

(DRAFT) REPORT ON A SURVEY (01/08/06)

OF

HOUSING NEEDS AND COMMUNITY VIEWS

IN

Stratherrick and Foyers

Community Council Area

BY HSCHT STAFF, Summer 2006

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STRATHERRICK AND FOYERS SURVEY: SUMMARY OF KEY FINDINGS

- Although the population (of 609) increased by 11% between 1991 and 2001 it has also aged considerably with a 58.8% increase in the 75+ age group and a 28.4% rise in the 45-74 age group.
- However, the Primary School roles are healthy and rising.
- Owner occupation is the predominant form of tenure (72.1% in 2001)
- The numbers of private rented houses declined greatly – (to 8.4% of total stock) between 1991 and 2001 but the numbers of 2nd and holiday homes have declined even more. (to 9.79% of total stock)
- Council waiting lists are high and relets are scarce (3 a year on average).
- 82 households out of 307 (26.7%) responded to the questionnaire survey
- 21 of them reported one or more housing needs in their household
- 47 households included a person aged over 60 and 35 of these were occupied exclusively by persons aged 60 or more
- Half of the 21 households with housing needs are interested in renting from a Housing Association and over half would prefer a low cost home ownership solution (especially RHOG houses and starter homes)
- In addition 14 households indicated that they had a family member who would be seriously interested in returning to live locally.
- The majority of respondents want to see affordable homes for young couples (53%) and families with children (46%)
- The great majority of those with needs would prefer to live in Gorthleck although the general view of all survey respondents was that a wide range of new and affordable housing options should be provided in all the main settlements (Errogie, Gorthleck, Foyers, Inverfarigaig and Whitebridge).
- Average prices for 3 bedroomed detached houses are now over £150,000 – way beyond the financial reach of most locals with housing needs.

1. KEY FINDINGS

1.1 Population and demographic trends (contextual)

Stratherick and Foyers (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	547	609			+11%
0-4	96	27	4.4%	5.4%	-5%
5-14		64	10.5%	12.9%	
15 - 24	200	40	6.6%	10.6%	-10.5%
25 - 44		139	22.8%	27.4%	
45 - 64	222	213	35%	27.1%	+28.4%
65 - 74		72	11.8%	9.3%	
75 +	34	54	8.9%	7.35	+58.8%

(source: 1991 & 2001 census)

- The census figures show the following trends:
 - An overall population increase
 - With a decrease in the number of children under 15
 - A decrease in the number of people in the 15-44 age group
 - A nearly 60% increase in the 75+ age group
 - An increase of over a quarter in the over 45-74 age group
 - Whilst the population has grown in the past 10 years it is in the older age groups and the number of children and young people is decreasing significantly (in line with National Trends) although local school rolls are set to increase).

1.2 School roll trends (contextual)

Primary School rolls

Date	Stratherrick Primary School		Foyers Primary School	
1975/76	11		35	
1976/77	9		36	
1977/78	47		34	
1978/79	36		33	
1979/80	44		29	
1980/81	31		25	
1981/82	37		22	
1982/83	33		16	
1983/84	31		18	
1984/85	31		17	
1985/86	38		13	
1986/87	30		14	
1987/88	30		16	
1988/89	30		17	
1989/90	30		14	
1990/91	39		15	
1991/92	35		13	
1992/93	33		17	
1993/94	31		16	
1994/95	25		19	
1995/96	29		17	
1996/97	38		16	
1997/98	27		12	
1998/99	33		13	
1999/00	33		15	
2000/01	32		13	
2001/02	32		11	
2002/03	29		11	
2003/04	28		12	
2004/05	29		14	
2005/06	29		20	
2006/07	Projected	33	Projected	24
2007/08	Projected	36	Projected	24
2008/09	Projected	39	Projected	26
2009/10	Projected	43	Projected	29
2010/11	Projected	42	Projected	30
2011/12	Projected	43	Projected	29

(source: The Highland Council)

- The Primary School rolls in both the local schools are fairly static, but with predictions of an increased number of attending children in the next 5 years.

1.3 Housing stock, tenure and occupancy trends (contextual)

Stratherrick and Foyers Resident households and tenure trends (SZ)

Households	1991		2001		Trend:
	Number	%	Number	%	Increase /decrease %
Total number	237		279		+17.7%
Owner-occupied	163	68.8%	201	72.1%	23.3%
Private rented	49	20.7%	31	8.4%	-36.7%
The Highland Council	21	8.9%	17	6.5%	-19%
Housing Association	4	1.7%	12	12%	+300%
Living rent free			18	6.1%	

(source: 1991 & 2001 census)

- The census figures show the following trends in the 10 year period 1991 – 2001:
 - A large decrease in the number of privately rented houses.
 - A decrease in the number of Council rented houses.
 - A Significant increase in the number of Housing Association houses.
 - A large increase in the number of owner occupied houses, by nearly a quarter.
 - The average household size in Stratherrick and Foyers (2.2 at the time of the 2001 census) has remain static since the 1991 census (2.3)
- The latest figures available from the Highland Council show that, of the total Highland Council Stock in 1991 18 (72%) have been sold under the right to buy
- Albyn Housing has no rented houses in Gorthleck although they have 11 properties in Foyers.

