

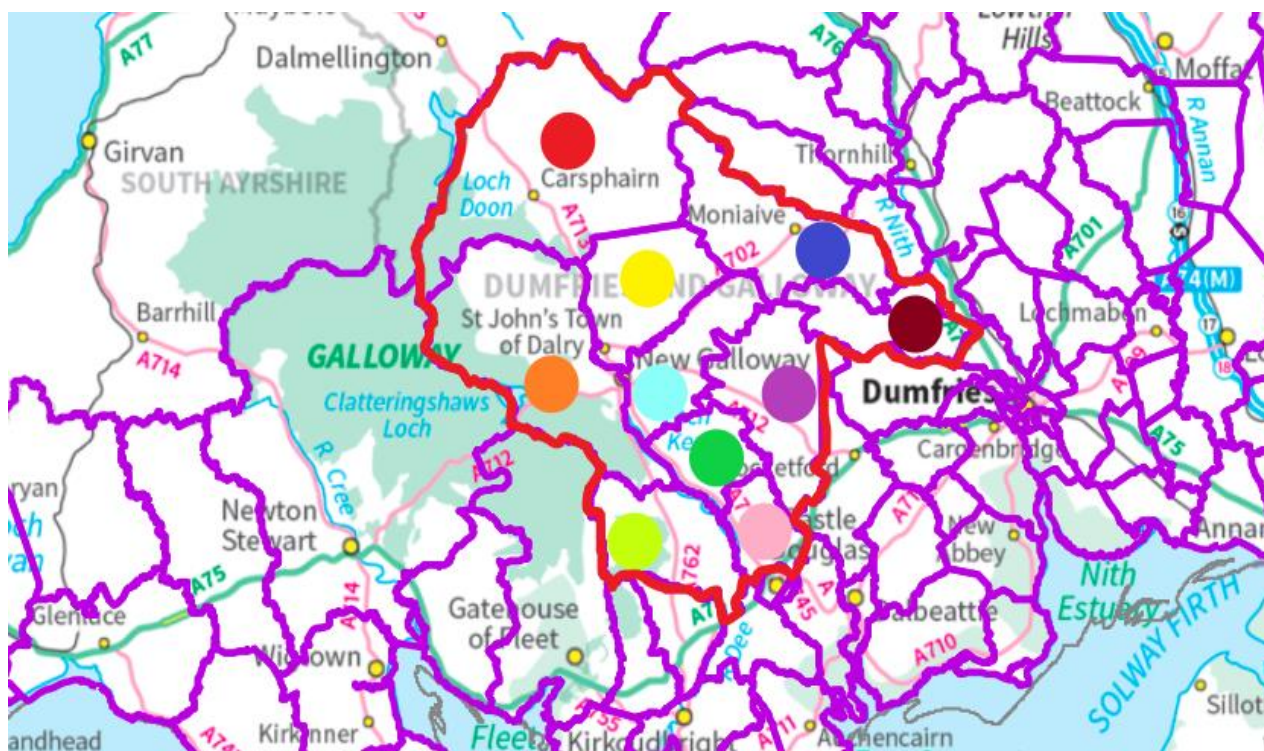


Housing Needs and Demands Survey Report

Glenkens and District Trust March 2022

Background to the project

Glenkens & District Trust (GDT) is a Scottish Charitable Incorporated Organisation established in 2011 as a fund distribution body from the Blackcraig Windfarm fund for the communities within its area. The GDT provide a framework to resource, enable, and stimulate community development. The Glenkens and District area is defined as the Community Council areas of Balmaghie, Balmaclellan, Carsphairn, Corsock & Kirkpatrick Durham, Crossmichael, St. John's Town of Dalry, Dunscore, Glencairn, New Galloway & Kells and Parton.



Glenkens and District Trust survey catchment boundary

¹ Dumfries and Galloway Council, 2022. *Community Councils* (online)
<https://www.dumgal.gov.uk/communitycouncils>



Key to Community Council Areas within survey area:

	Parton		Crossmichael & District
	St. John's Town of Dalry		Balmaghie
	Glencairn		Carsphairn
	Dunscore		Balmaclellan
	New Galloway & Kells		Corsock & Kirkpatrick Durham

The Glenkens and District Community Action Plan was commissioned by the Trust and published in July 2020. The Community Action Plan (CAP) proposed 4 Themed Areas.

CAP Theme 2: An Asset Rich Community, identified the commissioning of a Housing Needs and Demands Assessment and the consideration of affordable housing for young people and families as Action Areas.

Background to the Survey

The GDT approached South of Scotland Community Housing (SOSCH) in 2021 to discuss the undertaking of a Housing Needs and Demands Assessment for the Trust to understand more about the current and future housing needs of its residents within the area covered by the GDT. GDT recognised that housing was a hot topic across its whole area and that an HNDA was the key that would unlock the door to strategic and funding support for community led housing initiatives –it is needed to kick-start any serious community led action and it made sense to cover the area with one process.

Working with GDT, SOSCH developed a broad Housing Needs and Demands Assessment (HNDA) survey which was launched on the SurveyMonkey platform as a fully digital means of gathering evidence in line with the COVID-19 lockdown restrictions which have been in place throughout. The purpose of the HNDA survey was to establish the views of the Glenkens and District area relative to housing needs, present and future, and to consider type and tenure of any potential community housing within the Glenkens. Due to the ongoing restrictions



relative to the COVID-19 pandemic the survey was conducted exclusively online, but it has nonetheless had a good response.

Responses were gathered from November 2021 until March 2022. Overall, there were 146 completed responses to the survey, however, respondents did have the option of skipping individual questions. Results will be given as either a percentage or number relative to those who answered specific questions.

In this unique context, with the level of overall community engagement around the project, SOSCH would consider the response rate to be good, and as such the evidence can be considered as a viable insight into the need of the community relative to affordable housing, which responses indicate is present.

The area covered by the Housing Needs and Demand Assessment relates to 10 Community Council areas highlighted in the map above, within Wards 3,4 and 7 of the Dumfries and Galloway Regional Council area. ¹.

