



**(DRAFT) REPORT ON HOUSING NEEDS, CONDITION  
AND VIEWS SURVEY**

**IN**

# **Dunvegan**

**Community Council Area  
(Winter 2006/7)**

**BY HSCHT STAFF**

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## **1. DUNVEGAN SURVEY: KEY FINDINGS**

The supporting data for these key findings can be found in the main Dunvegan survey results and the contextual data that supports this survey.

### **Contextual Information**

#### **1.1 Population and demographic trends**

The census figures (1991 & 2001) show:

- A demographically strong population with:
- An overall population increase of 16% between 1991 and 2001
- An increase of nearly 7% in the number of under 14 year olds, giving the area a figure 6.5% above the Highland average.
- A small population decrease in the other age groups – the largest decline being -3.9% in the 45-74 age group.

#### **1.2 School roll trends**

- The primary school roll has remained steady over the last 10 years
- However the roll is projected to fall from 2009 onwards

#### **1.3 Housing stock, tenure and occupancy trends**

- Owner occupation has remained relatively stable at 53-55% from 1991 to 2001.
- There has however been a decline in both private rented accommodation (down 4.2%) and in local authority rental accommodation (down 6.1%).
- The decline in these rental sectors has been offset by a 7.6% increase in housing stock provision. This is represented by the stock of 16 houses built by the Skye and Lochalsh Housing Association.
- The total housing waiting list for these houses is 106 and there is a very slow turnover of housing (6 properties in the last 4 years).

#### **1.4 Non effective housing stock trends**

- The number of second homes in Dunvegan has fallen by 4.2% between 1991 and 2001. The figure remains at 1.9% above the Highland average – but this has declined from 5.7% over in 1991.

#### **1.5 Housing market Trends**

- The average price of a 3 bed roomed detached house is now at least £190,000 and £60,000 for a house plot.

### **Questionnaire Results**

#### **1.6 Questionnaire response rate**

- 68 households, out of 241 (28.2%) responded to the questionnaire survey.

#### **1.7 Household details**

- 36 (53%) households included a person(s) over the age of 60.
- 27 (39.7%) households were made up exclusively of persons 60 or over.

## **1.8 Single person households**

- 16(23.5%) of the returned questionnaires were from single person households.
- 11 (68.8%) of which were aged over 60.

## **1.9 Households with children**

- 14 (20.6%) households had one or more children under the age of 15.

## **1.10 Owner occupied households**

- 78% of responding households own the homes they live in.

## **1.11 Specific general housing needs**

- **28 respondents indicated that there were housing needs in their household.** The majority of these were for housing needing repair. Housing where adaptations were not feasible or where alterations for mobility impairment were required were also in the top ranking groups.

## **1.12 Housing options preferred by those with needs**

- There was a slight preference for low cost home ownership rather than rental. The most favoured options were council and housing association housing, and using a RHOG grant.

## **1.13 Demand for council housing**

- Although Dunvegan still retains a reasonable level of local authority housing stock (38 in 2004), the figures show that 35.3% of the original stock had been sold by 2003.
- The waiting list (25 in 2004) and re-let figures (1 in 2004) show that demand for affordable housing far outstrips the availability of vacant accommodation.

## **1.14 Potential returners**

- 12 households indicated that they had a family member who would be seriously interested in returning to live locally, if suitable affordable housing was available.

## **1.15 All views on affordable housing**

- 44 (64.7%) out of the 63 respondents said that they considered that affordable housing would be of benefit to the community.
- Providing affordable housing for young people was the top priority for respondents.
- More-or-less equal weighting was then given to older people, families with children and households with a local workplace connection and key incoming workers – which all attracted more than 50% of respondents.
- Respondents were split in whether they would like to see affordable housing for in-migrants or not.

- The top priority expressed for the type of affordable housing required was affordable starter homes. The next group of responses was distributed more-or-less equally amongst Housing Association rental accommodation, RHOG-assisted house plots, house plots from HSCHT and crofter grant assisted houses.
- Dunvegan was the most popular location overall for both new housing and house plots.

