

# Craignure and Lochdon Housing Needs Survey

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## 1.0 INTRODUCTION

### 1.1 Purpose

Rural Housing Scotland (RHS) met with West Highland Housing Association (WHHA), Mull Community Council members and village residents in December 2014 to discuss the housing situation in Craignure and Lochdon. Previous plans for development, on a site owned by WHHA in Lochdon, had not come to fruition. There has not been any social housing developed in the area for around 30 years.

### 1.2 Methodology

RHS undertook a housing needs survey between January and February 2015 to assess the housing need and determine the size, type and tenure of housing required. The survey was open to Craignure/Lochdon residents and also to people wanting to move or return to the area. An open day was held in Craignure Village Hall on Saturday 7 February to allow residents to get help with their surveys, raise questions and look at designs. A local housing market analysis was also undertaken, which included an analysis on local house prices, affordability and any pressures on the housing market.

## 2.0 AREA PROFILE



Craignure is a village on the east coast of Mull and it is the main ferry port for the island. The Craignure area comprises the settlements of Java and Lochdon. The area

has a population of around 248<sup>1</sup> and the local primary school, which is situated in Lochdon, has a roll of 9 pupils.

## **2.1 Amenities**

Amenities in the village include a hotel, pub and restaurant, bunkhouse, swimming pool and spa, village hall, charity shop, visitor information centre, Caledonian MacBaryne office, café, Spar shop and Post Office, community enterprise centre and primary school. Service buses leave from Craignure heading north and south of the island.

## **2.2 Households**

There is an estimated 100 households in the catchment area.

An estimated 13.5% of the Craignure and Lochdon households rent privately<sup>2</sup>, which reflects the Scottish private rented sector figures as of 2011, when 14% of households were private renting.<sup>3</sup>

## **3.0 SUMMARY OF FINDINGS**

- ◆ Out of 46 respondents, 19 were family households, 16 were couple The majority of survey respondents lived in private rented accommodation households and 11 single person households responded.
- ◆ (32%)
- ◆ Most respondents live in a 3 bedroom home
- ◆ 10 respondents said that they were registered on the HOMEArgyll waiting list
- ◆ 32 (72%) of people believe HOUSING FOR SALE AT LOW COST is required, 31 (70%) of respondents believe HOUSING SOCIAL RENTED HOUSING ASSOCIATION, 20 (45%) think QUALITY PRIVATE RENTED HOUSING is required, 16 (36%) YES HOUSING FOR OLDER PEOPLE IS NECESSARY, 30 (68%) YES, HOUSING FOR YOUNGER PEOPLE is needed
- ◆ 39 respondents thought it was necessary to attract working people and families to the area in order to support the local primary school and local economy
- ◆ There were 25 respondent households in housing need, 11 of which said their current home was unsuitable, 10 are currently renting but want to buy, 6 households in need were living in temporary accommodation or seasonal lets, 2 respondents said that someone in the household was in housing need,

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<sup>1</sup> [www.scrol.gov.uk](http://www.scrol.gov.uk)

<sup>2</sup> [www.scrol.gov.uk](http://www.scrol.gov.uk)

<sup>3</sup> [www.jrf.org.uk](http://www.jrf.org.uk)

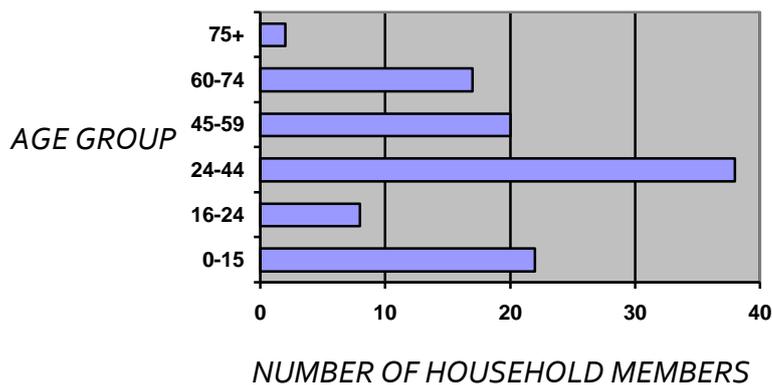
and 6 respondents said they worked in Craignure/Lochdon but lived outside of the area and wanted to move

