Assoc, Shared equity, RHOG plots etc*

*Only very recently moved to live in Avoch (returned couple from the Highlands) Have no family connection to the area - chose to move here because of the beautiful area and convenience to Inverness and Dingwall areas where we have family*

## 2. VIEWS ON AFFORDABLE HOUSING OPTIONS\* NEEDED

Q What kind of well-designed affordable housing would you want to see built? to meet local needs?

	Yes	No	Don't Know	Total responses
Housing Association Rented	<b>68</b>	<b>14</b>	<b>8</b>	<b>90</b>
Shared Ownership	<b>50</b>	<b>16</b>	<b>10</b>	<b>79</b>
Shared Equity ("Homestake") *	<b>19</b>	<b>16</b>	<b>8</b>	<b>43</b>
GRO Grant Starter Homes *	<b>35</b>	<b>21</b>	<b>21</b>	<b>77</b>
RHOG Houses *	<b>41</b>	<b>16</b>	<b>19</b>	<b>76</b>
HSCHT RHOG House *	<b>42</b>	<b>15</b>	<b>18</b>	<b>75</b>

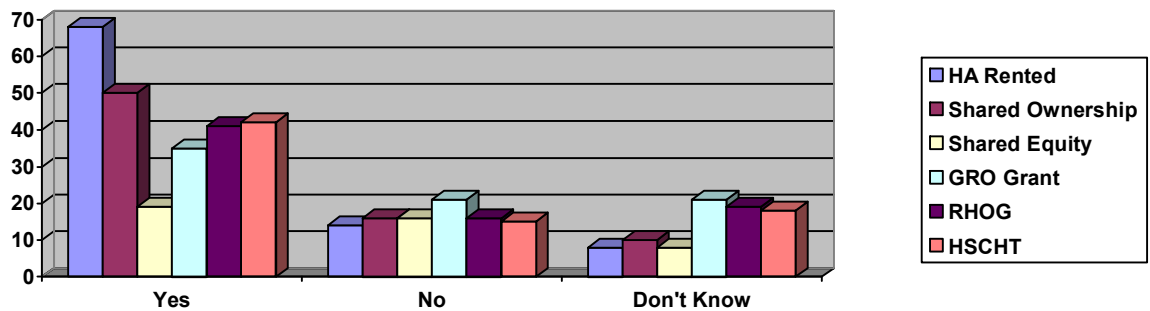


Figure 3 Types of affordable housing

\* Please see blue sheet that describes the various options

### 3 VIEWS ON AFFORDABLE HOUSING TARGET GROUPS

Which groups of people should affordable housing be aimed at?

	Yes	No
Local People	<b>84</b>	<b>3</b>
Young Couples	<b>71</b>	<b>6</b>
Families with Children	<b>78</b>	<b>3</b>
Single people	<b>40</b>	<b>29</b>
Older person households	<b>51</b>	<b>14</b>
People with particular needs	<b>0</b>	<b>0</b>
Amenity housing for older residents	<b>63</b>	<b>7</b>
Incoming key workers	<b>27</b>	<b>40</b>
Incoming retirees	<b>8</b>	<b>52</b>
<b>Total number of respondents</b>		<b>90</b>

