

## Strathblane Housing Needs Study

Draft Results Report by Rural Housing Scotland

January 2020

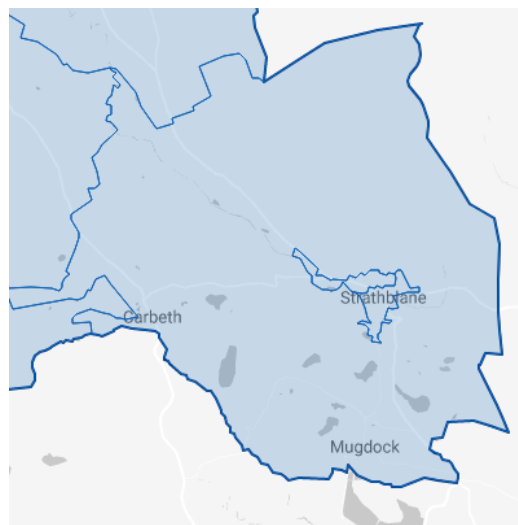
## Strathblane Housing Needs Study - Results

### 1.0. Strathblane

The survey was distributed to all households within the geographic area represented by Strathblane Community Council. This comprises the communities of Blanefield, Strathblane and the landward area surrounding the two settlements.

Statistics for this area are distributed between three census data zones; Blane Valley 6 (the landward area); Blane Valley 7 (Blanefield) and Blane Valley 8 (Strathblane).

The total population of the survey area is 2387 split between Blanefield 900; Strathblane 805 and the landward area 682. There are 1043 dwellings and 994 resident households in this area.



The survey was completed by **186 households** in the area. This is a response rate of **18.7%** - which is a good response rate for a predominately online survey.

Households	Dwellings	Empty	2nd Homes	Total Occupied
Blanefield	418	8	8	402
Strathblane	351	10	1	340
Landward area	274	19	3	252
	<b>1043</b>	<b>37</b>	<b>12</b>	<b>994</b>

Location of Respondents		
Strathblane		82
Blanefield		92
Carbeth		1
Mugdock		4
Auchencillan		2
Balfron		1
Torrance		1
Drymen		1
Killearn		1
Lanark		1
		<b>186</b>

<b>Length Resident</b>	
16+ years	106
11-15 years	17
7-10 years	13
4-6 years	26
0-3 years	24
	<b>186</b>

87 of the 186 respondents contain a resident aged 60+, and 22 of these contain a resident aged over 75.

Data from Statistics Scotland shows that the population of the area is ageing with the proportion of the population aged over 65 increasing by 3.81% in Strathblane and 3.21% in Blanefield between 2011 and 2018. In Blanefield older residents comprise 34% of the population; the proportion is 25% in Strathblane and 18.3% in landward areas<sup>1</sup>.

## **2.0. Household Type - Respondents**

The survey asked respondents to indicate what kind of household they lived in: overall the largest number of households (41%) live in family households with dependent children; 39% of respondents were couples - most older aged 60+ (58/72); 19 households contained parents sharing with non dependent children and 17 households lived alone - most aged 60+ (13/17)

<b>Household Type - All</b>	
Couples	72
Family (Couple/Lone Parent w/dependent children)	75
Family (Couple/Lone Parent non dependent children)	19
Single	17
	<b>183</b>

## **2.1. Household Type - Housing Need**

<b>Household Type with housing need - immediate</b>	
Couples	9
Family (Couple/Lone Parent w/dependent children)	16
Family (Couple/Lone Parent non dependent children)	5
Single	2
	<b>32</b>

<sup>1</sup> Statistics Scotland datazones Blane Valley 6/7 and 8

<b>Household Type with housing need - future</b>	
Couples	19
Family (Couple/Lone Parent w/dependent children)	19
Family (Couple/Lone Parent non dependent children)	8
Single	6
	<b>52</b>

Total number of households whose home is currently unsuitable or who will need housing in the near future is 84 - more than half of all respondents.