1.4 Non effective housing stock trends (contextual)

Vacant / Second / Holiday Home Housing Stock(SZ)

	Stratherrick and Foyers 1991 %	Highland 1991 %	Stratherrick and Foyers 2001 %	Highland 2001 %	Stratherrick and Foyers Trend Increase / decrease % 1991 - 2001
Vacant Homes	NA	NA	9.3%	4%	NA
Second / Holiday Home	28%	7.2%	9.7%	6.2%	NA

(source: 1991 & 2001 censuses)

- The census figures show that:
 - The number of second / holiday homes in Stratherrick and Foyers has reduced greatly since 1991 although it is still above the Highland average.
 - The number of vacant homes in Stratherrick and Foyers is more than double the Highland average.

1.5 Housing market trends (contextual)

Source	Average price (2005)
Local estate agents	£150,000
Nethouseprices (internet site) (Land Registry)	£175,000

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 statistic)

1.6 Questionnaire response rate

Number distributed	Number returned	% return rate
307	82	26.7%

1.7 Household details (questionnaire results)

- *47 (57.3%) households out of the 82 included a person (s) over the age of 60*

1.8 Single person households (questionnaire results)

- 26 (31.7%) single person households returned completed questionnaires, including:
 - *16 (61.5%) of which were aged over 60*

1.9 Households with children (questionnaire results)

- 5 (6%) of the responding households had one or more children under the age of 15

1.10 Owner occupied households (questionnaire results)

- The majority (84%) of responding households own the homes they live in.

1.11 Specific general housing needs (questionnaire results)

- **21 (25.6%)** respondents indicated that there were housing needs in their Household of which the main needs were as follows:
 - Young adults seeking independent accommodation (7 households) – 7 young adults
 - Hoping to buy or build but can't afford to (9)

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

	<i>Yes</i>	<i>Perhaps</i>	<i>No</i>
<i>Council Housing</i>	3	4	3
<i>Housing Association rented</i>	10	1	0
<i>Private rented</i>	6	0	4
<i>Sub – Total rented respondents</i>	13		
<i>RHOG to build or buy</i>	14	1	0
<i>HSCHT plot plus RHOG</i>	2	5	2
<i>Shared Equity</i>	7	0	0
<i>Starter Home</i>	7	5	0
<i>Crofter housing grant</i>	2	2	3
<i>Open market house / plot</i>	1	2	4
<i>Sub –Total Home Ownership respondents</i>	19		

- The figures suggest that there is demand for both rented and home ownership options to meet the identified housing needs but also that:
 - The most favoured route to home ownership is a property built / purchased with the aid of a RHOG
 - There is a strong demand for Housing Association rented accommodation
 - The most favoured location by those respondents with needs for new, affordable housing is in the Gorthleck area.

1.13 Demand for council housing (contextual)

Area	Housing stock	Waiting List (1 st preference)	Sold to 2003 (right to buy)		Re-lets each year		
			No.s	%	2002/3	2003/4	2004/5
Loch Ness South	10	56	18	72%	3	2	4

(Source: The Highland Council)

- There is a much greater demand for Council housing than the current relets provide for (19 for each scarce vacancy which occurs).

1.14 Potential returners (questionnaire results)

- 14 (17.1%) 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:

1.15 All views on affordable housing (questionnaire results)

- Of the 82 respondents to the questionnaire, 72 (91.5%) 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
62 (58.5%)	14 (17.1%)	12 (14.6%)30

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

Housing type	Yes	Perhaps	No
Housing Association rented	30	8	5
Private rented	9	10	13
RHOG assisted houses	27	7	3
Locally affordable house plots from HSCHT	25	9	4
Shared ownership/equity	16	10	5
Affordable starter homes	31	8	3
Crofter grant assisted houses	9	11	3
Other	3		
Total number of respondents			63

- Comparison of these general views of all respondents with the preferred options (see 1.12) of those who have housing needs shows that starter homes Gorthleck find greater general favour than they do from those with needs.

“Where should any new housing options be located? “

<u>Where should the houses be located?</u>						
	HA rented	RHOG plots HSCHT	RHOG	Shared ownership	Starter Homes	Crofter
Gorthleck	30	22	18	15	30	11
Foyers	24	16	17	18	29	7
Inverfarigaig	15	10	8	6	12	4
Whitebridge	15	12	12	9	15	9
Errogie	12	11	9	7	17	8
Other area or specific site (please specify)						

- The most popular area for new affordable rented housing was Gorthleck, although it is clear that there is a widespread view that new affordable housing options should be provided in the main settlements in the Community Council Area.

