

(DRAFT) REPORT ON A SURVEY (27/07/06)

OF

HOUSING NEEDS, CONDITION AND VIEWS

IN

Arisaig

Community Council Area

BY HSCHT STAFF, Spring 2006

TABLE OF CONTENTS

Arisaig survey: Summary of key findings	3
1. KEY FINDINGS	4
1.1 Population and demographic trends (contextual)	4
1.2 School roll trends (contextual)	5
1.3 Housing stock, tenure and occupancy trends (contextual)	6
1.4 Non effective housing stock trends (contextual)	7
1.5 Housing market Trends (contextual)	7
1.6 Questionnaire response rate	7
1.7 Household details (questionnaire results)	7
1.8 Single person households (questionnaire results)	7
1.9 Households with children (questionnaire results)	8
1.10 Owner occupied households (questionnaire results)	8
1.11 Specific general housing needs (questionnaire results)	8
1.12 Housing options preferred by those with needs (questionnaire results)	9
1.13 Demand for council housing (contextual)	10
1.14 Potential returners (questionnaire results)	10
1.15 All views on affordable housing (questionnaire results)	10
1.16 Written comments (questionnaire results)	13
2. HSCHT HOUSING QUESTIONNAIRE	14
Response rate to questionnaire	14
2.1 HOUSEHOLD DETAILS	14
2.2 ABOUT YOUR HOME	15
2.3 YOUR HOUSEHOLD'S HOUSING NEEDS	16
2.4 HOUSING OPTIONS PREFERRED BY THOSE WITH HOUSING NEEDS	18
2.5 POTENTIAL RETURNERS TO THE COMMUNITY	19
2.6 YOUR VIEWS ON ANY NEW AFFORDABLE HOUSING OPTIONS	20
2.7 GENERAL COMMENTS	24
3. CONTEXTUAL INFORMATION	28
3.1 Population and Demographic trends	28
3.2 School rolls	29
3.3 Arisaig Resident households and tenure trends	29
3.4 Vacant / Second /Holiday Home Housing Stock(SZ)	30
3.5 The Highland Council Housing Stock (SZ)	30
3.6 Housing Association Stock (SZ)	30
3.7 House prices in Arisaig as of February 2006	30
3.8 Comparator Number of house sales and prices for Highland Region	31
3.9 Types of Employment (SZ)	31
3.10 Main local landowners	31

ARISAIG SURVEY: SUMMARY OF KEY FINDINGS

- The population (of 442) declined by 4.5% between 1991 and 2001 but increased by the same margin in the 45-75 age groups
- The primary school roll has fallen a little in recent years
- Owner Occupation has been rising steadily (to 56% in 2001)
- There has been a dramatic decline (49%) in the number of private rented and council houses available in Arisaig, even with the 20 new Housing Association houses the overall number has fallen by 40%. The waiting list is long (29) and relets are scarce (1 or 2 a year)
- 1 in 5 houses is a holiday, 2nd or vacant home.
- The average price of a 3 bed roomed detached house (£175,000 in 2005) is far beyond the reach of local people.
- 72 households, out of 162 (44.4%) responded to the questionnaire survey
- Nearly half (35) of the households included a person aged over 670, most of whom (25) were occupied exclusively by persons aged 60+.
- 20 of them reported one or more housing needs in their household.
- Half of the 20 households with needs are interested in renting from the housing Association and half in a low cost home ownership solution – particularly getting an affordable house plot and a Rural Home Ownership Grant
- 15 households indicated that they had a family member who would be seriously interested in returning to live locally, if suitable affordable housing was available
- The great majority of respondents want to see affordable homes provided to meet the needs of everyone with a local/workplace or family connection, especially younger people.
- The overwhelming majority of respondents (including those with expressed needs) would like to see any new affordable housing located within the village or on it's immediate outskirts.

