

Staffin Community Survey

(including Flodigarry, Staffin, Lealt
and Lower Tote)

Affordable Housing Needs Survey 2014

Final Report

Prepared by
The Highlands Small Communities Housing
Trust
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With many thanks to the funders who made this survey possible.



The Highlands Small Communities Housing Trust
5 Ardross Terrace
Inverness
IV3 5NQ
01463 233 549
info@hscht.co.uk

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Staffin area location map



<http://www.getamap.ordnancesurvey.co.uk/?q=staffin>

1. Introduction

The Highlands Small Communities Housing Trust (HSCHT) was commissioned by the Staffin Community Trust (SCT) to undertake a study of affordable housing needs and to explore the relevant priorities and attitudes of the local community. This report was requested as the community raised the issue of affordable housing in their local community plan.

Staffin is located in the north of the island of Skye on the Trotternish peninsula, around 17 miles north of Portree. The area has received support from Highlands and Islands Enterprise (HIE) to employ a local development officer to stimulate growth through the delivery of local projects and to support the Gaelic language and culture.

2. Methodology

2.1 The study comprises a number of related elements:

- Desktop analysis of available demographic and housing demand data.
- Analysis of other relevant reports and statistics.
- Hand delivered self-completion household questionnaire.
- Option to complete survey online

2.2 Surveys were hand delivered to all SCT area residents. They were invited to share their views, even if their household had no immediate need.

2.3 The survey form sought the views and opinions of respondents on a wide range of housing related matters designed to build up a picture of the community and its issues and priorities.

2.4 A total of 150 surveys were delivered, one to each household.

2.5 A total of 46 surveys were returned, 39 using the prepaid envelope provided and 7 used the online facility, giving a response rate of 30%.

2.6 The Staffin Community Trust area includes Flodigarry in the north and it stretches to Lower Tote in the south. It has been referred to as “Staffin” or the “Staffin community” in the report for ease of reading.

2.7 In common with other housing surveys, this report provides a snapshot of the housing need at the time of writing.

2.8 The data from the 2011 census has been used for comparison in this report. The total number of household spaces listed on the census is 284, which is 134 greater than the number of surveys issued.

The new definition of household in the census is:

*“A household is: • one person living alone; or • a group of people (not necessarily related) living at the same address who share cooking facilities and share a living room or sitting room or dining area
Inclusions: • Sheltered accommodation units in an establishment where 50 per cent or more have their own kitchens should be defined as households (irrespective of whether there are other communal facilities) • All people living in caravans on any type of site that is their usual residence should be treated as households. This will include anyone who has no other usual residence elsewhere in the UK.”* www.ons.gov.uk

3. Respondent Profile

3.1 The survey returns broadly reflect the tenure balance of the Staffin community as last recorded in the 2011 census.

Table 1. Tenure Profile

Tenure	Survey respondents	2011 Census
	%	%
Owner occupied	75	78.6
Shared ownership (part owned and part rented)	0	0
Highland Council	0	4
Housing Association	9	5.3
Private Rent	11	6.9
Tied House	2	
Other/Living rent free	2	5.3

3.2 The Census 2011 data for Staffin shows that the percentage of housing stock which is a second home or holiday home is 18%, which is significantly above the Highland average of 5.7%. (The Scottish average is 1.5%). The census also shows 3.2% of vacant homes, bringing the total to of 21.2% (60) of the housing stock of 284 (Census 2011) which is not available for rent or