Largest number of households with housing needs now and in near future are families with children- 35; 28 are couples; 13 are families with non dependent children and 8 are single people.

32 of the 84 households with housing need contain a resident aged 60+ - most (20) are couple households; 5 are single households and 6 are families with non dependent children.

### 3.0. Tenure

<b>Tenure - All</b>	Respondents	%	% Census
Owner Occupiers	159	89.3	82.8
Rent from Private Landlord	6	3.4	8.1
Live with family/friends	6		
Live in tied housing	0	0	0.9
Rent from housing association	3	1.7	0.5
Rent from Stirling Council	10	5.6	7.8
	178 (184)	100	100.1

<b>Tenure - households with housing need - immediate</b>	
Owner Occupiers	22
Rent from Private Landlord	3
Live with family/friends	4
Live in tied housing	0
Rent from housing association	0
Rent from Stirling Council	3
	<b>32</b>

<b>Tenure - households with housing need - future</b>	
Owner Occupiers	43
Rent from Private Landlord	3
Live with family/friends	1
Live in tied housing	0
Rent from housing association	3
Rent from Stirling Council	2
	<b>52</b>

Most respondents to the survey own their own home: 89.3%. This is higher than the 2011 census figure for Strathblane of 82.8%<sup>2</sup> The percentage of social tenants is lower - 7% compared with census figure of 8.3% - this percentage will have increased in recent years with the construction of RSHA homes in the area.

Six households state that they live c/o family and friends - of those 5 state that they have housing needs.

Most households with housing need now and in the near future own their own homes 65/84. All of the households living in private rented housing (6) state that they have housing needs either now (3) or in the near future (3). And all of the housing association tenants responding to the survey state that they will need alternative housing in the near future. Half of the council tenants have housing needs with 3 stating that their need is urgent and 2 stating this will be in the near future.

#### 4.0. Housing Need

##### 4.1. Immediate Housing Needs

Respondents who answered No to the survey question *Does your home meet the needs of everyone who lives there?* indicated that they have immediate housing needs - there were 32 households in this category.

<b>Tenure</b>	<b>Household Type</b>					<b>Age</b>
	Total	Family DC	Couples	Single	Family NDC	60+
Owner Occupiers	22	11	7	2	2	9
Rent from Private Landlord	3	2	1			1
Live with family/friends	4	1			3	2
Live in tied housing	0					
Rent from housing association	0					
Rent from Stirling Council	3	2	1			1
	<b>32</b>	<b>16</b>	<b>9</b>	<b>2</b>	<b>5</b>	<b>13</b>

<sup>2</sup> The Strathblane Locality comprises Blane Valley Data Zones 7 & 8. In the landward area owner occupation is substantially lower (64%) and private rented housing more significant (32%)

Location of Respondents with immediate need	Current	Future
Strathblane	13	25
Blanefield	16	
Mugdock	1	
Auchencillan	1	
Torrance	1	
n/a		7
	<b>32</b>	<b>25</b>

Although 32 respondents stated that their current home wasn't suitable for everyone who lived there 7 households did not give any details of their location or why their home wasn't suitable.

Of the 25 respondents most (21) stated that the home wasn't suitable for the whole household; four households stated that a young adult living with them would need their own home in the near future

#### 4.2. Reason for housing need

Reason	All	Family DC	Couples	Single	Family NDC	60+
Overcrowded	5	4	1		0	
Expensive Rent	2	2 -prs				
Want to live independently	6	3			3	2
Too big	7		6	1		6
Expensive to heat	7	3	2	2		4
Insecure	1	1 -prs				
Health/Mobility	9	2	5	1	1	7
Stairs	9	2	5	1	1	7
Want to buy	2	2 -prs				
Self Build	4	3		1		
Other	5	Health		Separation	Too Small	
n/a	7				7	

##### 4.2.1 Health/Mobility/ Stairs (9)

Most households gave more than one reason for their home being unsuitable; however the most single reason for their housing need was health/mobility reasons with all of those stating this was a problem also stating that they could not manage stairs either in their home or external stairs to their home.