1. 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	463	442			-4.5%
0-4	92	25	5.7%	5.4%	+3.3%
5-14		70	16%	12.9%	
15 – 24	175	43	9.8%	10.6%	-12%
25 – 44		111	25.2%	27.4%	
45 – 64	153	115	25.7%	27.1%	+4.6%
65 - 74		45	10.1%	9.3%	
75 +	43	33	7.5%	7.35	-23.3%

(source: 1991 & 2001 census)

- The census figures show the following trends:
 - An overall population decrease
 - But with a small increase in the numbers of children in the 0-14 age group and also those in the 45 -74 age group

1.2 School roll trends (contextual)

School rolls

Date	Arisaig Primary School	
1975/76	40	
1976/77	35	
1977/78	30	
1978/79	29	
1979/80	30	
1980/81	31	
1981/82	24	
1982/83	19	
1983/84	24	
1984/85	25	
1985/86	26	
1986/87	46	
1987/88	40	
1988/89	44	
1989/90	40	
1990/91	34	
1991/92	34	
1992/93	39	
1993/94	35	
1994/95	42	
1995/96	38	
1996/97	39	
1997/98	41	
1998/99	36	
1999/00	40	
2000/01	44	
2001/02	42	
2002/03	45	
2003/04	36	
2004/05	34	
2005/06	38	
2006/07	Projected	36
2007/08	Projected	36
2008/09	Projected	37
2009/10	Projected	31
2010/11	Projected	37
2011/12	Projected	38

(source: The Highland Council)

- The Primary School roll figures shows a steady number over the past 20 years, peaking in the late eighties and from 2000 – 2003.

1.3 Housing stock, tenure and occupancy trends (contextual)

Arisaig Resident households and tenure trends

Households	1991		2001		Trend: Increase /decrease %
	Number	%	Number	%	
Total number	184		188		+2.2%
Owner-occupied	86	46.7%	106	56.4%	+23.3%
Private rented	65	35.3%	26	14%	-60%
The Highland Council	33	17.9%	24	12.7%	-27.3%
Housing Association	0	0	20	10.7%	
Living rent free	NA		12	6.2%	

(source: 1991 & 2001 census)

- The census figures in the ten year period 1991 – 2001 show the following trends:
 - A large decrease (-27.3%) in the number of Council rented houses.
 - An even bigger decrease in privately rented houses over the same 10 year period
 - A large increase in the number of owner occupied houses, by nearly a quarter.
 - The average household size in Arisaig (2.3 at the time of the 2001 census) has dropped slightly since the 1991 census (2.5)
- The latest figures available from the Highland Council show that almost two thirds of council houses have been sold and that 13 are left. There is 1 re-let a year on average.
- Lochaber Housing Association have 16 rented houses in Arisaig, and 2 in Beasdale with 1 – 2 re-lets per year.

1.4 Non effective housing stock trends (contextual)

Vacant / Second / Holiday Home Housing Stock(SZ)

	Arisaig 1991 %	Highland 1991 %	Arisaig 2001 %	Highland 2001 %	Arisaig Trend Increase / decrease % 1991 – 2001
Vacant Homes	NA	NA	6.7%	4%	NA
Second / Holiday Home	18.9%	7.2%	13.7%	6.2%	-5.2%¹

- *(source: 1991 & 2001 censuses* The census figures show that:
 - Arisaig has a much higher level of Second / Holiday homes than the Highland average (7.5% higher)
 - The number of second / holiday homes in Arisaig has reduced By a third since 1991.
 - The number of vacant homes in Arisaig is comparable with 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

1.6 Questionnaire response rate

Number distributed	Number returned	% return rate
162	72	44.4

1.7 Household details (questionnaire results)

- 35 (48.6%) of the responding households included a member aged 60 or over including:

1.8 Single person households (questionnaire results)

- 16 (22.2%) single person households returned completed questionnaires, including:
 - 11 (15.3%) of which were aged over 60

¹ Randal Coyne has noted that based on 2006 figures the figure remains static to the 1991 levels and there is no decrease.

1.9 Households with children (questionnaire results)

- Under 10% (7.8%) of responding households had one or more children under the age of 15

1.10 Owner occupied households (questionnaire results)

- The majority (62.5%) of responding households own the homes they live in.

1.11 Specific general housing needs (questionnaire results)

- 20 respondents indicated that there were housing needs in their household of which the most commonly expressed needs were as follows:
 - Hoping to buy but can't afford to (9)
 - Young adults seeking independent accommodation (8)
 - Bigger house required (5)

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

	Yes	Perhaps	No
<i>Council Housing</i>	6	1	1
<i>Housing Association rented</i>	6	4	1
<i>Private rented</i>	4	0	1
<i>Sub – Total rented respondents</i>	13		
<i>RHOG to build or buy</i>	8	2	1
<i>HSCHT plot plus RHOG</i>	8	1	2
<i>Shared Equity</i>	4	4	2
<i>Starter Home</i>	3	4	1
<i>Crofter housing grant</i>	4	0	1
<i>Open market house / plot</i>	4	0	1
<i>Sub –Total Home Ownership respondents</i>	13		

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

1.13 Demand for council housing (contextual)

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
Arisaig	13	29	23	63.9%	1	0	1

(Source: The Highland Council)

- There is a much greater demand for Council housing than the current relets provide for.