- ◆ 15 respondents said their housing need was NOW
- ◆ The most common reasons given for needing alternative housing were 'INSECURE TENANCY' and 'TOO EXPENSIVE TO HEAT'
- ◆ Most respondents believed a mixed tenure development is required
- ◆ 19 respondents are interested in shared equity/part-buying

#### 4.0 HOUSEHOLDS

Out of the 46 households that responded to the survey, 19 were family households, 16 were couples and 11 were single person respondents.

Respondents were asked how many residents of each age group were currently living in the home. There were 22 dependent children living in respondent households. The largest respondent age group was the 25-44 years age group.



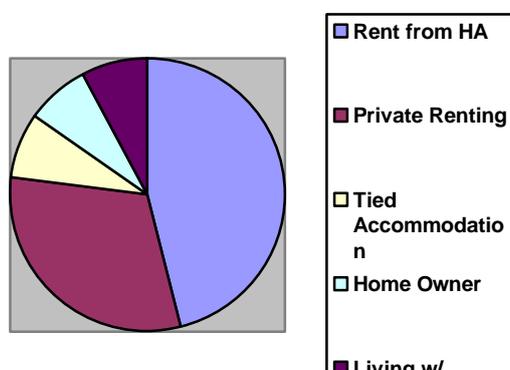
Most of the respondents already lived in Craignure although there were 3 respondents living in Tobermory, 2 living in the Ross of Mull and 7 that lived in Salen.

#### 5.0 FAMILY HOUSEHOLDS

There were 19 family households that responded to the housing needs survey, and of these, 14 said they had some sort of housing need.. Family household respondents include 19 children ages 0-15 and 6 young adults ages 16-24.

One family were living in a one-bedroom property – a couple with a dependant child.

## 5.1 Tenure



## 5.2 HOME Argyll – Waiting list applicants

Only 4 of these families in need said they were registered with the HOME Argyll waiting list and 10 families who said they were in housing need had not registered for social housing. Nine of the 10 families who were not on the waiting list said that they were interested in shared equity or part-buying. It could be assumed that they have not registered their housing need because they are primarily interested in some sort of home ownership rather than new rental.

## 5.3 Shared Equity

Eight families were renting but want to buy. Of those 8 families, the size of mortgage they said they could afford is stated below.

<£40,000	1
£70,000	1
£80,000	4
£90,000	1
£100,000 +	1

## 5.4 Rental

There were 2 family household respondents who said that rental accommodation would be the most suitable for them, however, there were 10 family respondents that said both shared equity/ownership housing and rented housing would be suitable. Most of the respondents that answered 'rented' and 'both' thought that around 380,000 would be an affordable mortgage. One third said that an affordable rent would be in the region of £350 and another third said £500.

## **6.0 COUPLE HOUSEHOLDS**

Sixteen couple households responded to the Craignure and Lochdon housing needs survey, of which 5 indicated that they had housing need.

### ***6.1 Tenure***

The couple households that responded comprised of 3 social housing tenants, 6 private renters, 1 household in tied accommodation and 6 home-owners.

### ***6.2 Waiting list applicants***

Three of the 5 couple households that indicated housing need said that they had registered on the HOME Argyll waiting list. All 3 respondents were private tenants.

One of the couples was renting a property with 4+ bedrooms, and needs to downsize as soon as possible. The house is too big and very expensive and too rent.

Two of these households require new housing now.

### ***6.3 Shared Equity***

Three of the couples in housing need said that they would be interested in shared equity/party buying. One couple said they would not be interested in shared equity housing. Two of the couple households stated that the size of mortgage that they could afford was less than £40,000, whereas the third couple that was interested in shared equity stated that they could afford a mortgage of £90,000.