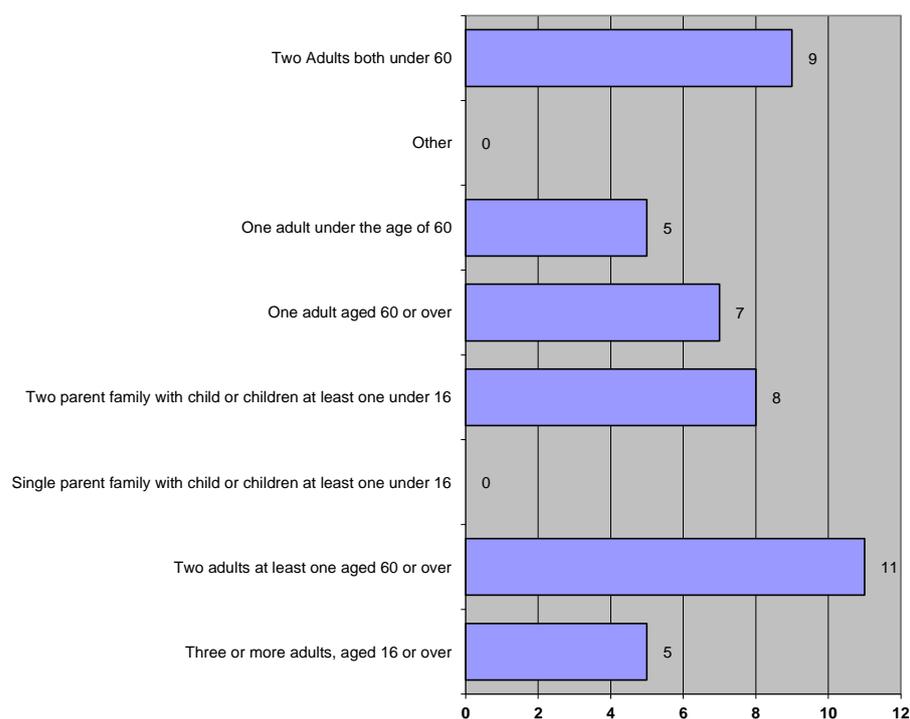
purchase. For comparison, in the larger nearby community of Portree with 1,395 household spaces, 8.6% are a second home or holiday accommodation and 2.3% are vacant.

3.3 From www.highland.gov.uk Housing Prospects – Social Rented Housing in Highland, there are 25 social rented homes in the Staffin area.

3.4 The census 2011 data shows that 11.2% households are Highland Council or Housing Association homes. For comparison, the average across Scotland is 24.3% of homes owned and managed by local authorities or housing associations. Clearly there is a below average provision in Staffin.

3.5 The profile of household types responding to the survey illustrates a diverse community which like many other small rural communities in the Highlands is one dominated by older households. Almost half 40% (18) of respondent households contained at least one person aged sixty or over and the remaining respondent households only 18% (8) contained children aged sixteen or under and 20% (9) contained two adults both under 60. Single households under sixty years old provided 11% (5) responses.

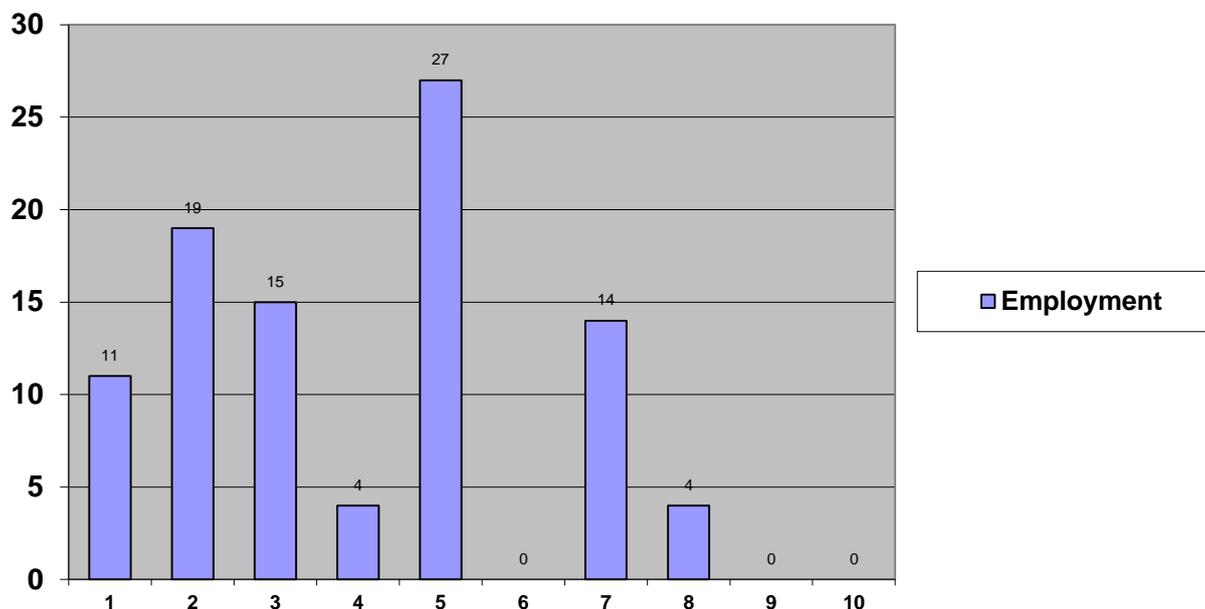
Table 2. Respondent Household Type Profile



