



**Closeburn Housing Needs and Demand
Report with Survey**

**Dumfries & Galloway Small Communities Housing
Trust**

July 2017

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1. Introduction

Dumfries & Galloway Small Communities Housing Trust (DGSCHT) is a registered charity with the objective of assisting small rural communities in securing affordable housing suitable to their needs.

Dumfries & Galloway requires an increased supply of affordable housing options to ensure the sustainability of rural communities. The viability of amenities and services in rural areas depend on balanced communities made up of many different types of household.

This survey was carried out at the request of Nith Valley LEAF Trust with the aim to establish the suitability of current homes within the Closeburn area, to ascertain what types of housing, if any, would be most appropriate for the community and to discover the opinions of the community in relation to affordable housing.

Acknowledgements

DGSCHT would like to express its gratitude to all residents who completed the housing needs survey. As well as the Nith Valley LEAF Trust, without whom this survey would not have happened.

Caveat

The information contained in this document is a true presentation of the survey results as far as the Trust is aware at July 2017. It should be noted also that as a matter of policy the survey includes all comments made in response to questions verbatim. No attempt is made to edit (other than for spelling mistakes) delete or select comments to reflect a balanced view, The comments, however, be seen as representative of the community's views as a whole but simply as a representative of those who chose to express their opinions.

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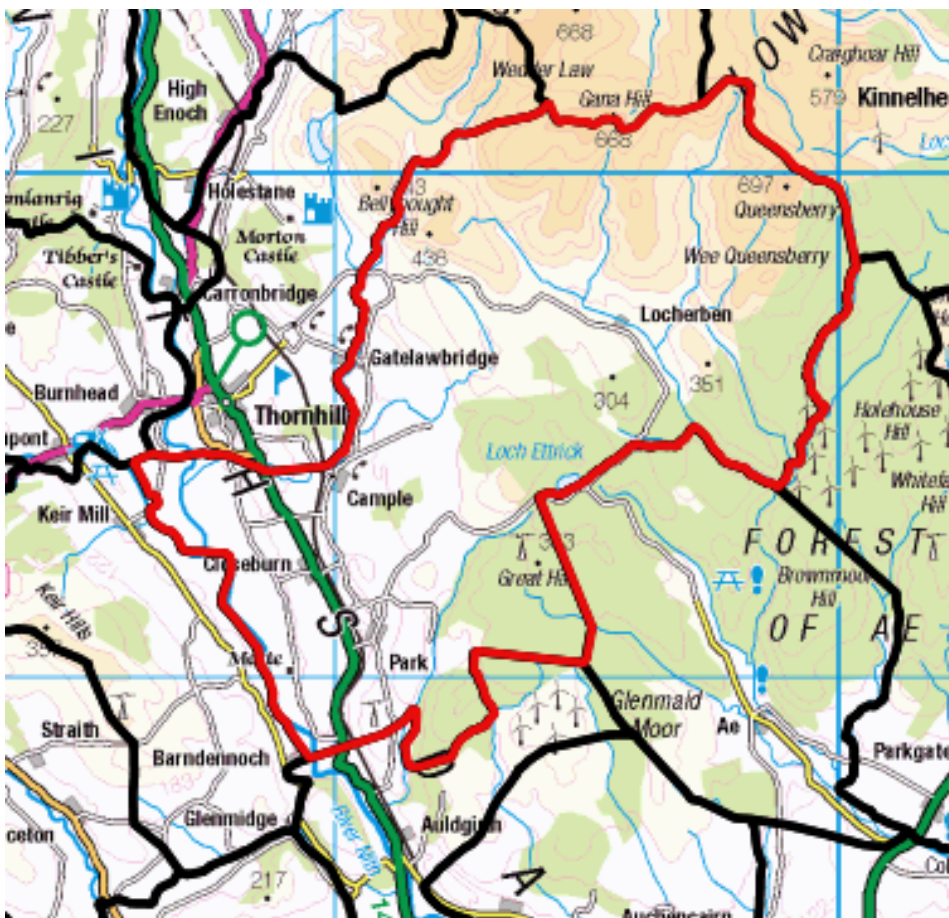
2. Background