Key survey outcomes

Demographics

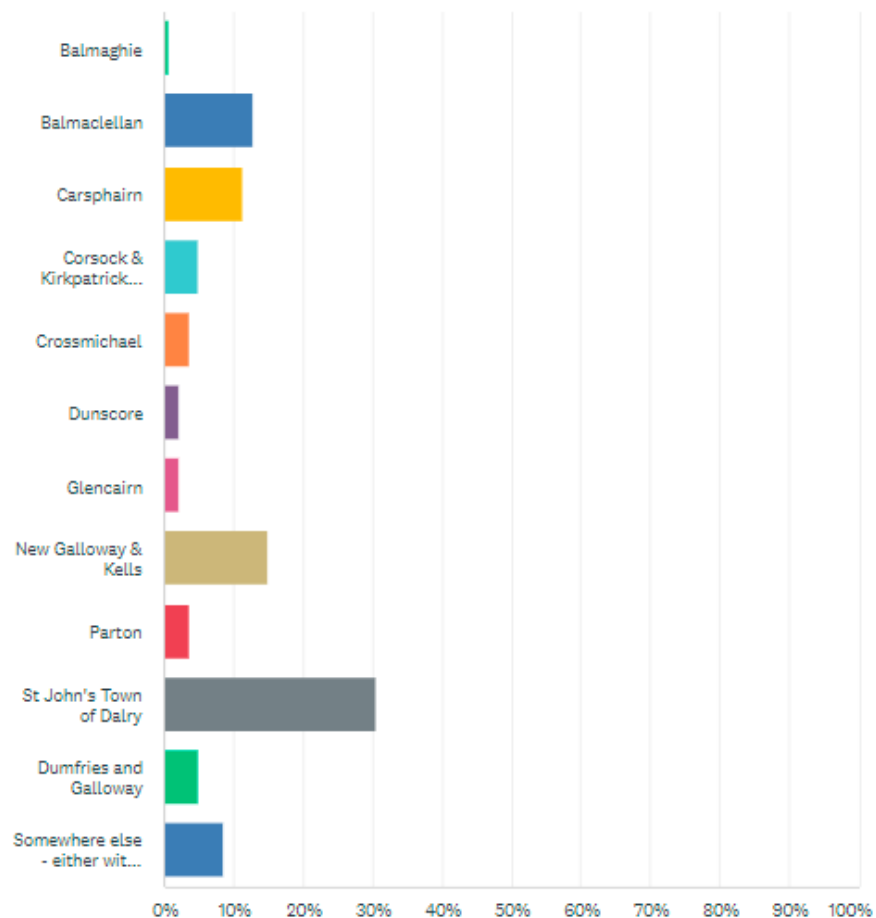
- ❖ The graph below depicts the number of respondents (141) to the question of 'Where do you live?' from each of the 10 communities within the survey area, as well as those who responded from elsewhere in Dumfries and Galloway and those living elsewhere outside the region. The combined estimated population of the 10 community areas is 4703 inhabitants¹. Excluding those outwith the 10 Glenkens' community areas, collectively 122 respondents live within the Glenkens and this is representative of approximately 343 people within those 122 households.
- ❖ The age of the respondents across all the age groups ranges indicated that all age-groups were well represented in the survey: 16-24 (8%), 25-34 (12%), 35-44 (20%), 45-54 (19%), 55-64 (22%) and 65+ (19%).
- ❖ 84% of respondents lived within the GDT survey area and 40% of those had either lived in the area for more than 15 years or all their life, suggesting that people tended to stay settled in the area.
- ❖ On scrutinising the written responses to those who had responded as living 'elsewhere' other than one of the communities or the Dumfries and Galloway region, 13% did in fact state that they lived in the wider Glenkens, and Dumfries and Galloway region, with less than 1% living 'elsewhere' outside the region.



- ❖ There were 4 community areas where the number of responses relative to the population size of each of the community council areas provided a good picture of need and demand within those areas : Balmaclellan had 18 responses (13% of the total survey responses) representing 7% of its community population of 243, Carsphairn had 16 responses (11% of the total survey responses) representing 9% of its community population of 169, St.John's Town of Dalry had 43 responses (31% of the total survey responses) representing 9% of its community population of 488, New Galloway and Kells had 21 responses (15% of the total survey response) representing 4% of its community population of 546.

Where do you currently live?

Answered: 141 Skipped: 5



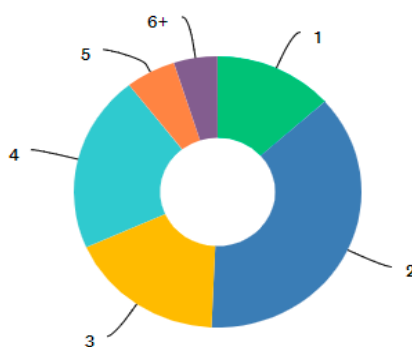


- ❖ The remaining 6 Glenkens communities where the survey response was lower relative to the population were Balmaghie, Corsock and Kirkpatrick Durham, Crossmichael, Dunscore, Parton and Glencairn. The responses from these communities will still be included and contribute to the overall survey findings but are not shown in more detailed breakdown of the data. The survey report therefore represents the overall survey outcomes for the whole Glenkens area, with a separate breakdown of outcomes (Detailed Community Breakdown) included, where considered appropriate, for the four survey areas where the response to the survey was considered good.
- ❖ Overall survey results indicated, households comprising only 2 occupants represented the largest occupancy number group at 37%, with 13% having only one household member, 18% of households with 3 occupants, 21% households with 4 members, and 11% of households with 5 or more members. However, New Galloway & Kells responses showed more households with 4 members than 2, and respondents in St. John's Town of Dalry had almost as many 4 person households as 2 person households in its community. This could be attributed to the fact that these two communities still have schools and more families are living in these locations.

OVERALL SURVEY RESULTS:

Including you, how many people live in your household?

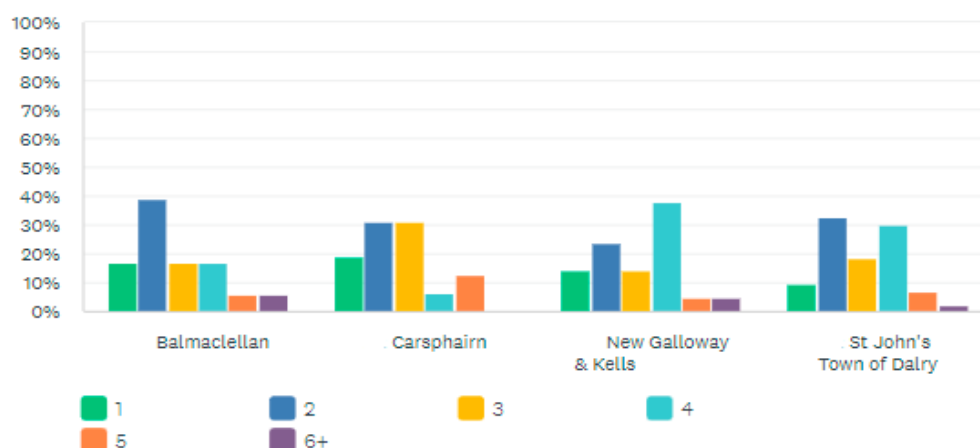
Answered: 142 Skipped: 4





DETAILED COMMUNITY BREAKDOWN:

Answered: 98 Skipped: 0



Number of people in household

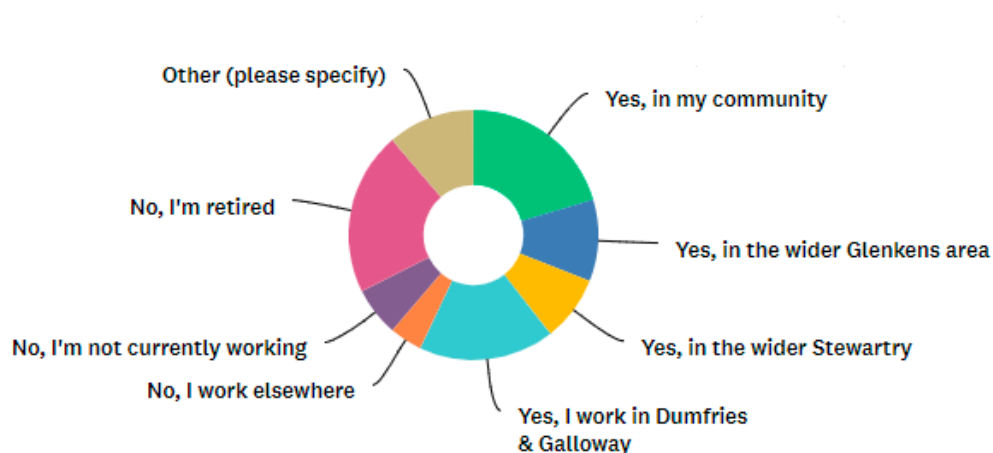
- ❖ Responses to the question on ages of household residents, in the overall survey area, results indicated 49% had at least one child or young person (0-24) in their household, with 31% having children of school age. St. John's Town of Dalry and New Galloway had the highest proportion of under 16's compared to elsewhere.
- ❖ For the questions on what age were the respondents and others in their households, the numbers were as follows within given age ranges: Under 16 (77), 16-24 (45), 25-34 (30), 35-44 (52), 45-54 (31), 55-64 (33) and 65+ (49).
- ❖ 20% of the 142 respondents worked within their communities with a further 11% working in the wider Glenkens area. More detailed written responses highlighted a shift to remote homeworking since COVID regulations initially came into force and continuing to work from home since restrictions were lifted. Many of these respondents work for organisations based outside the Glenkens area but are no longer required to commute to work as they are now working from home. 26% of respondents to the question, worked in the Stewartry and wider Dumfries and Galloway and 4% worked elsewhere outside the region. A large group (21%) were retired, reflecting the picture in many other rural settlements throughout the region where the area is viewed as an attractive place to retire and settle.



OVERALL SURVEY RESULTS:

Do you currently work?

Answered: 142 Skipped: 4



When asked what attracted them to the area, written responses indicated that community, family, quiet and rural village location were especially important to those who responded. The most common words used in response to this question appear below in the 'word cloud,' with the most often used of these words being in the largest text:

love many local place grew moved lovely Catstrand children outdoors lots
nature life Balmaclellan shop Rural location work local amenities
New Galloway live close people Peace quiet Dalry
Carsphairn good hills villages also live beautiful area
community towns area quiet rural schools
family Glenkens great st johns town Rural natural beauty
community spirit Galloway forest walks primary school
friendly plenty small home sense community around quiet
friends access lochs close away activities Opportunities countryside



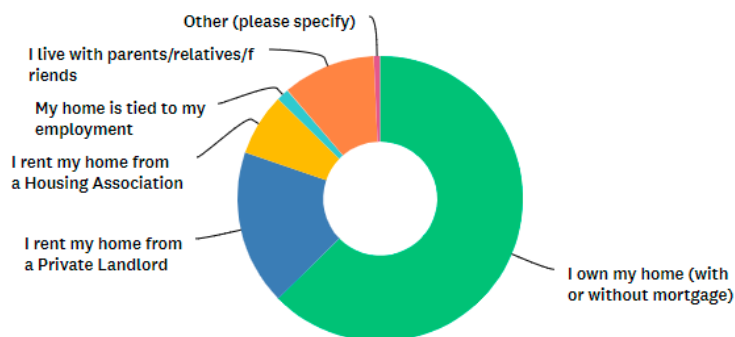
Housing

As with many rural areas of the Dumfries and Galloway region, most respondents were homeowners (63%), and in all 10 settlements most respondents within each settlement were homeowners. 18% of the respondents were living in private rented accommodation, 7% in Housing Association properties, 11% are living with parents/relatives and friends, and 1% were in tied accommodation.

OVERALL SURVEY RESULTS:

What is your current tenure?

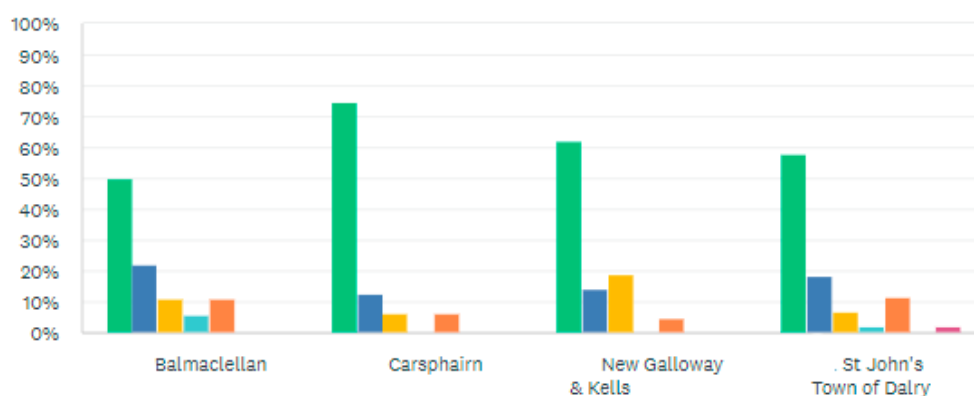
Answered: 142 Skipped: 4



DETAILED COMMUNITY BREAKDOWN:

What is your current tenure?

Answered: 98 Skipped: 0



	I own my own home (with or without a mortgage)
	I rent my home from a private landlord
	I rent my home from a Housing Association
	My home is tied to my employment
	I live with parents/ relatives/friends
	I live in temporary accommodation
	Other

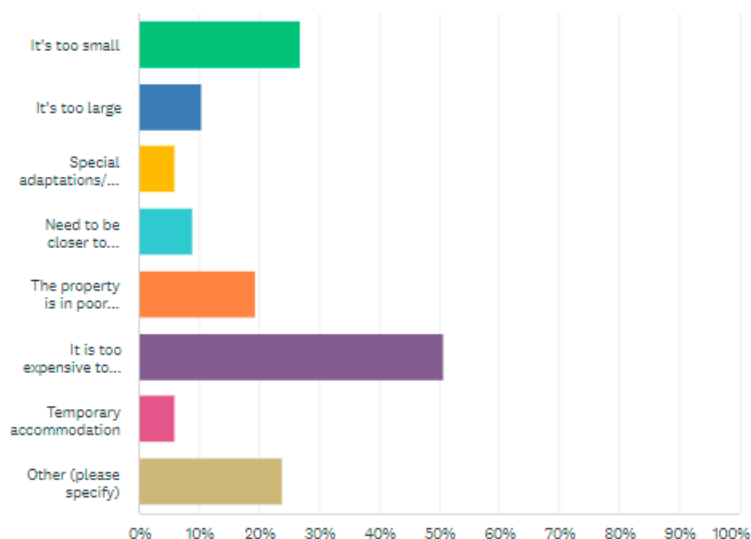


- ❖ Again, within the four main settlements, home ownership is the main tenure of respondents, with a lower proportion renting or in tied accommodation.
- ❖ Overall, more than 50% of respondents lived in 3-bedroom homes, with 3% in 1-bedroom, 18% in 2-bedroom, and 17% in 4- bedroom homes.
- ❖ When asked if they had a second/ holiday home in the Glenkens, of the 140 respondents to this question, 1% said they had a privately used second/holiday home, 2% had one run as a business for short term let and 4% had one for a private long-term residential let.
- ❖ Of the survey responses to the relevant questions, 27% indicated that their current property did not meet their current needs. For those who identified as having issues with their current property, the main factors were homes with issues relative to energy efficiency/running costs, being too small or in poor condition. In the 'other' category, responses included insecurity of occupancy due to landlords selling the property and poor broadband connectivity.