#### **1.16 Written comments**

- The comments made by respondents showed a strong concern that young employed people are unable to afford housing in the area.
- There was also concern that the community had a number of problems associated with in migration.
- Comment suggested a need for facilities for the elderly



**2. Draft Results of the HSCHT HOUSING QUESTIONNAIRE SURVEY OF**  
**THE PERMANENTLY RESIDENT HOUSEHOLDS**  
OF  
**Dunvegan**  
 (Winter 2006)

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**Response rate to questionnaire**

Number distributed – 241

Number completed returns – 68 (28.2%)

**2.1 Household Details**

- 36 (53%) households included a person(s) over the age of 60
- 27(39.7%)households were made up exclusively of persons 60 or over
- There were 11 (23.5%) single households
- 11(68.8%)of which were aged over 60
- 14(20.6%) of the respondents had households with one or more children under the age of 15

**2.2 Housing Tenure**

**Occupancy**

**Lease Type**

Owner/occupier	77.9%	Long term secure	1.5%
Renting privately	7.4%	Short Assured	4.4%
Renting from Housing Association	5.9%	Seasonal let	0%
Renting from Council	5.9%	No written agreement	2.9%
Tied housing	0%	Other	0%
Other	1.5%		

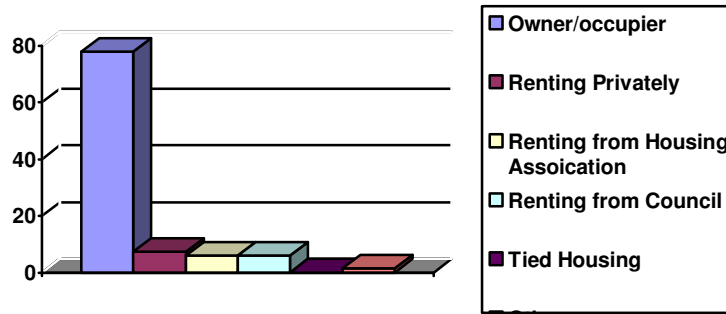


Figure 1 Occupancy Tenure

## 2.3 Household Housing Needs

Numbers of respondents expressing a housing need

*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.*

Reason	No. of respondents	No. affected
House needs repairs/improvements	8	11+
Adaptations not feasible	3	6
Living in a caravan	3	3
Disabled adaptations required	3	3+
Can't afford rent or mortgage	2	-
Need smaller house	2	1
Living in short term accommodation	2	2
Relationship break up	1	1
Overcrowding – need a bigger house	1	-
Heating too expensive	1	-
Hoping to buy/build but can't afford	0	-
<b>Total number of Households with Housing Needs</b>		<b>28</b>

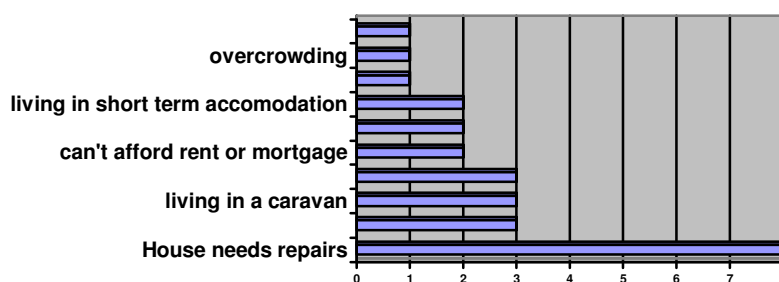


Figure 2 Numbers in Housing Need

b The urgency of housing need

<b>Timing</b>	<b>Numbers</b>
Urgently	9
With 1 -2 years	9
Not for 2 + years	5

## 2.4 Housing options preferred by those with housing needs

### 4a *Housing Options of interest to those in need*

<b><u>Rented options</u></b>	Yes	Perhaps	No
Council Housing	7	3	2
Housing Association	6	3	2
Private	3	2	5
<b>Total number of respondents</b>			<b>10</b>

<b><u>Home Ownership Options</u></b>	Yes	Perhaps	No
RHOG grant to buy or build house	5	4	3
Affordable service plot, with HSCHT buy-back conditions	2	1	3
Shared ownership/equity with local housing association	2	4	3
Affordable starter home built by private developer	3	2	5
Crofter grant assisted house	1	3	4
Open market house or plot	1	1	4
<b>Total number of respondents</b>			<b>18</b>

