



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

IN

Rogart

**Community Council Area
(Autumn 2006)**

BY HSCHT STAFF

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1. ROGART SURVEY: KEY FINDINGS

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

Contextual Information

1.1 Population and demographic trends

The census figures (1991 & 2001) show:

- An overall population increase of 2% between 1991 and 2001
- A decrease of nearly 4 % in the number of under 14 year olds, and a nearly 7% decrease in the 15-44 year age bracket.
- An increase of 8.5% in the population that is 45-74 years old.

1.2 School roll trends

- The primary school roll has fluctuated between 1975/6 and 2005/6 – but has been reasonably stable– with figures in the mid to late 30s since 2001/2.
- The school population is projected to remain relatively stable until 2008/9 – but then begin to drop markedly in numbers (to 22) by 2011/12.

1.3 Housing stock, tenure and occupancy trends

- Owner occupation has remained relatively stable at 62-65% from 1991 to 2001.
- There has however been a decline in both private rented accommodation (down 5.6%) and in local authority rental accommodation (down 6.1%).

1.4 Non effective housing stock trends

- The number of second homes in Rogart in the 2001 census was more than 3 times that of the Highland average.

1.5 Housing market Trends

- The average price of a 3 bedroom detached house in 2006 was £145,000 and £50,000 for a house plot (local estate agents).

Questionnaire Results

1.6 Questionnaire response rate

- 65 households, out of 407 (16%) responded to the questionnaire survey.

1.7 Household details

- 36 (55.4%) households included a person (s) over the age of 60.
- 34 (52.3%) households were made up exclusively of persons 60 or over.

1.8 Single person households

- 23(35.4%) of the returned questionnaires were from single person households.
- 13 (20%) of which were aged over 60.

1.9 Households with children

- 11 (16.9%) households had one or more children under the age of 15.

1.10 Owner occupied households

- 72% of responding households own the homes they live in.

1.11 Specific general housing needs

- 12 respondents indicated that there were housing needs in their household. The majority of these were either for overcrowding, repairs required or for people who were hoping to buy – but can't afford to.

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 RHOG, council and housing association housing.

1.13 Demand for council housing

- Although Rogart still retains a reasonable level of local authority housing stock (28 in 2004), the figures show that 59.1% of the original stock had been sold by 2003.
- The waiting list (10 in 2004) and re-let figures (3 in 2004) show that demand for affordable housing outstrips the availability of vacant accommodation.

1.14 Potential returners

- 7 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

- 37 (66.1%) out of the 56 respondents said that they considered that affordable housing would be of benefit to the community.
- Providing affordable housing for young people, older people, families with children and households with a local workplace connection were all seen as top priorities for respondents.
- Over 50% of respondents wanted to see affordable housing provided for key workers.
- Respondents were split in whether they would like to see affordable housing for in-migrants or not.
- The top priority for the type of affordable housing required was housing association rental accommodation. After that responses were distributed more or less equally amongst RHOG-assisted house plots, house plots from HSCHT and affordable starter homes.
- Central (Pittentrail & Eden) was the most popular location overall for affordable housing.
- Figures for the other areas were broadly similar – with West (Pitfure to Acheilidh) and East (Kinnauld to Morvich being marginally more popular than the others.
- In all areas – apart from Central – the greatest demand was for crofting housing.

1.16 Written comments

- The comments made by respondents showed a strong view that affordable housing for the elderly was required.
- The former Mart site was recommended as suitable site for affordable housing
- There were also a number of comments expressing the view that no affordable housing was required in the area.



2. Draft Results of the HSCHT HOUSING QUESTIONNAIRE SURVEY OF
THE PERMANENTLY RESIDENT HOUSEHOLDS
OF
Rogart
 (Autumn 2006)

Response rate to questionnaire

Number distributed – 407

Number completed returns – 65 (16%)

2.1 Household Details

- 36 (55.4%) households included a person(s) over the age of 60
- 34(52.3%)households were made up exclusively of persons 60 or over
- There were 23 (35.4%) single households
- 13(20%)of which were aged over 60
- 11(16.9%) of the respondents had households with one or more children under the age of 15