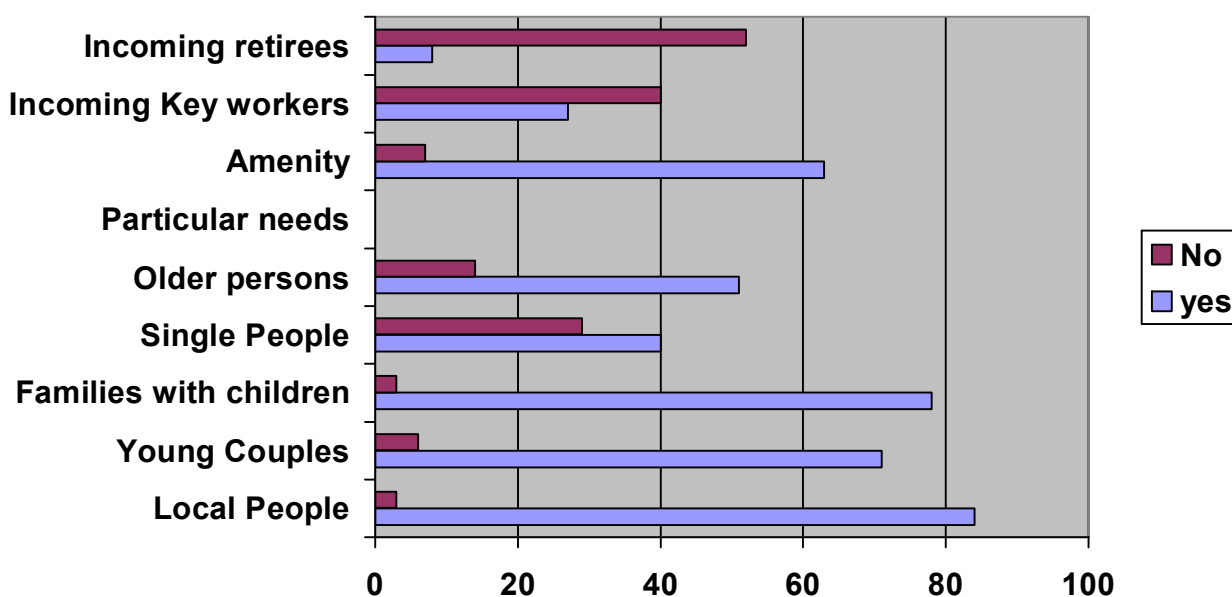


Figure 3 Groups of People

#### **4 HOUSING TENURE OF QUESTIONNAIRE RESPONDENTS**

a)	Households living in rented accommodation	23
	Households who own their own homes	74

**Total number of respondents** **97**

#### **b)**

- 12 of the 23 households living in rented accommodation have a housing need
- 22 of the 74 households who own their own homes also have a housing need

## 5. HOUSING NEEDS IDENTIFIED FROM RETURNED QUESTIONNAIRES

Hoping to buy/build but can't afford to	19
Likely to become homeless in the near future	1
House needs repairs/improvements	0
Disabled adaptations needed	4
Suitability designed house for mobility needs	0
Amenity housing suitable for older residents	0
Overcrowding/need a larger house	5
Young adults in house seeking independent housing	8
Separate housing needed (relationship breakdown)	0
Can't afford current housing costs	8
Living in tied housing	1
Living in short term accommodation	3
Living in a caravan or chalet	0
Likely to become homeless in near future	0
<b>TOTAL NUMBER OF HOUSING NEED</b> <b>(This figure does not show individual households it represents the needs expressed)</b>	<b>49</b>
<b>TOTAL NUMBER OF HOUSEHOLDS IN HOUSING NEED</b>	<b>34</b>