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

<u>Who should new affordable housing be for?</u>	Yes	Perhaps	No
Young Couples	38	4	5
Families with children	44	6	4
Single people	26	7	6
Older person households	34	9	4
Other	2		
Total number of respondents			59

- 74.5% of all those who responded to this question would like to see new affordable housing in Stratherrick going to families with children, although a clear majority would also like to see houses provided for young couples, young people and older people.

1.16 Repairs and Improvements (questionnaire results)

- 29 of the total 82 respondents reported that they had a repair or improvement need – and the figures suggest that there might be a related and under fuel poverty problem for some occupants of older houses
 - 15 of whom reported a problem with leaking or draughty windows

1.17 Written comments (questionnaire results)

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

Affordable Housing for local needs required (26)
 Infrastructure concerns (14)
 Housing and Planning policies (5)
 Location of new housing (5)
 Miscellaneous (5)

2. HSCHT HOUSING QUESTIONNAIRE
SURVEY (2006)
RESULTS OF
THE PERMANENTLY RESIDENT HOUSEHOLDS
OF
Stratherrick and Foyers



Response rate to questionnaire

Number distributed – 307

Number completed returns – 82 (26.7 %)

2.1 Household Details

Q Can you please give details below of all the people in your household who live with you in your house?

- *47 (57.3%) households out of the 82 included a person (s) over the age of 60*
- *35(42.77%)households were made up exclusively of persons 60 or over*
- *There were 26 (31.7%) single households.*
- *16 (61.5%)of which were aged over 60*
- *5 (6.09%) of the respondents had households with one or more children under the age of 15*

2.2 About your home

Tenure

Occupancy		Lease Type	
Owner/occupier	69	Long term secure	2
Renting privately	4	Short Assured	1
Renting from Housing Association	2	Seasonal let	
Renting from Council	1	No written agreement	
Tied housing	4	Other	1
Other	2		

- 73 (89%) of the resident households were living in privately owned housing – mostly owner occupied 69(84%) the rest privately rented

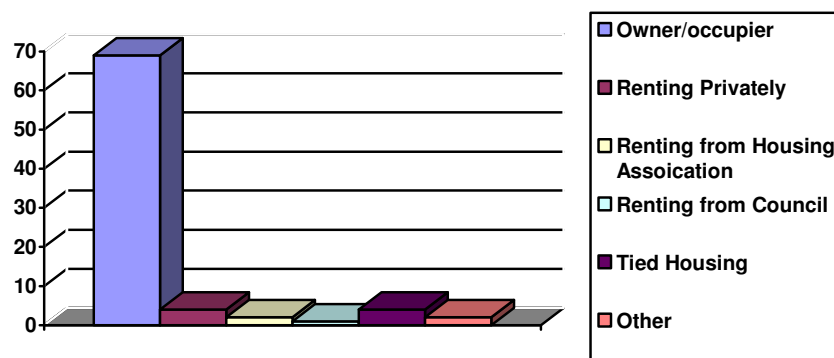


Figure 1 Occupancy Tenure

2.3 Your household's housing needs

Q a If anyone in your household has a housing need, please tick each reason and put in the numbers of household members affected alongside.

In some cases more than one reason was stated by the respondent e.g. living in short-term accommodation and in overcrowded accommodation. Additionally, not all respondents stated how many people are affected by housing need

Need	Numbers answering qu.	Number of people indicated
Living in a caravan	2	2
Likely to become homeless in the near future	2	5
Living in short-term accommodation	1	2
Living in tied housing	4	14
Overcrowding/need a larger house	1	2
Smaller house required	2	2
Young adults in house seeking independent housing	7	7
Personal relationship breakdown (separate housing need)	1	
Hoping to buy/build but can't afford to	9	23
Can't afford rent or mortgage payments	4	6
House is too expensive to heat properly	5	13
House needs repairs/improvements	7	12
Disabled adaptations needed	1	
Adaptations not feasible – new house required	0	
Total number in Housing Need		21

A total of 21 (25.6%) respondents clearly indicated that one or more people in their household had a housing need