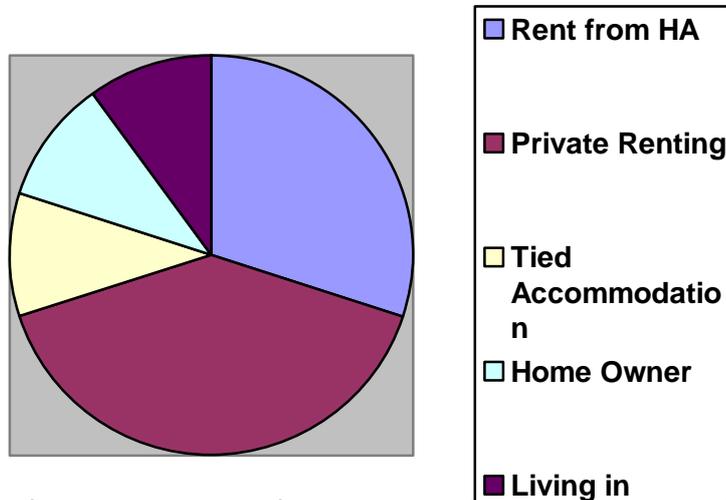
### ***6.4 Rental Housing***

Two couple households said that rental housing would be most suitable for them, they were both registered on the HOME Argyll waiting list. The monthly rentals each couple said would be affordable to them was less than £250 or £350.

## **7.0 SINGLE PERSON HOUSEHOLDS**

Eleven of the respondents were single person households. 6 of these households indicated housing need.

### 7.1 Tenure



Most single person respondents were private renters (4), just as most of the respondents of the survey as a whole. Only 1 home-owner responded, although three-quarters of households in the Craignure and Lochdon area are owner-occupied.

### 7.2 Waiting list applicants

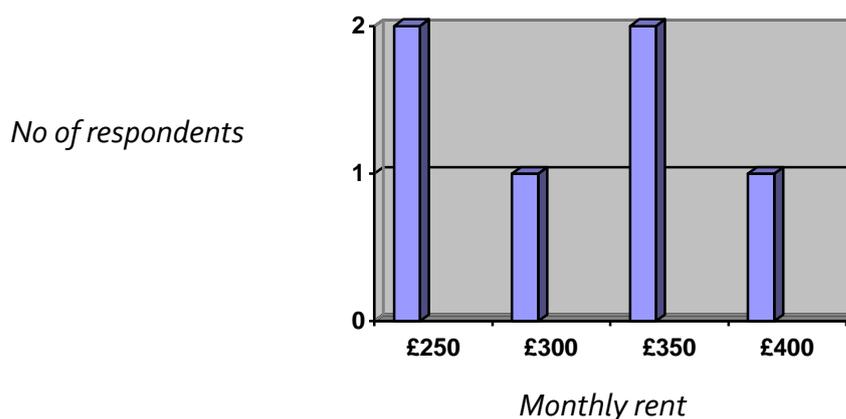
There were 3 respondents who said they had registered with the HOME Argyll common housing register, all of whom said they had housing need now. The reasons they have for having housing need are as follows; current home is unsuitable, currently renting but want to buy and working in the area but living outside of it and want to move.

### 7.3 Shared Equity

Two of those who indicated housing need said that they believed both rental housing and housing for ownership were needed in the area. Five out of the 6 single person respondents in housing need said they would be interested in a shared equity property.

## 7.4 Rental Housing

Four respondents said they thought that rental housing would be more suitable for Craignure/Lochdon. All 6 respondents in this category indicated what sort of monthly rental charge that they could afford.



## 8.0 CRAIGNURE HOUSING MARKET

### 8.1 House Sales

Since January 2013 until now (a 26 month period), 12 properties have been sold in Craignure and Lochdon at an average sale price of £155, 663.<sup>4</sup> House prices tended to be higher in the Lochdon postcode, in many cases, over double the sold price for a property in Craignure.

The Housing Open Day held in Craignure to complement the survey found that there was a yearning for affordable home ownership in the area with several families and household wishing to set up in Lochdon.