1.14 Potential returners (questionnaire results)

- 15 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 72 respondents to the questionnaire, 71 (98.6%) 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 (86.9%)	7 (9.7%)	2 (3.1%)

- 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	49	6	0
Private rented	9	7	9
RHOG assisted houses	30	6	2
Locally affordable house plots from HSCHT	41	5	1
Shared ownership/equity	16	8	4
Affordable starter homes	38	9	2
Crofter grant assisted houses	18	9	4
Other			1
Total number of respondents			64(88.9%)

- 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? “

<u>Where should the houses be located?</u>						
	HA rented	RHOG plots HSCHT	RHOG	Shared ownership	Starter Homes	Crofter
In Arisaig Village	34	14	11	13	23	7
Within 1 mile of the village	26	28	26	14	33	11
Back of Keppoch	7	13	13	8	12	15
Between Back of Keppoch and Camusdaroch	4	10	8	7	10	15
Beasdale area	4	4	6	5	8	4
Other area or specific site (please specify)	Private House plots in Arisaig village Private House plots 1 mile of village Private House plots in the infill site between Hotel and Spar HSCHT plots at Kinloid side Starter homes near school Up by the station Along Rhu Road HA rented in Rhu Road					

- The most popular area for new affordable rented housing was the Arisaig village centre.

The most popular location for RHOG plots was within 1 mile of the village.

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
Helping young people secure affordable homes	61	3	0
Helping to keep up the numbers of children attending local schools etc	53	5	1
Helping older persons and / or those with special care needs to be more suitably housed	43	11	1
Enabling households with a local workplace or family connection to live in the community	55	5	0
Assisting key incoming workers (like teachers, nurses etc) to find suitable accommodation	47	6	2
Making it easier for in-migrants to live and work locally	16	11	10
Other	2		
Total number of respondents			70

- At least 84% of respondents to this question would like to see new affordable housing in Arisaig going to young people, although a clear majority would also like to see houses provided for people with a Arisaig connection and incoming key workers.

1.16 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 (13)

2. HSCHT HOUSING QUESTIONNAIRE

SURVEY (2005)

RESULTS OF

THE PERMANENTLY RESIDENT HOUSEHOLDS

OF

Arisaig

Response rate to questionnaire

Number distributed – 162

Number completed returns – 72 (44.4 %)

2.1 HOUSEHOLD DETAILS

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

- 35 (48.6%) households out of the 64 included a person (s) over the age of 60
- 25 (34.7%) households were made up exclusively of persons 60 or over
- There were 16 (22.2%) single households.
- 11 (15.3%) of which were aged over 60
- 5 (7.8%) of the respondents had households with one or more children under the age of 15
- The households were made up as follows:
 - 1 person house hold - 16
 - 2 person house hold - 27
 - 3 person house hold - 14
 - 4 person house hold - 5
 - 5 person house hold - 2

2.2 ABOUT YOUR HOME

Tenure

Occupancy

Lease Type

Owner/occupier	45	Long term secure	1
Renting privately	4	Short Assured	1
Renting from Housing Association	9	Seasonal let	0
Renting from Council	8	No written agreement	1
Tied housing	3	Other	
Other			

- 49 (68%) of the resident households were living in privately owned housing – mostly owner occupied 45(62.5%) the rest privately rented