2.2 Housing Tenure

Occupancy

Lease Type

Owner/occupier	72%	Long term secure	0%
Renting privately	6.2%	Short Assured	0%
Renting from Housing Association	0%	Seasonal let	0%
Renting from Council	12.3%	No written agreement	3.1%
Tied housing	3.1%	Other	0%
Other	0%		

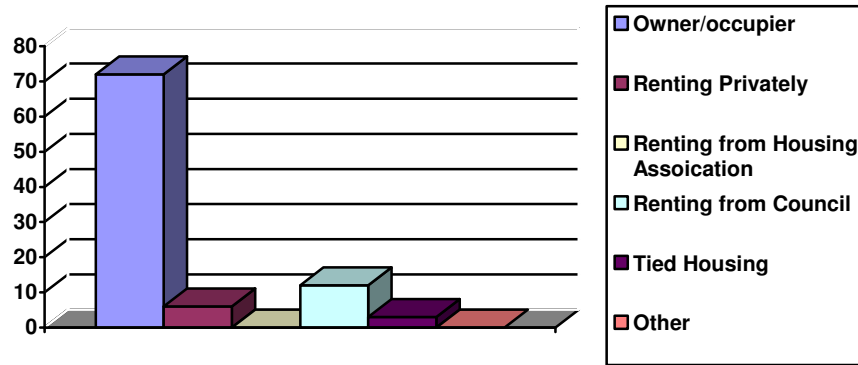


Figure 1 Occupancy Tenure

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
Relationship break up	1	-
Hoping to buy/build but can't afford	3	-
Overcrowding – need a bigger house	3	-
House needs repairs/improvements	4	4
Living in short term accommodation	1	
Total number of Households with Housing Needs		12

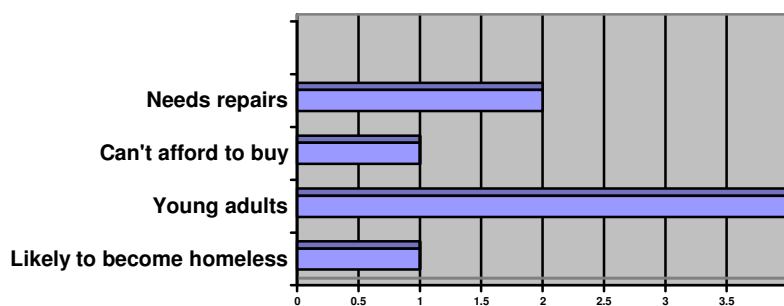


Figure 2 Numbers in Housing Need

b The urgency of housing need

Timing	Numbers
Urgently	2
With 1 -2 years	0
Not for 2 + years	4

2.4 Housing options preferred by those with housing needs

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

<u>Rented options</u>	Yes	Perhaps	No
Council Housing	3	0	0
Housing Association	3	0	0
Private	1	1	0
Total number of respondents			5

<u>Home Ownership Options</u>	Yes	Perhaps	No
RHOG grant to buy or build house	4	0	0
Affordable service plot, with HSCHT buy-back conditions	1	0	0
Shared ownership/equity with local housing association	1	0	0
Affordable starter home built by private developer	1	1	0
Crofter grant assisted house	2	0	0
Open market house or plot	0	1	1
Total number of respondents			6

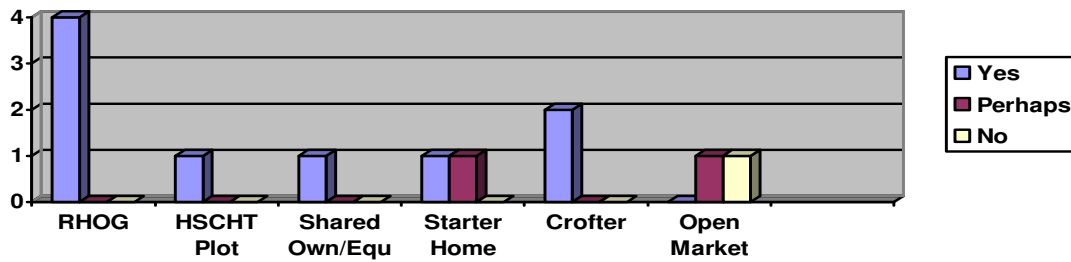


Figure 3 Home Ownership options

4b Preferred Location for those in housing need

In the village	13
Elsewhere	1 - outskirts of Pittentrail 1 - anywhere 1 - Pitfure, Kinnauld, Muie 1 - Rhemusaig

2.5 Potential returners to the community

7(10.8%) respondents indicated that they had a family member who would return to Melvich if appropriate affordable housing was available.