OVERALL SURVEY RESULTS:

If you chose 'no', what needs does your property not meet? Tick all that apply

Answered: 67 Skipped: 79



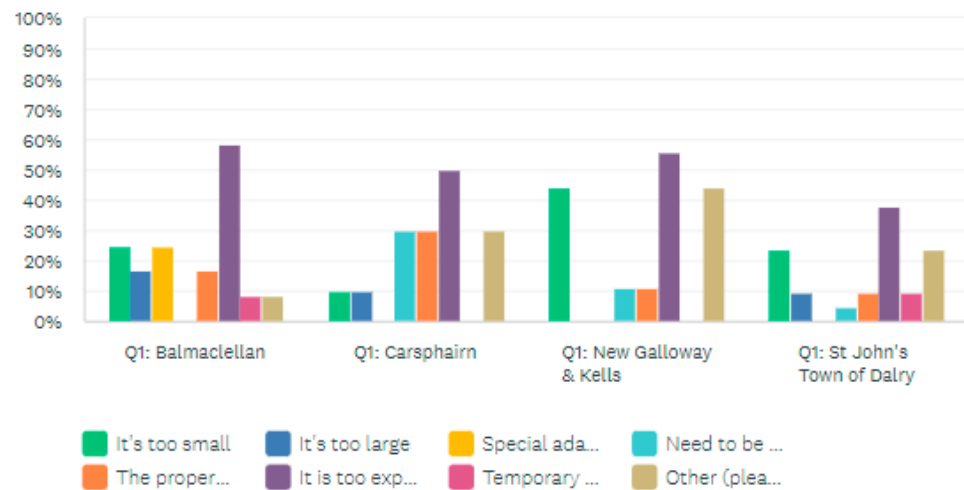
(Options: Too small, too large, special adaptations/accessibility features required, need to be closer to work/school/family/transport links, property in poor condition/requires major repair, is too expensive to run/heat, temporary accommodation, other).



DETAILED COMMUNITY BREAKDOWN:

If you chose 'no', what needs does your property not meet? Tick all that apply

Answered: 52 Skipped: 46

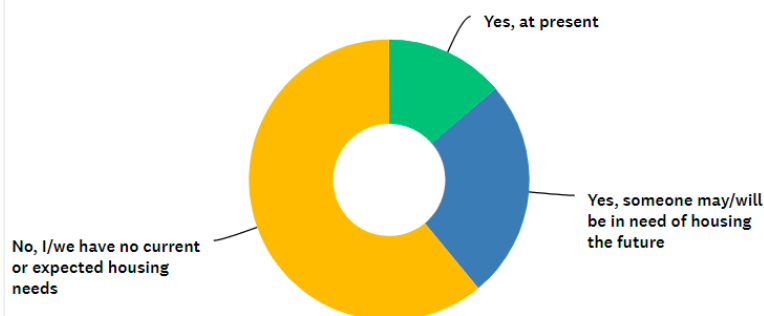


- ❖ To the question on housing need, overall survey results indicated a total of 39% respondents were either in need either at present (14%) or likely to be in the next five years (25%) and this was broadly reflective of each of the identified 4 main communities.

OVERALL SURVEY RESULTS:

Are you, or is anyone else in your household, currently in housing need or likely to be in the next 5 years?

Answered: 146 Skipped: 0

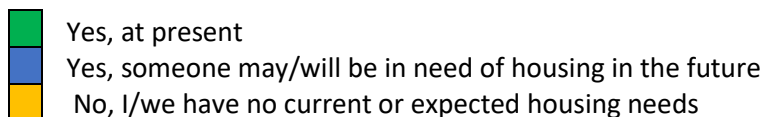
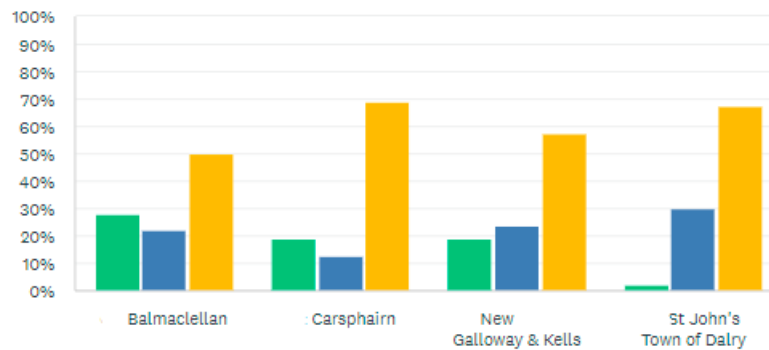




DETAILED COMMUNITY BREAKDOWN:

Are you, or is anyone else in your household, currently in housing need or likely to be in the next 5 years?

Answered: 98 Skipped: 0

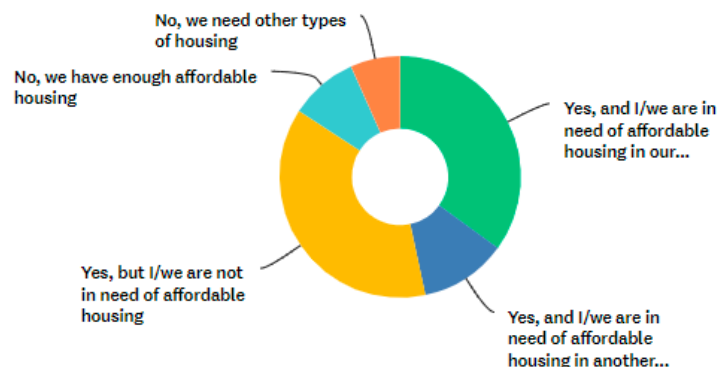


- ❖ Questions relating to availability and affordability of housing indicated that there was a perceived overall need for affordable housing throughout the area, as well as the lack of its availability precipitating outward movement from the Glenkens.

OVERALL SURVEY RESULTS:

Do you feel there is a need for affordable housing in the Glenkens area?

Answered: 120 Skipped: 26





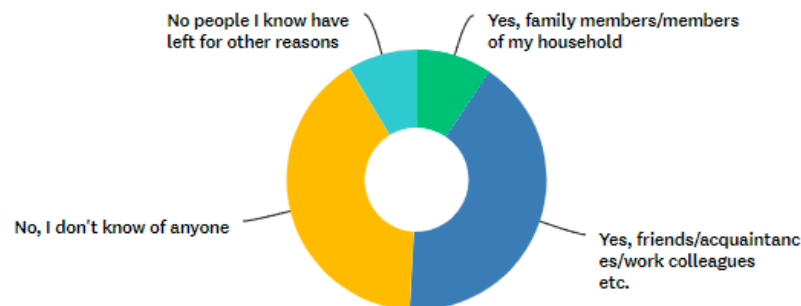
- Yes, and I/we are need of affordable housing in our town/village/settlement
- Yes, and I/we are in need of affordable housing in another settlement
- Yes, but I/we are not in need of affordable housing
- No, we have enough affordable housing
- No, we need other types of housing

- ❖ 51% overall in the Glenkens area knew of someone who had to leave their community due to lack of affordable housing.

OVERALL SURVEY RESULTS:

Do you know anyone who has left your Town/Village/Settlement due to lack of affordable housing?