3.6 Respondents were asked to indicate the employment status of all household members. There are a high number of retired people (27), which is higher than the number in full time

employment (19). Although, there are (11) part time employees too. Due to the rural nature of the community many people have to create their own employment opportunities with (15) self-employed with no additional staff and (4) self-employed with additional staff. Those in education are (14). No unemployed or permanently sick were recorded.

Table 3. Respondent household member employment profile.



Key

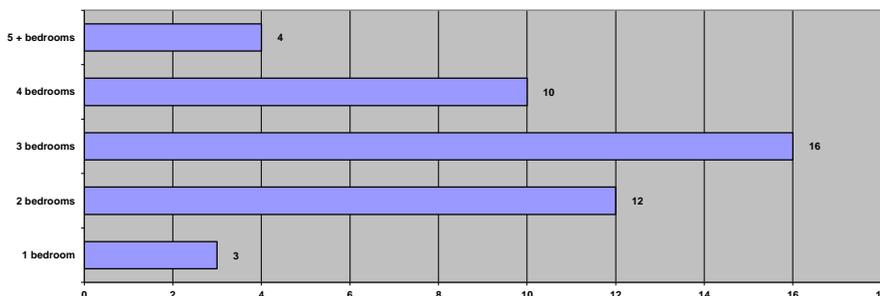
- | | |
|------------------------------------|-------------------------------|
| 1 – Employed Part Time | 6 - Unemployed |
| 2 – Employed Full Time | 7 – In training or education |
| 3 – Self Employed (no employees) | 8 – Home maker |
| 4 – Self Employed (with employees) | 9 – Permanently sick/disabled |
| 5 – Retired | 10 – Other |

3.7 Of the 44 who responded to the above question, 52% have household members in employment. This is broken down to 32% of respondents are either full time or part time employed and 20% of respondents are self-employed. According to the Census data 2011, 68.1% of the population was economically active of which 47.9% are either full time or part time employed and 14.6% were self-employed.

3.8 Those employed or self-employed were asked if they worked in the community or the surrounding area and 69% said yes. For comparison, a recent housing survey in Ullapool conducted by HSCHT uncovered that 85% of respondents worked locally.

3.9 The majority of properties were 3 bedroom homes (35%) with the next largest groups having two (27%) or four (22%) bedrooms in their home.

Table 4. Property size.

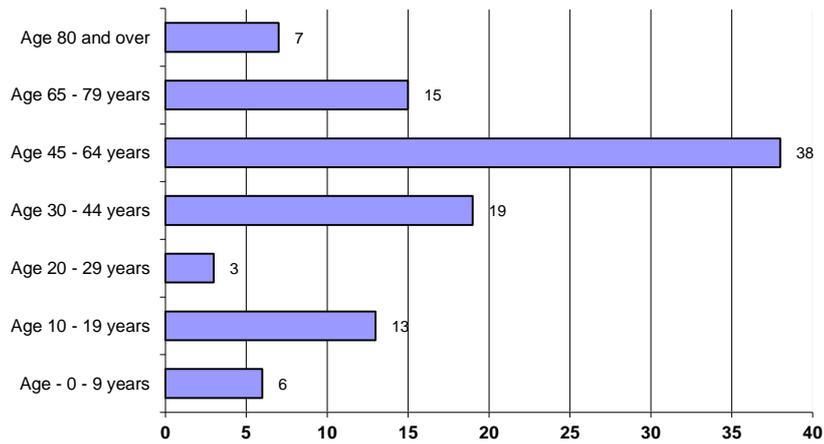


3.10 When asked how many people live in this house as their main home, single households amounted to 11. The majority live in 3 or 4 bedroom homes (7), and (4) live in homes with 1 or 2 bedrooms. There are 4 households who rent from a Housing Association, of which 1 family of 3, share a 2 bedroom home. There are 20 households with 2 occupants and the majority of them, occupy 3 bedroom homes.