The village of Closeburn is located in Dumfries & Galloway and within the regional district of Mid-Nithsdale. Like many villages across the region, Closeburn is in a relatively rural location. However, the village is strategically located adjacent to the A76 and is relatively close to the market towns of Thornhill (3 miles) and the villages of Auldgirth (3.8 miles) and Penpont (4.4 miles). Closeburn is approximately 13.6 miles away from the regional capital, Dumfries.

The village of Closeburn has very few amenities, with one primary school which has 63 pupils, and Closeburn House, a specialist, therapeutic educational establishment attached to a residential care unit, which currently has 14 pupils; 7 residential and 7 day pupils. The village falls within the catchment area for Wallace Hall Academy. The village also has a small industrial estate and a shop with Post Office facilities which operate on a part-time basis.

The Closeburn Community Council area encompasses the village of Closeburn and the surrounding area – Fig. 1 identifies the area which the Community Council covers. Dumfries & Galloway Council estimate that the population of the Community Council area is 647.

Fig. 1 – Closeburn Community Council Area (Highlighted in red)



3. Dumfries & Galloway Council Housing Need and Demand Assessment 2016

In 2016 Dumfries and Galloway Council carried out a region wide housing needs assessment. This assessment separated the region into different Housing Market Areas, which included:-

- Annan
- Dumfries
- Eskdale
- Mid-Galloway
- Stewartry
- Stranraer

Broadly speaking, this assessment produces headline data at a regional level and draws upon a range of economic and demographic data (set against a range of varying growth scenarios). However, it successfully indicates a significant level of housing demand across Dumfries and Galloway.

Within the principle (most likely) scenario, the assessment identifies a total housing requirement for Dumfries and Galloway of 1,190 new homes between 2016 and 2020 and 1,465 new homes between 2016 and 2035. This scenario identifies a requirement of 565 new homes from 2016-2020, rising to 700 by 2035 across the Dumfries Housing Market Area, which includes Mid-Nithsdale.

The overall assessment pays particular attention to demographic change amongst the region's more elderly population and the likely impact upon specific types of housing demand. Population projections indicate that there will be approximately 15,000 more people aged 65 or over living in the region by 2035, an increase of 46%. In particular, the number of people in the 80+ age group is expected to increase from a figure of 9,799 in 2016 to 17,123 by 2035 (74%). This age group and the 90+ age group are projected to grow faster than any other segment of the population.

Specific to the Closeburn Community Council area, Closeburn itself is identified on the Pressure Area Status Settlements list, which identifies communities where demand for social housing outstrips stock. Mid-Nithsdale area is also stated as one of the worst affected by fuel poverty in the region.



4. Housing Association Data

In 2003, Dumfries & Galloway Council transferred its housing stock to Registered Social Landlords (RSLs) and as such there is no data available for Council Housing in the region.

In 2014, the 4 biggest Housing Associations in Dumfries & Galloway (Dumfries & Galloway Housing Partnership, Loreburn Housing Association, Home Scotland, Irvine Housing Association and Loreburn Housing Association) formed 'Homes4D&G' in partnership with Dumfries & Galloway Council. Homes4D&G is a Common Housing Register, giving applicants the opportunity to apply to all 4 Housing Associations at once.