## 9.0 OVERALL HOUSING NEED

### 9.1 Reasons

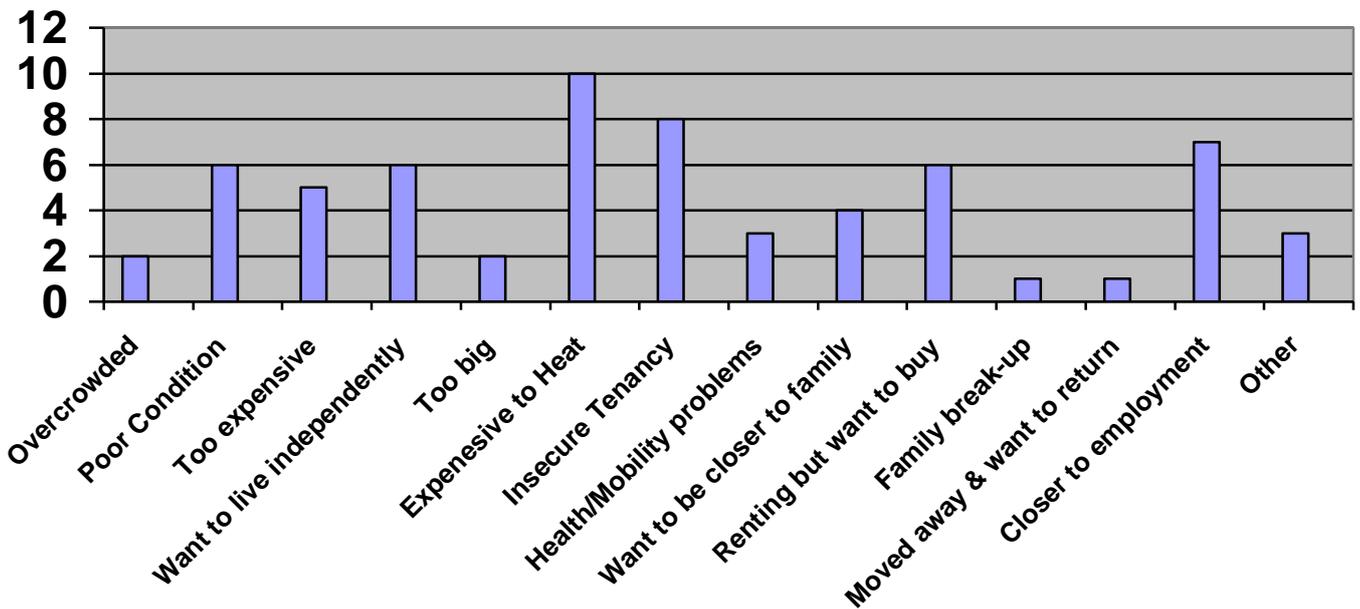
Respondents were asked to select their reasons for needing alternative housing, they were asked to select all that apply. The most popular reason for alternative housing need was 'Expensive to Heat', 10 respondents selected this. The second

<sup>4</sup> Data from [www.ros.gov.uk](http://www.ros.gov.uk) House Prices

biggest reason given for needing new accommodation was 'Insecure Tenancy', which was selected by 8 respondents. This supports the figure of private renters who said they had housing need, which was 9. The graph below shows the entire list of reasons given.

*Case study: one private tenant revealed their electricity and heating costs to be approximately £150 per month, totalling £1800 per year. This household relies on a coal fire to heat the house and uses no other source of heating throughout the property, due to the high costs.*

## Why do you/they need alternative housing?



### 9.2 Affordability

The majority of those in housing need said that they were interested in both rental housing and home ownership, particularly shared equity/part-buying.

The most affordable monthly rental specified by those in housing need was £350 per month, followed by £300. With regards to an affordable mortgage, most of those interested in buying or part-buying said £80,000 would be affordable to them, followed by less than £40,000.

### 9.3 Size

Nine of the respondents who need alternative said their new home would need 3 bedrooms, 7 said their new home required 2 bedrooms and 6 respondents required a new home with 1 bedroom. Three of the respondents said they had need for 4+ bedrooms (all 3 were family households).

## **10.0 CONCLUSIONS**

There is an evident need for new housing development, all 46 respondents to the survey stated that they thought so, while 25 of them indicated some sort of housing need. This accounts for around 10% of the Craignure and Lochdon population.