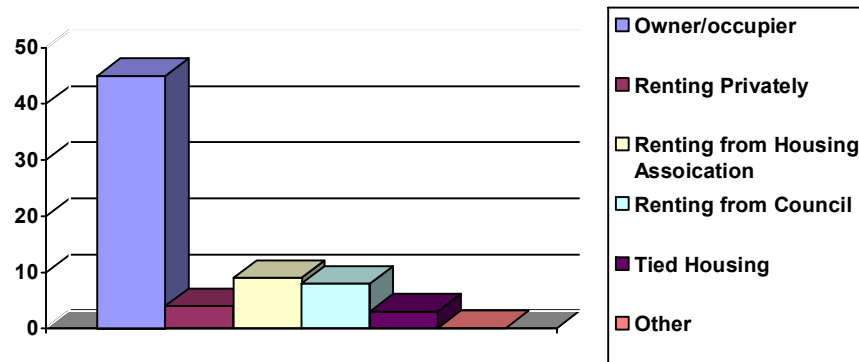


Figure 1 Occupancy Tenure

2.3 YOUR HOUSEHOLD'S HOUSING NEEDS

- 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	1	1
Likely to become homeless in the near future	4	6
Living in short-term accommodation	3	4
Living in tied housing	4	8
Overcrowding/need a larger house	5	15
Smaller house required	0	0
Young adults in house seeking independent housing	8	12
Personal relationship breakdown (separate housing need)	1	1
Hoping to buy/build but can't afford to	9	15
Can't afford rent or mortgage payments	3	2
House is too expensive to heat properly	2	3
House needs repairs/improvements	0	0
Disabled adaptations needed	0	0
Adaptations not feasible – new house required	0	0
Total number of Households with Housing Needs	20	

A total of 20 (27.7%) respondents clearly indicated that one or more people in their household had a housing need

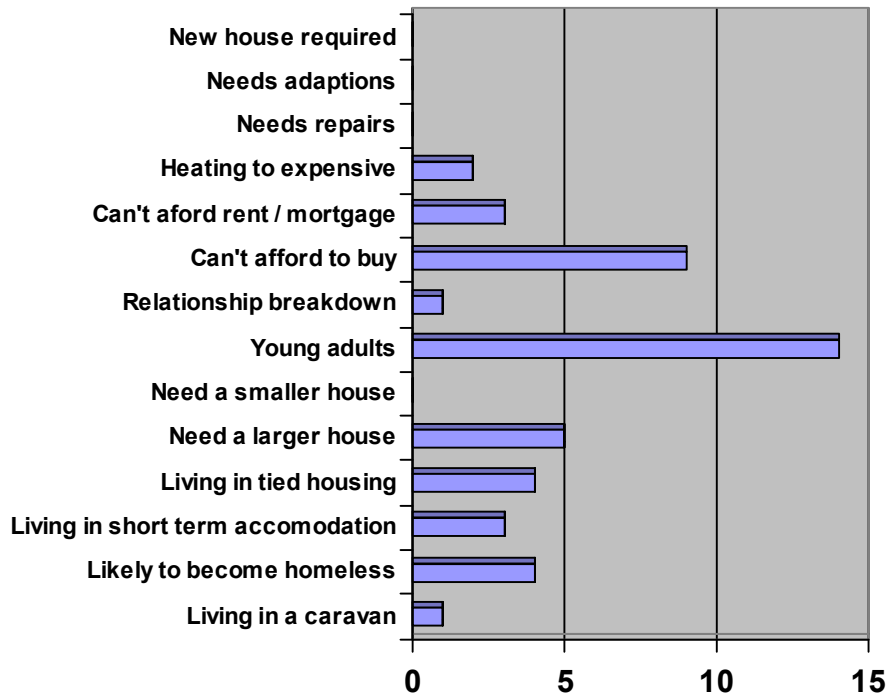


Figure 2 Housing Needs

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	8
Not for 2 + years	1

2.4 HOUSING OPTIONS PREFERRED BY THOSE WITH HOUSING NEEDS

4a 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	6	1	1
Housing Association	6	4	1
Private	4	0	1
Total number of respondents			13

<u>Home Ownership Options</u>	Yes	Perhaps	No
RHOG grant to buy or build house	8	2	1
Affordable service plot, with HSCHT buy-back conditions	8	1	2
Shared ownership/equity with local housing association	4	4	2
Affordable starter home built by private developer	3	4	2
Crofter grant assisted house	4	0	1
Open market house or plot	4	0	1
Total number of respondents			13