The village of Closeburn has 46 Housing Association properties. 18 properties are owned by Dumfries & Galloway Housing Partnership (DGHP) and 28 owned by Loreburn Housing Association. As of 03/07/17, there were 85 applicants on the Homes4D&G waiting list for properties in the village. Figs.2 shows the current Housing Association properties available in Closeburn:-

Fig.2

Mid Nithsdale-Closeburn

Dwelling type	Beds	Dept	Number of Properties	No. Applicants on Homes4D&G Waiting List	Number New Tenancies in last 12 months
AMENITY BUNGALOW	2	LHA	4	8	
BUNGALOW	1	HSG	3	24	1
BUNGALOW	2	HSG	4	37	
BUNGALOW	2	LHA	2	37	
BUNGALOW	3	HSG	2	19	
BUNGALOW	3	LHA	4	19	
HOUSE	1	HSG	1	15	
HOUSE	2	HSG	4	30	
HOUSE	2	LHA	11	30	1
HOUSE	3	HSG	2	15	
HOUSE	3	LHA	6	15	
HOUSE	4	HSG	2	3	
HOUSE	4	LHA	1	3	

HSG refers to DGHP and LHA refers to Loreburn Housing Association.

There are a further two settlements within the Closeburn Community Council area which have Housing Association properties; Cample and Park. They have 6 and 2 Dumfries and Galloway Housing Partnership (DGHP) properties respectively, and as of 03/07/2017 there



were 36 applicants on the Homes4D&G waiting list for these properties. Fig. 3 and 4 below provide details:-

Fig.3

Mid Nithsdale-Cample					
Dwelling type	Beds	Dept	Number of Properties	No. Applicants on Homes4D&G Waiting List	Number New Tenancies in last 12 months
BUNGALOW	3	HSG	2	7	
HOUSE	1	HSG	2	8	
HOUSE	2	HSG	2	14	

Fig. 4

Mid Nithsdale-Park					
Dwelling type	Beds	Dept	Number of Properties	No. Applicants on Homes4D&G Waiting List	Number New Tenancies in last 12 months
BUNGALOW	3	HSG	2	7	

In total, the Closeburn Community Council area has 45 Housing Association (DGHP) properties, with 121 applicants on the Homes4D&G waiting list.

5. House Prices in Dumfries & Galloway

Data on house prices specifically for the Closeburn Community Council area are not available. However, the Registers of Scotland produce monthly statistics on average and median house prices in all 32 local authorities. The tables below show the average and median of property prices in Dumfries & Galloway and Scotland.

Average Residential Property Prices

	January – March 2016	January – March 2017	Annual % Change
Dumfries & Galloway	£132,103	£133,827	-1.3
Scotland	£162,374	£159,043	2.1

Average Residential Property Prices – 2006 to 2016

	2005/2006	2006/2016	% Difference
Dumfries & Galloway	£128,023	£136,023	6.6%
Scotland	£139,207	£166,624	19.7%

Current average price of properties in Dumfries & Galloway are significantly below the Scottish figure. However, the most recent data (2012) from the Scottish Statistics website indicates that the median 'residence based' weekly wage in Dumfries & Galloway is £419.60, compared to the Scottish median of £498.30. Lower wages across Dumfries & Galloway affect what individuals and families can realistically afford in terms of purchasing or even renting a property.

6. The Survey

Copies of this survey were hand delivered to households within the Closeburn Community Council area by volunteers from the Nith Valley LEAF Trust. The surveys included a letter to the residents and a return envelope with details of how to return using a freepost address.

Please see the Appendix for copies of the letter and survey issued to residents.

The survey asked participants to comment on their current housing tenure, household demographics, length of residence and future housing intentions. The survey form is confidential and cannot identify residents unless they chose to give contact details.

In total 30 surveys were returned to DGSCHT, all were posted back to DGSCHT via the Freepost address.

7. Housing Survey Results

7.1 Length of Residence

28 respondents chose to answer this question, with 2 choosing not to. The responses indicated that the population is reasonably static and the majority are long term residents. 20 of the 28 respondents had lived in the Closeburn area for more than 5 years.

7.2 Reason for Residence

While some respondents highlighted more than one reason for living in this area, almost half (14) of those who responded cited work or proximity to work as their first choice for living in this area, and 7 chose to live here to be closer to family, friends or a good school. This highlights the most popular reasons for living here as employment and family related factors.