Most of these households contain a member aged 60+ (78%).

Most households with mobility issues own their own homes (78%) - one household rents from Stirling Council and one rents privately.

- Homeowners with mobility issues

Of the seven households with mobility issues who own their own homes - 5 have a three bedroom house and 2 have a 4 bedroom home.

All of those with 3 bedroom homes are older households and 4 of the 5 households (3 couples and one single household) state that their current home is too big for them or is difficult to heat. All 5 households would like to move to smaller 2 bedroom properties in Strathblane/Blanefield. They would prefer to own their own homes - 2 @ £100,000; 1 @ £150,000; 1 @ £175,000 and 1@ £200,000.

The two homeowners with mobility issues in larger properties are a single older person and a family with two resident dependent children. The single household would prefer to move to retirement housing to own and states they need a 2 bedroom home @ £200,000. The family household state that they would need a 3 bedroom home to own @ £150,000 which has to be wheelchair accessible and include a wet room.

- Private rent tenants with mobility issues

This household contains a couple aged 75+. They currently live in Strathblane and would like to stay there. They would prefer to **rent** an alternative home and are interested in retirement/sheltered housing from a housing association. They state that they would need a two bedroom home on one level with a wetroom.

- Stirling Council tenants with mobility issues

This household contains a couple aged 60-74. They currently live in Strathblane and would like to stay there. They would prefer to **rent** an alternative home and are interested in one bedroom council housing with level access.

#### 4.2.2 Too Big (7)

Three households whose home is too big also had mobility issues and their housing needs are outlined above. The **four remaining households**:

one single person needs alternative housing due to separation but would prefer to buy in Milngavie.

one couple who own their own 4 bed home would like to downsize to a 2 bed home to buy @ £300,000

two couples who own a 3 bed home would like to downsize to a 2 bed home to buy @ £300,000 +

#### 4.2.3 Expensive to Heat (7)

Four of the seven households whose home is too expensive to heat also had mobility issues or stated their home was too big. The remaining **three households**:

a family with dependent children who own their own 4 bed home would like to build their own home @ £400,000

a lone parent with one child with health condition renting privately would like to **rent** a 2 bed housing association home.

a family with dependent children renting privately whose rent is too expensive would like buy their own 4 bed home @ £150,000.

#### **4.2.4. Want to live Independently (6)**

Two of the six households who state they wish to live independently also have mobility issues, the other **4 households contain young adults who need their own independent homes**: all are single young people looking for 1 bed home to **rent or buy**; three in Strathblane and one is Killearn - all are currently living in the family home.

#### **4.2.5. Overcrowded (5)**

These **five households** contain just one household which is over crowded:

a family with 3 children who own a 2 bed home and would like to buy a 3 bedroom home @ £250,000.

The remaining households include

a family with 1 child who own a 3 bed home and would like to build their own 4 bed home @ £200,000.

a family with one child who own a 2 bed home and would like to buy a 3 bedroom home @ £150,000.

a lone parent with 1 child renting a 2 bed home from Stirling Council who would like to **rent** a 3 bed home.

a household who also said their home was too big.

### **4.3. Immediate Housing Need Conclusions**

Overall of the twenty five households who stated that they have housing needs and who gave details most would like to buy alternative homes (18) with just 4 households preferring to rent and 3 young adults looking for either option.

Most stated that they would like to remain living in Strathblane/ Blanefield with just two households looking for housing outwith the area.

Amongst older households there is some (10 households) demand for smaller retirement/sheltered housing to buy - 7 with mobility issues and three who wish to downsize. Two older households with mobility issues require retirement/sheltered housing to rent.

Amongst family households there was aspirational demand to self build or buy larger homes from households who are adequately housed. Two family households in private rented housing need alternative housing - one to rent and one to buy; and one family is overcrowded and needs a larger home and is able to afford over £250,000.

