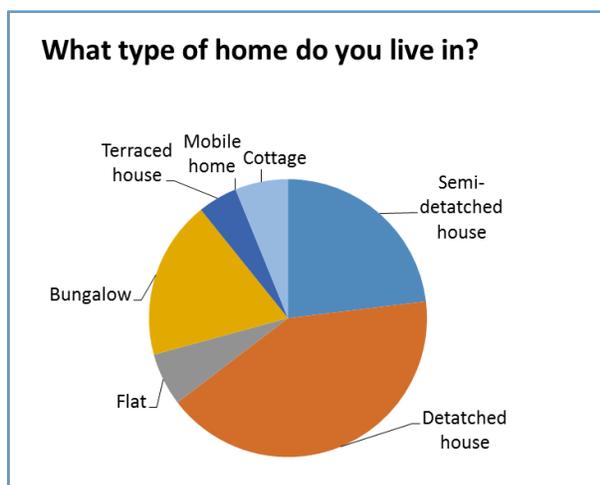


Housing Survey Results

The survey was circulated by the Findhorn Village Conservation Company to all households in the village. 75 were returned from 341 households, a response rate of 23%. 67 responded that they were in their main home, and only these respondents were asked to continue to complete the survey.

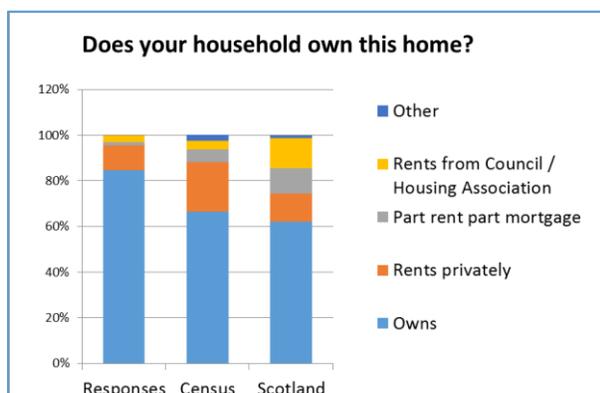
A All respondents living in Findhorn

1. What type of home do you live in?



The largest number of responders lived in a detached house; together with those who lived in "bungalows" or "cottages", this totalled 66% of respondents. Compared to Census 2011 data, more respondents than the local Census lived in a detached property: 66% compared to 57%. People from flats and terraced houses were slightly less likely to respond compared to the Census.

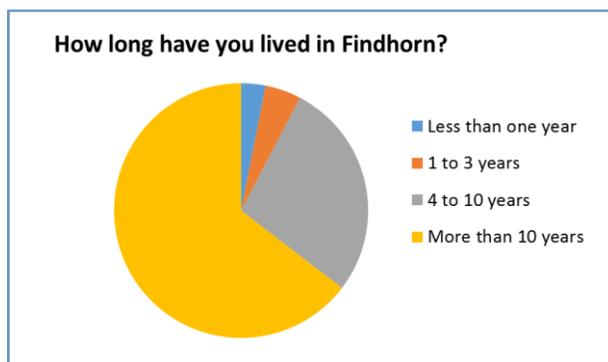
2. Does your household own this home?



Findhorn has a high proportion of home ownership compared to the Scottish population, at 67% for the 2011 Census compared to 62% for Scotland. A very significant proportion of respondents were home owners, at 85%.

The next highest group of respondents were private renters, who were 11% of respondents compared to 22% of Census 2011 for Findhorn. There were only 5% of respondents from the social rented sector, compared to 10% for Census 2011.

3. How long have you lived in Findhorn?



Most people who responded were long-time residents of the village; 65% of respondents had lived in the village for more than 10 years, and 28% for between 4 and 10 years.

