

EARLY ENGAGEMENT SURVEY RESULTS

Local Housing Strategy Steering Group

24 January 2024

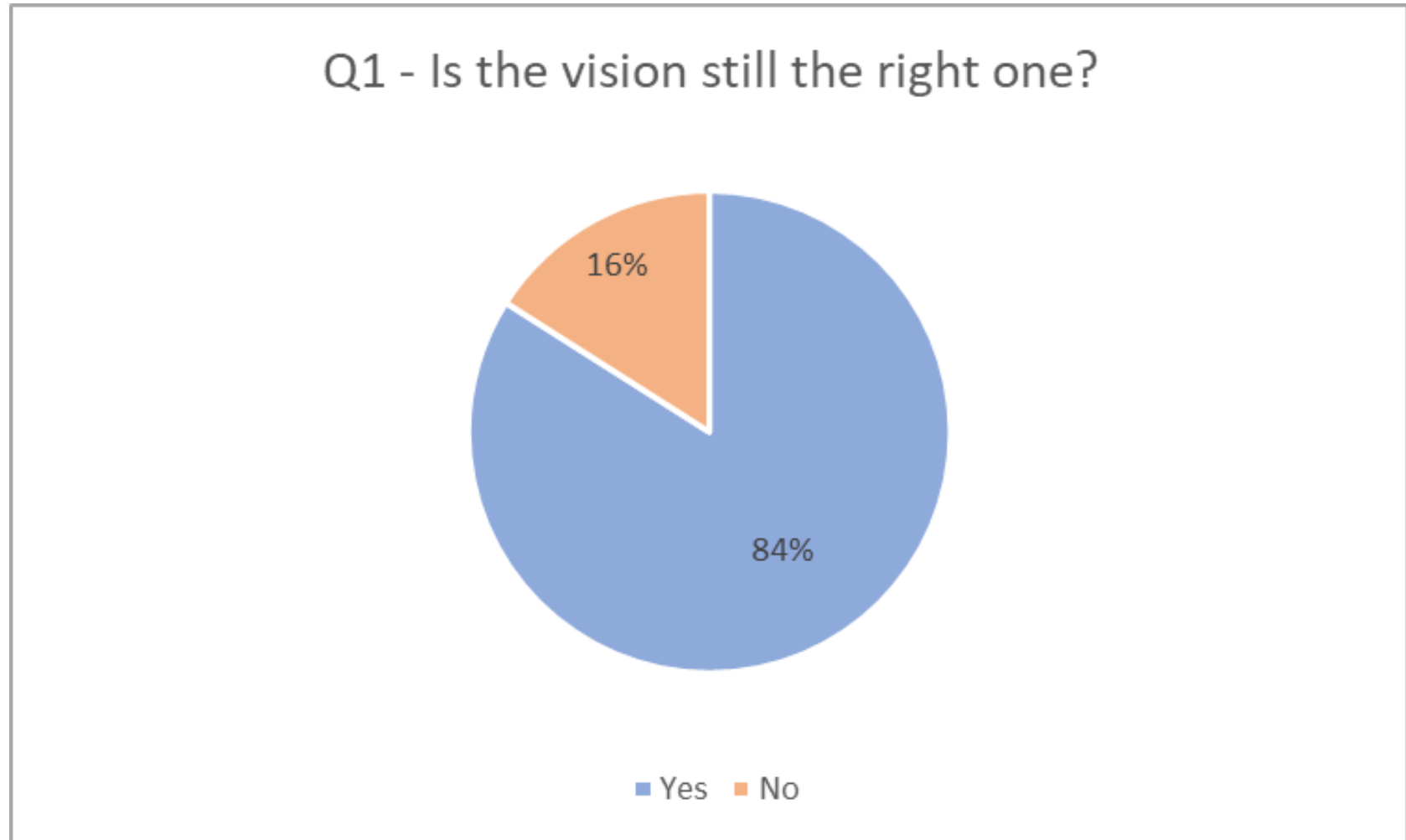
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Survey

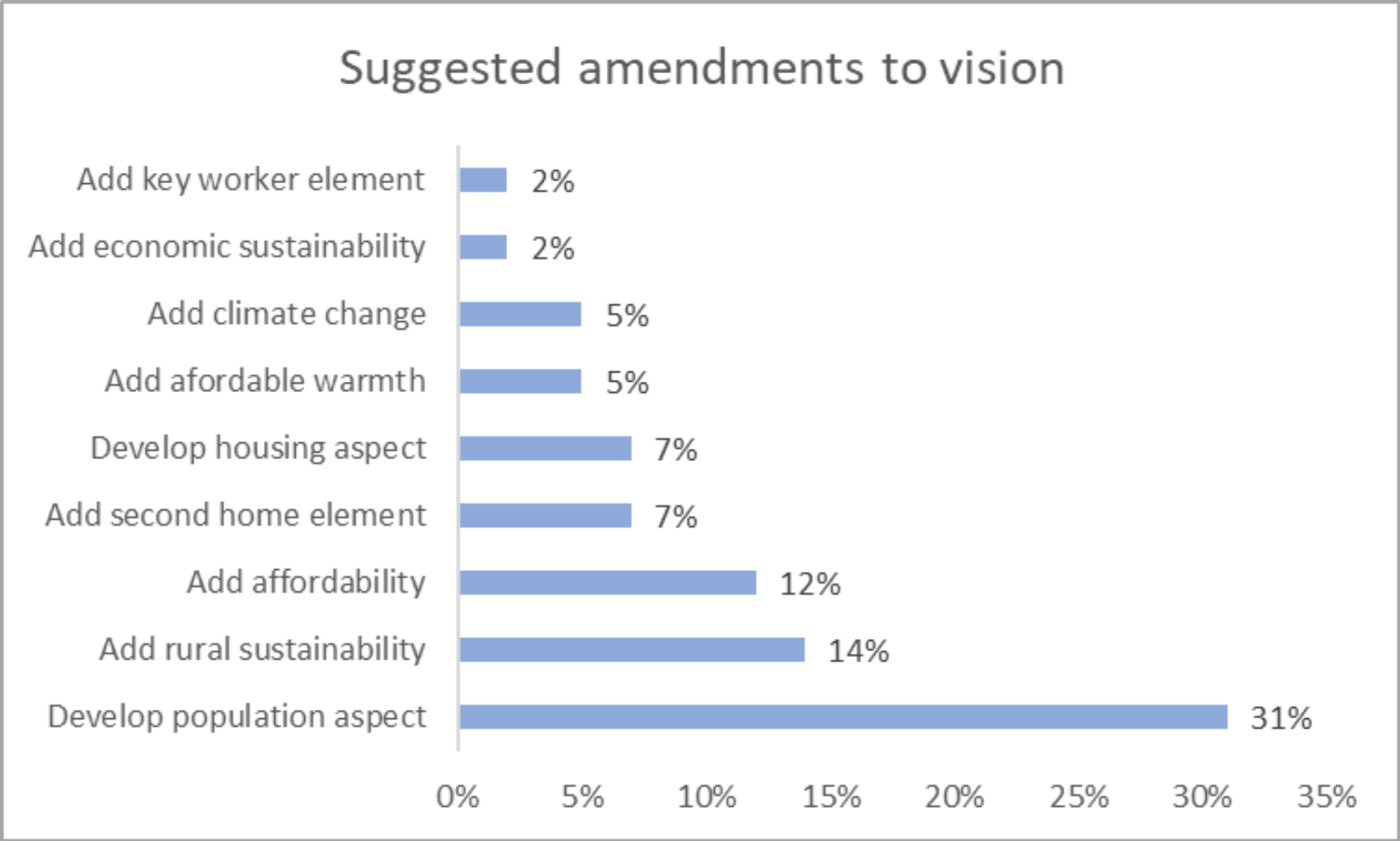
- Ten questions
- Open for six weeks: 6 December 2023 – 17 January 2024
- Advertised via social media by Comhairle and partners
- Three reminders issued during timeframe of survey
- 232 responses – less than 1% of population
 - In comparison with Shetland, this is a similar response rate

Q1 - The vision of the previous Local Housing Strategy was “Housing provision and services in the Outer Hebrides should make a strong contribution to health and well-being, encourage population retention, and support the sustainability of our communities”. Is this still the right vision?