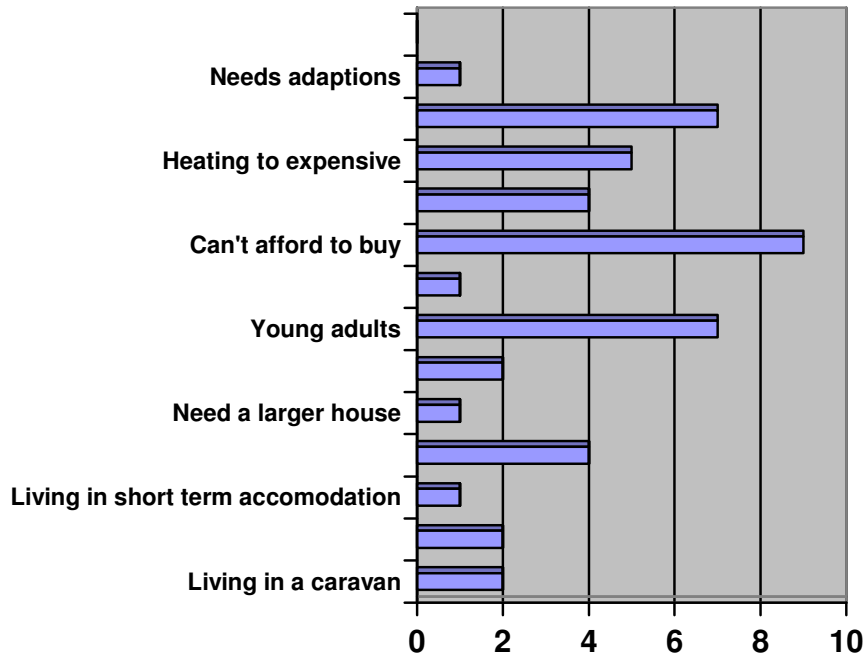


Figure 2 Housing Needs

- Q 3b How quickly do you / the person(s) you have identified need to find more suitable housing in the Community?

Timing	Numbers
Urgently	7
With 1 -2 years	6
Not for 2 + years	2

2.4 Repairs, Improvements and Adaptations to your home

Repairs and improvements

- Q a) If your home needs some general repairs or improvements, then please tick the problem area(s) as appropriate and give details if you wish.

<u>Problem Area</u>	<u>Numbers identified</u>
Serious dampness / condensation	5
Inadequate heating of the house	12
Inadequate insulation	11
Inadequate ventilation	2
Inadequate water heating	2
Inadequate electrical wiring (over 30 years old)	4
Private Water supply problems	4
Sewage problems	6
Leaking or draughty windows	15
No, or inadequate smoke detectors	3
Other	5
Total	73
Total Number of households	29

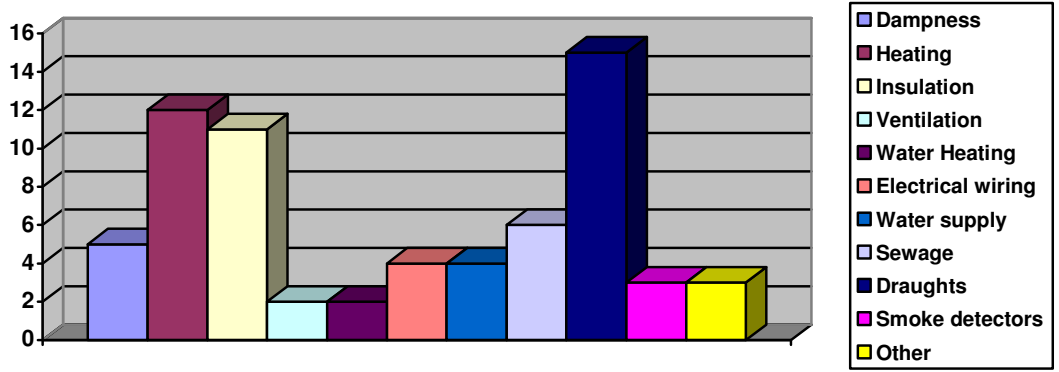


Figure 3 - Repairs and Improvement needs

- b) Whereabouts in the Stratherrick area do you think the person(s) with housing needs would prefer to be located?

<u>Location</u>	<u>Numbers identified</u>
Gorthleck	16
Foyers	4
Inverfarigaig	1
Errogie	1
Elsewhere	2
Whitebridge	1

New and affordable housing options

4c Housing Options

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

<u>Rented options</u>	Yes	Perhaps	No
Council Housing	3	4	3
Housing Association	10	1	0
Private	6	0	4
Total number of respondents			13

<u>Home Ownership Options</u>	Yes	Perhaps	No
RHOG grant to buy or build house	14	1	0
Affordable service plot, with HSCHT buy-back conditions	2	5	2
Shared ownership/equity with local housing association	7	0	0
Affordable starter home built by private developer	7	5	0
Crofter grant assisted house	2	2	3
Open market house or plot	1	2	4
Total number of respondents			19