7.3 Community assets

This question was answered multiple times by most residents (22). Fig.4 details these results:-

Fig. 4

Question not answered	8
Better / improved public transport - increased buses and improved bus shelters, Railway station	8
Village Hall Upgrade / Improvements	6
Road safety measures / reduced speed limit	6
More parking / more pavements	3
Broadband upgrade	2
More fitness / activities / youth facilities	2
Community Notice Board in central place (next to shops)	2
More affordable housing	1
Housing for elderly	1
Mains gas	1
Public toilets	1
More litter bins	1
Larger shopping precinct area	1
Pub	1
Old properties renovated	1
New houses built should have excellent eco credentials	1

While only 4 responses relate directly to housing, it is possible that the wording of the question relating to improvements and/or additional facilities may have encouraged respondents to consider aspects of village life beyond housing.

7.4 Housing Need

This question asked if there was a need for affordable housing in this area:

7% (2) answered **yes, and I consider myself to be in need of affordable housing**

79% (23) answered **yes, but I am not in need of affordable housing**

14% (4) answered **no**

One respondent did not answer.

The above information highlights that the community understand there is a need for affordable housing, but that those who have completed the survey are not necessarily those who require it. This also gives an insight into the previous question's responses – in the majority the people who have answered the survey have a community focus and recognise the need for affordable rural homes within their community, however excepting 2 respondents, those with a need for affordable rural homes have not engaged with our survey.

7.5 Affordable Housing Need

“Do you know of any family members or friends that have had to move away from the area because they could not find suitable, affordable housing?”

All of the respondents answered the question as follows:-

20% (6) answered **yes**

80% (24) answered **no**

7.6 Best Suited Tenure

This question was designed to establish what housing tenure the residents of Closeburn Community Council area currently have. 29 of the 30 respondents answered this question. Fig.5 details the 29 responses:-

Fig.5

Own home	22	76%
Rent from Housing Association	5	17%
Rent from Private Landlord	1	3.5%
Living with parents or relatives	0	0%
Lodging	0	0%
Other (house tied to job)	1	3.5%

Buying a property on the open market or renting from either a Private Landlord or a Housing Association and were the most relevant descriptions for the residents who completed this survey. This reflects the result that 24% (7) of the respondents currently rent their home either from a Private Landlord or a Housing Association.

7.7 Housing Problems

Respondents were asked to identify any problems that they currently have in their homes. One of the 30 respondents chose not to answer this question. Fig. 6 details the issues from the respondent’s perspectives:-

Fig. 6

Poor heating	1
Poor insulation	2
Damp / condensation	5
Overcrowding	0
No problems	21
Other (expensive heating)	2
Other (Listed Building, expensive and restrictive)	1

Some respondents identified several options in regards to issues with their current accommodation.

As can be seen from the results, most residents had no current problems, and the main problems related to damp/condensation and heating issues.

7.8 Housing Demographics

Respondents were asked to provide information about the age of residents in their home. Fig. 7 shows their responses:-

Fig. 7

0 – 15 years	16 – 24 years	25 – 44 years	45 – 59 years	60 – 74 years	75+ years	Total Household
	2		2			4
	1			2		3
1		1	1			3
				2		2
1	1		1	1		4
				1		1
				2		2
		1	2			3
4			2			6
			2			2
				2		2
1	1		1			3
					1	1
					1	1
3		2				5
					1	1
			1	1		2
					2	2
				1		1
				1		1
	1		2			3
					1	1
				1	1	2
			1	1		2
				2		2
		1		2		3
				2		2
1			1			2
				2		2

One respondent chose not to answer. From 29 responses relating to 68 residents, we can establish that

- 44% (30) are over 60
- 31% (21) are aged 25-59
- 25% (17) are children or young people aged 0-24

7.9 Difficulties Relating to Age, Disability or Illness

This question was posed to establish a need for specific types of accommodation for those who were elderly, infirm or had disabilities which affected their life at home.

- 3% (1) felt they had difficulties living at home which related to these issues



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- 90% (27) were not affected by difficulties at present

- 7% (2) did not have difficulties at present, but felt they might in future.