- 232 responses
- 42 comments

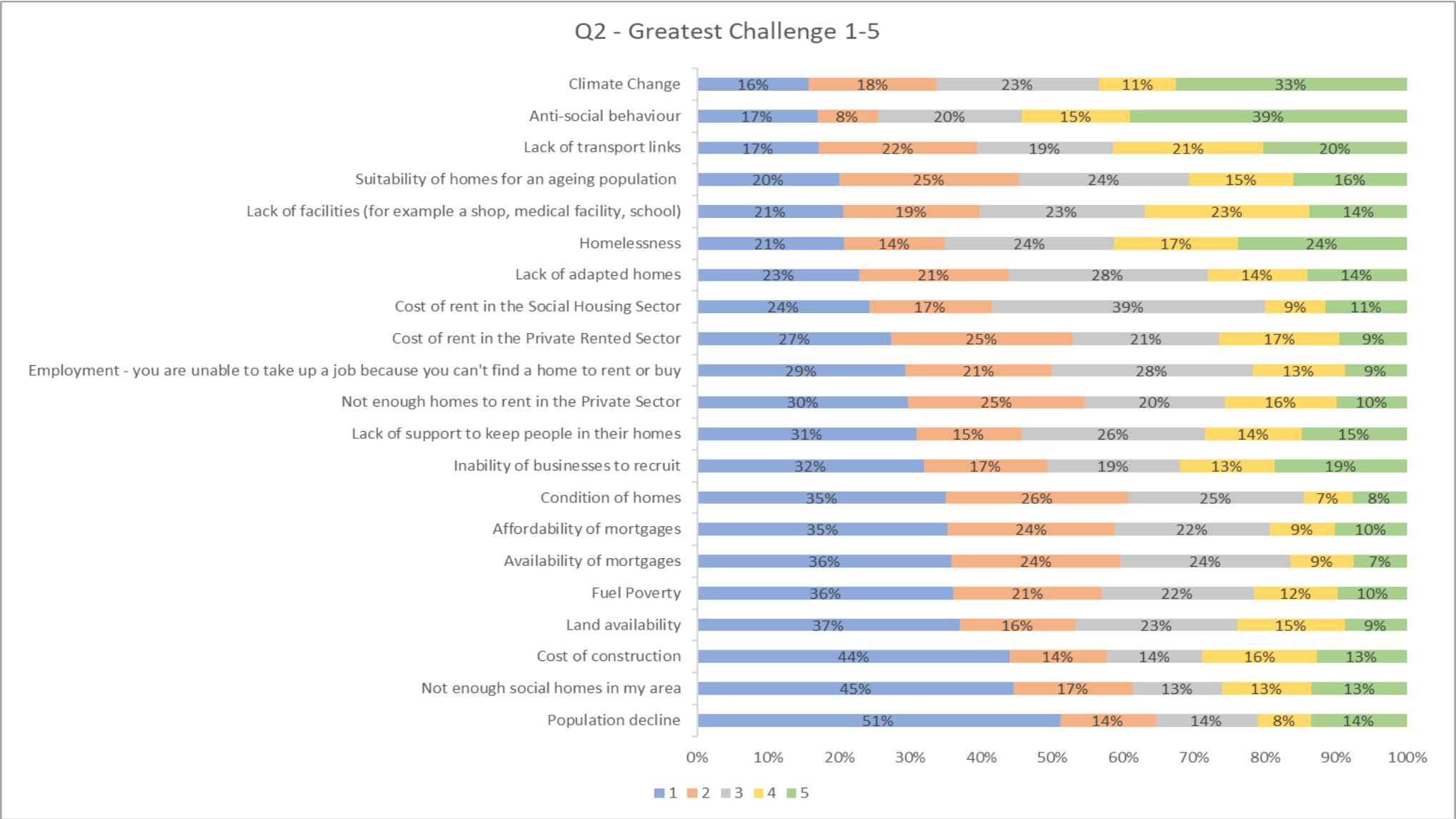


Q1 - cont



Q2 - From the list below please pick 5 housing challenges that face the area you live in, and list them from 1-5. Number 1 should be the biggest challenge, number two the second biggest challenge, and so on. Please choose FIVE options only.

- 231 responses
- 50 comments



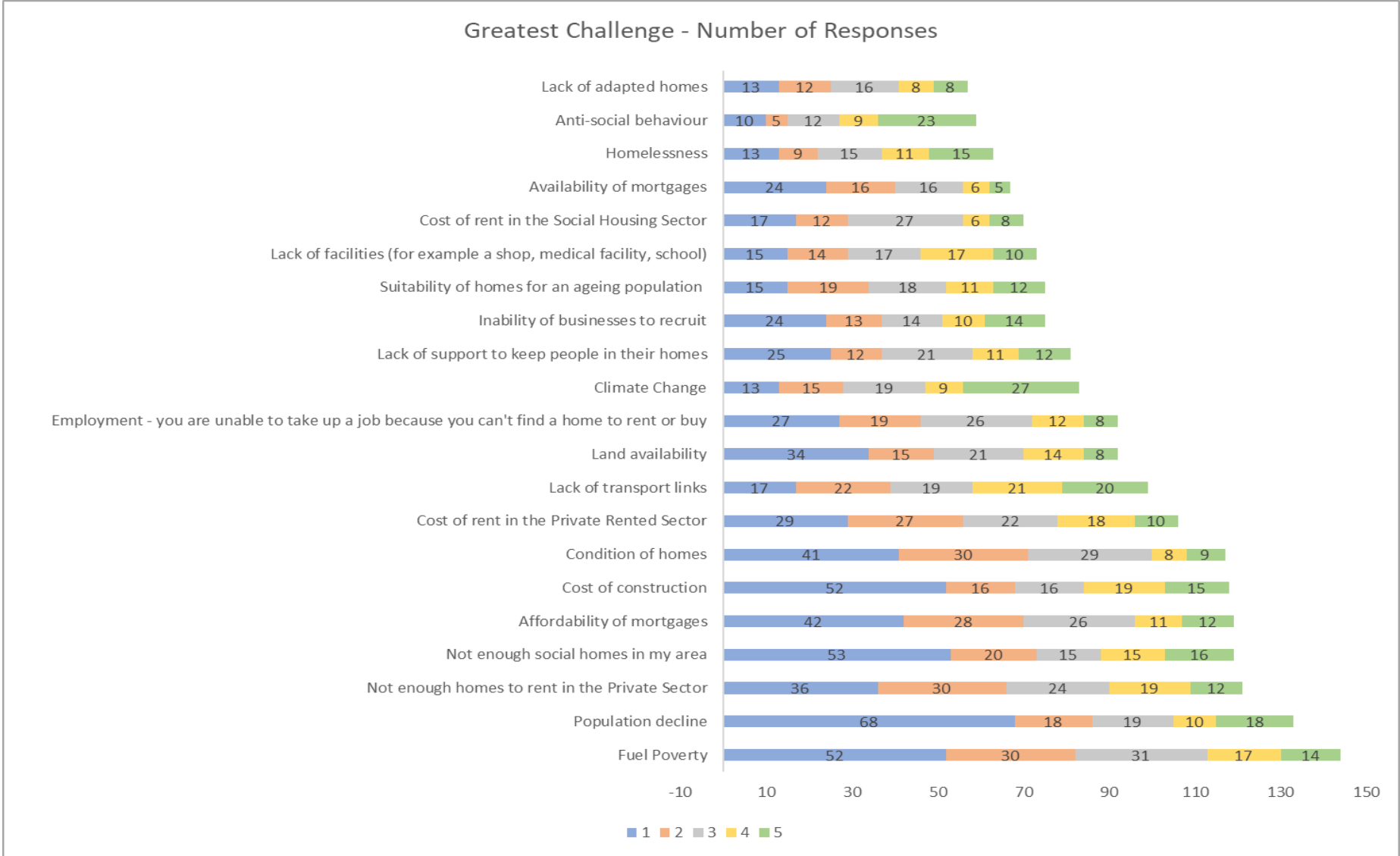
Q2 – From the list below please pick 5 housing challenges that face the area you live in, and list them from 1-5. Number 1 should be the biggest challenge, number two the second biggest challenge, and so on. Please choose FIVE options only. Area Analysis