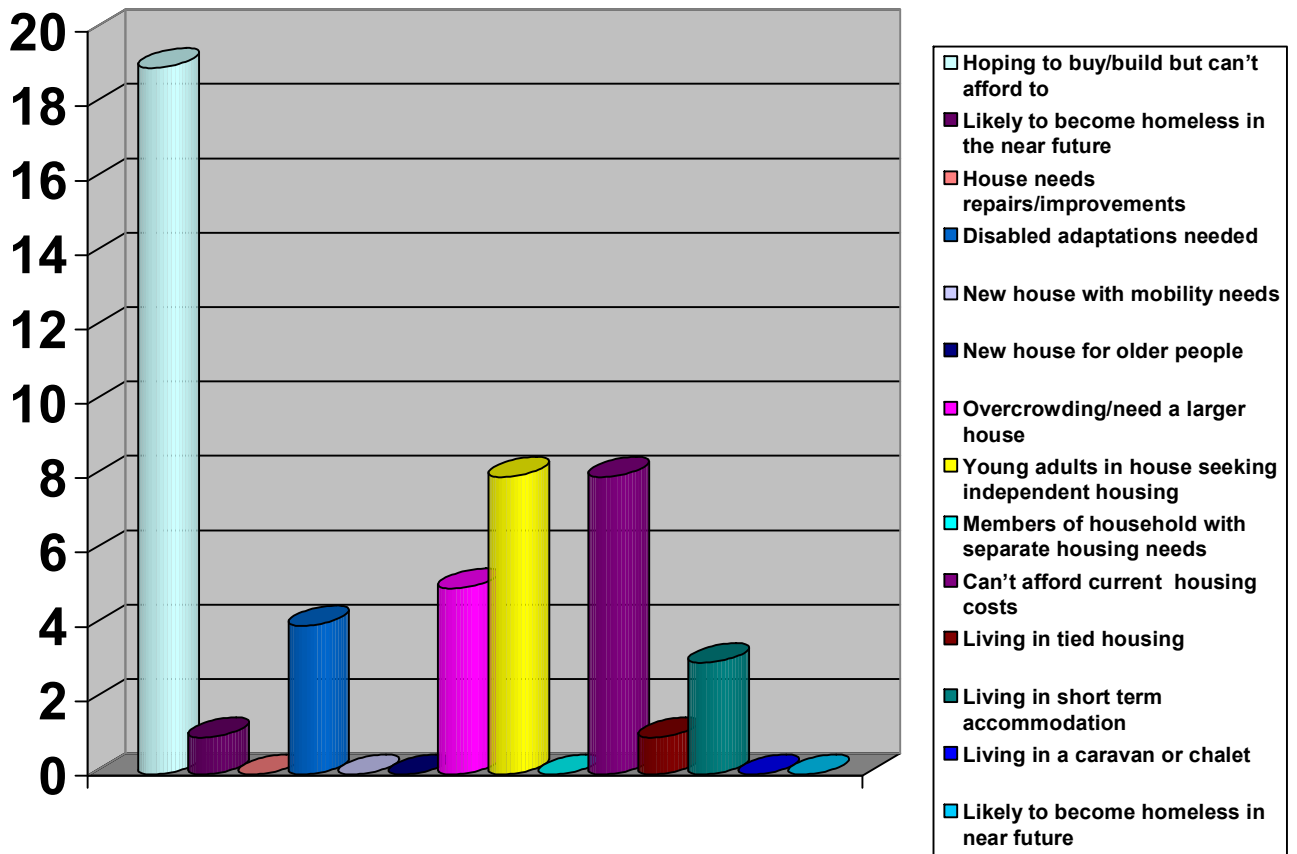


Figure 4 Housing needs in Avoch and Killen

- Of the 34 respondent households who reported that they had a housing need
- The majority of respondents lived in their own property (74.7%)
- 8 respondents reported that their household contained young adults seeking independent housing (8 % of total respondents)
- 2 of respondents reported that they wanted to build or buy but could not afford to. (2%)

## 6 SIZE OF HOUSE REQUIRED

What size of house would be required to meet the minimum housing needs you have identified?

1 Bed	0
2 Bed	11
3 Bed	14
4 Bed	3
5+ Bed	2
Single Storey	9
Purpose built flat	7
Other	10

### **Other requirements**

*Near the pub*

*Would like to start a family but need a bigger home*

*Affordable as mortgage required or rentable property.*

*I don't require financial assistance just planning permission*

*Restricted mobility level access, wide doors no steps etc (4)*

*Garden for son to play safely*

*Sheltered housing*

## 7 POTENTIAL RETURNERS TO THE COMMUNITY COUNCIL AREA

Does any former member of your family member who has moved away wish to return to live in the Avoch and Killen area, but cannot do so because of lack of affordable accommodation?