3.11 Of the 8 households who responded to the question with the family group of a two parent family with children, the majority occupy 3 and 4 bed homes. Although 3 occupy 2 bed homes.

3.12 Those households who returned the survey comprised of (38) individuals aged forty five to sixty four and (19) individuals aged thirty to forty four. There were (19) young people and children aged under 19 years old and (22) people over sixty five. There were only (3) people aged twenty to twenty nine years old.

Table 5. Age of Household Occupants



4. Housing Needs and Demands

4.1 Households who's home does not meet their current needs

4.1.1 Asked whether their home currently meets the needs of all household members, 96% (43) answered "Yes", 4% (2) said no.

4.1.2 The 2 households whose homes do not meet their current needs, 1 is in a private rented home and the other is in a Housing Association home.

4.1.3 There are 2 households who's, homes do not meet their current needs in Staffin, which is investigated below:

Table 6. Household profile where current homes do not meet their housing need.

Household size	No. of households	Current tenure	Housing Preference
One adult aged 60 or over	1	Private Rent	HA, HC or Private Rent
Two parent family, with children at least 1 under 16	1	HA	HA or HC
Total	2		

(HA = Housing Association, HC = Highland Council)

4.1.4 Of the 2 households who's home does not meet their current housing need, 1 has household members in full time employment and training/education and the other household is a retired person.

4.2 Households thinking of moving

4.2.1 When asked if you are considering moving home, 16% (7) households indicated that they were and 7% (3) that they don't know or were not sure.

4.2.2 Of the 7 households who are considering moving home, the tenure of those considering moving home is mixed – 3 are renting privately and 4 are home owners.

Table 7.

Households in need by type of those who are considering moving home

Single person households under 60	1
Single person households over 60	2
Two adults under 60	1
Two adults at least one aged 60 or over	2
Three or more adults aged 16 or over	0
Two parent family with child/children under 16	1
Single parent family with child/children under 16	0
Other	0

4.2.3 Of the 3 households who did not know or were not sure if they were considering moving home, 1 is a home owner, 1 is an owner occupier and the other is in a tied property.

4.2.4 Of the 7 households who are considering moving home, 36% said that they would try to find alternative housing out with the area, 9% wish to modify their existing home, 18% are prepared to wait for a suitable home and 27% were not sure what they would do and 9% selected another option.

4.2.5 4 households have already tried to find alternative housing and the main reasons specified for not moving were that there was nothing available within their budget and/or householders could not

sell their current home. The section later in the report on homes for sale in the area provides further information on the local housing issues faced by the community in greater detail.

4.3 Possible future housing needs

4.3.1. When looking at future housing need, the respondents were asked do you anticipate that your home will meet your needs in 5 years. 73% (33) said that it would, 20% (9) said that they didn't know/not sure and 7% (3) said no. Therefore, although the 96% said that their home meets their current needs, only 73% thought that their home would meet their future needs in 5 years' time.

4.3.2 When asked what their preferred tenure options were, 12 respondents replied to this question. Again respondents could select more than one preferred housing option each.

Table 9. Preferred re-housing housing option

	%	No.
Renting from Highland Council or Housing Association	24	5
Low cost Shared Equity Housing with HA	10	2
Self build with no government finance	14	3
Self build with government finance	5	1
Renting from a private landlord	14	3
Buying a property on the open market	33	7
Other	0	0

4.3.4 Of the respondents whose home did not meet their needs when asked if adaptations or improvements would allow them to remain in their home, 17% (2) answered yes, 17% (2) answered that they were not sure.

4.3.6 The survey also asked if households contained members who would definitely require accommodation within five years. 6 households have members who are definitely looking for their own accommodation and 3 don't know/not sure. (Please note that some family members may be leaving the area e.g. for further education/employment).