| Challenge | HS1 | HS2 | HS3 | HS4 | HS5 | HS6 | HS7 | HS8 | HS9 |
|---|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Population decline | 1 | 2 | 1 | 2 | 1 | 2 | 3 | 1 | 5 |
| Not enough social homes in my area | 3 | | 2 | 2 | 2 | 2 | 2 | | 1 |
| Cost of construction | 4 | 3 | 4 | | 5 | 1 | 2 | 2 | 3 |
| Land availability | 3 | | 3 | | 4 | | | 5 | 4 |
| Fuel Poverty | 2 | 1 | | | | | 2 | 3 | 2 |
| Availability of mortgages | 3 | | | 2 | | 3 | | | 3 |
| Affordability of mortgages | 1 | 4 | | 1 | 5 | | 3 | 4 | 2 |
| Condition of homes | 1 | 5 | | 2 | | 2 | 3 | 4 | 2 |
| Inability of businesses to recruit | | | | 3 | 3 | | | | |
| Lack of support to keep people in their homes | 4 | | | | | | 2 | | 5 |
| Not enough homes to rent in the Private Sector | 4 | | 5 | | 3 | | 1 | | 4 |
| Employment - you are unable to take up a job because you can't find a home to rent or buy | 4 | | 4 | 2 | | 3 | 3 | | 2 |
| Cost of rent in the Private Rented Sector | 3 | | | | 4 | | | | 2 |
| Cost of rent in the Social Housing Sector | 4 | | | | | | | | 3 |
| Lack of adapted homes | | | | | | | | | 5 |
| Homelessness | 1 | | | | | | | | 4 |
| Lack of facilities (for example a shop, medical facility, school) | 5 | | | | | | 3 | 5 | 3 |
| Suitability of homes for an ageing population | 4 | | | | | | | | 5 |
| Lack of transport links | 4 | | | | | | 3 | | 2 |
| Anti-social behaviour | 2 | | | | | | | | |
| Climate Change | 4 | | | | | | 2 | 5 | |

| HS1 | HS2 | HS3 | HS4 | HS5 | HS6 | HS7 | HS8 | HS9 |
|-----|----------|----------|---------|----------|--------|--------|--------|-------|
| Sty | Ru lewis | N Harris | Scalpay | S Harris | N Uist | Benbec | S Uist | B & V |

Q2 - From the list below please pick 5 housing challenges that face the area you live in, and list them from 1-5. Number 1 should be the biggest challenge, number two the second biggest challenge, and so on. Please choose FIVE options only. Greatest number of responses, no grading.

- 231 responses
- 50 comments



This table shows the challenges from Q2 with the greatest number of responses against them, by area

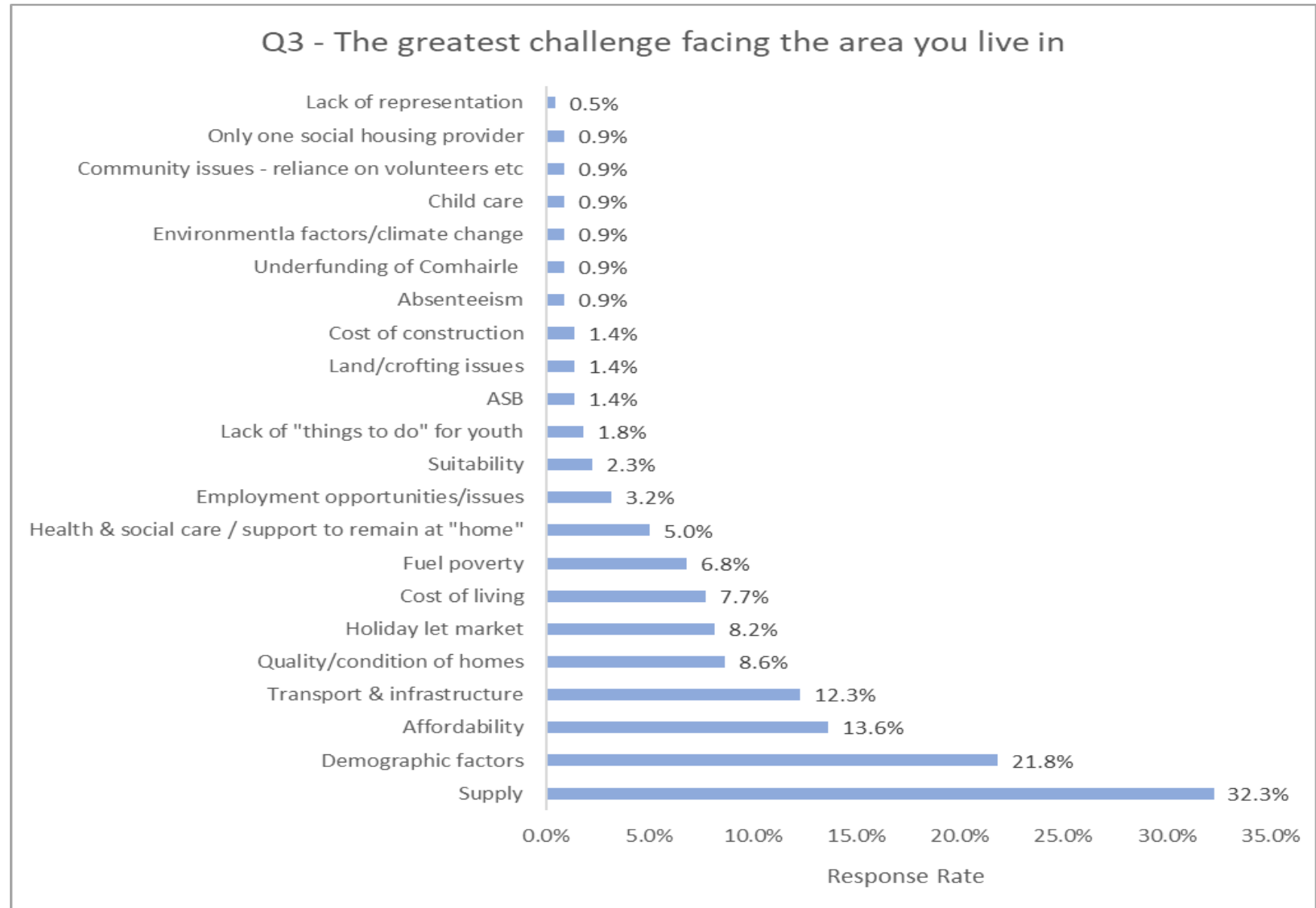
| Challenge | HS1 | HS2 | HS3 | HS4 | HS5 | HS6 | HS7 | HS8 | HS9 |
|---|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Population decline | 3 | 2 | 3 | 3 | 2 | 2 | 1 | 3 | 3 |
| Not enough social homes in my area | 5 | 5 | 1 | 2 | 3 | 5 | 2 | | 1 |
| Cost of construction | 5 | 3 | 2 | | 4 | 3 | | 1 | 3 |
| Land availability | | | 4 | 2 | 4 | 5 | | | 3 |
| Fuel Poverty | 1 | 1 | | 3 | 4 | 1 | 3 | 2 | 3 |
| Availability of mortgages | | | | 3 | 4 | 5 | | | |
| Affordability of mortgages | 2 | 2 | | 1 | 3 | 3 | | 4 | 4 |
| Condition of homes | 3 | 3 | | 2 | 4 | 1 | 5 | 1 | 4 |
| Inability of businesses to recruit | | | | 3 | 1 | | | | 4 |
| Lack of support to keep people in their homes | 4 | | | | 4 | | | | |
| Not enough homes to rent in the Private Sector | 3 | 4 | 5 | | 1 | 1 | 3 | | 2 |
| Employment - you are unable to take up a job because you can't find a home to rent or buy | | | 4 | 1 | 3 | | 4 | | 2 |
| Cost of rent in the Private Rented Sector | 2 | 5 | | 2 | 4 | | | 5 | 4 |
| Cost of rent in the Social Housing Sector | | | | | 4 | | | 3 | 3 |
| Lack of adapted homes | | | | | 4 | | | | |
| Homelessness | 5 | | | | 4 | | | | 5 |
| Lack of facilities (for example a shop, medical facility, school) | | | | | 4 | 5 | | 5 | 5 |
| Suitability of homes for an ageing population | | | | 3 | 4 | | | | |
| Lack of transport links | | | | | 4 | 4 | 3 | | 2 |
| Anti-social behaviour | | | | | | | | | |
| Climate Change | 4 | | | | 4 | | 3 | | 4 |