Of the respondents, most are living in a home that meets their needs at present, with 10% feeling that their home is currently inadequate for their needs or could be in years to come

7.10 Housing Association Waiting Lists

Of the 30 respondents, one is currently on the Housing Association waiting list. It is worth reflecting that the Homes4D&G waiting list states there are currently 121 applicants waiting for housing in the Closeburn area.

7.11 Best Suited Tenure

This question was designed to establish what tenure suits the residents of Closeburn Community Council area. 13 of the 30 respondents answered this question. Fig.8 details the 13 responses:-

Fig. 8

Renting (Private Landlord)	
Renting (Housing Association)	5
Renting (Community Organisation)	3
Residential Care	
Sheltered Housing	
Buying on the Open Market	3
Shared Equity	
Self-Build or Conversion	1
Other (eventually residential care or home support)	1

Of the 13 respondents, 61% would be best suited by renting property either from Housing Associations or Community Organisations.

7.12 Accommodation Type

Respondents were asked to identify their preferred accommodation type dependent on their needs. Half of the respondents chose not to answer this question. Fig. 9 details the preferred options from the 15 respondents:-

Fig. 9

	1 bed	2 bed	3 bed	4 bed	5 + bed	Other
House		3	4			
Bungalow	1	2	3			
Ground floor flat						
Upper floor flat						
Other (not relevant/ happy with home they have)						2

All 15 respondents identified only one option, with 3 and 4 bedroom houses and bungalows being the preferred options, which is in line with the Council’s findings for the Dumfries and Galloway region.

7.13 Additional Comments

Respondents were asked to leave additional comments or concerns:-

‘Could do with fitness / pool facilities closer than Dumfries / Sanquhar. The cost of the pools etc isn’t a problem, it’s the cost of petrol. Local youngsters do not have facilities they can easily access. Thornhill would be a good base for fitness facilities.’

‘It would be nice for family to live in or close to village to give support.’

‘My family moved into this area in 1850 as blacksmiths and farriers, and we have lived here ever since!’

‘I think the recent new buildings have added enough new homes – to add more would be detrimental to the village.’

‘Our main concern is that my husband is now 57 years old and we are starting to worry about our future, as and when my husband retires, we will have no home. Farming is an industry where employees are vulnerable as the wages are lower when accommodation is available so we could not afford to buy a house, while he was employed, even if he wanted to. We also have a 26 year old son who has parted from his partner and can not find affordable properties to rent, so he can get weekend access to his children.’

‘If they had made all the houses recently built in Closeburn affordable rents instead of half of them being for sale, that would have helped.’



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'Bringing in people who have no idea of village life and no pride in their property. The weeds on the main street is an example. A village works together.'

'A few of the mums in the village run a Youth Group from the Village Hall and although the hall is okay for some activities, the facilities are not really suitable or adequate for other, e.g. seating is not great if young people just want to sit and talk. There is no internet – if there was we would get more young people using it for homework, research, etc and the hall is just not very welcoming. Also the hall has poor heating and damp.'

'Would be nice for more support for the younger kids.'

'Affordable housing must be of a good standard and not of second class standard. People who rent or buy affordable houses are not second class residents but builders tend to build this type of house to a lower standard than the ones they will sell on the open market. The publicity and furnishings of affordable houses must be closely monitored to make sure that builders build them to exactly the same standard as the rest of the houses they will sell on the open market. I'd be happy to expand on this: [phone number supplied].'

8. 2011 Census Data

These data zones also include other Community Council areas within the Mid- and Upper Nithsdale area of Dumfries & Galloway, and as a result some of the information gathered from the census does not directly relate to the Closeburn Community Council area. However, it is important to use this information as it gives a better understanding of the demographics of the area surrounding and including Closeburn. Fig. 10 shows information for each of the data sets, and an overview of the Closeburn Community Council area providing totals and averages which reflect the housing circumstances of residents. There is also information relating to the Dumfries and Galloway Council area, provided for comparison.