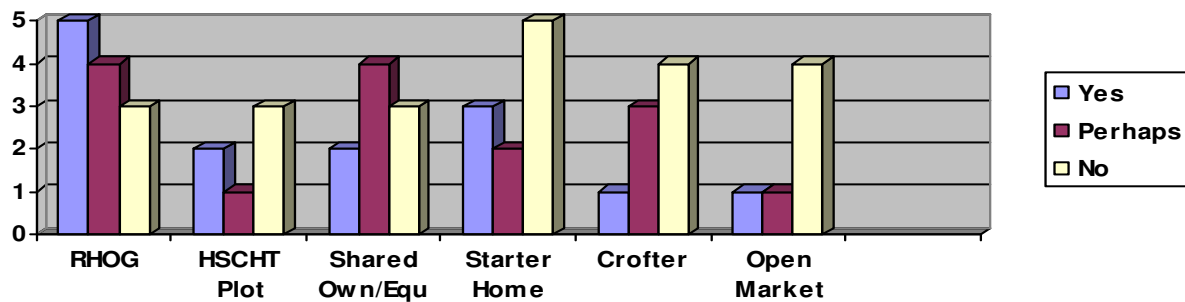


Figure 3 Home Ownership options

4b Preferred Location for those in housing need

Dunvegan	12
Roag	5
Vatten	9
Elsewhere	Portree Carrbost Ayr!

2.5 Potential returners to the community

12(17.6%) respondents indicated that they had a family member who would return to Dunvegan if appropriate affordable housing was available.

2.6 Views on new affordable housing options

63 (92.6%) households (out of 68 returned questionnaires) responded to the question of whether see the provision of affordable housing would be beneficial to the community.

- 44 (64.7%) respondents said 'yes' to new affordable homes
- 17(25%) respondents said 'perhaps' to new affordable homes
- 2(2.9%) respondents said 'no' to new affordable homes

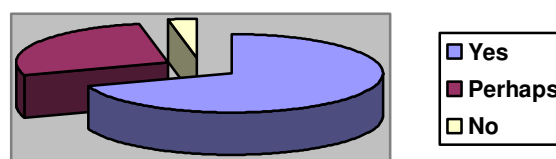
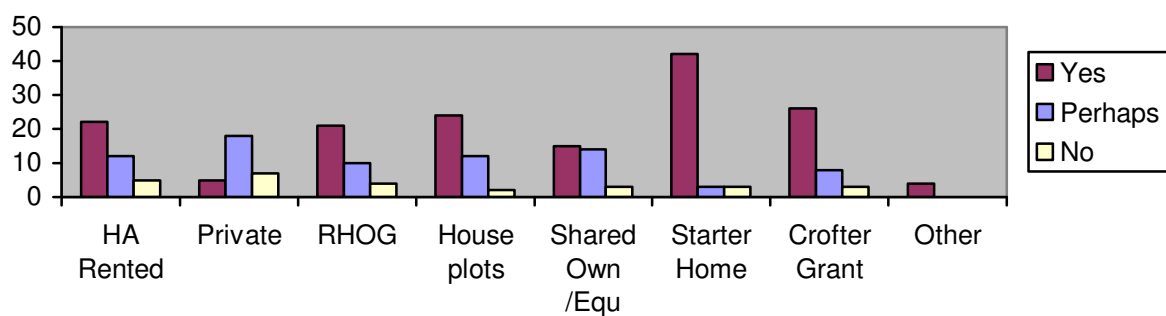


Figure 4 Affordable housing responses

<b>Housing options that respondents would like to see provided locally</b>	Yes	Perhaps	No
Housing Association rented	22	12	5
Private rented	5	18	7
RHOG assisted houses	21	10	4
Locally affordable house plots from HSCHT	24	12	2
Shared ownership/equity	15	14	3
Affordable starter homes	42	3	3
Crofter grant assisted houses	26	8	3
Other	4	0	0
<b>Total number of respondents</b>			<b>61</b>

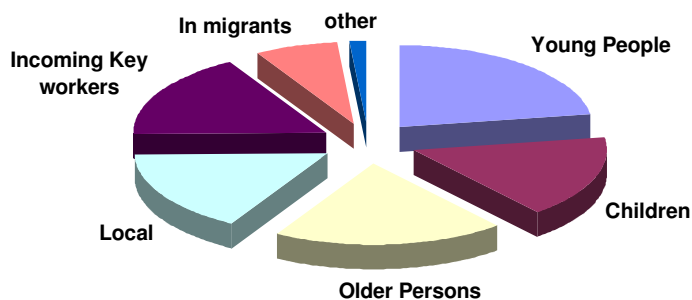


#### Affordable housing preferences

<u>Where should the houses be located?</u>	New Housing			House Plots		
	Yes	Perhaps	No	Yes	Perhaps	No
<b>Dunvegan</b>	33	15	6	27	12	4
<b>Roag</b>	17	15	6	17	13	6
<b>Vatten</b>	19	16	8	20	10	7
<b>Other</b>	Lonemore Dunvegan Estate Land			Dunvegan Estate Land		

- a) Views on which groups of people any new affordable housing opportunities being provided in the Dunvegan area should be aimed at helping?