4.3.6 When asked what type of tenure might be most likely to meet the expectations of those family members wishing to leave home within 5 years, 6 answered the question.

Table 10. Household Members requiring independent accommodation within five years

Respondents could select more than one preferred housing option each.

Renting from Council or Housing Association	Renting from a private landlord	Buying a property on the open market	Buying a low cost shared equity home	Building a home without public subsidy	Building a home with public subsidy	Don't know/not sure	Other
4	3	0	1	0	0	3	0

4.3.7 When asked do you have any family members who have moved away due to not being able to secure local housing, 10% (4) said that they did.

4.3.8 In trying to ascertain future housing demand, when asked would leavers from Staffin consider returning in the next 5 years, 8 people answered this question. 1 said yes that they have family members who are considering returning, 4 said they would possibly return.

4.3.9 A summary of potential demand for housing in Staffin is:

- Highland Housing Register (HHR): 6 applicants have a first preference for a home in Staffin.
- 7 households are considering moving home, 1 of which would like to remain in the Staffin area, 4 would prefer to move out with the area and 2 have not specified a preferred location. 2 of the 7 households are registered on the HHR.
- 3 homes will not meet the needs of the occupants in 5 years' time
- 6 households have independent members leaving their households within 5 years, most are unsure of where they will live at this stage.
- 1 household has family members wishing to return to the area.

4.4 House sales in the area

4.4.1 There are several house sales recorded on the Register of Scotland (www.ros.gov.uk) in the last 18 months from January 13 to June 14 for the postcode IV51 9 (for Staffin area only). They are summarised as follows (the larger number of sales transactions in the price range under £100,000 may be due to sales of land/crofts rather than homes):

Table 13. Number of houses sold in area

Date	Price Range £50,000 to £100,000	Price range £101,000 to £150,000	Price range £151,000 to £200,000	Price range £201,000 and over
Jan 14 – Jun 14	1	0	0	1
Jul – Dec 13	2	1	1	1
Jan – Jul 13	2	0	0	0
Total	5	1	1	2

4.4.2 At the time of writing the report, the following properties are for sale in Staffin on the Highlands Solicitors Property Centre website:

Nothing listed

Your Move website:

Nothing listed

Remax website:

Nothing listed

CKD Galbraith website:

Nothing listed

Isle of Skye Property Centre website:

2 house plots with outline planning permission £65,000 each

Croft with detailed planning permission for 2 bed thatched cottage £65,000

A single storey detached 2 bedroom house £114,500

A 4 bedroom detached bungalow £215,000

Rightmove website (properties listed only those not on the above websites)

Nothing listed

Based on the above 2 homes for sale in the area the average price is £164,750

Based on the 3 plots which are for sale in the area the average price is £65,000

4.4.3 The average income in the Highland Council ward Eilean a’Cheo), of which Staffin is part of, is £30,913 (Source: CACI Paycheck 2011). Given that banks typically lend around 3 times a households salary as a mortgage, which amounts to £92,739 then the homes for sale locally are

clearly out with the reach of most average local households to purchase. Out of the 2 properties listed above for sale, neither would be affordable.

4.4.4 The survey asked what the maximum price households would be willing to pay if they were able to purchase a new home. 2 responses said that they could pay up to £75,000, 3 responses up to £150,000 and 4 responses over £150,000.

4.4.5 As 4 of the households wishing to move home are owner occupiers, they may have equity in their current home which could explain why they are able to buy a home for over £150,000. Or, it could be that they expect that is the minimum that they will have to pay for a new home.

4.5 Community care

4.5.1 When asked do you have any other relatives living permanently in your community, 51% said that they had. Of these, 39% have parents, 26% have children, 0% grandparents and 35% have other relatives.

4.5.2 9 households have community members in Staffin who provide care or practical support for someone in the community, within in their household.

4.5.3 When asked if anyone in the household has difficulty in living in their current home due to age, disability or illness, 12% (5) respondents said that they did. 21% (6) of respondents said that they would not be able to live in their home without their support. However, most people who require support would prefer to continue to live in their community (73%).

Note: The Highland Council Scheme of Assistance may be used to assist home owners with repairs, subject to certain conditions.