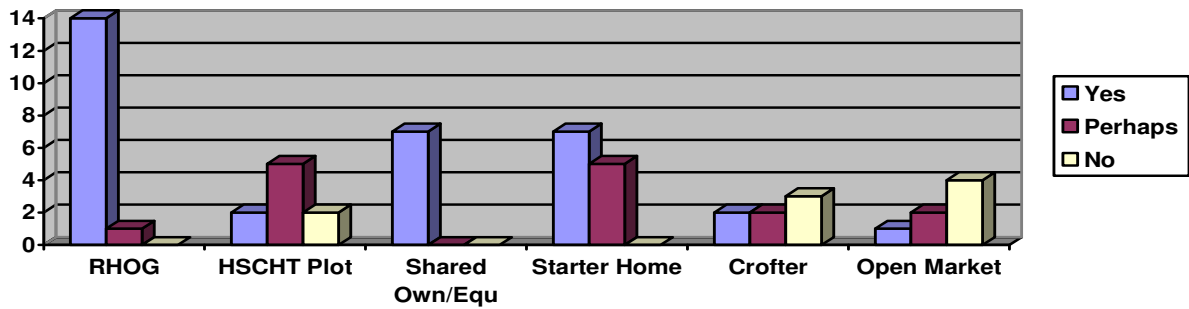


Figure 4 Home Ownership options

- *There is stronger preference for homeownership options, with an emphasis on the building a home using a RHOG.*

2.5 Potential returners to the Community

Is any former member of your household (e.g. a family member who has moved away) seriously interested in returning to live in locally if they could find a suitable, affordable house in the community ?

14 (17.1%) respondents indicated that they had a family member who would return to Stratherrick and Foyers if appropriate affordable housing was available.

2.6 Your Views on any new affordable housing options

- a) Do you think the community would benefit from some more affordable housing opportunities being made available for local people?

All individuals - whether they had a housing need or not were asked this question.

74 (90.24%) households (out of the 82 returning questionnaires) responded although it is obvious from responses to the next question that the great majority of the respondents would like to see the provision of housing which would be beneficial to the community.

- 48 (58.5%) respondents said 'yes' to new affordable homes
- 14 (17.1%) respondents said 'perhaps' to new affordable homes
- 12 (14.6%) respondents said 'no' to new affordable homes

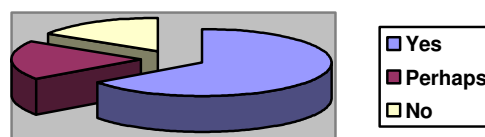


Figure 5 Affordable housing

- b) What kind of additional affordable housing options would you like to see provided locally? (See Section 5 for further information on the options).

Please note that in some cases more than one option/preference was of interest to the respondent

Please note that in some cases more than one type of housing provision was considered beneficial to the community

Housing type	Yes	Perhaps	No
Housing Association rented	30	8	5
Private rented	9	10	13
RHOG assisted houses	27	7	3
Locally affordable house plots from HSCHT	25	9	4
Shared ownership/equity	16	10	5
Affordable starter homes	31	8	3
Crofter grant assisted houses	9	11	3
Other	3		
Total number of respondents			63

- There were 63 (76.8%) respondents who were happy to either rent or own property
- 13 (15.9%) households with people over 60 years old have a new affordable housing need
- 3 (3.7%) households living in privately rented accommodation have a new affordable housing need

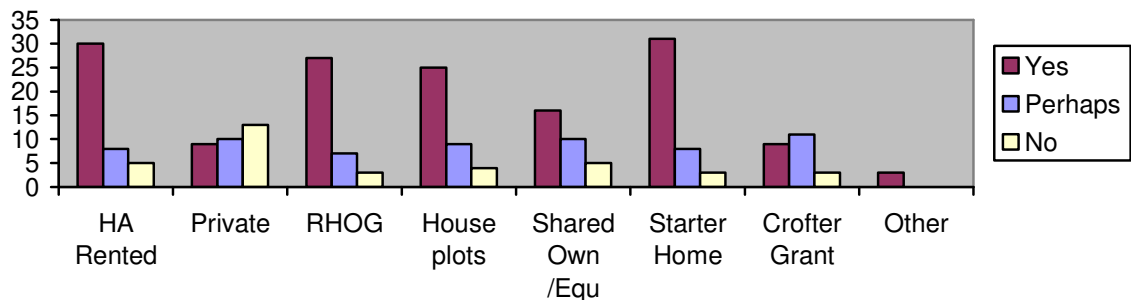


Figure 6 Types of affordable housing options

c) Where would you like to see any new affordable housing options located?