<b><u>Who should new affordable housing be for?</u></b>	Yes	Perhaps	No
Helping young people secure affordable homes	51	3	1
Helping to keep up the numbers of children attending local schools etc	37	15	0
Helping older persons and / or those with special care needs to be more suitably housed	44	8	3
Enabling households with a local workplace or family connection to live in the community	37	10	2
Assisting key incoming workers (like teachers, nurses etc) to find suitable accommodation	38	10	5
Making it easier for in-migrants to live and work locally	16	17	12
Other	3	0	0
<b>Total number of respondents</b>			<b>66</b>



**Figure 5 Groups of People that respondents say 'yes' to**

- b) Landowners (or those with control over land) were asked if they would consider selling a site for the provision of affordable housing (if this survey reveals a local requirement for additional housing).

Yes	6
Perhaps	3
No	7

## **2.7 GENERAL COMMENTS**

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

### **Supporting locals (12)**

- Young single males seem to have no chance of 1/2 bed houses or flats. Many more small houses are needed for young adults. If the young adults have to move away from the small communities then these communities are bound to become unbalanced.
- Young people need their space, but housing market is inaccessible. No point being on council waiting list as it expressly states that the length of residency doesn't carry any weighting. It would be good if local housing policy aligned itself with the needs of the existing community.
- People who are working should be given priority - young single employed people should be helped with housing.
- Young Skye people are able to access good affordable housing, and people who actually contribute something to Dunvegan.
- We need to encourage young people with skills to stay. First refusal should go to local people.
- The young single employed people require most local affordable housing to enable them to stay in the area and allow it to remain viable.
- If new housing is to be built it must mirror what is required from the housing list applications that exist - and only be given to local people.
- New housing should be primarily for locals - with particular view to availability of employment on Skye. There is no sense in making available more housing if the work is not here.
- People have been living in caravans for years and have been registered with the council - but never been allocated a house.
- I would like to see any new developments being open to locally employed people and they must invest at least partially in the purchase or building cost of housing.
- Housing should be available to locals before incomers.
- Problems with housing list.

### **Helping the elderly (3)**

- As a community nurse I would like to see more locally based sheltered housing for the elderly.
- Sheltered housing for elderly should be a consideration in every community - we need more.
- Chronic lack of provision for the elderly. There is a huge need for sheltered type housing - with day care facility

### **The need for rented accommodation (1)**

- Rented accommodation is very scarce + expensive, private often double council rents. Buying is out of reach of all low income families

### **Encouraging in migration (1)**

- lack of encouragement for people moving to Skye with skills

### **Concern about possible in migrants (8)**

- We have a large number of alcoholics and drug addicts who have migrated to this area.
- Houses or flats - which seem to be earmarked for drug addicts and single mothers.
- Problems have begun to overwhelm local community.
- Other than sitting back and being handed social benefits payments and giving Dunvegan the bad reputation which it has.
- There should be a fairer points system for real locals not people that just arrive up here and plead homelessness.
- Our life in Dunvegan has been disturbed significantly over the past few years by the introduction of families from outwith Scotland.
- Do not want Dunvegan to be used to resettle unemployed family
- It seems that too many people from outside the area are being given houses - but local people are left in damp caravans for many years.

### **Land sales (1)**

- Macleod Estates could sell off some house sites.

## **Transport issues (2)**

- It is most important to have adequate public transport accessible for social housing
- New affordable housing should be built in Dunvegan - within reach of local shops and transport - not outside where residents would face the additional costs of having to run a car.

## **Infrastructure requirements (1)**

- Currently living in Harlosh - have done so all life - would like to build own house - but this is not possible due to cost and shortage of water supply.

## **Planning issues (5)**

- Large executive homes which are currently being built are not in the community interest.
- Renovation appears to be frowned on by the local council. Why build new when there's building needing renovation?
- Land has been offered by local township. It would require input from local council - which is not forthcoming. Why?
- Need for grants to repair and update existing houses.
- Some older ruined properties in the area are eyesores and would, if renovated provide accommodation.