4.6 Other supporting data

4.6.1 In Highland there is a common housing register called the Highland Housing Register (HHR), which gathers information on all applicants wishing to apply for social rented housing in the region.

4.6.2 There are currently 43 applicants on the HHR for the Staffin area, of which 40 are on the housing list and 3 are on the transfer list (applicants can select up to 10 communities where they would consider living).

4.6.3 Of these, 6 have selected Staffin as their first preference, and they are all on the housing list. As this is the first preference, it is usually considered the best guide of social housing need in the specific community concerned. It should be noted that some of the 6, despite being registered on the HHR, may not be eligible or have a high enough number of points to be selected for any homes which do become available.

4.6.4 Only 2 people who responded to the survey are on the HHR, one is a housing association tenant and the other is in private rented accommodation. This is equivalent to 33% of those with a first preference on the HHR. Anecdotal evidence from HSCHT's work in other communities suggests that many people looking for housing do not register on the HHR as they do not think that they will be successful in finding a house through this route and they put up with other temporary housing solutions or privately rent instead.

4.6.5 From the 2 survey respondents who's home does not meet their current needs both households preferred housing option was rented housing from the HC or a HA and they are registered on the HHR. Of the 7 households who are considering moving home, one is registered on the HHR.

4.6.6 Of the 6 HHR applicants who have expressed a 1st preference for Staffin, all have selected a one bed home.

4.6.7 It should also be noted that the current allocation policy permits one bed space above the needs of the household rendering any one person households potentially ineligible for the two bedroom (three person houses) in any future development, if completed by a Housing Association.

4.6.8 It should be noted of course that the HHR policy is one that must always fundamentally prioritise housing need through a points system and, as such, applicants from other communities cannot be excluded who have expressed demand for the area in their applications.

4.6.9 The turnover of HC and HA housing stock in Staffin is low, compared to the housing demand. According to HC statistics there were 2 x 1 bedroom homes relet in 2013/14 and 1 x 3 bedroom home relet in 2013/14. The existing number of social rented homes owned by the HC or HA is 25 in Staffin. (www.highland.gov.uk).

4.6.10 The Highland Council currently has a suspension in place which prevents new tenants purchasing their homes in order to maintain levels of affordable housing stock. The Highlands (except for some areas in Caithness) have pressured area status. This means that the "right to buy" a council home for many people has been suspended. (There are some exceptions if tenancies started before 30 Sept 2002 or if they live in an area without pressurised area status).

4.6.11 In July 2013 the following was announced: "The Scottish Government intends to end right to buy entitlements. This will be included in a Housing Bill which will go to the Scottish Parliament later this year. Right to Buy will end three years from the date the Bill becomes law". (www.scotland.gov.uk)

4.6.12 As Staffin is within the crofting counties, the Crofting House Grant Scheme may be available to eligible applicants. Email: chgs@scotland.gsi.gov.uk

4.6.13 Those with an interest in Self Building could apply for the Self Build Initiative Fund (SBIF) which can assist self builders by providing short term funds the help them to reach wind and watertight stage of their build. (www.hscht.co.uk) From the survey results, 4 households expressed an interest in self build as a possible housing solution.

4.6.14 There is some demand for rented affordable housing in the Staffin area and this community falls within a larger Letting Zone of “North Skye & Raasay” which includes the larger community of Portree. Currently there are 231 households registered on the HHR with a 1st preference for a specific location, within this letting zone. (www.highland.gov.uk)

4.6.15 The primary school roll has dropped by 50% in recent years (www.whfp.com) and from discussions with the local development officer, this is a key concern for the community.

5. Community Attitudes and Priorities

5.1 Respondents were asked to express their views on a series of statements related to the provision of affordable housing in the community. In broad terms the survey demonstrates that the local opinion is supportive of the need for additional affordable housing and is strongly in favour of priority being given to local people for any new affordable housing allocations as set out below

Table 14. Community Views on Affordable Housing

	Strongly Disagree %	Disagree %	Neither %	Agree %	Strongly Agree %
Our community needs more affordable homes for rent	7	4	13	33	42
Our community needs more affordable homes to buy	5	7	16	32	41
Local people have left our community due to no affordable local housing	2	9	18	31	40
Most people who live in our community want to remain	2	2	27	44	24
The people of our community welcome permanent newcomers to stay	2	7	16	19	56
People who work locally should get priority for new affordable homes	0	9	20	27	44