<u>Where should the houses be located?</u>						
	HA rented	RHOG plots HSCHT	RHOG	Shared ownership	Starter Homes	Crofter
Gorthleck	30	22	18	15	30	11
Foyers	24	16	17	18	29	7
Inverfarigaig	15	10	8	6	12	4
Whitebridge	15	12	12	9	15	9
Errogie	12	11	9	7	17	8
Other area or specific site (please specify)						0

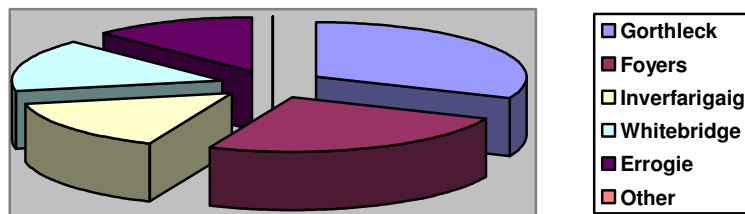


Figure 7 Location of rented affordable housing

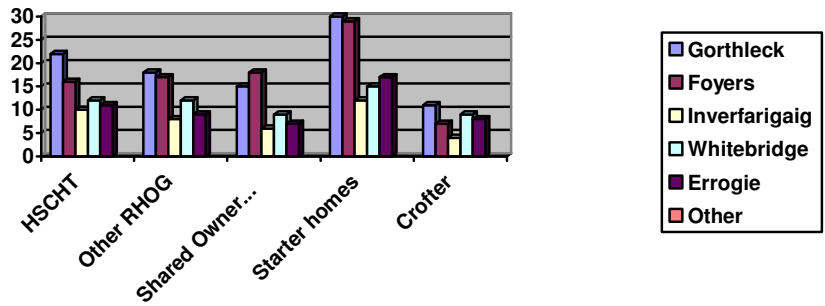


Figure 8 - Location of ownership affordable housing

- Of the 82 respondents who responded to the questionnaire, 48 58.5% indicated that the provision of new and affordable rented and / or low cost home ownership options would be beneficial to the community.

d) In your view, which groups of people should any new affordable housing opportunities being provided in the Stratherrick and Foyers area be aimed at helping?

<u>Who should new affordable housing be for?</u>	Yes	Perhaps	No
Young couples	38	4	5
Families with children	44	6	4
Single people	26	7	6
Older person households	34	9	4
Other	2		
Total number of respondents	59		

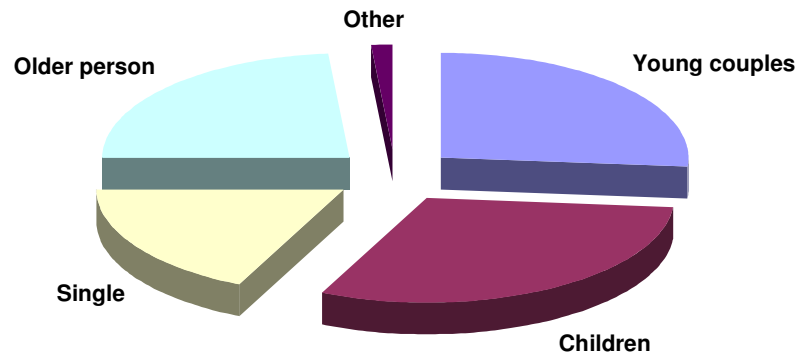


Figure 9 Groups of People

2.7 Other Comments offered in this section

- e) If you have any other comments on any other housing-related issues affecting your community, please use the space below (or another sheet of paper if you wish).

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.

Affordable Housing for local needs required (26)

Additional housing provision would change the character to this community

I do think it would be a great shame to overload this essentially rural area with many more houses it is not a very suitable area for young people without transport, although a local bus service is good - it is much better for the rather older folk who can enjoy the peace and quiet here.

Housing for the communities should be specifically for families and individuals from the communities and not for overspill from the city as has happened in the past.

Also the people selected for housing should be screened carefully to prevent criminal and undesirable elements getting in to good housing areas.

I moved to this area because of low housing density and rural nature of the community.

I live with my family in a very old property rented from Highland Council, now in near derelict condition. (One chimney is in a dangerous condition and part of the exterior has been fenced off for the last 18 months, though repairs have not been carried out). The house is very badly insulated and is extortionately expensive to heat - yet the council fail to do anything more than periodic emergency repairs (eg burst water tank). It seems to me that Highland Council has a responsibility (so far avoided) to issue a policy statement about this house - not to mention the many others in similar condition in the Highland area - as their intransigent stance in contributing to housing need and excessive energy consumption.

Many young people and couples would like to live and offer something to the community. However private rent combined with fuel costs force many to leave.

Rural areas do need more housing to retain local people but should not become scattered suburbs.

No member of the community (existing or future) should be excluded from opportunities for affordable housing.

Please ensure that any housing within the categories listed in Section 6c does not fall into the hands of pensioners wanting a holiday home or who have the financial means to purchase a home of their own on the open market.

One is continually hearing of persons from south of the border purchasing in the Highlands and Islands area to the detriment of locals.

Preference should be given to people who live in tied accommodation and have reached retirement age, and are therefore immediately homeless despite being on housing lists for a long period

People retiring from estate work who have lived in tied housing are in need of affordable homes either low cost to buy or to rent

There should be more emphasis on improving existing housing stock with better grants than trying to move housing needers out of existing homes

Any new affordable homes would be an improvement

New housing needs to be energy efficient.