Answered: 116 Skipped: 30



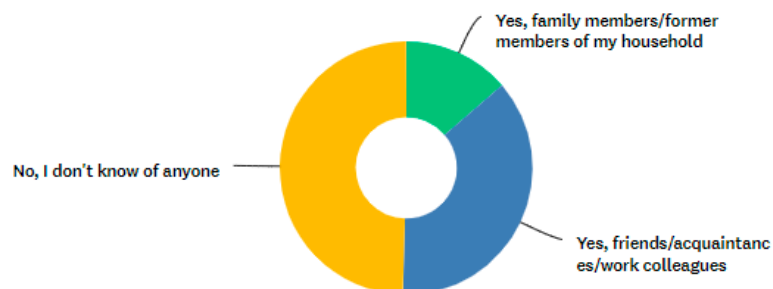
- ❖ When asked if they knew of anyone who would need affordable housing in order to move to the Glenkens area, 51% responded yes, they knew of family members/former members of their household or friends/ acquaintances/work colleagues.



OVERALL SURVEY RESULTS:

Do you know of anyone who would need affordable housing in order to move to the Glenkens area?

Answered: 117 Skipped: 29

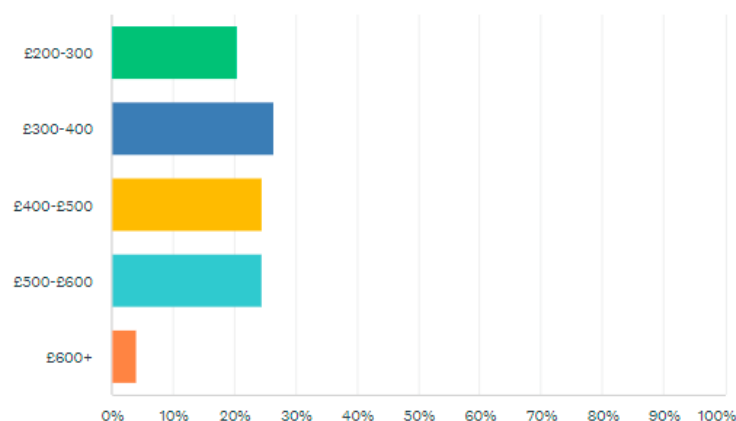


- ❖ On the question of what level of monthly payment for housing would be acceptable to them, there was an equal distribution of responses between £200-£300, £300-£400, £400-£500, £500-£600 with only 4% of the 49 respondents to this question indicating that they could afford £600 or more. These figures reflect the fact that the region is a low-wage economy and that £600 would be much more than which respondents would consider affordable.

OVERALL SURVEY RESULTS:

Thinking about affordability, what level of monthly payment would be affordable to you?

Answered: 49 Skipped: 97



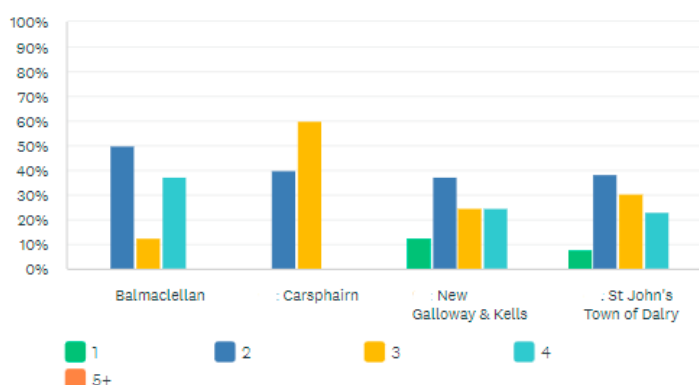


- ❖ When asked how many bedrooms their household needed, overall, most of the 48 respondents to this question needed a 2 -bedroom house (44%), followed by a 3-bedroom house at 33%. This is reflected within the individual communities (34 respondents collectively), except for Carsphairn where 3-bedroom houses are needed.

OVERALL SURVEY RESULTS:

How many bedrooms do you need?

Answered: 34 Skipped: 64



- ❖ Overall survey responses considered a relatively equal preference of either buying on the open market, renting or self-build/conversion as best suiting their needs. In terms of renting, responses indicated an overall preference to rent from a community organisation. In respect of renting, responses from the four communities indicated a broadly equal preference to rent from either a community organisation, housing association or private landlord.

OVERALL SURVEY RESULTS:

If you are thinking about moving within/into the Glenkens area, what would best suit your needs? Tick all that apply.

Answered: 48 Skipped: 98



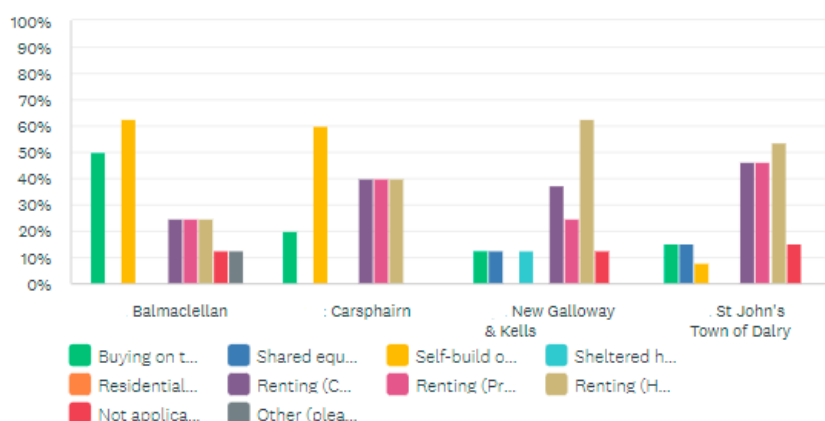
Buying on the open market	Renting (community organisation)
Shared equity	Renting (private landlord)
Self-build or conversion	Renting (housing association)
Sheltered housing	Not applicable
Residential care	Other



DETAILED COMMUNITY BREAKDOWN:

If you are thinking about moving within/into the Glenkens area, what would best suit your needs? Tick all that apply.

Answered: 34 Skipped: 64

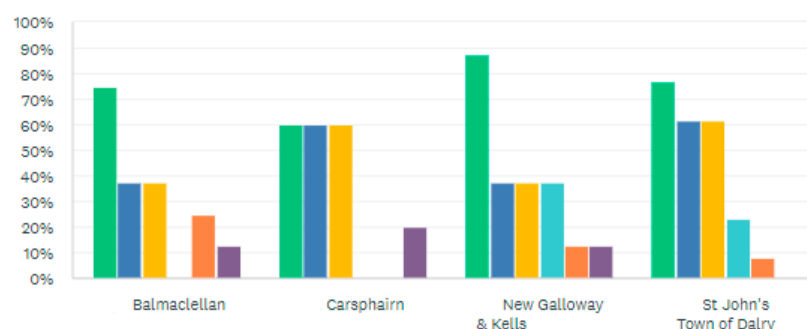


- ❖ Responding to the question on which type of accommodation would best suit their needs, ticking all options that would suit, the overall survey area and detailed community breakdown responses were broadly similar, showing a preference for a house (detached, semi-detached, terraced), followed by a cottage or bungalow.

DETAILED COMMUNITY BREAKDOWN:

What type of accommodation would best suit your needs? Tick all that apply.

Answered: 34 Skipped: 64



	House (detached, semi-detached, terraced)		Flat
	Cottage		Ground floor
	Bungalow		Other



Glenkens and District Employers Survey

In addition to the wider community housing survey, the larger organisation employers within the Glenkens and District area were asked to complete a short questionnaire to help establish data on housing need and demand from the workforce in this area. This would help to establish a picture of the housing issues faced when employees are recruiting staff as well as difficulties existing employees may have in securing housing.