S00097288

Postcodes: DG3 5HR, DG3 5HT, DG3 5HY, DG3 5HZ

S00097289

Postcodes: DG3 5DL, DG3 5EY, DG3 5EZ, DG3 5HP, DG3 5HU, DG3 5HX, DG3 5JD, DG3 5JE.

S00097287

Postcodes: DG2 0XW, DG3 5AB, DG3 5AD, DG3 5AE, DG3 5AF, DG3 5DH, DG3 5DJ, DG3 5DN, DG3 5DW, DG3 5DX, DG3 5ED, DG3 5EX, DG3 5JF, DG3 5JG, DG3 5JH, DG3 5JJ, DG3 5JQ.

S00098210

Postcodes: DG3 5JR, DG3 5JW, DG3 5JT, DG3 5HW, DG3 5HJ, DG3 5JS, DG3 5JP.

S00097296

Postcodes: DG2 0XN, DG3 5HA, DG3 5HB, DG3 5HH, DG3 5HL, DG3 5HN, DG3 5HQ, DG3 5JL, DG3 5JU, DG3 5JX, DG3 5JY.

S00097294

Postcodes: DG3 5EA, DG3 5EB, DG3 5HD, DG3 5HE, DG3 5HG, DG3 5JZ.

S00097295

Postcodes: DG3 5DY, DG3 5DZ, DG3 5EH, DG3 5EJ, DG3 5EL, DG3 5EN, DG3 5EW.

S00097211

Postcodes: DG1 1QB, DG1 1RH, DG1 1AG, DG1 1RF, DG1 1RG, DG1 1RQ, DG1 1RJ, DG1 1RL.



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Closeburn Community Council Area Census Data

Fig. 10

Data Zone	S00097288	S00092789	S00097287	S00097210	S00097296	S00097294	S00097295	S00097211	Over All
Residents	159	113	166	127	105	136	81	199	1086
Total number of households	67	48	66	56	43	45	37	75	437
Household size									
% 1 person	31.3	39.6	16.7	25	23.3	11.1	32.4	16	24.4
% 2 people	32.8	25	47	48.2	44.2	31.1	37.8	38.7	38.1
% 3 people	13.4	22.9	16.7	8.9	7	20	13.5	17.3	15.0
% 4 people	11.9	8.3	12.1	12.5	18.6	22.2	10.8	21.3	14.7
% 5 people	10.4	4.2	6.1	3.6	4.7	13.3	5.4	5.3	6.6
% 6 or more people	-	-	1.5	1.8	2.3	2.2	-	1.3	1.8
Tenure									
% Owned	55.2	66.7	66.7	87.5	76.7	84.4	54.1	77.3	71.1
% Social Housing	28.4	16.7	3	5.4	7	4.4	2.7	17.3	10.6
% Private Landlord	14.9	8.3	16.7	5.4	14	6.7	35.1	4	13.1
% Rent free	1.5	8.3	13.6	1.8	2.3	4.4	8.1	1.3	5.2
Accommodation type									
% House or bungalow	97	100	95.5	100	95.3	97.8	100	97.3	97.9
% Detached	11.9	47.9	57.6	58.9	55.8	62.2	70.3	25.3	48.7
% Semi - detached	49.3	29.2	33.3	30.4	20.9	28.9	16.2	60	33.5
% Terraced house	35.8	22.9	4.5	10.7	18.6	6.7	13.5	12	15.6
% Flat/maisonette/apartment	3	-	4.5	-	-	2.2	-	2.7	3.1
% Other	-	-	-	-	4.7	-	-	-	4.7
Age									
% 0 to 4 years old	5.7	1.8	3.6	1.6	3.8	2.9	3.7	5.5	3.6
% 5 to 15 years old	16.4	15.9	9	12.6	15.2	21.3	13.6	10.6	14.3
% 16 to 29 years old	14.5	14.2	21.1	12.6	13.3	12.5	12.3	21.6	15.3
% 30 to 44 years old	17	16.8	16.3	11.8	9.5	18.4	11.1	12.1	14.1
% 45 to 59 years old	22.6	23.9	34.3	29.9	36.2	23.5	43.2	27.1	30.1
% 60 to 74 years old	12.6	20.4	10.2	26	15.2	14	12.3	18.6	16.2
% 75 years old and over	11.3	7.1	5.4	5.5	6.7	7.4	3.7	4.5	6.5