Priority should be given to those residing in the community

All members of the community have equal value and should therefore have equal opportunities

We are very fortunate to live in an area where people care about each other. The needs of the majority are very well met young and old- particularly the old! If it were decided to build low cost housing who would guarantee that local people would benefit

New housing should be tied to locals (greater than 5 years connection to the area) the houses should be put in existing villages to make cost effective use of services (schools, buses, sewage etc

We believe that any housing in this rural area be solely for those working in this area.

Such housing should be restricted to people who prefer to live locally and don't need to travel to work.

As we do not see many job opportunities in this area at the moment, we see no reason to increase the housing in this area.

There is a desperate need for affordable housing for relatives of local people as private housing for sell goes for way above local bids.

I would be very concerned that any affordable options would not benefit locals but would be allocated to incomers.

Sheltered housing for elderly locals Development must be small scale ie max 8 / 10 houses max

Servicing and infrastructure concerns(14)

Do not hope water shortage is not going to prevent affordable homes going ahead.

Already the road past my house is becoming very busy as there are now at least 16 or more new houses in this small area of Whitebridge.

Adequacy of water supply during serve droughts would have to be checked before embarking on any large scale development eg summer of 1955.

It is not environmentally sound to have people living here and commuting to Inverness every day.

This is a peaceful rural community. In the last few years 16 new houses have been built just around the Killin Road which has meant that the Killian Road traffic has increased enormously, the area could be spoilt soon and loose its character

The roads in the Foyers/ Stratherick/Strathnairn area should be upgraded to double track before any new house building is undertaken, particularly Whitebridge - Dores (B862) Coulanour Junction, A9 near Daviot (B851) and Foyers - Dorers (B852) The majority of people buying or building houses in the area re commuting to Inverness as there are few jobs locally, and the single track roads can not cope with any further increase in traffic.

New housing needs to be aesthetically pleasing and of appropriate style to fit this beautiful area

More frequent bus services would have to be provided to meet the demands of an increasing population in the area, the present bus services are timed mainly for schools.

There are no facilities for teenage children in Gorthleck - such families are better housed in Inverness.

For older people living in Gorthleck there is no public transport to the medical centre.

Working households are dependant on car transport - this raises 2 issues 1. How much more traffic can the single track roads handle? 2. Environmental effects on increased commuting large high density housing schemes will completely change the character of the area.

We are completely against widening the road as increased through traffic would ruin the place.

Before any additional housing is even considered all roads in the area should be repaired and brought up to their former safe standards.

Can the water supply support more housing? More local facilities would be needed before extra houses are built.

General Housing & Planning Policies (5)

In such a rural area Scottish vernacular style homes /cottages enhance their surroundings but modern style sub-urban kit bungalows look out of place

Please consider the building of houses with the Highland Housing already existing which make the old Highland very attractive.

Concerned new housing could be blot landscape

We would also be interested in public demonstrations of quality, low cost and eco build Pollution from septic tank failure, contaminating local private water supplies

Some houses which have been erected look like pigeons ducket Keep Highland as they were

Location of new housing (5)

There is ground on the Trust / Albyn site(s) at South Muirnich.

Houses scattered along main roads, occupied by commuters are not a good idea. The roads are getting far too busy.

Houses should be sited in existing communities or clusters, not blocks of new builds disconnected from existing houses.

New housing needs to be scattered throughout Stratherrick with large gardens and not clustered in key blocks

Foyers is the only suitable place - no facilities in either Gorthleck or Errogie

Other misc comments (5)

Stratherrick is a very special place. I do feel that the sale of de crofted land is the cause of the trouble and is making the previous owners very large sums of money - people do not speak out!

We have a concern regarding our elderly neighbour whose old property is becoming difficult to maintain and heat. Are there grants /loans/ assistance in renovating old properties to a standard whereby older residents lives are made easier?

In the country side tree and shrub planting around new builds help them to integrate them into the environment.

I found this quote confusing. Section 4b and 4c seem to relate more to section 3 than to "repairs and Improvements etc" 6c - Each of these areas would probably benefit from a few affordable houses, but too many in and location could be overwhelming and change the identity of the existing community.

I am fortunate not to have any problems relating to accommodation, but I am delighted to see local communities having the opportunity to put their views. I hope you get a good response and that the planners take notice of the results.

3. CONTEXTUAL INFORMATION RE **AFFORDABLE HOUSING REQUIREMENTS IN** **STRATHERRICK AND FOYERS–2006**

The contextual information for Stratherrick and Foyers Community Council area has been gathered using only set of data mapping.