In addition there are three young adults who require independent homes.



#### 4.4. Future Housing Needs

Respondents who answered Yes to the survey question *Does your home meet the needs of everyone who lives there?* but answered No to the question *Do you think your current home will be suitable in the future?* indicated that they may have housing needs in the future. There were a total of 52 households in this category.

Tenure	Household Type					Age
	Total	Family DC	Couples	Single	Family NDC	60+
Owner Occupiers	43	15	16	6	5	24
Rent from Private Landlord	3	2	1			1
Live with family/friends	1				1	1
Live in tied housing	0					
Rent from housing association	3	2	1			
Rent from Stirling Council	2	1			1	
	<b>52</b>	<b>20</b>	<b>18</b>	<b>6</b>	<b>7</b>	<b>26</b>

Location of Respondents with future need	Future
Strathblane	25
Blanefield	25
Mugdock	1
Balfron	1
	<b>52</b>

Although 52 respondents stated that their current home wouldn't be suitable for them in the future seven households did not give any details of why their home wasn't suitable.

Of the 45 respondents most (36) stated that the home wasn't suitable for the whole household; nine households stated that a young adult living with them would need their own home in the near future

#### 4.5. Reason for future housing need

Reason	All	Family DC	Couples	Single	Family NDC	60+
Overcrowded	9	7	1		1	1
Expensive Rent	2	2				
Want to live independently	7	3		1	2	3
Too big	18	2	12	2	1	14
Expensive to heat	5	2	2			3

Insecure	1	1 -prs				
Health/Mobility	14		8	4	2	11
Stairs	7		4	2	1	5
Want to buy	8	4	2		1	3
Self Build	6	2	4	1		
n/a	7				7	

#### 4.5.1 Home too big (18)

Most households gave more than one reason that their home would become unsuitable in the future; however the most common single reason for their housing need was that their current home was too big. Eighteen households gave this reason with most of these households containing someone aged 60+ (78%).

Most households own their own homes (94%) - one household rents from Stirling Council.

- Homeowners

Of the seventeen households whose home is too big and who own their own homes - 5 have a three bedroom house and 12 have a 4 bedroom home.

Four of the five households with 3 bedroom homes are older households and 2 of the 5 households (1 couple and one single household) state that they also have difficulty with stairs and mobility. 4/5 households would like to move to smaller 2 bedroom properties in Strathblane/Blanefield, preferring to own their own homes - 2 @ £125,000 and 2@ £200,000.

The other household contains a young adult who would like to secure is own **rented housing** - preferably 1 bedroom

The twelve homeowners in larger 4 bedroom properties comprise 9 couples; a single older person and 2 families with resident dependent children.

The couples are all looking to downsize to smaller 2 bedroom properties to buy with most interested in retirement housing. Most (8) can afford housing over £250,000 including 3 who can afford over £400,000. One household could afford £175,000.

The single household also has mobility issues and would like to buy a bungalow with a garden. They can afford over £300,000.

The two family households who state their home is too big would both like to buy an alternative house; one would prefer a 2 bedroom in Strathblane @ £200,000 whilst the other is looking to move away from the area.

- Stirling Council tenant under occupying

This household contains a family with a non dependent child. They currently live in Strathblane and would like to stay there. They would prefer to **rent** an alternative home and are interested in a two bedroom council housing with level access.