**9 respondents (9%) indicated that they had a family member that was seriously interested in returning to the area if there was affordable housing available.**

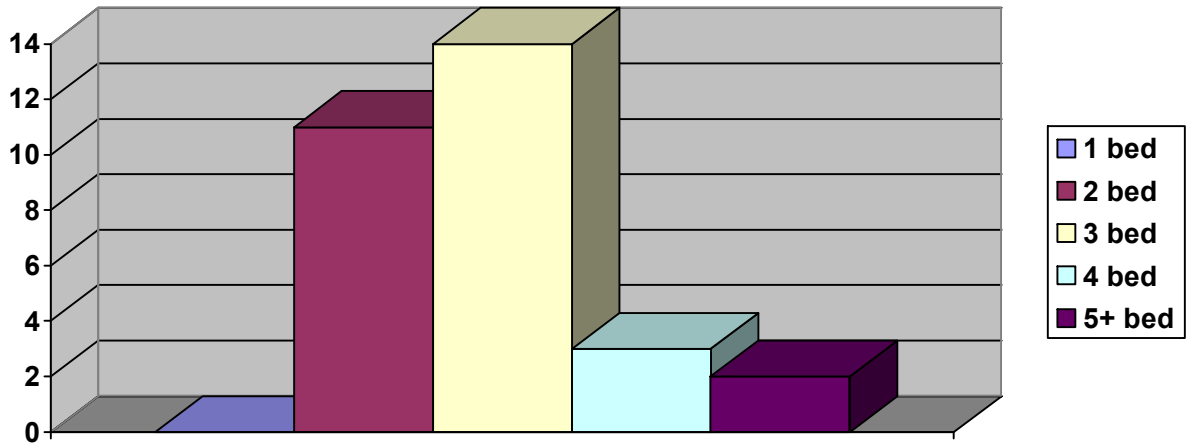


Figure 4 Number of bedrooms required

## 8 AFFORDABLE HOUSING PREFERENCES

Which of the following options do you think might be of most interest and realistically affordable to the person(s) in your household you have identified as having a housing need?

<b>Rented options</b>	Yes	Perhaps	No
Council Housing	<b>10</b>	<b>5</b>	<b>2</b>
Housing Association	<b>10</b>	<b>2</b>	<b>3</b>
Private	<b>2</b>	<b>5</b>	<b>3</b>
<b>Total number of respondents</b>	<b>20</b>		

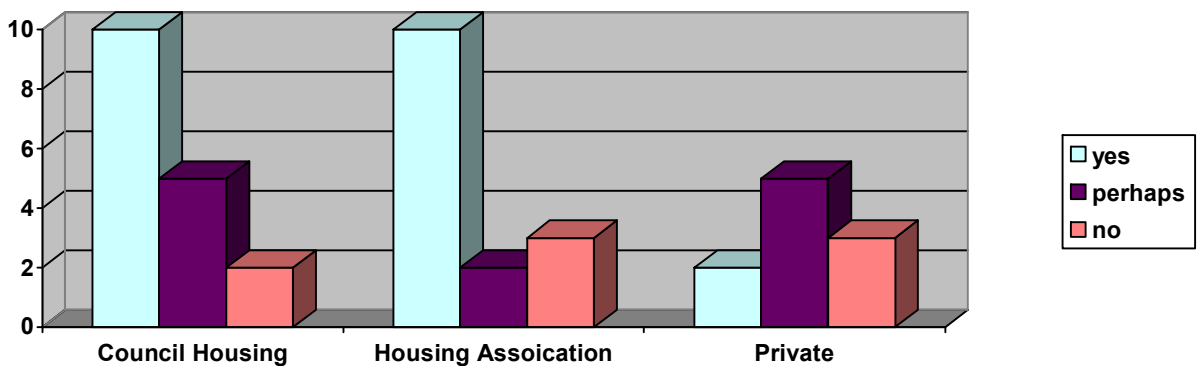
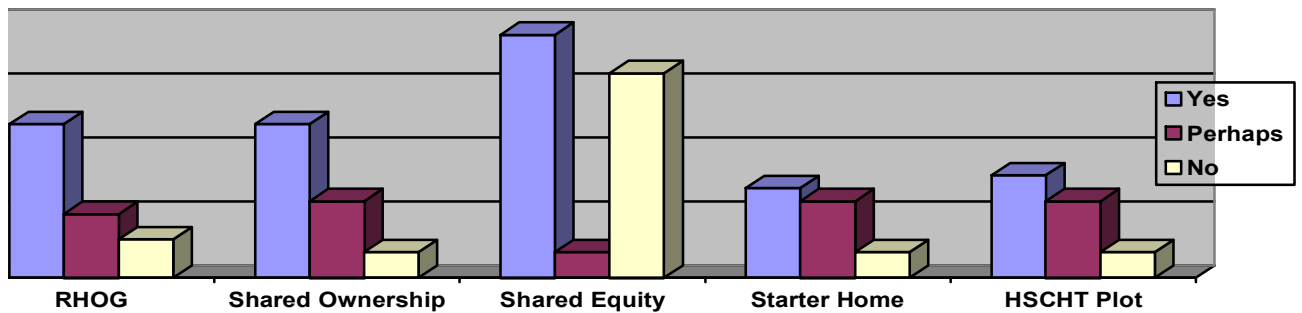