2.6 Views on new affordable housing options

56 (86.2%) households (out of 65 returned questionnaires) responded to the question of whether see the provision of affordable housing would be beneficial to the community.

- 37 (66.1%) respondents said 'yes' to new affordable homes
- 10(17.9%) respondents said 'perhaps' to new affordable homes
- 6 (10.7%) respondents said 'no' to new affordable homes

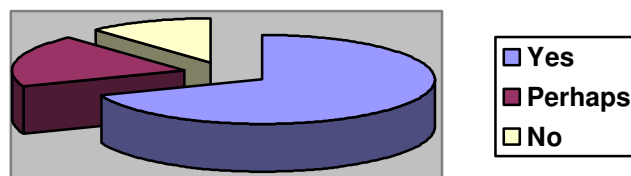
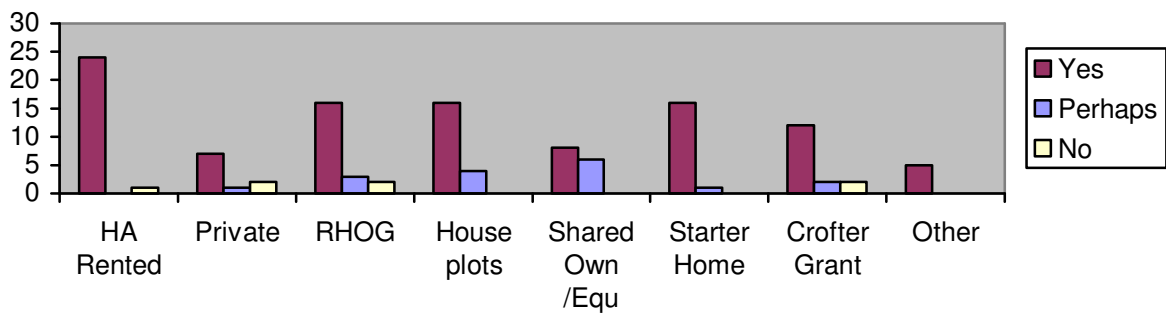


Figure 4 Affordable housing responses

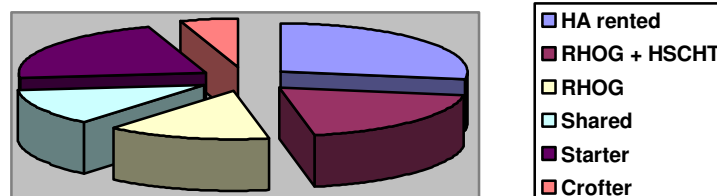
Housing options that respondents would like to see provided locally	Yes	Perhaps	No
Housing Association rented	24	0	1
Private rented	7	1	2
RHOG assisted houses	16	3	2
Locally affordable house plots from HSCHT	16	4	0
Shared ownership/equity	8	6	0
Affordable starter homes	16	1	0
Crofter grant assisted houses	12	2	2
Other	5	0	0
Total number of respondents			41