#### 4.5.2. Health/Mobility (14)

Eight households whose home is too big also had mobility issues and their housing needs are outlined above. The **six remaining households**:

one young adult needs alternative housing - 2 bedroom level access home to buy @£175,000  
one young couple who own their own 2 bed home would like to self build a level access 4 bed home @ £350,000  
one single older household would like to move to a level access home in Glasgow to be nearer family  
two single person older homeowners who would like to **rent** a 2 bed sheltered home/retirement home  
one couples who own a 3 bed home would like to downsize to a 2 bed home to buy @ £125,000

#### 4.5.3. Overcrowded (9)

Nine households state that their home will be overcrowded in the future - six homeowners, two housing association tenants and one household living c/o:

a family with two children who own their own 3 bed home and would like a larger 3 bed home @ £250,000  
a couple renting a 2 bed home from RSHA who would like to buy a three bedroom home @ £100,000  
a family with two children renting from RSHA in a two bedroom home and would like to **rent** a 3 bed home  
a family with two children who own their own 3 bed home and would buy a 4 bed home @£250,000  
a family with one child who own their own 3 bed home and would buy a 4 bed home @£250,000  
a family with one child who own their own 3 bed home and would buy a 4 bed home @£350,000

two families with two children who own their own 3 bed home and would build 3 bed homes @£250,000

These **households** all would like larger homes but just one household is over crowded:  
a young adult living c/o parents who would like to buy their own 2 bed home @ £125,000

#### 4.5.4. Want to Buy (8)

Three households who wish to buy a home currently rent privately; one household living c/o and one household rents from a housing association. Three ticked this reason despite already owning their own home.

an older couple who rent privately would like to build their own 3 bed home @£250,000  
a family with one child renting from housing association would like to buy a 3 bed home @ £150,000  
a couple who rent privately would like to build their own 3 bed home @£175,000  
a family with two children would like to build a 3 bed eco home @£200,000  
a young adult living c/o would like to buy a 2 bedroom home @ £100,000

#### 4.5.5. Want to Live Independently (7)

Six of the households wishing to live independently are young adults living c/o the parental home or young adults who will need separate housing in the near future. The other household is an single older person who is listed above with mobility issues.

One stated they would also like to buy their home and is listed above; one is living in an overcrowded household and is listed above and one has health/mobility issues and is listed above.

Three other households contain young adults who would like to live independently; one to **rent** a 2 bed home in Strathblane; one to build a 2 bed home to own @ £250,000 and one to buy a 2 bed home @ £200,000.

#### **4.6. Future Housing Need Conclusions**

Forty one of the forty five households who stated that they may have housing needs in the future and who gave details would like to buy alternative homes with just 4 households preferring to rent.

Most stated that they would like to remain living in Strathblane/ Blanefield with just one households looking for housing outwith the area.

Amongst older households there was demand for smaller retirement/sheltered housing to buy - 20 households whose home is too big and/or with mobility issues wish to downsize to 2 bedroom retirement properties. Two older households with mobility issues require retirement/sheltered housing to rent one who is currently a tenant and one who owns their own home.

Amongst family households there was aspirational demand to self build or buy larger homes from households who are adequately housed. This may however reflect plans to have more children. There was some support for low cost home ownership options from family households currently in private rented or housing association properties

In addition there are six young adults who require independent homes.

#### **4.7. Overall Housing Need Immediate/ Near Future**

**With 84 of the 186 respondents to the survey highlighting an immediate housing need or one arising in the near future - it is clear that there is considerable need for alternative housing options in Strathblane.**

**Primarily this need arise amongst older households wishing to move to more accessible and smaller properties within Strathblane. There is considerable demand for small properties to buy with support for specific development of retirement housing. As most of this demand arises from households who are already homeowners with equity in their properties there is limited need for this housing to be at affordable levels with many households stating they could purchase smaller homes priced at over £200,000.**