## **Miscellaneous**

- I am fundamentally a believer in the free market - and have seen assisted housing options being abused with no long term beneficial effect.
- I am severely disabled and cannot access my drying green.
- Compulsorily take over holiday or second homes for rented housing

### **3. CONTEXTUAL INFORMATION RELATING TO AFFORDABLE HOUSING REQUIREMENTS IN DUNVEGAN (2006)**

The contextual information for Dunvegan has been gathered using primarily The Highland Council and Census data.

Age Group	Age distribution 1991	% age distribution of population 1991	Age distribution 2001	% age distribution of population 2001	Highland average % in age group 2001	Trend % increase /decrease of population 1991 - 2001
Total	341		400			
0-4	61	17.9	30	24.8	5.4%	<b>+6.9%</b>
5-14			69		12.9%	
15 – 24	115	33.7	31	31.3	10.6%	<b>-2.4%</b>
25 – 44			94		27.4%	
45 – 64	134	39.2	104	35.3	27.1%	<b>-3.9%</b>
65 - 74			37		9.3%	
75 +	32	9.4	34	8.5	7.35	<b>-0.9%</b>

*(source: 1991 & 2001 census)*

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

Population	1991	2001
Highland	204,004	208,914

*(source: 1991 & 2001 census)*

## School rolls

Date	Dunvegan Primary School	
1996/97	67	
1997/98	72	
1998/99	73	
1999/00	77	
2000/01	75	
2001/02	62	
2002/03	71	
2003/04	73	
2004/05	71	
2005/06	71	
2006/07		71
2007/08	<b>Projected</b>	70
2008/09	<b>Projected</b>	67
2009/10	<b>Projected</b>	59
2010/11	<b>Projected</b>	55
2011/12	<b>Projected</b>	55

(source: The Highland Council)

### 3.3 Dunvegan Resident households and tenure trends

Households	1991		2001		Trend: Increase /decrease %
	Number	%	Number	%	
<b>Total number</b>	146		170		
<b>Owner-occupied</b>	81	55.5	90	52.9	-2.6%
<b>Private rented</b>	21	14.8	18	10.6	-4.2%
<b>The Highland Council</b>	39	26.7	35	20.6	-6.1%
<b>Housing Association</b>	0	0	13	7.6	+7.6%
<b>Other</b>	-	-	15	8.8	-

(source: 1991 & 2001 census)

### 3.4 Vacant/Second Homes

	Dunvegan 1991 %	Highland 1991 %	Dunvegan 2001 %	Highland 2001 %	Dunvegan Trend Increase / decrease % 1991 - 2001
Vacant Homes	-	NA	5.6%	4%	-
Second / Holiday Home	12.3%	7.2%	8.1%	6.2%	<b>-4.2%</b>

(source: 1991 & 2001 censuses)

### 3.5 The Highland Council Housing Stock

Area	Housing stock (2004)	Waiting List (1 <sup>st</sup> preference) (2004)	Sold to 2003 (right to buy)		Re-lets each year		
			No.s	%	2002/3	2003/4	2004/5
Dunvegan	3	25	6	35.3	1	1	2

(Source: The Highland Council)

### 3.6 Housing Association Stock

- Skye and Lochalsh Housing Association have stock of 16 houses
- The total housing waiting list (covering all those who put Dunvegan on their list) is 106.
- There is a very slow turnover of housing in Dunvegan (6 properties in the last 4 years).

### 3.7 House prices in Dunvegan

- The average price of a 3 bed roomed detached house is £190,000 and £60,000 for a house plot.

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

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

(source: Halifax Building Society and Scottish Neighbourhood Statistics)

### 3.9 Types of Employment

	1991 %	2001 %
Agriculture/hunting/forestry	8.3	3.9
Mining/quarrying	8.3	0
Manufacturing	0	10.4
Electricity/gas/water supply	0	0.6
Construction	25	12.3
Transport/storage/communication	25	5.8
Financial	8.3	0
Fishing/fish farming		4.5
Wholesale/retail/motor vehicle repair		11.7
Hotels/catering		14.9
Real estate/renting/business	33.3	4.5
Public administration/ defense		2.6
Education		7.8
Health/social work		13
Other		8.4

(source: 1991 & 2001 census)

### 3.10 Main local landowners

Estate	Acreage	Owner
Dunvegan & Glenbrittle	40,070	J Macleod of Macleod

(source: who owns Scotland)