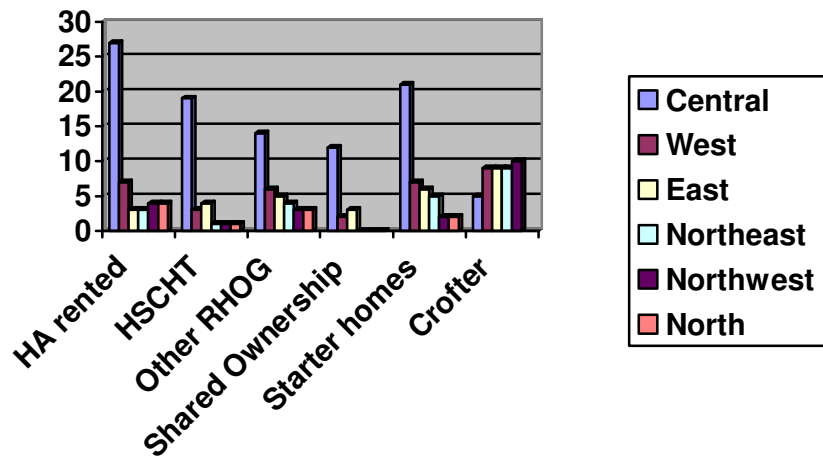
Affordable housing preferences

<u>Where should the houses be located?</u>						
	HA rented	RHOG plots HSCHT	RHOG	Shared ownership	Starter Homes	Crofter
Central (Pittentrail & Eiden)	27	19	14	12	21	5
West (Pitfure to Acheilidh)	7	3	6	2	7	9
East (Kinnauld to Morvich)	3	4	5	3	6	9
North East (Rhemusaig to Little Rogart to Farlary)	3	1	4	0	5	9
North West (Morness to Langwell)	4	1	3	0	2	10
North (Banscol to Siberscross)	4	1	3	0	2	10
Other	Mart (1) Muie (1) Anywhere (1)	Mart (1) Muie (1) Anywhere (1)	Mart (1) Muie (1) Anywhere (1)	Mart (1) Muie (1) Anywhere (1)	Mart (1) Muie (1) Anywhere (1)	on croft (2) Anywhere (1)

- There were also 2 responses that said sheltered housing is required, 1 that open market housing is required, and 1 comment that existing semi-derelict buildings should be renovated.



Preferred types of affordable housing for Central area



Preferred Location for ownership affordable housing

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

<u>Who should new affordable housing be for?</u>	Yes	Perhaps	No
Helping young people secure affordable homes	51	1	1
Helping to keep up the numbers of children attending local schools etc	43	4	1
Helping older persons and / or those with special care needs to be more suitably housed	45	5	1
Enabling households with a local workplace or family connection to live in the community	42	4	3
Assisting key incoming workers (like teachers, nurses etc) to find suitable accommodation	31	6	7
Making it easier for in-migrants to live and work locally	17	8	14
Other	3	0	0
Total number of respondents			57

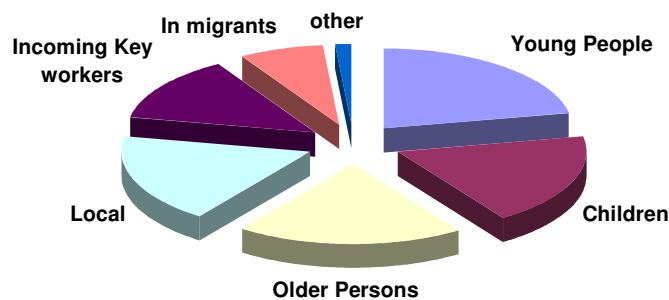


Figure 5 Groups of People that respondents say 'yes' to

- 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	1
Perhaps	4
No	9

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.

Affordable Housing for local needs (2)

- Locals first
- I don't think there should be any housing development other than crofters who wish to build as owners and occupiers and not for sale.

Affordable Housing for Elderly or those with additional needs (9)

- There are currently no facilities in Rogart for the elderly
- Rogart is an ageing population.
- If sheltered housing was built that would free up housing for young people.
- Sheltered housing for elderly
- Day care centre
- A sheltered housing scheme would benefit many people. These should remain as rented properties - as if not they would quickly become holiday homes as seen all over the country.
- Need for compact housing for elderly. If an elderly croft occupant is able to move the croft can then pass to a younger generation
- Purpose built housing such as they have in Golspie, Lairg or Brora would be ideal.
- Elderly and single older adults would prefer to live in the village
- There is no provision for housing outwith the village - e.g. Muir where the population is very elderly.

Location of new housing (6)

- The mart site would be ideal
- The original impetus for this survey was the then possibility of acquiring the mart site
- The old auction mart site is the most significant area which could provide - housing sites, regeneration, and physical improvement to the village.
- Housing convenient for local amenities i.e. shops, post office, station, local hall.
- Housing on mart site would give Rogart more village appeal. Convenience for A9 would be an advantage - especially in winter weather.
- A small community sheltered housing scheme would be ideally situated in the village.