Dumfries and Galloway Census Data

Residents 151324

Total number of households 67980

Household size

% 1 person	32.5
% 2 people	37.5
% 3 people	14.1
% 4 people	11.2
% 5 people	3.6
% 6 or more people	1.1

Tenure

% Owned	64.2
% Social Housing	19.6
% Private Landlord	13.5
% Rent free	2.7

Accommodation type

% House or bungalow	85.6
% Detached	35.6
% Semi - detached	29.5
% Terraced house	20.5
% Flat/maisonette/apartment	14
% Other	0.4

Age

% 0 to 4 years old	5.1
% 5 to 15 years old	11.6
% 16 to 29 years old	14.5
% 30 to 44 years old	16.9
% 45 to 59 years old	22.4
% 60 to 74 years old	19.6
% 75 years old and over	9.9

9. Conclusion

Dumfries and Galloway is a beautiful rural region with much to offer residents and visitors alike. Living in Dumfries and Galloway can be particularly challenging however, and finding a suitable home is not without its difficulties. Whilst house prices are lower in the region compared to the rest of Scotland, so too is the average wage. Full-time workers in Dumfries and Galloway receive, on average, a wage of £420 per week; this is significantly below the Scottish average of £498 per week.

Tourism is an important part of sustaining rural regions like Dumfries and Galloway, and while the industry has economic benefits for rural communities there is also an impact on local residents attempting to purchase a property. The 2011 Census shows that of 67,980 occupied dwellings within Dumfries and Galloway, 2,071 were Second/Holiday Homes. This has a knock-on effect for local residents, as often the presence of Holiday Homes will increase the price of housing within an area. Combining this issue with low wages makes it increasingly difficult for local residents to be able to afford properties, especially when factors such as travel, home energy costs and specific housing needs are considered.

While there is an issue of outward migration, particularly prevalent with younger residents as a result of this inconsistency between housing costs and income, Dumfries and Galloway also has 49% of older people living in rural areas. Elderly residents are finding more and more that their family homes are no longer suitable for their needs and the cost of running the house is too expensive for their income.

Housing Needs Assessments consistently show a demand for affordable housing in rural parts of Dumfries and Galloway, and a significant shortfall in supply. With fuel poverty on the rise and an ageing population, there are real housing issues for rural communities across Dumfries and Galloway which must be addressed.

While the national trend shows that more young people are unable to purchase property, there is an increase in demand for affordable homes to rent. It is therefore imperative that affordable, high quality rental properties that meet the needs of the communities they are part of are made available to meet demand. Equally, suitable affordable housing for elderly residents is essential to allow communities to continue to thrive across the age and affordability spectrum.

The 2017 Closeburn Housing Needs Survey combined with Dumfries & Galloway Council's Housing Needs and Demands Assessment 2017 and the Common Housing Register waiting list shows a genuine demand for affordable housing, particularly for affordable rent with energy efficiency aspects, within the Closeburn Community Council area.



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Registers of Scotland 10 Year Report 2016

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Scottish Statistics - Median Income

<http://statistics.gov.scot/slice?dataset=http%3A%2F%2Fstatistics.gov.scot%2Fdata%2Fearnings&http%3A%2F%2Fpurl.org%2Flinked-data%2Fcube%23measureType=http%3A%2F%2Fstatistics.gov.scot%2Fdef%2Fmeasure-properties%2Fmedian&http%3A%2F%2Fpurl.org%2Flinked-data%2Fsdmx%2F2009%2Fdimension%23refPeriod=http%3A%2F%2Freference.data.gov.uk%2Fid%2Fyear%2F2012&http%3A%2F%2Fstatistics.gov.scot%2Fdef%2Fdimension%2Fgender=http%3A%2F%2Fstatistics.gov.scot%2Fdef%2Fconcept%2Fgender%2Fadult>