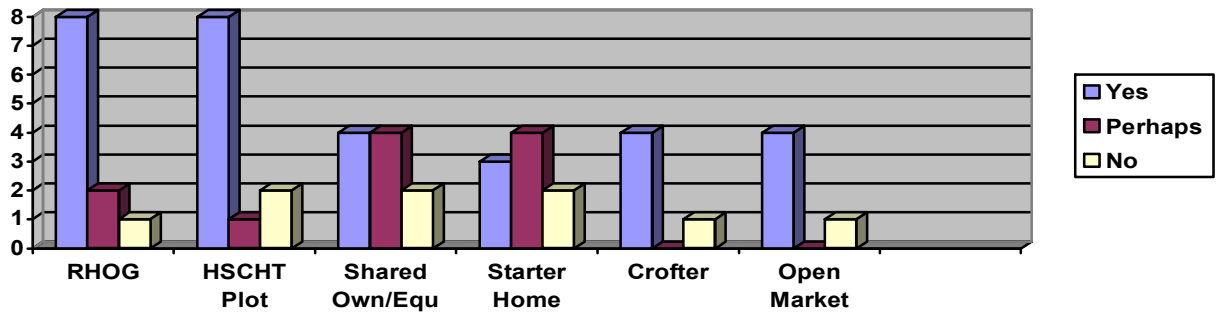


Figure 3 Home Ownership options

- There is stronger preference for homeownership options, with an emphasis on the building a home via either HSCHT and/ or using a RHOG.

4b Preferred Location

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

In the village	17
Within 1 mile of the village	3
Elsewhere	4
Other	3

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 ?

15 (20.8%) respondents indicated that they had a family member who would return to Arisaig 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.

71 (98.6%) households (out of the 72 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.

- 62 (86.9%) respondents said 'yes' to new affordable homes
- 7 (9.7%) respondents said 'perhaps' to new affordable homes
- 2 (3.1%) respondents said 'no' to new affordable homes

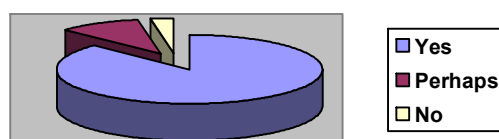


Figure 4 Affordable housing

- 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	49	6	0
Private rented	9	7	9
RHOG assisted houses	30	6	2
Locally affordable house plots from HSCHT	41	5	1
Shared ownership/equity	16	8	4
Affordable starter homes	38	9	2
Crofter grant assisted houses	18	9	4
Other			1
Total number of respondents			64

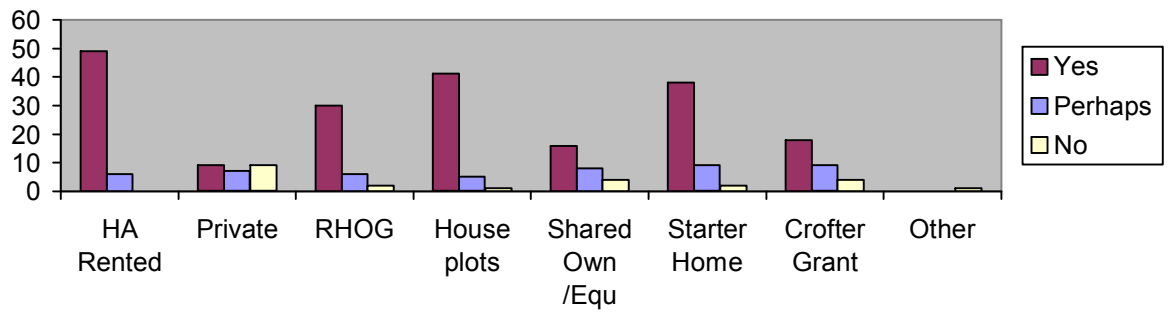


Figure 5 Types of affordable housing options

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
In Arisaig Village	34	14	11	13	23	7
Within 1 mile of the village	26	28	26	14	33	11
Back of Keppoch	7	13	13	8	12	15
Between Back of Keppoch and Camusdaroch	4	10	8	7	10	15
Beasdale area	4	4	6	5	8	4
Other area or specific site (please specify)	Private House plots in Arisaig village Private House plots 1 mile of village Private House plots in the infill site between Hotel and Spar HSCHT plots at Kinloid site Starter homes near school Up by the station Along Rhu Road HA rented in Rhu Road					