Figure 5 Rented Housing Options

<u>Home Ownership Options</u>	Yes	Perhaps	No
Shared Ownership	<b>12</b>	<b>6</b>	<b>2</b>
Shared Equity Housing	<b>19</b>	<b>2</b>	<b>16</b>
GRO Grant Housing	<b>7</b>	<b>6</b>	<b>2</b>
RHOG	<b>12</b>	<b>5</b>	<b>3</b>
HSCHT RHOG Plots	<b>8</b>	<b>6</b>	<b>2</b>
Starter Homes	<b>7</b>	<b>6</b>	<b>2</b>
<b>TOTAL NUMBER OF RESPONDENTS</b>			<b>51</b>



**Figure 6 Home Ownership options**

- Although respondents indicated that they would be happy to either rent or own a house there is a 5:2 preference expressed for a grant assisted home ownership option.
- The most popular home ownership option was for shared equity housing
- Buying a plot and building a house on it is a popular home ownership option.
- Equally preferred however is the option of buying an affordable starter home.
- 7 households living in their own property with a housing need expressed a clear interest in **RHOG plots**, with 3 possibly interested.
- 2 households living in rented property with a housing need expressed a clear in **RHOG plots** with 1 possibly interested.
- 7 households living in their own property with a housing need expressed a clear interest in **Shared Ownership**, with 8 possibly interested
- 4 households living in rented property with a housing need expressed a clear interest in **Shared Ownership**, with 3 possibly interested

- 19 households living in their own property with a housing need expressed a clear interest in **Shared Equity**, with 8 possibly interested
- 0 households living in rented property with a housing need expressed a clear interest in **Shared Equity**, with 1 possibly interested
- 6 households living in their own property with a housing need expressed a clear interest in **starter homes**, with 4 possibly interested.
- 1 households living in rented property with a housing need expressed a clear interest in **starter homes**, with 2 possibly interested.
- 6 households living in their own property with a housing need expressed a clear interest in **HSCHT PLOTS**, with 4 possibly interested.
- 2 households living in rented property with a housing need expressed a clear interest in **HSCHT PLOTS**, with 2 possibly interested.

## CONTEXTUAL INFORMATION RE AFFORDABLE REQUIREMENTS IN

### AVOCH AND KILLEN –2005

The contextual information for Avoch and Killen Council area has been gathered using two sets of data mapping.

1. Settlement Zones (SZ) - the Avoch and Killen area encompasses part of the settlement zone areas: **1) Avoch 2) Killen**
2. Data Zones (DZ) – the Avoch and Killen area encompasses part or all of the areas: **1) Avoch 2) Killen and Raddery**

Where possible the data has been amalgamated into one showing the splits from the data source as above.