The HS1 column shows that the total number of responses from 1-5 fell against Fuel Poverty, then Affordability of Mortgages was equal with Cost of rent in the Private Sector, and so on.

| HS1 | HS2 | HS3 | HS4 | HS5 | HS6 | HS7 | HS8 | HS9 |
|-----|----------|----------|---------|----------|--------|--------|--------|-------|
| Sty | Ru lewis | N Harris | Scalpay | S Harris | N Uist | Benbec | S Uist | B & V |

Q3 - What is the greatest challenge facing the area you live in? This can be a housing challenge, or something else. Overall response.

- 220 responses



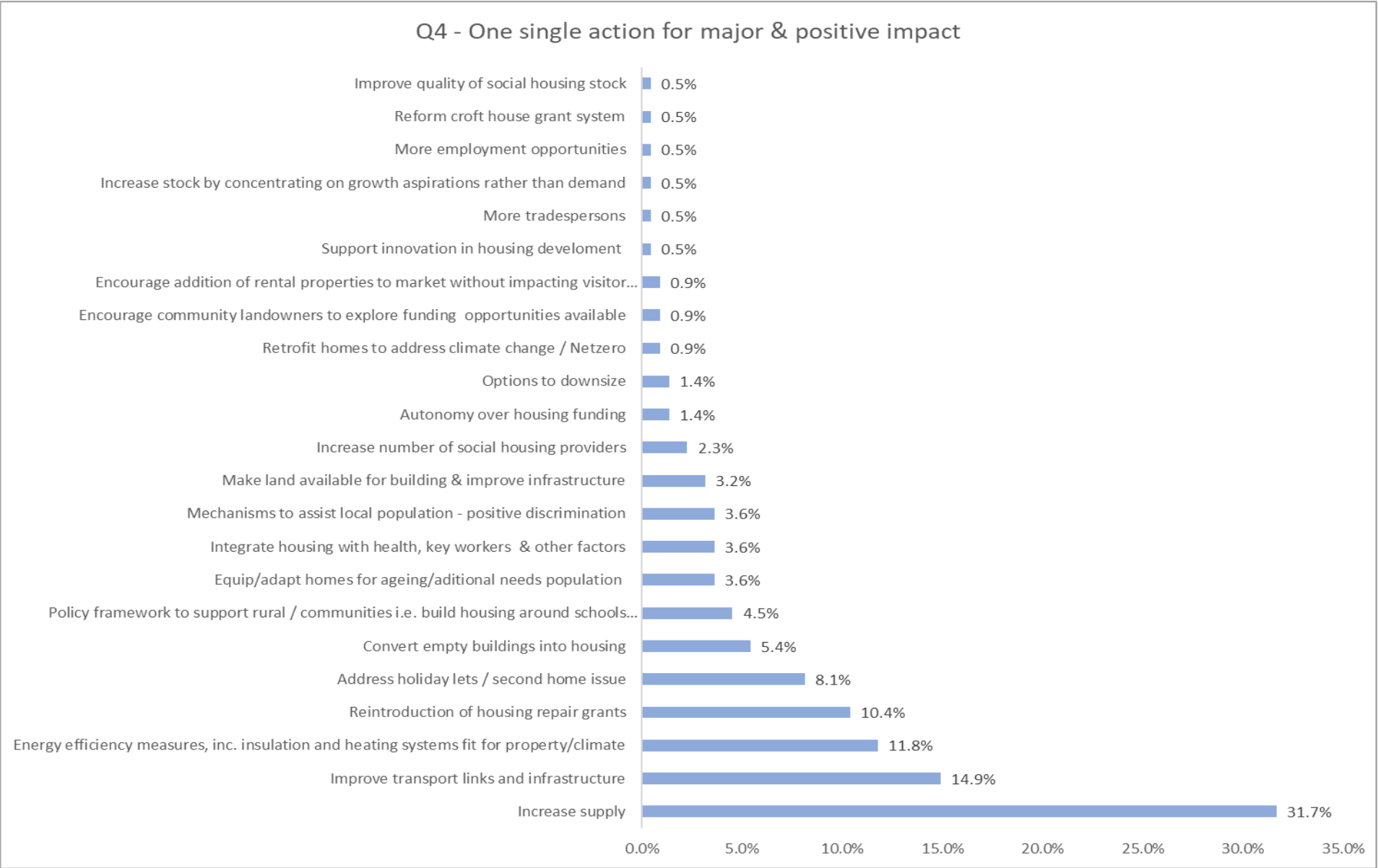
Q3 – What is the greatest challenge facing the area you live in? This can be a housing challenge, or something else. Area Analysis

| Challenge, housing or otherwise | HS1 | HS2 | HS3 | HS4 | HS5 | HS6 | HS7 | HS8 | HS9 |
|---------------------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Supply | | | | | | | | | |
| Demographic factors | | | | | | | | | |
| Affordability | | | | | | | | | |
| Quality/condition of homes | | | | | | | | | |
| Fuel poverty | | | | | | | | | |
| Cost of construction | | | | | | | | | |

| | |
|-----|------------------|
| HS1 | Stornoway |
| HS2 | Rural Lewis |
| HS3 | North Harris |
| HS4 | Scalpay |
| HS5 | South Harris |
| HS6 | North Uist |
| HS7 | Benbecula |
| HS8 | South Uist |
| HS9 | Barra & Vatersay |

Q4 - If we could deliver one single action that would have a major and positive impact on the operation of the housing system in your area, what would it be? Overall Response