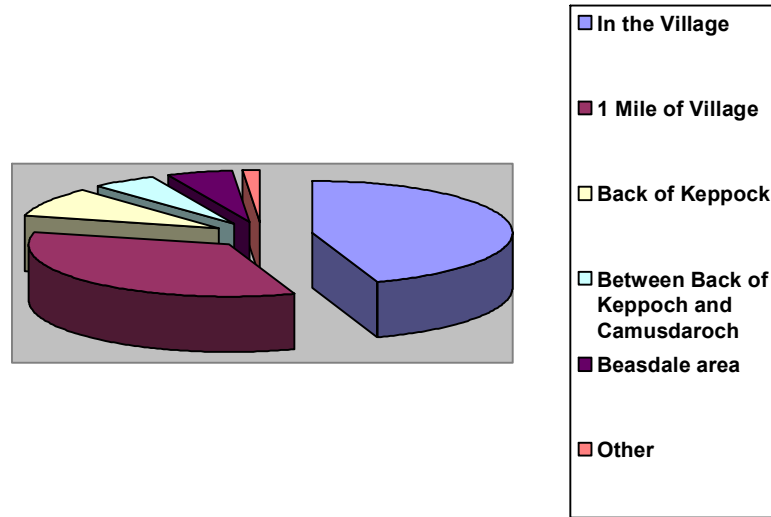


Figure 6 Location of rented affordable housing

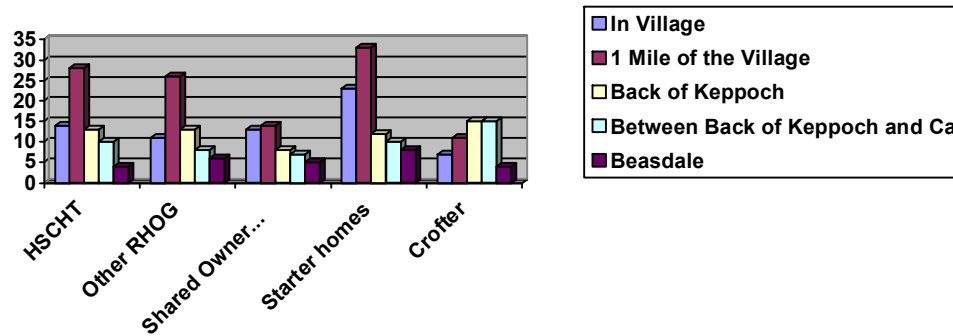


Figure 7 - Location of ownership affordable housing

- Of the 72 respondents who responded to the questionnaire, 86.1% 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 Arisaig area be aimed at helping?

<u>Who should new affordable housing be for?</u>	Yes	Perhaps	No
Helping young people secure affordable homes	61	3	0
Helping to keep up the numbers of children attending local schools etc	53	5	1
Helping older persons and / or those with special care needs to be more suitably housed	43	11	1
Enabling households with a local workplace or family connection to live in the community	55	5	0
Assisting key incoming workers (like teachers, nurses etc) to find suitable accommodation	47	6	2
Making it easier for in-migrants to live and work locally	16	11	10
Other	2		
Total number of respondents			70

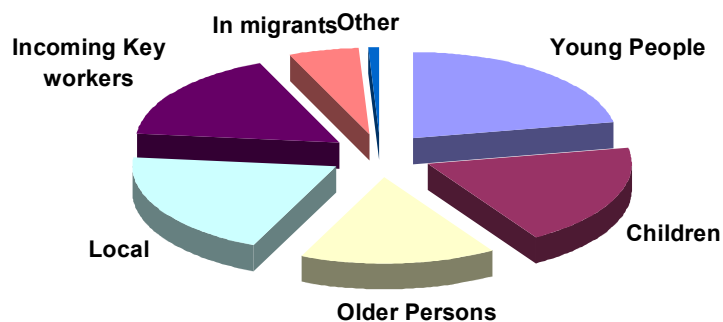


Figure 8 Groups of People

e) If you are a landowner (or have control over land) would you consider selling a site for the provision of affordable housing (if this survey reveals a local requirement for additional housing)?

Yes	5
Perhaps	3
No	10

Other Comments offered in this section

- f) 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).

2.7 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.

Concerns regarding Second / Holiday Homes (9)

All who buy houses in a village should live in them at least 9 months of the year, not just for letting or eventually there will no community

The area around us has 29 houses of which only 9 are lived in continuously - 10 years ago there were 10 houses of which 5 were lived in continuously - in an area of outstanding natural beauty which relies heavily on tourism for its income - not very far sighted - particularly as we are miles from a village centre.

No more holiday / second homes. Priority to keeping local people in the community

It is time housing was available for young LOCAL people. There are far too many homes bought by English people as holiday homes and are changing the whole community of Arisaig. It has gone just 30 years from a lovely Gaelic village full of locals, going back generations to a village full of strangers putting their needs across.

We do not think it is right that so many houses are bought by people live here 2 weeks out of the year

If people do not get assistance to buy a house they should not be able to sell it for personal profit. Houses should not be sold for holiday homes....I'm sure other countries have systems in place

Second homes. Some owners occupy their properties for a few weeks in the year, thereby contributing very little to the local economy, schools, the social scene etc and tending to make for a ghost village.