Housing Survey Results

4. How many people are in your household?

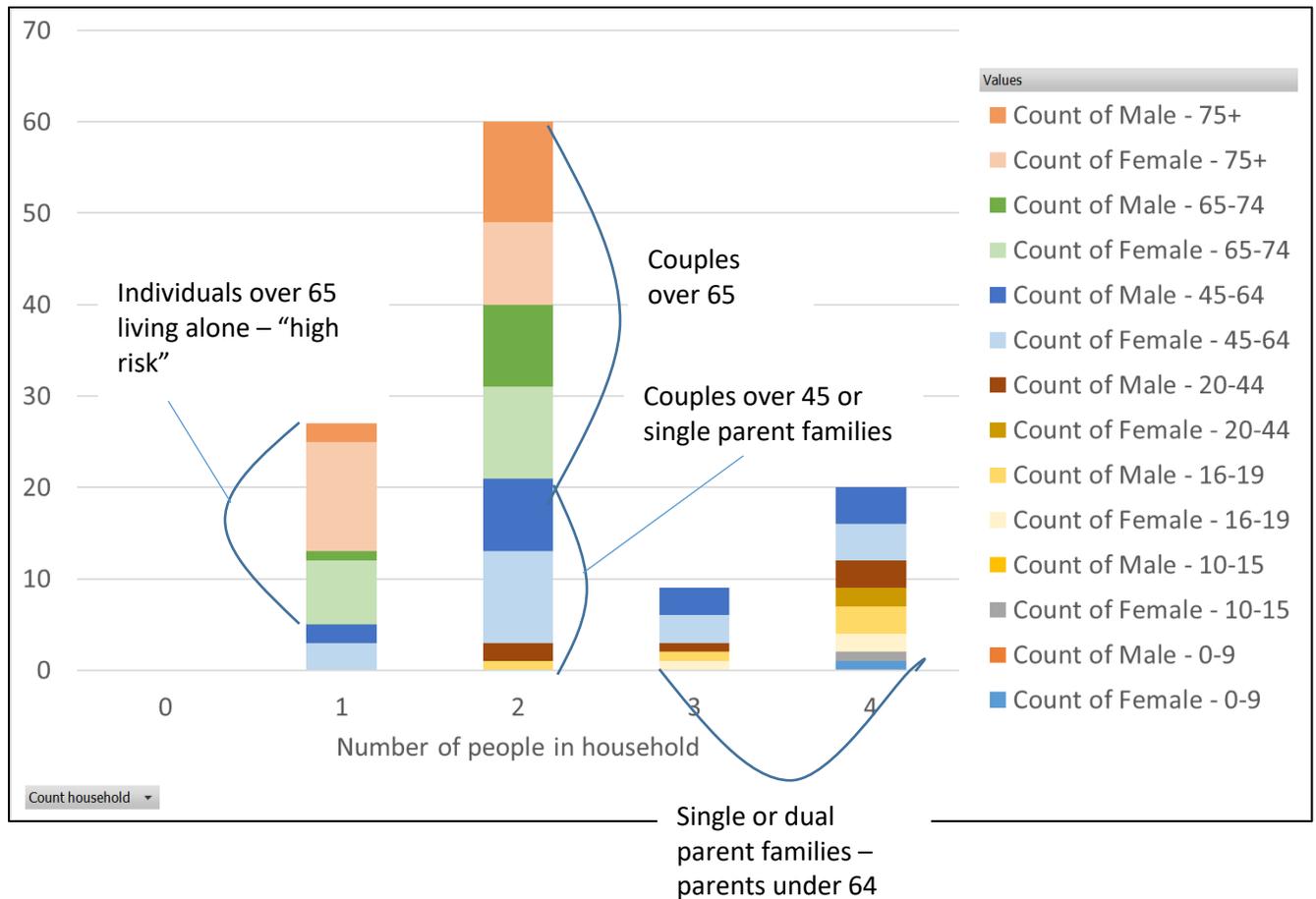
This question asked respondents to split the people living in the household by gender and by age.

Looking at the results, most responses were from 1 and 2 person households:

Size of household	Number of responses
1	27
2	30
3	3
4	5

Looking again in more detail at these responses, perhaps unsurprisingly most of the people in 1- and 2-person households were over pensionable age of 65. The 8 responses from larger households were from households with at least one child.

Households by size and by age range and gender of inhabitants



Housing Survey Results

5. Does your household, or anyone in your household, expect to need to move within Findhorn in the next 5 years?

4 people answered “yes” and 62 answered “no”. This is unsurprising given the age ranges of respondents, and the sizes of their households. It also indicates that for those people who are living alone or with one other person, there is generally no expectation of moving to a smaller house in the village in the next 5 years. It is not known if this is because there are no smaller houses to “right-size” to, or because these people are happy living where they are.

B About those wishing to move

Those wishing to move were all looking for housing for a single person:

- A family of 3 where a person aged 20-44 from a family household wishes to live independently;
- A couple both aged 45-64 looking for a house for a family member aged 75+
- A person aged 65-74 living alone whose present home is unsuitable for their physical needs;
- A person aged 45-64 looking to sell their current home and to rent.

3 of these were looking for a 1-bedroom unit, and the fourth was looking for a 2-bed unit.

The respondents stated the requirements as within one year or between one and three years.

No-one stated that they were on the current Housing List. Only one person was looking to rent.

Findhorn does have flatted accommodation of this size and there are two-bedroom detached cottages with large gardens for sale at £300,000.

C Housing and Community Needs

6. If a housing need is identified, would you support a small development of affordable housing for locals?

66% of respondents answered “yes”, 22% answered “maybe” and 12% answered “no”. 58 people answered this question.