Applicants with a local family connection should get priority for new homes	4	13	13	29	40
Local applicants with young children should get priority for new homes	2	11	11	27	48
Applicants from out with our community should get priority for new homes	13	13	16	22	36

5.2 There is only a small degree of opposition to the proposition that more affordable housing for rent is needed with 11% disagreeing while 75% agreed and 13% neither agreed nor disagreed. Similarly 12% disagreed with the need for more affordable housing for sale and 72% agreed and 16% neither agreed nor disagreed.

5.3 4% disagreed with the proposition that most people in the Staffin community wanted to remain there while, 58% agreed that people had had to leave the community because of the lack of affordable housing.

5.4 72% of respondents agreed that the Staffin community was welcoming to permanent newcomers and there was a strong belief that people who worked locally should get priority for new affordable homes (71%) along with people with a local family connection (69%) and local families with young children (75%). By contrast only (38%) agreed that applicants from out with the community should get priority and (26%) disagreed.

5.5 Clearly the survey strongly emphasises the priorities of the community with strong support for new affordable homes for local people.

5.6 In the survey, householders were also asked about the local facilities that they deemed to be important to their community. They were asked to score the importance of each facility out of 5, with 5/5 being of highest importance.

5.7 According to the respondents the facilities that are of vital importance, gaining a score of 5/5, to Staffin are as follows:

Local primary school	73%
Local post office	64%
Local medical facilities	69%
Practical support for elderly	69%

Good transport links	78%
Locally based employment opportunities	62%
Local places of worship	31%
Locally available child care	40%
Local clubs and activities	40%
Attractive tourist accommodation & facilities	42%
Family connections	18%
An active community council	31%

5.8 In common with a great many small rural communities good transport links top the list of important local facilities followed by practical support for the elderly, local medical facilities, a local post office and local primary school also scoring very highly.

5.9 The survey explored the existence of local connections in greater detail and revealed that around half of all respondents to the survey (51%) had relatives also resident in the Staffin community. There was a significantly greater concentration of respondents with such local connections within the owner occupied sector (40%) than the housing association and council rented sector (7%).

5.10 The survey probed connections further and sought to explore the extent of informal support provided within the community and revealed that 21% of respondents provided support to others.

5.11 In a typical week, 4 households provide between 0 - 10 hours per week each, 3 households provide between 11 – 20 hours, and 1 household provides 31 or more hours per week each in order to support others in the community.

Table 15. Informal support within the community

	No	%	Yes	Not sure
			%	%
Do you provide support to anyone in your community?	79		21	0
Do you have difficulty living in your home because of their age, disability or illness?	86		14	0
Does anyone provide you with informal care or practical support?	86		12	2
Would you be able to live in your home without their support?	21		64	14

If you were unable to remain in your home, would you prefer to remain in your community?	5	73	22
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5.12 When asked about voluntary involvement in community activities a substantial 28% said “Yes”. 64% of these said that they volunteer from 0 -10 hours, 18% for 11-20 hours, 9% for 21 to 30 hours and 9% over 31 hours in a typical month.

5.13 The volunteers participate in community representative groups (40%), are involved in youth or children’s activities (20%), are involved in sports or pastime clubs (33%), are involved in the Community Council (7%) and in older persons activities (0%).

5.14 There can be little doubt that the evidence of the survey reveals a community that is mutually supportive, inter-dependent and active with a network of family connections that help to preserve its social and cultural heritage.

5.15 The role of the affordable and private rented sectors in helping to retain the social, family and informal support networks and connections that are central to any sense of community is a vital one. Clearly the potential for more affordable housing provision to protect and enhance those family connections is substantial.

6. Supporting evidence from the Staffin community

The Staffin Community Trust commented as follows:

“The provision of affordable housing in the Staffin area is viewed as crucial by the SCT if the goal of retaining our younger people and attracting families to move into the community is to be achieved. Proposed development at Staffin Slipway, with the potential to create 40 plus new jobs, will put further pressure on existing housing stock. And, the fact that 18% of housing in the community is used as holiday or second homes, makes it impossible for young people find affordable homes.