- 221 responses



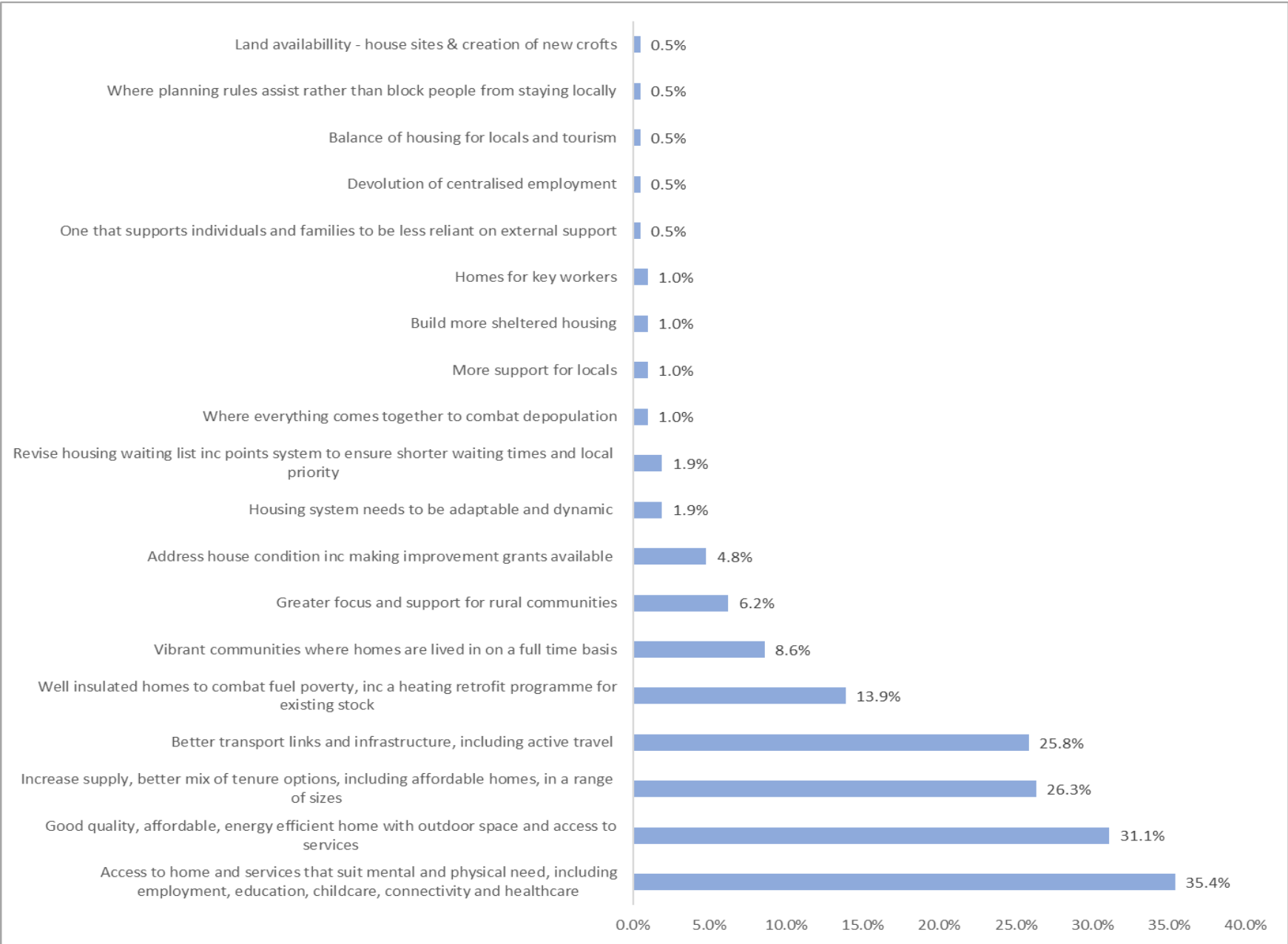
Q4 – If we could deliver one single action that would have a major and positive impact on the operation of the housing system in your area, what would it be? Area Analysis

| | HS1 | HS2 | HS3 | HS4 | HS5 | HS6 | HS7 | HS8 | HS9 |
|--|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Increase supply | | | | | | | | | |
| Reintroduction of housing repair grants | | | | | | | | | |
| Return empty homes/buidings to housing stock | | | | | | | | | |

| | |
|-----|------------------|
| HS1 | Stornoway |
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| HS3 | North Harris |
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| HS5 | South Harris |
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| HS7 | Benbecula |
| HS8 | South Uist |
| HS9 | Barra & Vatersay |

Q5 - What does a well-functioning housing system look like?

- 209 responses



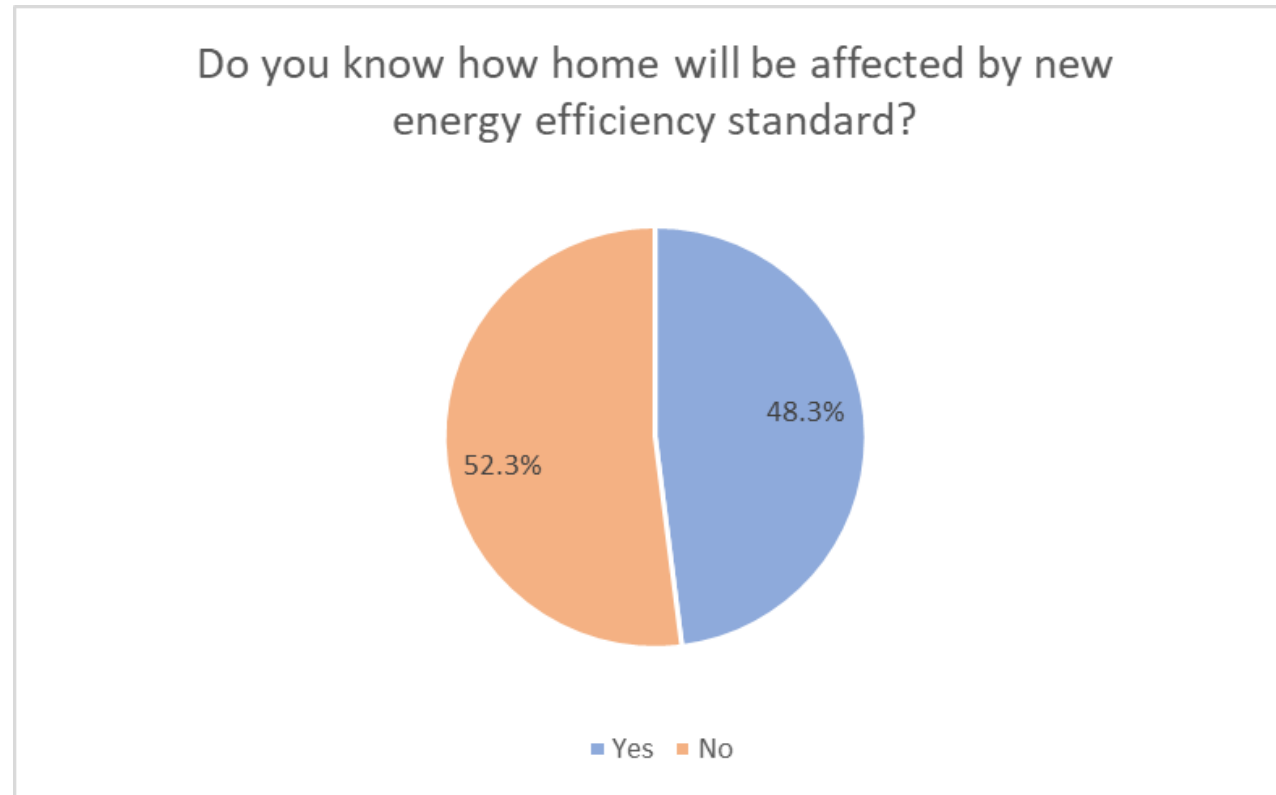
Q5 – What does a well-functioning housing system look like? Area Analysis

| Response | HS1 | HS2 | HS3 | HS4 | HS5 | HS6 | HS7 | HS8 | HS9 |
|--|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Access to homes and services that suit need | | | | | | | | | |
| Vibrant communities where homes are lived in on a full time basis | | | | | | | | | |
| Increase supply, better mix of tenure options such as RtB | | | | | | | | | |
| Better transport links and infrastructure, including active travel | | | | | | | | | |
| Well insulated homes to combat fuel poverty, inc a heating retrofit programme for existing stock | | | | | | | | | |
| Good quality, affordable, energy efficient homes with outdoor space and access to services | | | | | | | | | |