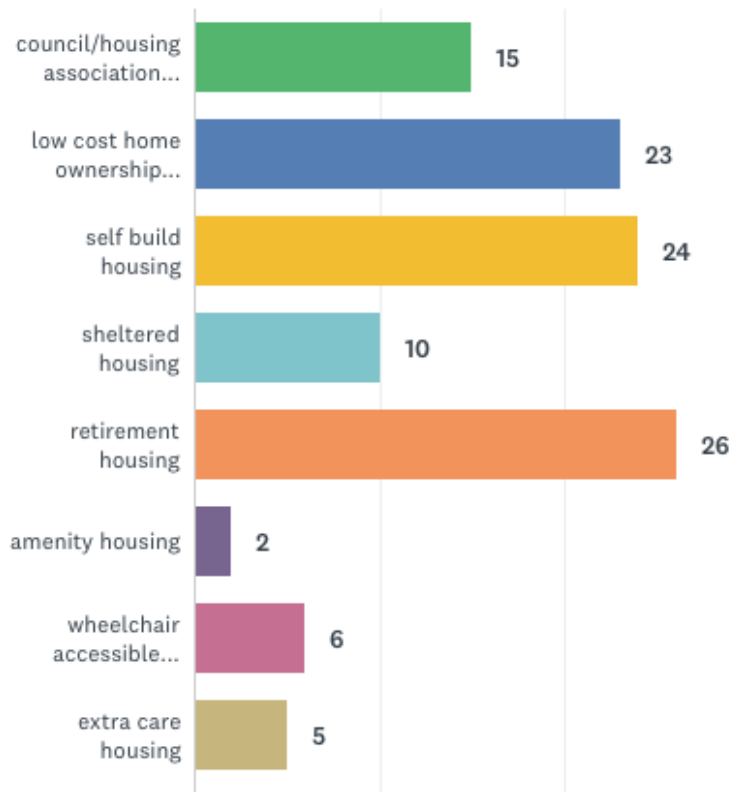
**There are however some households for whom more affordable housing to buy and rent would help them downsize or to move to more accessible property.**

**Outwith the older demographic there is some demand for low cost home ownership options from households in private rented housing or in small housing association properties.**

**There is also demand for smaller housing from adult households living c/o parents who need their own homes.**

5.0. Overall Views

5.1. What kind of housing are you interested in?



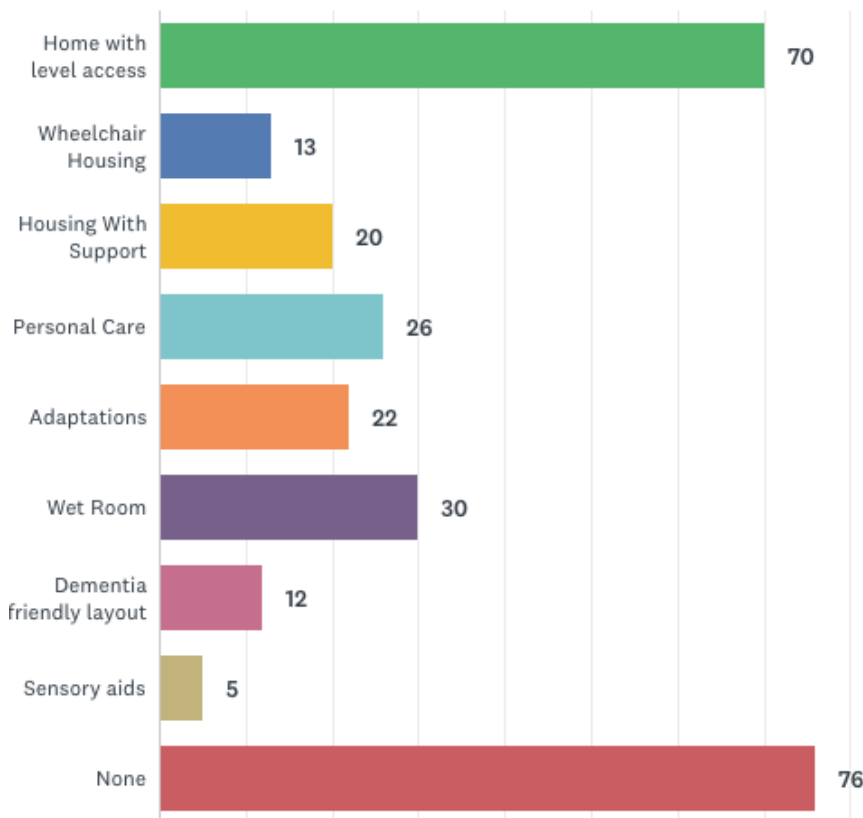
Amongst those with housing needs - immediate or in near future there was interest in a variety of tenure options.