The last affordable housing built in Staffin was on the site of the old primary school approximately 15 years ago. Since then there has been widespread disappointment in Staffin as the construction of affordable housing in Skye has been heavily concentrated in more densely populated communities like Portree and Broadford, which has not helped with the retention of young people and other rural districts on the island. The Trust, which was formed in the wake of a plummeting population and declining school roll in Staffin, is working hard to create brighter economic conditions and sustainable development but believes the availability of local accommodation is fundamentally linked to these objectives.

The Trust is developing ambitious projects but the shortage of housing stock will become a focal point if the future growth of Staffin is to be achieved. It is our belief that public sector organisations should be addressing the housing need in Staffin, which is categorised as an economically fragile area, as a matter of urgency.”

Local business feedback:

The local development officer contacted some local employers to explore the business point of view in more detail. One local business with 20 staff, responded with the following summarised findings:

When asked if the business had difficulty in recruiting or retaining staff because of lack of suitable housing in the area, they explained that they have had so on 5 previous occasions. They anticipate that they require 4 affordable homes in the community now to satisfy their current demand, with the preferred tenures of affordable social rented housing or community owned rented housing.

CONCLUSIONS

7. The study clearly reveals a number of informative and important results which can be summarised as follows:

- There is evidence from the survey responses of a reasonable level of locally generated demand for additional affordable housing in Staffin for immediate housing solutions and also over the next 5 years.
- The primary school roll is falling and the population in the community is dominated by older households.
- Staffin is a close knit community with strong local kinship ties, with around 51% of survey respondents having family connections. The role of the affordable rented sector in enabling local families to remain in the community is a vital one.
- There are some home owners who may wish to down size into smaller properties and some families who may require larger homes.
- There are a number of elderly single households in the community, some of whom may need alternative housing provision in the future.
- There is a larger than average number of second or holiday homes in the community which is greater than the Highland average.
- One household who has left the community and who would like to return and there are some home leavers in the next few years which could create a further demand for affordable homes.
- The average house price of homes currently on the open market is £164,750. This is not affordable to most young people wishing to set up home. Of the survey respondents, there is a marked shortage of those aged 20-29 years old in the community.
- Staffin has some community members who care and support others and without them, some older resident might have to leave the community.

- The scale of current and imminent local affordable housing need uncovered by this study is evidence that more affordable housing opportunities are required in the future to help to sustain people living in the community, to attract people to return, to encourage new people to settle there and to support local business.
- The economic conditions has resulted in reduced affordable housing budgets and the grants available to Housing Associations and the Council to provide social housing, have been reduced from previous levels. Therefore, it may be challenging for affordable housing to be provided through this route. However, a partnership approach may have some merit and HSCHT will consider facilitating this to explore the options in more detail (subject to support from the SCT).
- If it is possible to provide new affordable homes, they would make a substantial positive impact on local businesses, the local school and the future sustainability, cohesion and prosperity of what is already a vibrant and active community.

8. RECOMMENDATIONS

- Discuss the report in detail with the STC and the HC to identify possible areas for further investigation.
- Identify potential development opportunities in the area.
- Consider the various issues around affordable housing provision which will require further investigation and detailed discussion e.g. potential for elderly provision or small housing units for staff or family homes.
- Consider setting up a small working group with delegated authority to investigate the issues more fully.
- Facilitate discussions over any future housing – between the SCT, relevant partners and the HSCHT.
- Open up dialogue with local businesses and estates, if/where appropriate.
- Decide on timescale for achieving the goals set out by the working group
- Once a decision has been made engage with the appropriate group/s about taking this forward.

8. REFERENCES

<http://www.your-move.co.uk/properties/properties-for-sale.aspx>

http://www.ros.gov.uk/shp_info.html

<http://www.rightmove.co.uk/property-for-sale.html>

<http://www.ckdgalbraith.co.uk/>

<http://www.hspc.co.uk/>

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Morven Taylor, The Highlands Small Communities Housing Trust, 7 Ardross Terrace, Inverness, IV3 5NQ. www.hscht.co.uk

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