| | |
|-----|------------------|
| HS1 | Stornoway |
| HS2 | Rural Lewis |
| HS3 | North Harris |
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| HS5 | South Harris |
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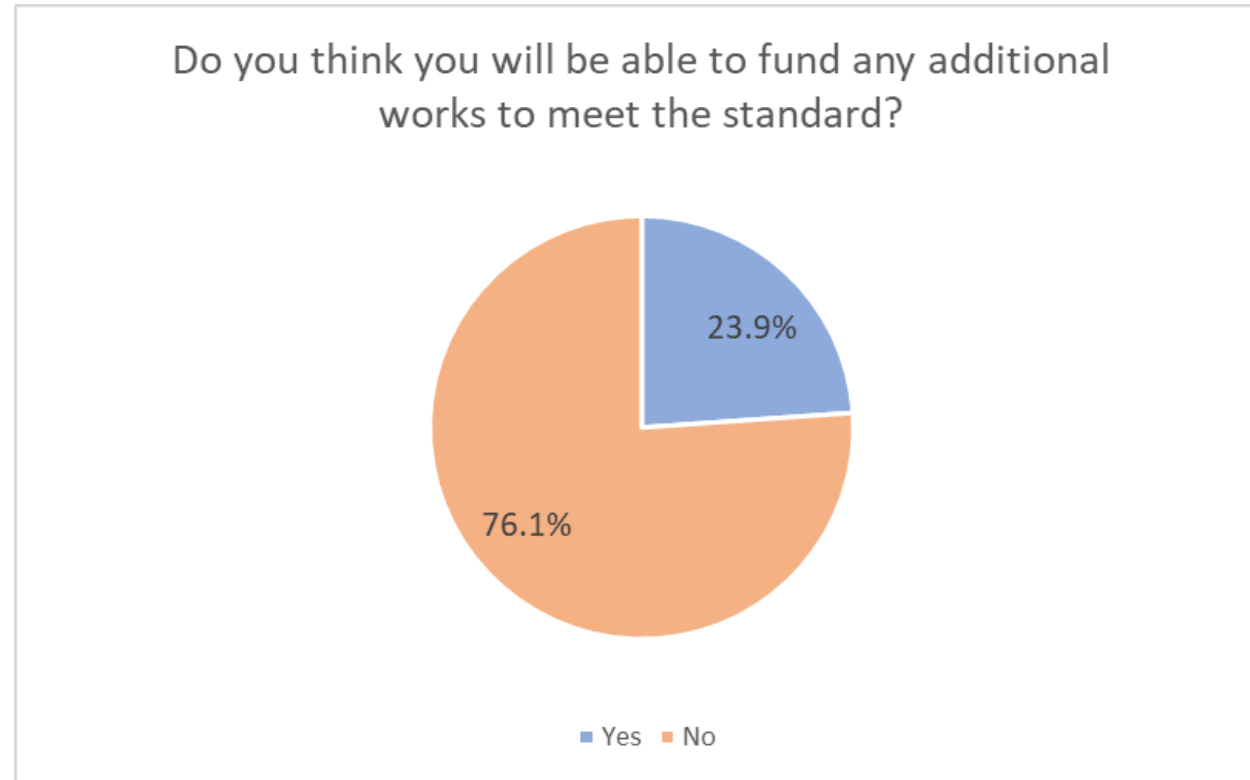
Q6 - Do you know how your home will be affected by the proposed new housing standard for energy efficiency?

- 230 responses



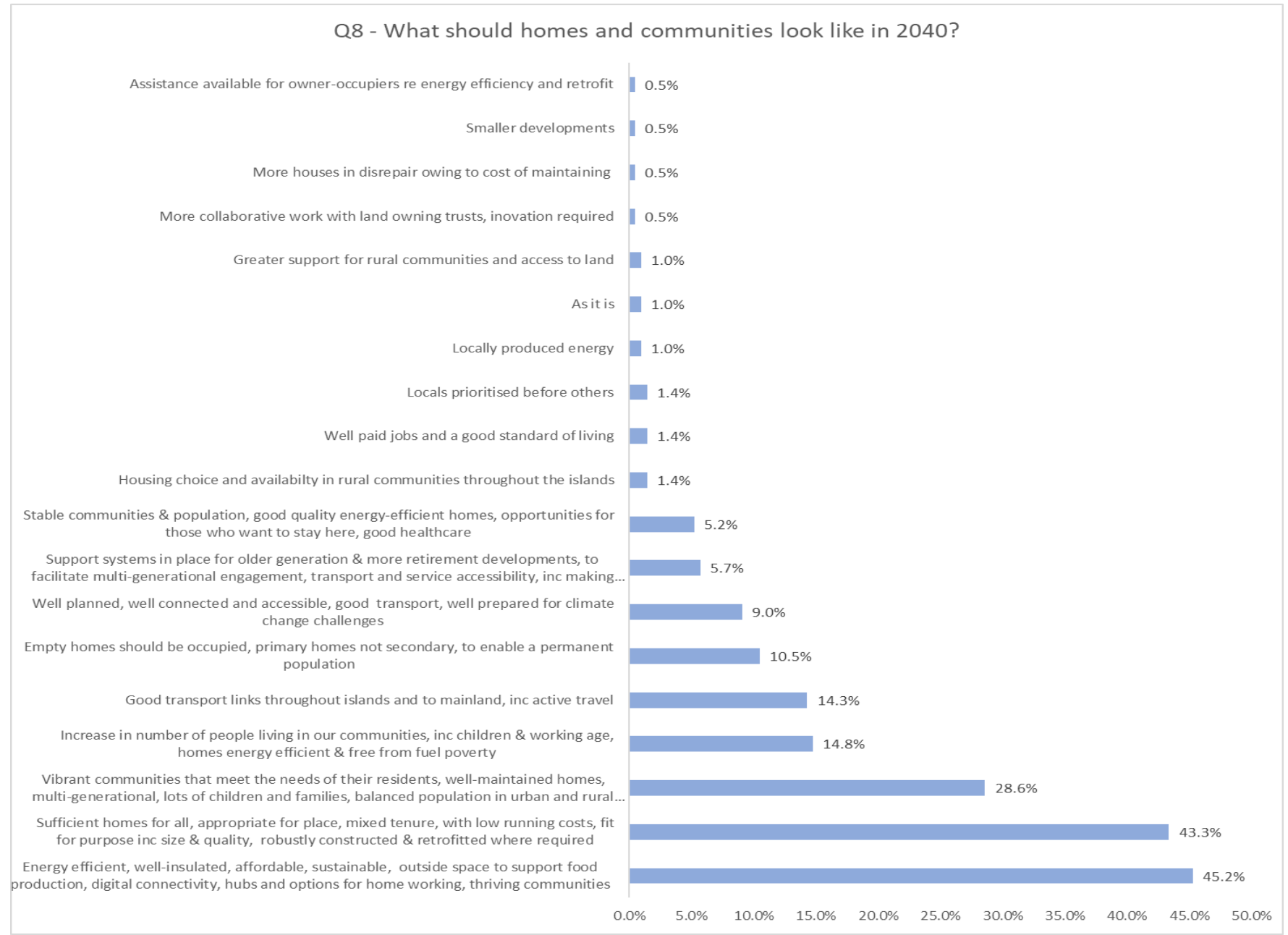
Q7 - Do you think you will be able to fund any additional works to meet the standard?