Stated support for some options such as self build did not come through in other answers made by respondents.

This question was answered as options that would be nice to have rather than were definitely wanted by respondents.

The most follow through to other answers given was retirement housing which reflected answers on mobility/ tenure and house format and adaptations.

5.2. Thinking about the future, do you think that you or anyone in the household will need any of the following?



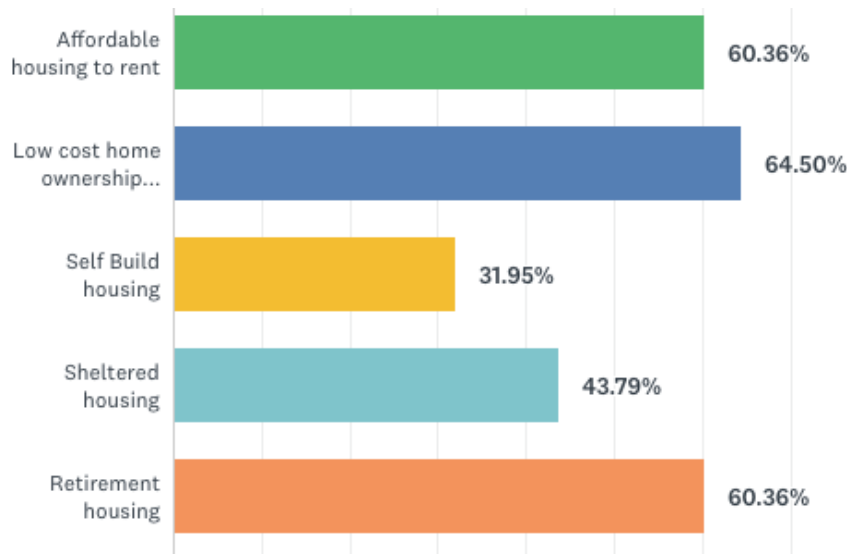
This question was answered by 167 respondents including 83 who stated they have no housing need and 84 with immediate or future housing needs.

33 of those who stated they have no housing need nevertheless suggested that someone in their household would need adaptations or alternate housing.

26 of those with housing needs said they would not need any of the options.

Overall therefore 91 households - 54% of those who completed the question stated they would need adaptations or alternate housing

### 5.3. What kind of housing do you think is needed in Strathblane?



There was significant support from respondents to the development of new housing in Strathblane to meet local needs. Most support was for low cost ownership options, retirement housing and affordable housing to rent.

There were very few negative comments with just one respondent stating that no housing was needed.

Comments included:

- One bedroomed accommodation, on the level and near amenities - GP, library, Co-op, bus stop*
- Passive house standards. Eco efficient*
- Eco-friendly homes*
- More 2 bedroom homes for downsizing*
- Bungalows*
- Ground floor flats*
- More low cost housing should be provided for young buyers and small homes for downsizers. Rented homes are also needed from the council*
- Recent developments of large expensive housing are not required for local needs and should have been prohibited. Future developments should concentrate on the acute shortage of suitable retirement properties such as 2/3 bed bungalows*
- Honour Greenbelt*
- Housing which older people can retire into freeing up houses for families*
- New housing stock in 3 to 5 bedroom range for families.*
- None. We moved here because it was a small village. We work hard to afford to move i to a small quiet village.*
- Its a question of quantity but all options may be good*
- Housing developments which have to improve local amenities as a tie in*
- Family sized 3 bedroom houses - price within reason !*
- Need to get more sheltered and retirement style housing to free up the bigger properties which older folk live in but have little option to downsize. Need to REALLY consider the location as there is REAL RISK of leaving out a huge portion of people at the bottom end of the village which will may lead to community division.*