We do not need any more second homes / holiday homes

Arisaig village is being changed by the increase of housing which ends up as holiday homes and is destroying the balance of the village community.

Affordable Housing for local needs required (13)

Housing in the area especially for young families and locals who want to stay and work is almost non-existent.

We need houses for local people and those waiting locally.

We had sheltered housing, but it wasn't in demand so it's gone to other people.

Once children go away to university they want their own space and family homes are not large enough to accommodate this.

More homes needed in Arisaig of a varied nature to rent and buy. But how to protect against the growth in holiday home use only is a problem.

In my view the houses built by Lochaber Housing Association are adequate for disabled and older people with an affordable rent, but the council tax is beginning to cripple many people

Arisaig only needs a very few council houses which should be let to LOCALS even the houses which have become vacant in recent years have been let to incomers who have more "points" and single local young people don't have a chance. I don't believe the building of up to 20 new houses will be a benefit to locals or the community. The last 12 houses built in Arisaig well housed locals on the housing list and the last few houses were not given to locals. There were key houses for incoming workers which were sold by the local authority eg police house, S+ nurses house, teachers house in station road

I have a dilemma where I bought the croft house next door to enable my son to live there and free up his council house, but because it is classed as a second home for us I cannot get a grant to repair it, so the house has lain empty for 6 years. My husband and I have gutted the whole inside out ourselves but money and finances don't permit us to do any more.. Its galling

All for sale properties are too expensive for local young people.

The problem of a few landowners having so much land, but not being willing to release building plots, or selling them at exorbitant prices. Estate agents fuelling house price rises by asking for offers over £x - which is about half of what the property will fetch on the open market. They can then claim that they have a huge number of offers. This in turn makes buyers feel that they must offer more, and the sale becomes like an auction in the dark.

Housing should assist key workers but not when this overrides normal planning regulations or displaces local people

My family and I have lived in Arisaig for many years. When we arrived in we had to stay in numerous and assorted rented accommodation for 18 months before we could find a plot of ground to build on. Little did we realise at the time just how

lucky we were to only have to wait 18 months. Eighteen years on, and things are every bit difficult, if not more so, for anyone wishing to live in Arisaig. There are limited plots of ground to purchase, very few houses coming on to the market..... And those that do are being sold for inflated holiday home prices.

I have been trying to find accommodation in Arisaig for three years now. Any property which does come up for sale is far too expensive to buy. There has been two properties empty, 1 in Morar and 1 in Beasdale for months and months. Maybe the council should look at some old properties that could be done up. Why can't people live in wooden chalets - they must be cheaper to build

Concerns about impact on school, roads and related services (3)

Please ensure that there are play areas for children of all ages. At present they have only the streets/roads to play football.

It would be a positive move to encourage children back to the area, encouraging well educated young couples to return here by keeping local school, post office, shop and services generally to be sustained.

Work should be available eg to keep the local school viable, parents need jobs as well as housing

General Housing & Planning Policies (2)

Control of development is very important - the area is suffering from ribbon development - poorly designed houses spreading along the roads - particularly unsightly when s many end up as holiday homes.

House building should be ongoing issue and problems with bodies eg Scottish water and SEPA should be sorted out at the beginning of development. For example the proposed Lochaber housing development at Arisaig

Other misc comments (2)

As residents who own our home, we are stuck and unable to move out of our housing predicament. We require a larger home to accommodate elderly parents living over 200 miles away, as well as to enable relatives to stay with us over holiday periods. We simply cannot afford any of the limited houses which come onto the open market and we have tried!. We identified a local site as a possible house site. The local landowner was agreeable to sell us the site, and the Community Council would not support our proposal. Arisaig Community Council would not support a local landowners decision that this site was no use to him whatsoever but as a house site. Arisaig Community Council would not support a local families need for larger housing. And finally Arisaig Community Council will not support the building of a beautiful traditional crofter style highland home in the village however they will support the destruction of what is currently a large green field site within Arisaig in order to build up to 20 affordable ie non traditional homes There is no doubting that Arisaig is an extremely beautiful village. I despair that preventing private development, and encouraging publicly funded development is not going to keep it beautiful for much longer/ Arisaig Community Council must endeavour to trust, encourage and support local residents in private development if truly wishes its community to thrive

Don't feel incomers improve rural life they seem to come in take over make money for themselves, or elsewhere's, or else youngsters have one child, get house and we pay to keep them. Some of them refuse 2 hours per week cleaning public hall in case of benefit being affected

Location of new housing (1)

Most people seem to run cars - many will commute to Mallaig or Fort William. Position of housing seems to be immaterial For those with transport within a mile of the village would be most suitable.