- 226 responses



Q8 - What should homes and communities in your area look like in 2040? Overall Response

- 210 responses



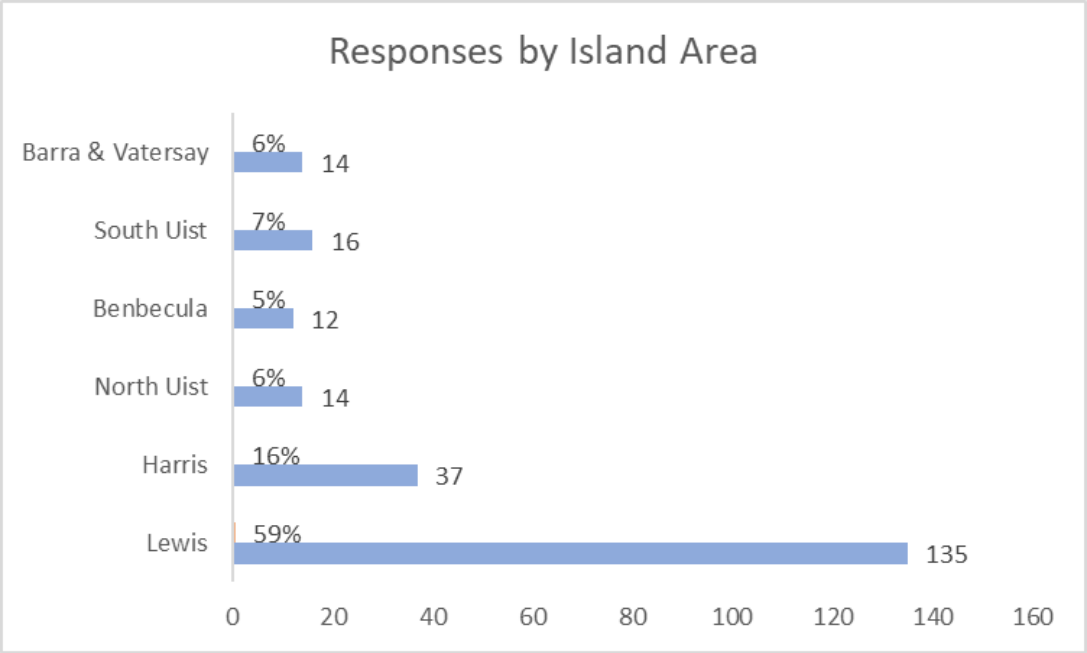
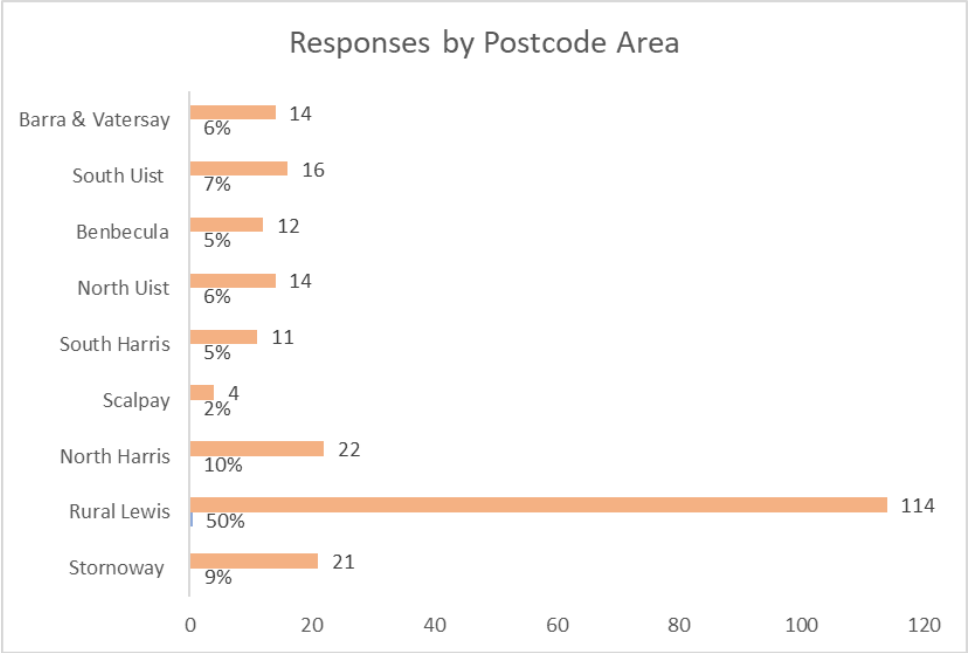
Q8 - What should homes and communities in your area look like in 2040? Area Analysis

| Response | HS1 | HS2 | HS3 | HS4 | HS5 | HS6 | HS7 | HS8 | HS9 |
|--|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Energy efficient, well-insulated, affordable, sustainable, outside space to support food production, digital connectivity, hubs and options for home working, thriving communities | | | | | | | | | |
| Sufficient homes for all, appropriate for place, mixed tenure, with low running costs, fit for purpose inc size & quality, robustly constructed & retrofitted where required | | | | | | | | | |
| Vibrant communities that meet the needs of their residents, well-maintained homes, multi-generational, lots of children and families, balanced population in urban and rural areas | | | | | | | | | |

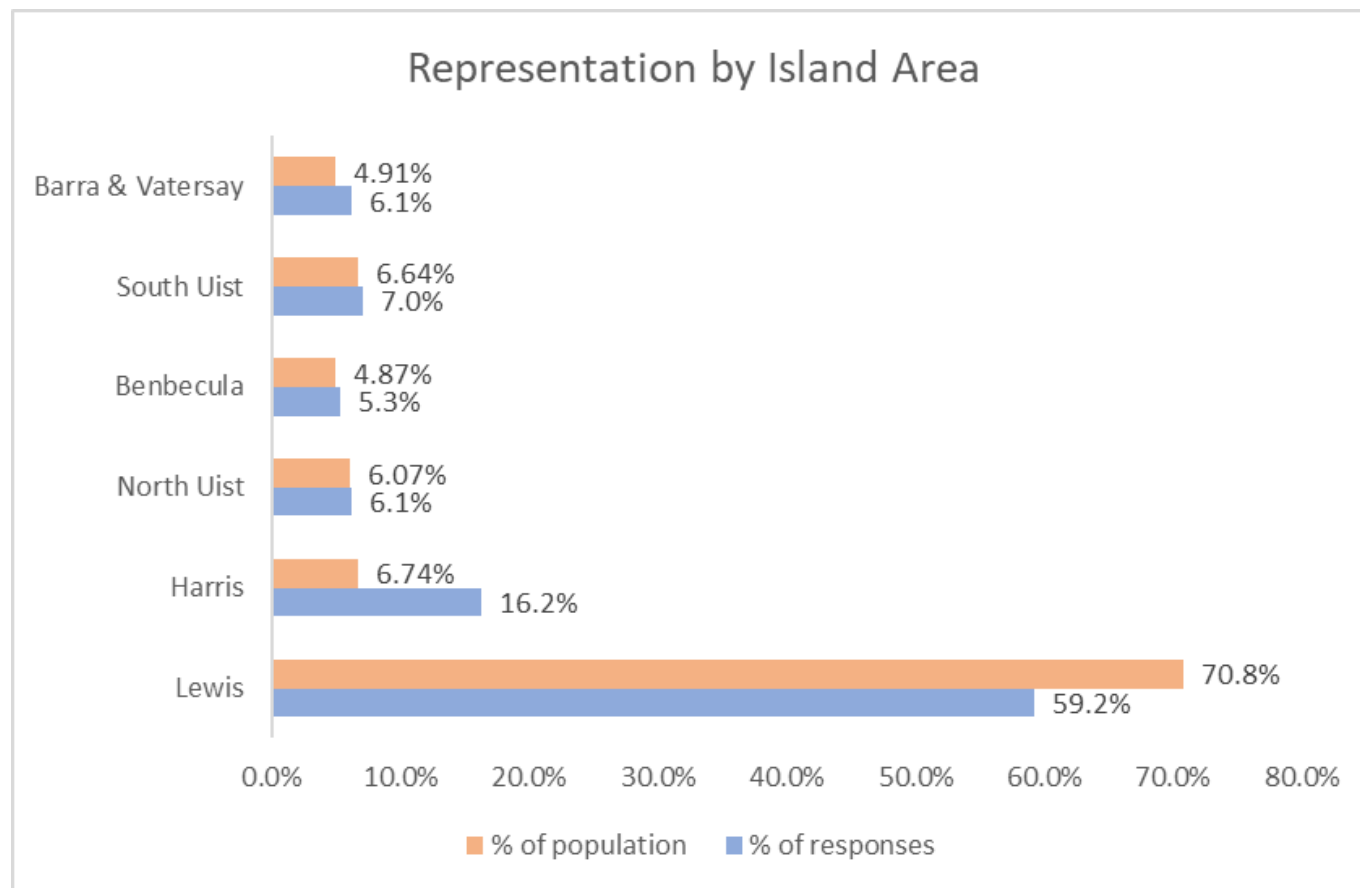
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| HS7 | Benbecula |
| HS8 | South Uist |
| HS9 | Barra & Vatersay |