29 people provided a comemnts. People’s responses reflected:

- the need for affordable housing for young people;
- the need for range of people living in the community and therefore more afforable homes;
- the number of holiday homes and lets pushing up rental prices.

Please see table, over.

7. Table: Please comment on the need for affordable housing in Findhorn.

We need more people in Findhorn

In the past it was sold to sitting tenants and I don't want that to happen again

We need to enable young people to live and work in Findhorn

Findhorn housing is very expensive. Affordable housing permits a range of backgrounds/ethnicities/incomes in a village that could become isolated from the general population

Depends where it is. Also I want more support for any endeavours to get the empty homes in the village lived in

We need to encourage more families to move to the village

Depends on the definition of small no corner cutting as relaxes the design blending in with existing buildings

To give a more balanced community and give the young a chance to get on the property ladder

There are too many houses in the village most of them are empty because they are holiday homes. I wish that something could be done but I know nothing can

Provides a mix of population

There are enough houses in Findhorn without building more

The village badly needs more young residents

I have seen young skilled people born in the village moving elsewhere as there is no affordable housing

Too many empty holiday homes - no affordable lets - very few children live here.

All income levels need opportunity

This would be the best way to attract younger people for diversification of community

Housing is not affordable

Local rents are too expensive as they are holiday rents

Local people unable to afford to buy houses in Findhorn

Opportunity for first-time buyers, Opportunity for downsizing

Depends on how "small"

If it is for general people from Findhorn

It depends on where its proposed to be. I would be more supportive of any endeavours to get the empty homes in the village, filled

To keep young local people in their village

The demographics of the village appear to be heavily weighted towards older age groups. If you want to survive we need to address this balance.

1) depends on the definition of small 2) no corner cutting as to regards of design requirements and blending in with existing buildings.

This would be for starter homes for younger people. They could not afford the current high prices in Findhorn

Families can't afford houses in this village. The prices are to high.

Are too many holiday homes in Findhorn. The shortage of houses push the prices up making them out of reach of most people

Housing Survey Results

8. Do you know anyone else who wants to move to Findhorn?

51 people answered this question. 36 said “no” and 15 said “yes”. No further useful detail was provided.

9. What special housing needs do you think the Village should provide?

40 people answered this question.

Affordable housing – 13

Sheltered housing – 11

Comment only – 16. Comments were as below and focussed on three themes:

- Housing for elderly people (9 responses)
- Affordable housing particularly for young people (8)
- Housing for people with disabilities (6)

Housing for disabilities

flats with 1 or two bed rooms

young families and young single adults and sheltered housing for the elderly

a care home for the elderly

one dwelling

I don't know what the present provision of demand is

a cluster similar to original village

1 bed flats

Single person housing, 2 bed houses for small families

Younger people with special needs

affordable housing for young families and local people for all ages

Elderly and young people who would like to live independently

Affordable house

For single elderly

Better provision for those with disabilities, particular those who find walking difficult or impossible.

Sustainable housing for elderly and care facility for elderly and/or disabled.

Small single story terraced housing for retired. Or starter homes or disabled or carers

Assisted living for the elderly

If a need is identified, sheltered housing

This would be for starter homes for younger people. They could not afford the current high prices.

Low-cost housing, housing for the elderly

Housing Survey Results

10. What other sites in Findhorn might be used for housing?

20 people responded. The five main suggestions were:

- Dunes area (4)
- Garage site (4)
- Land east of Findhorn (2)
- The Caravan site (2)
- Buy properties coming on to the market and redevelop (2).

11. Should we provide housing for care, social and other public service workers?

53 people answered this question.

Yes – 52% Maybe – 13% No – 34%.

Comments to this question (11) mainly required housing for care workers for older people (6). One person commented that “If there is a diverse and affordable range of housing, people will get attracted and come to live here appropriate to jobs available”.

12. Do you think the Village should consider providing housing / day care for older people in the community?

52 people answered this question.

Yes – 60% Maybe – 33% No – 8%.

Comments showed some ambivalence about whether the FVCC should provide care, and of what sort:

Yes to housing, not sure about care - Moray Council responsibility?

Find horn has a large elderly population but facilities more locally would be appropriate with rental provision

small care home 10-15

day care

There are good care homes in Forres. Findhorn would be a popular location but affordable care for people in their present homes would be better

I need more on what the elderly need

bit selfish... might need them one day!! have to say I feel like some of the more advanced readers where i say i can rent forever for elderly or young people can rent,

I do not wish to see Findhorn developed specifically or majorly as a retirement community. Diverse population of mixed ages and possessions and provide a wonderful Community for lively elderly living

Would like to see pavements made safer for the elderly by police warden patrols to put a stop to cycling on Pavements

Consideration should be given to the many. Can new homes (with Affordable selection) be built on garage site