From the employers who were approached at the beginning of the survey, an online questionnaire was forwarded to them during the survey period to elicit a response.

When asked if their organisations knew of any issues with employees securing housing when relocating to work in the area, the one employer commented,

'New staff relocating to the area have found it challenging to find affordable and available accommodation - so far it has always worked out in the end. As an organisation the lack of readily available housing could lead to potential new staff looking elsewhere.'

'Going forward I think housing needs will change - many employers now offer flexible and remote working which offers an opportunity to repopulate our rural areas. However, it does mean that housing needs to consider how this can be accommodated whether through 'home office' space, ensuring new properties are connected to high-speed broadband, or through the development of community hubs providing communal remote working space.'

Evidence from Housing Waiting Lists

The Pamela Young Trust operate as a local Housing Trust throughout the Glenkens managing 23, 1 and 2- bedroom properties. The first properties let in Dalry were originally allocated to farm workers moving out of tied properties. The Trust has over the years expanded the number of properties in its portfolio throughout the Glenkens, buying properties which had been on sale on the open market for some time with no apparent interest from potential buyers. The Trust tends to let to elderly tenants who are usually tenants for life, with very low turnover and a waiting list for properties. With the rise in popularity of holiday lets and second homes, and associated house prices, the Glenkens has become a more challenging housing market for the Trust in which to secure further properties for local tenants.



While there are several Housing Associations operating in Dumfries and Galloway, information on waiting lists is only readily available for the Common Housing Register which includes DGHP, Home Group, Irvine Housing and Cunninghame Housing Association properties.¹

A breakdown of property type for the settlements within the Glenkens and District Trust survey area with Housing Association properties on the Common Housing Register within Dumfries and Galloway, shows that there is a total number of applications (598) waiting on 119 properties, with only 11 new tenancies in the past 12 months.

Considering the type of properties available on the register, the waiting lists show a high demand for 1 and 2- bedroom bungalows, these being the main type of houses on offer.

Mid Nithsdale-Moniaive

Dwelling type	Beds	Dept	Number of Properties	No. Applicants on Homes4D&G Waiting List	Number New Tenancies in last 12 months
BEDSIT - BUNGALOW	1	HSG	3	11	
BUNGALOW	1	HSG	7	56	
BUNGALOW	2	HSG	11	48	
BUNGALOW	3	HSG	3	21	
HOUSE	2	HSG	3	33	

Balmaclellan

Dwelling type	Beds	Dept	Number of Properties	No. Applicants on Homes4D&G Waiting List	Number New Tenancies in last 12 months
4-IN-A-BLOCK-GROUND	3	HSG	2	4	
BUNGALOW	1	HSG	1	39	
BUNGALOW	2	HSG	1	22	

¹ Homes4D&G, 2022. *Find a New Home – Waiting List Statistics*.



Carsphairn

Dwelling type	Beds	Dept	Number of Properties	No. Applicants on Homes4D&G Waiting List	Number New Tenancies in last 12 months
BUNGALOW	1	HSG	3	34	
BUNGALOW	2	HSG	1	20	

Crossmichael

Dwelling type	Beds	Dept	Number of Properties	No. Applicants on Homes4D&G Waiting List	Number New Tenancies in last 12 months
BUNGALOW	1	HSG	11	65	1
BUNGALOW	2	HSG	5	67	
BUNGALOW	3	HSG	13	23	

Dalry

Dwelling type	Beds	Dept	Number of Properties	No. Applicants on Homes4D&G Waiting List	Number New Tenancies in last 12 months
4-IN-A-BLOCK-GROUND	2	HSG	1	11	1
4-IN-A-BLOCK UPPER	2	HSG	2	5	1
BUNGALOW	1	HSG	9	41	3
BUNGALOW	2	HSG	6	41	
BUNGALOW	3	HSG	2	11	
HOUSE	2	HSG	4	29	
HOUSE	3	HSG	14	9	3
HOUSE	4	HSG	1	8	

New Galloway

Dwelling type	Beds	Dept	Number of Properties	No. Applicants on Homes4D&G Waiting List	Number New Tenancies in last 12 months
BUNGALOW	1	HSG	4	57	1
BUNGALOW	2	HSG	8	41	1
HOUSE	2	HSG	1	31	
HOUSE	3	HSG	3	9	



Special interest questions

SOSCH are always keen to work collaboratively on our housing needs and demands approach, seek the views and concerns of the community groups we work with whilst creating our Surveys.

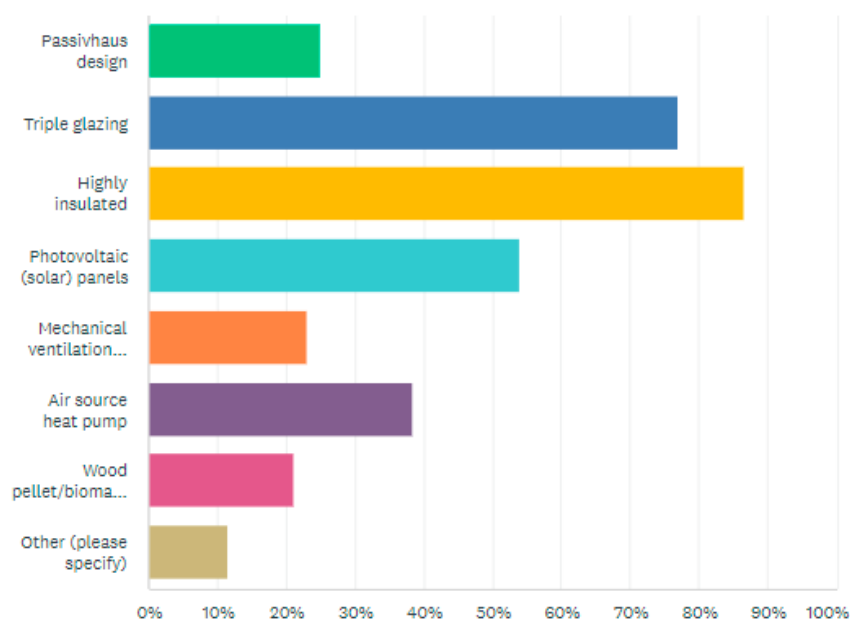
We have developed some special interest questions for inclusion which are particularly significant for the types of rural communities in the South of Scotland that we are working with. These questions relate to fuel poverty, energy efficiency, and working from home, all of which are now coming into sharper focus because of the COVID-19 pandemic and the rise in both staying at and working from home.

- ❖ Of the survey responses to the relevant questions, 27% indicated that their current property did not meet their current needs. For those who identified as having issues with their current property, the main factors were homes with issues relative to energy efficiency/running costs or being too small. Respondents felt that to make their households more energy efficient, triple glazing and more insulation would be the preferable options.

OVERALL SURVEY RESULTS:

With fuel poverty and energy efficiency in mind, are there any measures that would make running your household more affordable? Tick all that apply.