Q9 - Responses by postcode area

- 228 responses

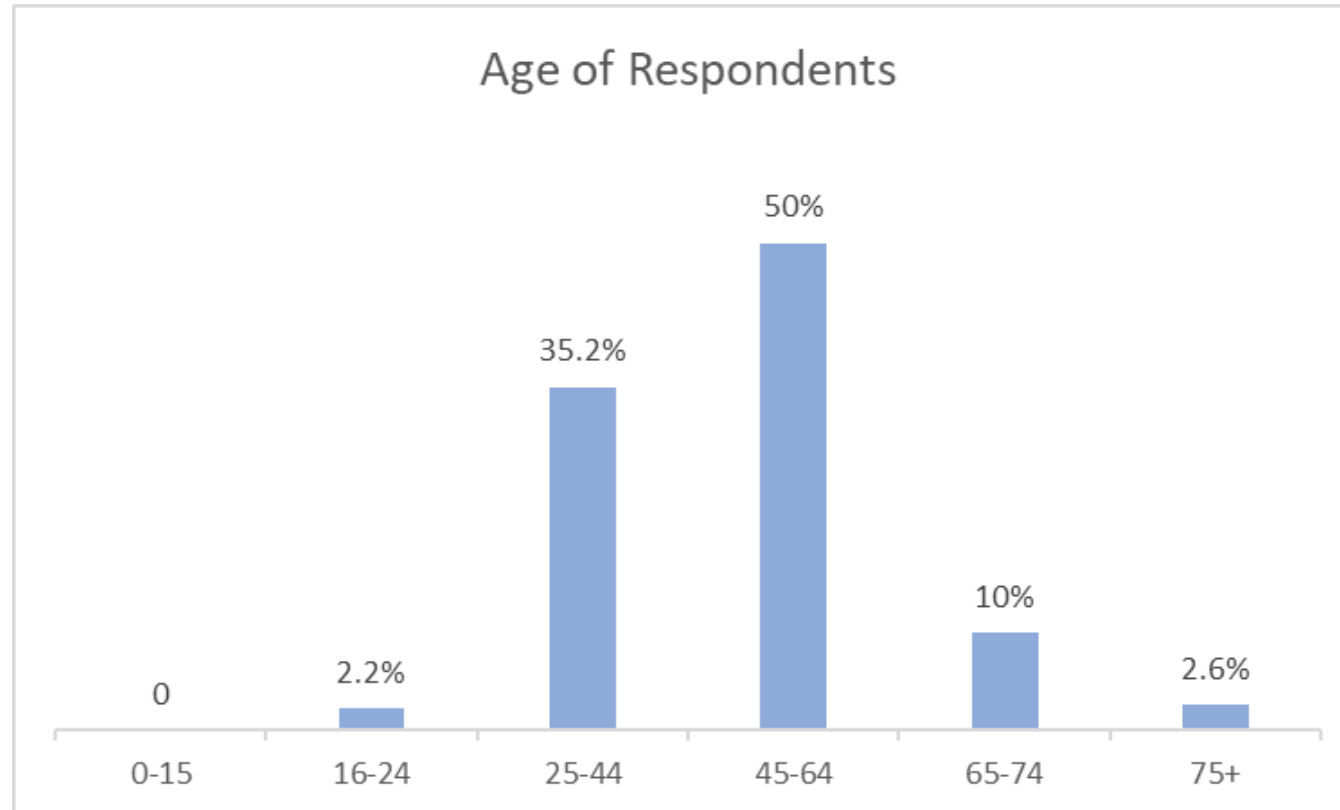


Q9 - cont

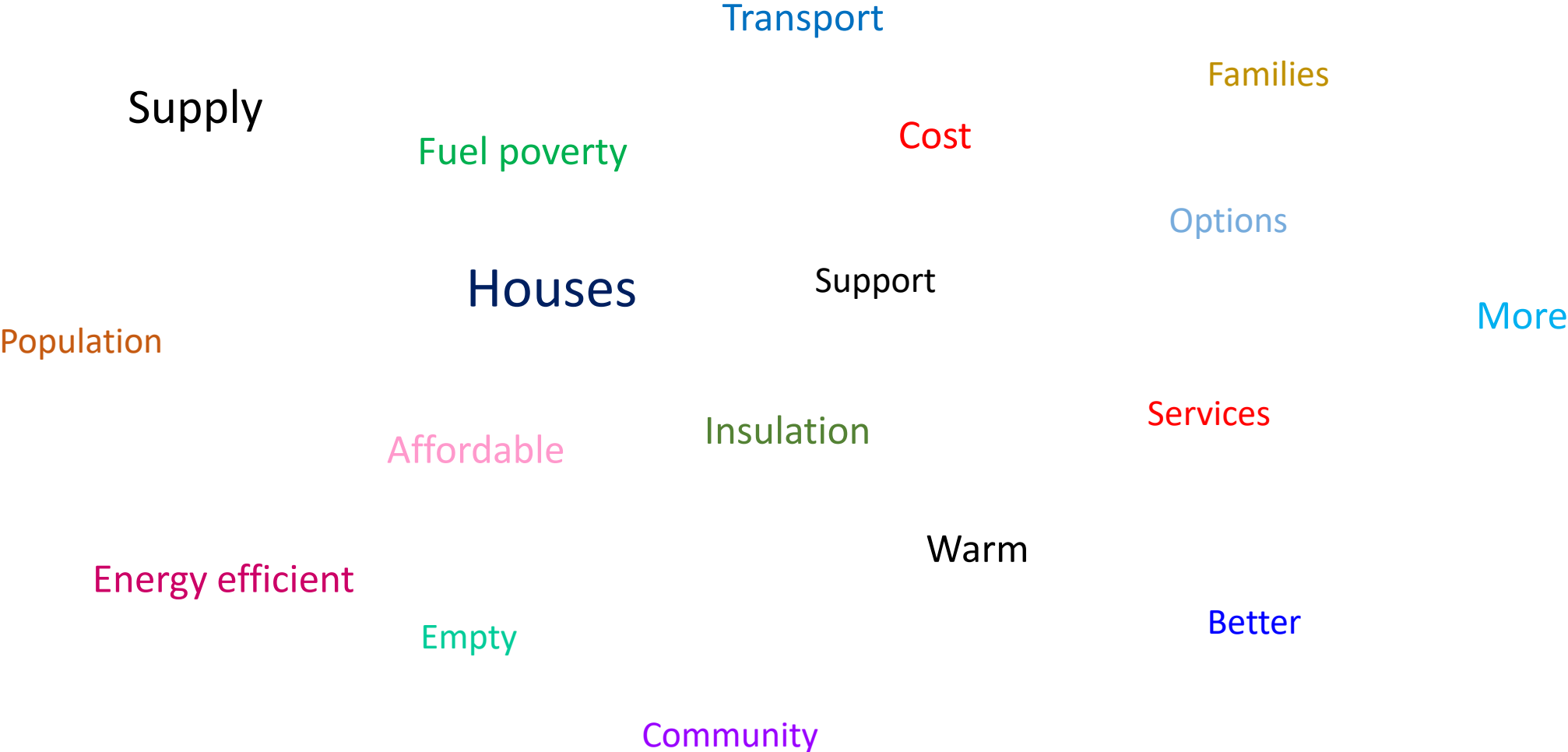


Q10 - Age range of respondents

- 230 responses



Word Cloud



What next?

- We will use responses by area when we go out to consult in communities in May 2024
- Need to consider how we can reach more younger and older people