Against affordable housing (3)

- we do not require in-migrants in Rogart or anywhere else in Scotland
- There is no need for additional housing in Rogart. Rogart has no housing problem
- No housing problem in Rogart

Planning issues (4)

- There is no mains drainage in the village so any large influx will require extra effluent disposal etc. If you start opening up land for development you will have hordes of developers buying and building and selling at very high prices which will not help the community and will only ruin this very beautiful area.
- You can't expect now the market is booming for landowners to release land at less than market value.
- More council or housing association houses should be built for rent and good grants made available to people with vacant old properties to relocate and put on to the rental market.
- Before any new houses of any type are built I think that incentives should be given to renovate all existing houses - no matter how derelict - for example removing the VAT on renovation of run down housing.

Miscellaneous comments (1)

- Housing has always been too expensive for a lot of people, and it is no different now.



3. CONTEXTUAL INFORMATION RELATING TO AFFORDABLE HOUSING REQUIREMENTS IN Rogart (2006)

The contextual information for Rogart 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	376		384			
0-4	65	17.3	18	13.5	5.4%	-3.8%
5-14			34		12.9%	
15 - 24	119	31.6	21	25	10.6%	-6.6%
25 - 44			75		27.4%	
45 - 64	154	41	137	49.5	27.1%	+8.5%
65 - 74			53		9.3%	
75 +	40	10.6	45	11.7	7.35	+1.1%

(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	Rogart Primary School	
1975/6	46	
1976/7	43	
1977/78	38	
1978/79	32	
1979/80	30	
1980/81	34	
1981/82	31	
1982/83	33	
1983/84	28	
1984/85	29	
1985/86	32	
1986/87	28	
1987/88	26	
1988/89	28	
1989/90	32	
1990/91	37	
1991/92	43	
1992/93	39	
1993/94	39	
1994/95	33	
1995/96	30	
1996/97	30	
1997/98	26	
1998/99	26	
1999/00	25	
2000/01	28	
2001/02	33	
2002/03	35	
2003/04	38	
2004/05	39	
2005/06	34	
2006/07		32
2007/08	<i>Projected</i>	33
2008/09	<i>Projected</i>	31
2009/10	<i>Projected</i>	28
2010/11	<i>Projected</i>	23
2011/12	<i>Projected</i>	22

(source: The Highland Council)

3.3 Rogart Resident households and tenure trends

Households	1991		2001		Trend:
	Number	%	Number	%	Increase /decrease %
Total number	164		188		
Owner-occupied	102	62	122	64.9	+2.7%
Private rented	31	18.9	25	13.3	-5.6%
The Highland Council	37	22.6	31	16.5	-6.1%
Housing Association	0	0	0	0	0%
Other	-	-	10	5.3	-

(source: 1991 & 2001 census)

3.4 Vacant/Second Homes

	Rogart 1991 %	Highland 1991 %	Rogart 2001 %	Highland 2001 %	Rogart Trend Increase / decrease % 1991 - 2001
Vacant Homes	-	NA	7%	4%	-
Second / Holiday Home	20%	7.2%	19.5%	6.2%	-0.5%

(source: 1991 & 2001 censuses)

3.5 The Highland Council Housing Stock

Area	Housing stock (2004)	Waiting List (1 st preference) (2004)	Sold to 2003 (right to buy)		Re-lets each year		
			No.s	%	2002/3	2003/4	2004/5
Rogart	28	10	12	59.1	5	3	7

(Source: The Highland Council)

3.6 Housing Association Stock - None

3.7 House prices in Rogart

- The average price of a 3 bedroom detached house in 2006 was £145,000 and £50,000 for a house plot (local estate agents).

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	38.5	12.3
Mining/quarrying	0	0
Manufacturing	7.7	5.9
Electricity/gas/water supply	0	0.7
Construction	15.4	12.3
Transport/storage/communication	23.1	10.3
Financial	0	0.7
Fishing/fish farming		0
Wholesale/retail/motor vehicle repair		9.0
Hotels/catering		5.9
Real estate/renting/business		9.7
Public administration/ defense		6.5
Education		3.9
Health/social work		16.1
Other		7.1

(source: 1991 & 2001 census)

3.10 Main local landowners

Estate	Acreage	Owner
Morvich	5258	J-H Loyez, JRJ Vermoeren
Pittentrail	4925	OR Wells
Davochbeg	639	AD Murray

(source: who owns Scotland)