Answered: 52 Skipped: 94

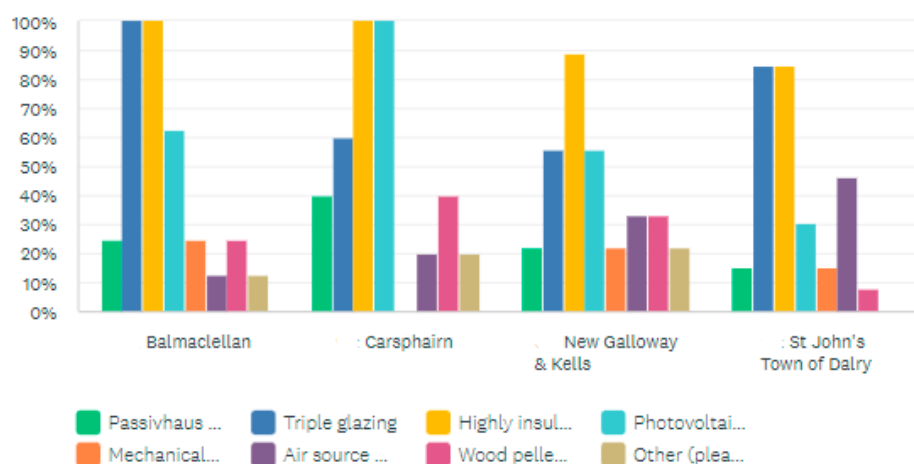




DETAILED COMMUNITY BREAKDOWN:

With fuel poverty and energy efficiency in mind, are there any measures that would make running your household more affordable? Tick all that apply.

Answered: 35 Skipped: 63

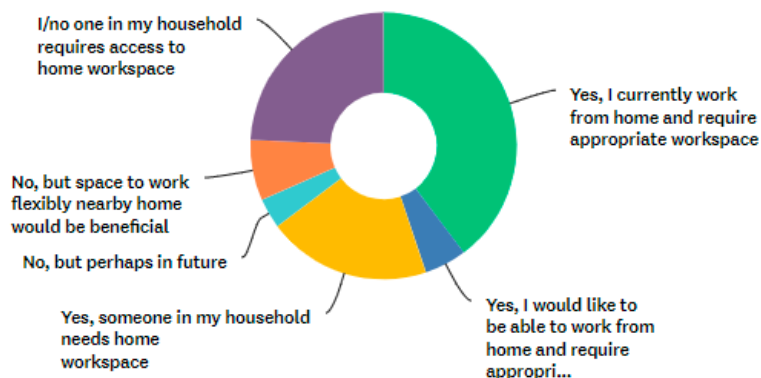


- ❖ Clear indication from survey responses on the increase in working from home, as well as issues around rural employment and connectivity in general, a question relative to workspace was included to establish demand for this within the home. In the GDTsurvey, a total of 65% of the 136 respondents to this question, or someone in their household, support a requirement for workspace within the home.

OVERALL GLENKENS SURVEY RESULT:

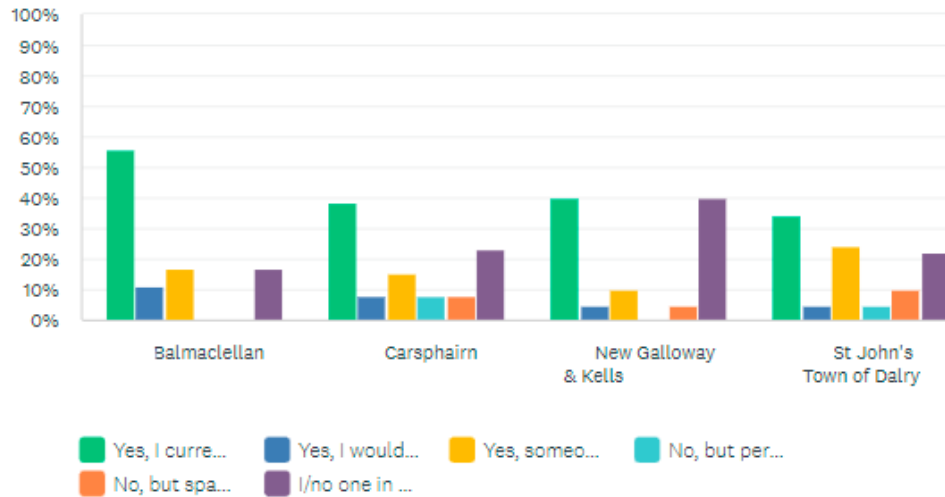
Do you, or anyone in your household, require home workspace?

Answered: 136 Skipped: 10





DETAILED COMMUNITY BREAKDOWN:

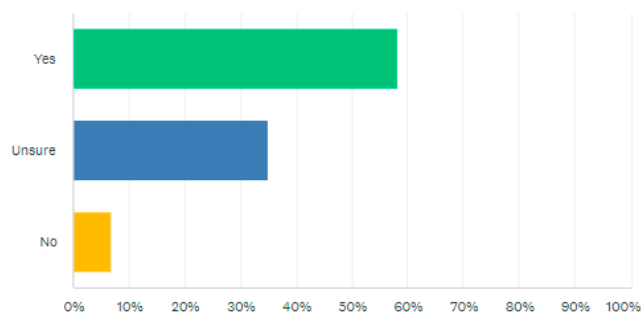


- ❖ When asked if workspace was offered within/alongside/in proximity to affordable housing, would it be beneficial for your specific community, the Glenkens community you would like to live in or the wider Glenkens area, overall, nearly 60% of the 117 respondents to this question said yes. Again, this figure was broadly the same on the more detailed community breakdown.

OVERALL SURVEY RESULTS:

Do you feel that offering workspace within/alongside/in proximity to affordable housing would be beneficial for your specific community, the Glenkens community you would like to live in or the wider Glenkens area?

Answered: 117 Skipped: 29

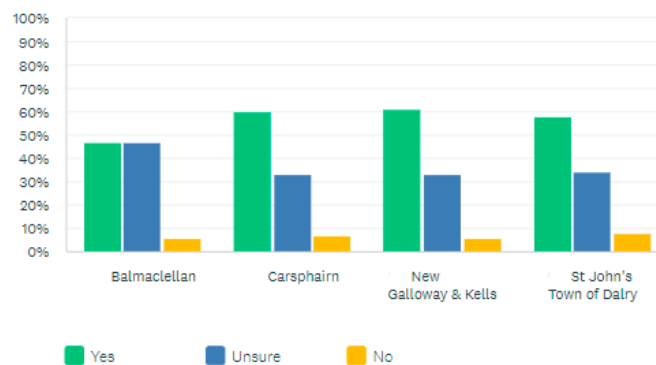




DETAILED COMMUNITY BREAKDOWN:

Do you feel that offering workspace within/alongside/in proximity to affordable housing would be beneficial for your specific community, the Glenkens community you would like to live in or the wider Glenkens area?

Answered: 88 Skipped: 10



- ❖ Written responses suggested that some kind of crofting model could be established to develop a locally skilled workforce alongside housing or establishing a woodland housing community. A community hub with shared workspace was also put forward as an idea.

Face-to-face Engagement

Due to the rise of the COVID-19 pandemic, it was agreed that the Housing Needs and Demands Survey would be the primary means to gather information relative to housing. It was understood that any other direct engagement on housing beyond the survey would be inappropriate at the time

Desire to address the issue of affordable housing has been well understood in the local communities since our initial discussions, and it is the intention of GDT, supported by SOSCH, to continue to further engage with communities to help them develop their housing solutions. Should further consultation relative to affordable housing be required at a future date, this report will be updated to include any relevant findings.