### ***Population and Demographic trends***

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		
	AVOCH	KILLEN	COMB	AVOCH	KILLEN	COMB	AVOCH	KILLEN	COMB		AVOCH	KILLEN	COMB
Total	1015	41	<b>1056</b>	1085	138	<b>1223</b>					+6.9%	+336.6%	+15.8%
0-4	176	8	<b>184</b>	58	11	<b>69</b>	5.4%	7.7%	<b>5.6%</b>	<b>5.4%</b>	+9%	+425%	+22.8%
5-14				134	23	<b>157</b>	12.3%	16.4%	<b>12.8%</b>	<b>12.9%</b>			
15 – 24	398	18	<b>416</b>	130	10	<b>140</b>	12%	7.5%	<b>11.4%</b>	<b>10.6%</b>	-2.8%	+366.7%	+8.9%
25 – 44				257	56	<b>313</b>	23.7%	40.6%	<b>25.6%</b>	<b>27.4%</b>			
45 – 64	367	13	<b>380</b>	320	26	<b>346</b>	29.5%	19.2%	<b>28.3%</b>	<b>27.1%</b>	+15%	+284.6%	+21.3%
65 - 74				104	11	<b>115</b>	9.6%	7.8%	<b>9.4%</b>	<b>9.3%</b>			
75 +	76	2	<b>78</b>	82	1	<b>83</b>	7.6%	0.7%	<b>6.8%</b>	<b>7.3%</b>	+7.9%	-50%	+6.4%

(source: 1991 & 2001 census)

Population	1991	2001
Highland	204,004	208,914

(source: 1991 & 2001 census)

## **Primary School rolls**

<b>Date</b>	<b>Number</b>	
1975/76	284	
1976/77	284	
1977/78	301	
1978/79	296	
1979/80	292	
1980/81	261	
1981/82	240	
1982/83	231	
1983/84	232	
1984/85	239	
1985/86	233	
1986/87	237	
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2000/01	261	
2001/02	255	
2002/03	252	
2003/04	253	
2004/05	245	
2005/06	252	
2006/07	<b>Projected</b>	250
2007/08	<b>Projected</b>	250
2008/09	<b>Projected</b>	248
2009/10	<b>Projected</b>	239
2010/11	<b>Projected</b>	241
2011/12	<b>Projected</b>	234

**(source: The Highland Council)**

## Resident households and tenure trends (SZ)

Households	1991						2001						Trend:
	Number			%			Number			%			Increase/ decrease %
	Avoch	Killen	Comb	Avoch	Killen	Comb	Avoch	Killen	Comb	Avoch	Killen	Comb	Comb only
<b>Total number</b>	421	16	<b>437</b>				456	51	<b>507</b>				<b>+16%</b>
<b>Owner-occupied</b>	247	8	<b>255</b>	58.7%	50%	<b>58.4%</b>	324	42	<b>366</b>	71.0%	81.6%	<b>72.1%</b>	<b>+43.5%</b>
<b>Private rented</b>	59	7	<b>66</b>	14%	43.8%	<b>15.1%</b>	35	3	<b>38</b>	7.8%	4.2%	<b>7.5%</b>	<b>-42.4%</b>
<b>The Highland Council</b>	110	1	<b>111</b>	26.1%	6.2%	<b>25.4%</b>	69	2	<b>71</b>	15.1%	3.9%	<b>14%</b>	<b>-36%</b>
<b>Housing Association</b>	5	0	<b>5</b>	1.2%	0%	<b>4.1%</b>	6	1	<b>7</b>	1.3%	2.0%	<b>1.4%</b>	<b>+40%</b>
<b>Living rent free</b>	NA	NA	<b>NA</b>	NA	NA		22	3	<b>25</b>	4.8%	4.3%	<b>5%</b>	<b>NA</b>

(source: 1991 & 2001 census)