Census Data 2011 - <http://www.scotlandscensus.gov.uk/>

Appendix A - Survey Letter to Residents

Dear Resident,

Nith Valley LEAF Trust is working to develop further affordable community-owned housing within Closeburn. We are working with Dumfries & Galloway Small Communities Housing Trust (DGSCHT), who seeks to enable affordable homes for local people in small rural communities. Affordable housing is housing which someone living and working in the community can afford to buy, or housing for rent available at a monthly rent which can be afforded by someone on a local wage.

We wish to find out how many people and families are in need of affordable housing in the Closeburn Community Council area. Affordable housing can include homes to buy at below market value, self-build homes, homes to rent and community owned & managed homes to let. Affordable housing also includes homes for young people looking to set up on their own and older people who may find their existing house too big and/or expensive to run and less suitable for their current needs.

LOCAL HOUSING NEEDS SURVEY

This survey is being delivered to every home in the area and can also be shared with anyone who has left the area having been unable to find an affordable home and who may wish to return. This is just the beginning of what may turn out to be quite a long process to bring affordable homes to reality in this area but the essential information about what the housing needs are in your community is an excellent starting point for assessing how these needs can be met.

Please find enclosed the housing needs survey; this will not take long to complete. Once completed, please return in the enclosed envelope and address it to: '**FREEPOST DGSCHT**' - no stamp is required.

Please return the completed survey by 25/11/2016.

If you require additional copies of this survey, please contact DGSCHT.

Any personal information given will be kept confidential; all data will be anonymised. Information will not be shared with any other parties.

Thank you for completing this questionnaire. If you have any further queries or wish to discuss anything relating to this survey please contact

Dumfries & Galloway Small Communities Housing Trust

Tel: 01848 332516

Email: mail@dgscht.co.uk

Web: www.dgscht.co.uk

Appendix B - Survey Questions

1) How many years have you lived in the Closeburn Community Council area?

2) How did you come to live in this area?

Lived here all my life	
To work	
Within commuting distance to work	
To be closer to friends/family	
To retire	

Other, please specify

3) What improvements and/or additional facilities you would like to see in Closeburn?

4) Do you think there is need for affordable housing in this area?

Yes, and I consider myself to be in need of affordable housing	
Yes, but I am not in need of affordable housing	



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No	
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P.T.O



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5) Do you know of any family members or friends that have had to move away from the area because they could not find suitable, affordable housing?

Yes	
No	

6) What are your current housing circumstances

Own home	
Rent from Housing Association	
Rent from Private Landlord	
Living with parents or relatives	
Lodging	

Other, please specify

7) Does your home suffer from any of the following? (Please select all that apply)

Poor heating	
Poor insulation	



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Damp/condensation	
Overcrowding	
No problems	

Other, please specify



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8) How many people in each of these age groups live in your home?

0 – 15 years	
16 – 24 years	
25 – 44 years	
45 – 59 years	
60 – 74 years	
75 + years	

9) Do you or anyone else in your household have difficulties living in your home because of age, disability or illness?

Yes	
No	

10) Are you or anyone else in your household on the Housing Association Waiting List?

Yes	
No	

11) What would best suit your housing need?

Renting (Private Landlord)	
Renting (Housing Association)	
Renting (Community Organisation)	
Residential Care	
Sheltered Housing	



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Buying on the Open Market	
Shared Equity	
Self-Build or Conversion	

Other, please specify

P.T.O



12) What type of home do you need?

	1 bed	2 bed	3 bed	4 bed	5 + bed
House					
Bungalow					
Ground floor flat					
Upper floor flat					

Other, please specify

13) questions or concerns?

Do you have any other comments,



Thank you for completing this survey.