Anecdotal Evidence

The survey allowed scope for responses and comments to gain anecdotal feedback, and these have been included as part of the broad survey findings, where relevant, and referred to as written responses. Many written responses referred to:

- ❖ The lack of new-build, energy efficient, homes available which would lower energy bills, as most of the traditional older housing is very expensive to run and not fuel efficient.
- ❖ Those wishing to downsize or upsize, do not have the finances to upgrade older properties and have no opportunity to move to more cost-effective and suitable housing due to both the lack of availability of such housing and competing to buy with incomers with more buying power.
- ❖ Locals are feeling priced out of the housing market within their communities, both in buying and renting, due to the economic advantage of those moving into the communities from elsewhere.
- ❖ It was felt that community vitality and sustainability and of communities would be eroded due to the lack of available and affordable housing. Comments expressed concern for what is currently being perceived in communities: the falling school rolls, an unbalanced age structure of the area as it is increasingly populated by retirees, holiday homes and holiday lets, young people and families economically unable to enter or compete for available housing.
- ❖ Opportunities for homes for local needs alongside workspace/ crofting should be an option to be explored to develop more skills within the local workforce, including the establishment of a woodland community.
- ❖ It was considered that derelict and empty homes were an opportunity to develop more homes in a sustainable way rather than more new-build properties.
- ❖ If more new housing was to be built, some respondents felt it must be ensured that these are allocated to local needs, both for buying and renting.
- ❖ Land on the edges of settlements being available to enable communities to develop housing themselves for local needs was proposed a solution to the sustainability of communities.
- ❖ New-build housing for local needs should blend in and not stand out visually as 'social' housing, with the traditional character of settlements respected.



- ❖ Holiday homes and short-term holiday lets are exacerbating the problem of housing availability and affordability.
- ❖ Frustration was expressed about the lack of self-build opportunities, through both the planning system and the lack of sites affordable serviced available, feeling that there is a lack of responsiveness to the self-build market.
- ❖ The provision of affordable, rented property is a concern for residents when considering the sustainability of the communities. There is a need for affordable housing in the local area.
- ❖ The resultant impact on the social and economic vitality of the community due to second homes/ holiday homes/ short-term holiday lets was also stated as a concern in written responses for those who wish to live in the community as permanent residents.
- ❖ The contribution of non-locals moving to the area permanently is welcomed for the contributions they can make to a community but housing supply for locals must be also met to address need.

Future Considerations

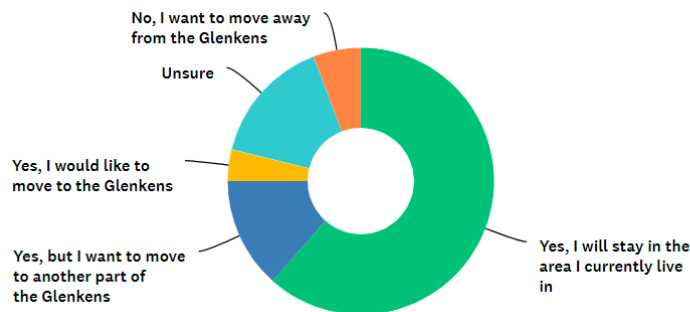
The Glenkens continues to be a popular place to live both for families who have long associations with the area as well as those seeking to retire or to live and work in the area. Of the respondents who answered whether they intended to stay in the Glenkens in the future, 62% indicated they wished to stay in the area they currently lived in with an additional 13% wishing to move to another part of the Glenkens and 4% would like to move to the Glenkens. 15% were unsure whether they would stay or move out of the area and 6% want to move away from the Glenkens. The continuing increase in the short-term holiday sector post pandemic, means that homes once available to permanent residents are now not as widely accessible as they move into the holiday rental market. Considering the responses to specific questions around present and future need, together with current trends in the popularity of the short-term holiday home market, it is clear that there is a pressing need for local needs housing throughout most of the Glenkens' communities.

Measures to address climate change and fuel inefficiency in housing to combat rising fuel prices and fuel poverty will need to be important considerations in future housing design and development as clearly evidenced in respondents needs relative to their housing requirements. The shift from commuting to a workplace to home working arrangements, looks set to continue post-pandemic for many. Taken together, such factors have created change in the way our workplaces and spaces might be viewed relative to future housing design and development to create a more sustainable way of living both within the home and alongside homes.



Do you intend to stay in or move to the Glenkens area in the future?

Answered: 52 Skipped: 94



It will be necessary to adequately house both older residents, as their current housing becomes too large and expensive to run, and families with children to sustain local services and ensure the diversity and vitality of the community.

Housing provision is required to meet the needs of employees working locally and employers are already highlighting this as an issue at present. Availability of appropriate housing is integral to the economy and its needs.

It will be important to have a variety of housing options to address the need for affordable housing. The type, tenure and size of housing must ensure that all needs are addressed.

Conclusion

Efficient, suitable, available, and affordable housing is clearly a prominent issue currently facing the communities of the Glenkens. By attempting to address this in line with identified and localised needs and demands, these communities will be able to begin to create more sustainable and innovative solutions to the challenges they face. Traditional housing solutions are not meeting the needs of some residents and the offer of housing, to let or buy, is extremely limited. There is also a desire to self-build but the lack of suitable, available, and affordable land is not presently making this an option. This has the greatest impact on those on the lowest incomes, the most vulnerable and working aged people with families, as both availability and affordability are preventing those who would prefer to live and work in this area the opportunity to do so. For communities to continue to be vibrant, diverse, sustainable places to live, a balanced mix of housing must be available within the community to meet all needs.



Housing allocated or bought with a local needs policy in place will ensure the housing is protected in perpetuity for local needs. This will ensure the sustainability of communities. The survey showed there is a need for family sized housing as well as accommodation for those wishing to downsize, both to rent and buy. Self-build plots are also sought after which will provide housing solutions to create a more diverse range of housing options to meet need.

The special interest survey findings indicate support for workspace within the home (65%) and workshops within/alongside/in proximity to affordable housing (nearly 60%). Future housing projects should consider how it might address the demand for such when considering potential housing development and design solutions.

The survey results highlight the need for housing that is affordable, fuel efficient and low-cost to run, whether re-developing existing property or new build. Respondents highlighted the need for more energy efficient homes and this was highlighted when 27% of respondents indicated that their housing did not meet their needs, with 51% of this group stating that the main factor were issues relative to energy efficiency and running costs. Over 50% of respondents indicated that fuel inefficiency was a factor in their homes not meeting their needs. By addressing this through measures such as higher levels of insulation, incorporating triple glazing and other energy efficient measures, this would address both climate change and the rising cost of energy.

The GDT commissioned the HNDA for the communities within its area and it is now for communities and community groups to use the information from this survey to develop housing solutions to address their individual community need and demand. The survey report provides communities and groups within the Glenkens with a good basis to begin to explore further their ambitions for community-led housing.

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South of Scotland
Community Housing



The most often used words used referring to housing options and availability of housing in the Glenkens area are contained in the following word cloud:

place within local move see number new N homes offer building
young people also Something needs many
Lack affordable housing area Glenkens need holiday
housing buy community great see people
young families families part use concern
affordable housing living properties think
holiday homes Schools lack affordable local people