## Vacant / Second / Holiday Home Housing Stock(SZ)

	1991 %			Highland 1991 %	2001 %			Highland 2001 %	Trend Increase / decrease % 1991 - 2001
	Avoch	Killen	Comb		Avoch	Killen	Comb		Comb only
Vacant Homes	NA	NA	<b>NA</b>	<b>NA</b>	6.5%	6.5%	<b>6.5%</b>	<b>4</b>	
Second / Holiday Home	4.1%	5.6%	<b>4.9%</b>	<b>7.2</b>	2.4%	1.8%	<b>2.1%</b>	<b>6.2</b>	<b>-57%</b>

(source: 1991 & 2001 censuses)

## The Highland Council Housing Stock (SZ)

Area	Housing stock 2005	Waiting List (1 <sup>st</sup> preference)	Sold to 2003 (right to buy)		Re-lets each year		
			No.s	%	2002/3	2003/4	2004/5
Avoch	54	161	72	57.6%	14	12	6
Killen	2		2	100%			
<b>Total</b>	<b>56</b>	<b>161</b>	<b>74</b>		<b>14</b>	<b>12</b>	<b>6</b>

(Source: The Highland Council)

The Avoch and Killen tenants do not have the right-to-buy

## Housing Association Stock (SZ)

Area	Rented	Shared Ownership	Waiting list	Re-lets each year			
				2002	2003	2004	2005
Avoch	188		1-bed: 64 2-bed: 28 3-bed: 18 4-bed: 6				1
Killen			1-bed: 2-bed: 3-bed: 4-bed:				
Total			1-bed: 2-bed: 3-bed: 4-bed:				

(Source: Albyn Housing Society)

## House prices in Avoch and Killen as of March 2006

Based on property currently for sale in Avoch a 3 bedroomed detached house would cost over £240,000.

Based on property currently for sale in Killen a 2 bedroomed detached house would cost over £150,000.

Source	Average price
3 local estate agents	See above
Nethouseprices (Land registry for Scotland)	£151,166 (2005)

## Number of house sales and prices (DZ)

	House sales, numbers			House sales, median price			House sales, average price		
	Avoch	Killen	Comb	Avoch	Killen	Comb	Avoch	Killen	Comb
1993	17	9	26	£41,129	£54,222	£47,675	£55,201	£60,533	£57,567
2004	16	9	25	£66,000	£180,500	£123,250	£78,754	£170,444	£124,599

(source: Scottish Neighbourhood Statistics)

## Comparator Number of house sales and prices for Highland Region

	House sales, numbers	House sales, median price	House sales, average price
1993	3,916	£38,225	£49,340
2004	5,003	£83,250	£104,935
2005			£122,294

(source: Halifax Building Society and Scottish Neighbourhood Statistics)

## Dwellings by Council Tax Band (DZ)

	Band A (% of area)			Band B (% of Area)			Band C (% of Area)			Band D (% of Area)			Band E (% of Area)			Band F (% of Area)			Band G (% of Area)			Band H (% of Area)		
	Avoch	Killen	Comb	Avoch	Killen	Comb	Avoch	Killen	Comb	Avoch	Killen	Comb	Avoch	Killen	Comb	Avoch	Killen	Comb	Avoch	Killen	Comb	Avoch	Killen	Comb
2003	5.1%	4%	<b>4.6%</b>	26.9%	7.3%	<b>18.5%</b>	33%	9.6%	<b>21.3%</b>	17.5%	15.8%	<b>16.7%</b>	14.7%	25%	<b>19.9%</b>	1.4%	22.8%	<b>12.1%</b>	1.4%	13.6%	<b>7.5%</b>	0%	1%	<b>0.5%</b>
2004	5.3%	3.6%	<b>4.5%</b>	28.6%	7.3%	<b>18%</b>	30.3%	14.2%	<b>22.3%</b>	15.8%	14.6%	<b>15.2%</b>	15.3%	22.8%	<b>19.1%</b>	1.5%	21.2%	<b>11.4%</b>	1.5%	15.2%	<b>8.4%</b>	0%	1%	<b>0.5%</b>