3. CONTEXTUAL INFORMATION **RE AFFORDABLE HOUSING REQUIREMENTS** **IN ARISAIG-2006**

The contextual information for Arisaig Council area has been gathered using only one of the sets of data mapping below:

1. Settlement Zones (SZ) - the Arisaig area encompasses part of the settlement zone area: Arisaig
2. Data Zones (DZ) – the Arisaig area encompasses part of the area: Arisaig, Morar and Knoydart and is therefore not a small enough area for statistics to be used for this purpose

Arisaig

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	463	442			-4.5%
0-4	92	25	5.7%	5.4%	+3.3%
5-14		70	16%	12.9%	
15 – 24	175	43	9.8%	10.6%	-12%
25 – 44		111	25.2%	27.4%	
45 – 64	153	115	25.7%	27.1%	+4.6%
65 - 74		45	10.1%	9.3%	
75 +	43	33	7.5%	7.35	-23.3%

(source: 1991 & 2001 census)

3.1 Population and Demographic trends

Population	1991	2001
Highland	204,004	208,914

(source: 1991 & 2001 census)

3.2 School rolls

Date	Arisaig Primary School	
1975/76	40	
1976/77	35	
1977/78	30	
1978/79	29	
1979/80	30	
1980/81	31	
1981/82	24	
1982/83	19	
1983/84	24	
1984/85	25	
1985/86	26	
1986/87	46	
1987/88	40	
1988/89	44	
1989/90	40	
1990/91	34	
1991/92	34	
1992/93	39	
1993/94	35	
1994/95	42	
1995/96	38	
1996/97	39	
1997/98	41	
1998/99	36	
1999/00	40	
2000/01	44	
2001/02	42	
2002/03	45	
2003/04	36	
2004/05	34	
2005/06	38	
2006/07	Projected	36
2007/08	Projected	36
2008/09	Projected	37
2009/10	Projected	31
2010/11	Projected	37
2011/12	Projected	38

(source: The Highland Council)

3.3 Arisaig Resident households and tenure trends

Households	1991		2001		Trend: Increase /decrease %
	Number	%	Number	%	
Total number	184		188		+2.2%
Owner-occupied	86	46.7%	106	56.4%	+23.3%
Private rented	65	35.3%	26	14%	-60%
The Highland Council	33	17.9%	24	12.7%	-27.3%
Housing Association	0	0	20	10.7%	
Living rent free	NA		12	6.2%	

(source: 1991 & 2001 census)

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

	Arisaig 1991 %	Highland 1991 %	Arisaig 2001 %	Highland 2001 %	Arisaig Trend Increase / decrease % 1991 – 2001
Vacant Homes	NA	NA	6.7%	4%	NA
Second / Holiday Home	18.9%	7.2%	13.7%	6.2%	-5.2%

(source: 1991 & 2001 censuses)

3.5 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
Arisaig	13	29	23	63.9%	1	0	1

(Source: The Highland Council)

The Arisaig tenants do not have the right-to-buy

3.6 Housing Association Stock (SZ)

Area	Rented	Shared Ownership	Waiting list	Re-lets each year		
				2002	2003	2004
Lochaber Housing Association	16		1-bed:			
			2-bed:			
			3-bed:	1		2
			4-bed:			

(Source: Lochaber Housing Society)

3.7 House prices in Arisaig as of February 2006

Based on recent sales in Arisaig a 3 bedrooomed detached house will cost £150,000

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

The only land for sale currently is a 6.2 acre unserviced, no planning permission plot in Kinloid with offers over £150,000, the only property currently for sale is a 2 bedrooomed semidetached house offers over £98,000.

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

3.8 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)

3.9 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	25%	11.8%
Wholesale/retail/motor vehicle repair		6.3%
Hotels/catering		21.8%
Real estate/renting/business		5.7%
Public administration/ defense		1.7%
Education		7.8%
Health/social work		7.1%
Other		4%

(source: 1991 & 2001 census)

3.10 Main local landowners

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

(source: who owns Scotland)