1. Settlement Zones (SZ) - the Stratherrick and Foyers area encompasses the two settlement zone areas: Stratherrick and Foyers
2. Data Zones (DZ) – the Stratherrick and Foyers area encompasses the area: Loch Ness East

3.1 Population and Demographic trends

Stratherrick and Foyers

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	547	609			+11%
0-4	96	27	4.4%	5.4%	-5%
5-14		64	10.5%	12.9%	
15 – 24	200	40	6.6%	10.6%	-10.5%
25 – 44		139	22.8%	27.4%	
45 – 64	222	213	35%	27.1%	+28.4%
65 - 74		72	11.8%	9.3%	
75 +	34	54	8.9%	7.35	+58.8%

(source: 1991 & 2001 census)

Population	1991	2001
Highland	204,004	208,914

(source: 1991 & 2001 census)

3.2 School rolls

Date	Stratherrick Primary School		Foyers Primary School	
1975/76	11		35	
1976/77	9		36	
1977/78	47		34	
1978/79	36		33	
1979/80	44		29	
1980/81	31		25	
1981/82	37		22	
1982/83	33		16	
1983/84	31		18	
1984/85	31		17	
1985/86	38		13	
1986/87	30		14	
1987/88	30		16	
1988/89	30		17	
1989/90	30		14	
1990/91	39		15	
1991/92	35		13	
1992/93	33		17	
1993/94	31		16	
1994/95	25		19	
1995/96	29		17	
1996/97	38		16	
1997/98	27		12	
1998/99	33		13	
1999/00	33		15	
2000/01	32		13	
2001/02	32		11	
2002/03	29		11	
2003/04	28		12	
2004/05	29		14	
2005/06	29		20	
2006/07	Projected	33	Projected	24
2007/08	Projected	36	Projected	24
2008/09	Projected	39	Projected	26
2009/10	Projected	43	Projected	29
2010/11	Projected	42	Projected	30
2011/12	Projected	43	Projected	29

(source: The Highland Council)

3.3 Stratherrick and Foyers Resident households and tenure trends

Households	1991		2001		Trend:
	Number	%	Number	%	Increase /decrease %
Total number	237		279		+17.7%
Owner-occupied	163	68.8%	201	72.1%	23.3%
Private rented	49	20.7%	31	8.4%	-36.7%
The Highland Council	21	8.9%	17	6.5%	-19%
Housing Association	4	1.7%	12	12%	+200%
Living rent free			18	6.1%	

(source: 1991 & 2001 census)

Vacant / Second /Holiday Home Housing Stock(SZ)

	Stratherrick and Foyers 1991 %	Highland 1991 %	Stratherrick and Foyers 2001 %	Highland 2001 %	Stratherrick and Foyers Trend Increase / decrease % 1991 – 2001
Vacant Homes	NA	NA	9.3%	4%	NA
Second / Holiday Home	28%	7.2%	9.7%	6.2%	

(source: 1991 & 2001 censuses)

3.4 The Highland Council Housing Stock (SZ)

Area	Housing stock (2005)	Waiting List (1 st preference)	Sold to 2003 (right to buy)		Re-lets each year		
			No.s	%	2002/3	2003/4	2004/5
Loch Ness South	10	56	18	72%	3	2	4

(Source: The Highland Council)

The Stratherrick and Foyers tenants do not have the right-to-buy

3.5 Housing Association Stock (SZ)

Area	Rented	Shared Ownership	Waiting list	Re-lets each year		
				2002	2003	2004
Foyers (please note no house in Stratherrick)	11		1-bed: 27 2-bed: 70 3-bed: 14 4-bed: 6	1	4	1

(Source: Albyn Housing Society)

3.6 House prices in Stratherrick and Foyers as of February 2006

Based on recent sales in Stratherrick and Foyers a 3 bedroomed detached house will cost £150,000

Based on average prices in 2005 a standard house plot in Stratherrick and Foyers sold for £40,000

There are unserviced plots for sale in Foyers currently priced at offers over £75,000 for just over half an acre.

Source	Average price (2005)
Local estate agents	£150,000
Nethouseprices (internet site) (Land Registry)	£175,000

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)

3.7 Types of Employment (SZ)

	1991 %	2001 %
Agriculture/hunting/forestry	45%	5.6%
Mining/quarrying	0%	0.1%
Manufacturing	0%	6.3%
Electricity/gas/water supply	0%	0.5%
Construction	0*	9.7%
Transport/storage/communication	30%	11.6%
Financial	0%	0.1%
Fishing/fish farming		11.8%
Wholesale/retail/motor vehicle repair		6.3%
Hotels/catering		21.8%
Real estate/renting/business	25%	5.7%
Public administration/ defense		1.7%
Education		7.8%
Health/social work		7.1%
Other		4%

(source: 1991 & 2001 census)

3.8 Main local landowners

Estate	Acreage	Owner
Stratherrick and Foyers Estate 2	1997	The MacMillan/Becher No. 1 Trust
Stratherrick and Foyers Estate 3	8546	Amphill Investments Ltd
Kinloid	1361	Alastair, Mary & Dugald Gillies
Ardnish	3663	Stella MS Sandeman

(source: who owns Scotland)