(source Scottish Neighbourhood Statistics)

## Comparator Council Tax Figures for Highland Region

	Band A (% of Area)	Band B (% of Area)	Band C (% of Area)	Band D (% of Area)	Band E (% of Area)	Band F (% of Area)	Band G (% of Area)	Band H (% of Area)
2003	<b>19.52</b>	<b>22.14</b>	<b>19.65</b>	<b>14.91</b>	<b>14.36</b>	<b>6.20</b>	<b>2.92</b>	<b>0.30</b>
2004	<b>19.23</b>	<b>19.65</b>	<b>19.63</b>	<b>15.05</b>	<b>14.51</b>	<b>6.43</b>	<b>2.99</b>	<b>0.30</b>

(source Scottish Neighbourhood Statistics)

## Unemployment (DZ)

	Avoch	Killen		Avoch	Killen
October 2004			May 2005		7
November 2004	5		June 2005		
December 2004	7		July 2005		
January 2005	7		August 2005		
February 2005	8	5	September 2005		
March 2005			October 2005		
April 2005		7			

(source Scottish Neighbourhood Statistics)

Nb. There is no earlier data available

## Housing and Council Tax Benefit (2004) (DZ)

	HCTB aged 16-59	HCTB aged 60 plus	HCTB single claimants	Total Housing and Council Tax Benefit
<b>Avoch</b>	<b>50</b>	<b>40</b>	<b>80</b>	<b>90</b>
<b>Killen</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>

(source: Scottish Neighbourhood Statistics)

## Types of Employment (SZ)

	1991 %			2001 %		
	Avoch	Killen	Comb	Avoch	Killen	Comb
Agriculture/hunting/forestry	23.3%	100%	<b>61.7%</b>	6%	10.2%	<b>8.1%</b>
Mining/quarrying	2.3%	0%	<b>1.2%</b>	2%	0.8%	<b>1.4%</b>
Manufacturing	4.7%	0%	<b>2.4%</b>	8.7%	6.8%	<b>7.8%</b>
Electricity/gas/water supply	0%	0%	<b>0%</b>	0.4%	0%	<b>0.2%</b>
Construction	4.7%	0%	<b>2.4%</b>	10.5%	15.1%	<b>12.8%</b>
Transport/storage/communication	7%	0%	<b>3.5%</b>	6.2%	8%	<b>7.1%</b>
Financial	2.3%	0%	<b>1.2%</b>	1.4%	2.5%	<b>2%</b>
Fishing/fish farming	55.7%	0%	<b>27.9%</b>	5.3%	0%	<b>2.7%</b>
Wholesale/retail/motor vehicle repair				13.5%	9.9%	<b>11.7%</b>
Hotels/catering				3.9%	5.8%	<b>4.9%</b>
Real estate/renting/business				7.5%	6.8%	<b>7.2%</b>
Public administration/ defense				6.5%	6.8%	<b>6.7%</b>
Education				6.9%	9.7%	<b>8.3%</b>
Health/social work				15.2%	12.6%	<b>13.9%</b>
Other				6%	4.8%	<b>5.4%</b>

(source: 1991 & 2001 census)

## Main local landowners

Estate	Acreage	Owner
Rosehaugh & Kilcoy	5020	Broadland Properties Ltd.

(source: who owns Scotland)

## Other relevant information:

	Drive time (in minutes) to a Gp	Drive time (in minutes) to a Post Office	Drive time (in minutes) to a Petrol Station	Drive time (in minutes) to a Primary School	Drive time (in minutes) to a Supermarket
<b>Avoch</b>	<b>10</b>	<b>7.8</b>	<b>10.3</b>	<b>9.9</b>	<b>15</b>
<b>Killen</b>	<b>4.5</b>	<b>1.3</b>	<b>1.3</b>	<b>1.5</b>	<b>7.1</b>

(source: Scottish Neighbourhood Statistics)