



OUR ISLAND HOME

A SUMMARY REPORT OF THE EASDALE HOUSING NEEDS
SURVEY

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Introduction

Following a request from the Lorn Islands Partnership to help investigate the current provision of housing on Easdale and whether there was any demonstrable housing need or demand, Our Island Home conducted a Housing Needs Survey of the area. The survey was made open to any member of the public to capture the need of those living on Easdale and those looking to move or return there.

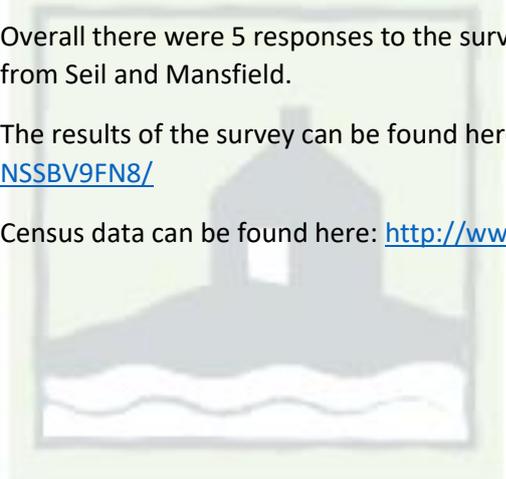
Easdale Island, due to its physical restrictions, has a small and closely clustered population. As of the 2011 Census, the population stands at **59**. There is a high proportion of the population that fall in to the average working age bracket of 16-64 (**39**) which is **66%**. Opposite to many island and rural communities, the number of residents under the age of 16 is far higher than those over 65 years of age. **22% (13)** island residents are under 16 whilst only **12% (7)** are over 65. Easdale also boasts a young median age of both male and females compared to many other islands; **46** for men and **41** for women. The national median averages are **40** and **42** respectively.

Currently, Easdale has **29** households with residents. **62% (18)** of these households are owned, **28% (8)** are in Private Rent and **10% (3)** of this stock are Social Rent. The most common household occupancy is **2-person (14=48%)** with **1-person** next (**9=31%**). There are some 'family size' occupancy households on Easdale with **Two** having **3** residents and **Four** reporting being **4-person** occupancy.

Overall there were 5 responses to the survey. 3 were from households on Easdale with one each from Seil and Mansfield.

The results of the survey can be found here: <https://www.surveymonkey.com/results/SM-NSSBV9FN8/>

Census data can be found here: <http://www.scotlandscensus.gov.uk/ods-web/area.html>



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Respondent Data

1.1 Area of Respondent's Current Residence

60% of those responding to the survey live on Easdale.

There was one respondent residing on Seil and one respondent that stated they live in Mansfield.

1.2 Household Type

The breakdown of respondents by household composition is:

Single Person	3
Family – Couple with resident dependent child	1
Couple	1

1.3 Household Size

The property sizes of those surveyed ranged from 1 bedroom to 4+ bedrooms. The two most common house sizes were 1 and 4+-bedroom households.

There was one 3-bedroom household participating in the survey with no respondents living in a two-bedroom property.

1.4 Household Age

As evidenced in the graph below, there was a fairly even spread of ages amongst the households responding to the survey.



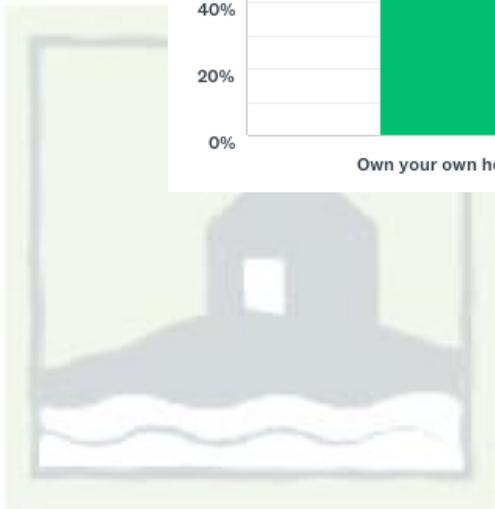
1.5 Current Abode

As part of the survey, participants were asked what type of accommodation they currently occupy. Two of the respondents identified their property as being a 'House' whilst the three Easdale based participants all stated they lived in a single storey Quarrier's cottage.

1.6 Housing Tenure

The type of tenure of the 5 survey respondents were split between owner occupation and renting from a private landlord.

Q4 Do you currently?



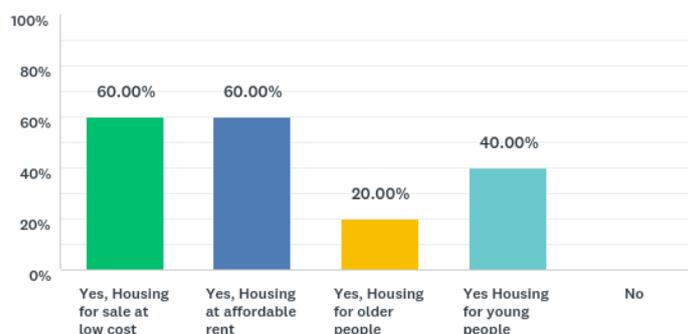
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Housing Need

1.7 Type of Housing Needed

There is a clear level of support amongst the survey participants that some form of affordable housing is needing to be developed on Easdale:

Q9 Do you think that there is a need for affordable housing to be developed on Easdale?



1.8 Which Occupants Have Housing Need and When

One household responded to this question stating that the housing need was for 'all' members of the household and that this need would be in 1-3 years.

1.9 Reason for Housing Need*

The reasons provided for this housing need were issues that frequently arise with private rent properties:

- Too expensive;
- Too big;
- Expensive to heat;
- Insecure tenancy and;
- Renting but want to buy

1.10 Type of Housing Tenure Sought

The sole tenure of interest is rent. The household with a housing need stated they would be interested in Social, Private or Intermediate rent.

1.11 Affordable Rental Rates

Although only one household identified themselves as having a housing need, two provided an answer to what they thought an affordable rent would be. One household felt that £350+ would be affordable whilst one believed an affordable rent to be £550+.

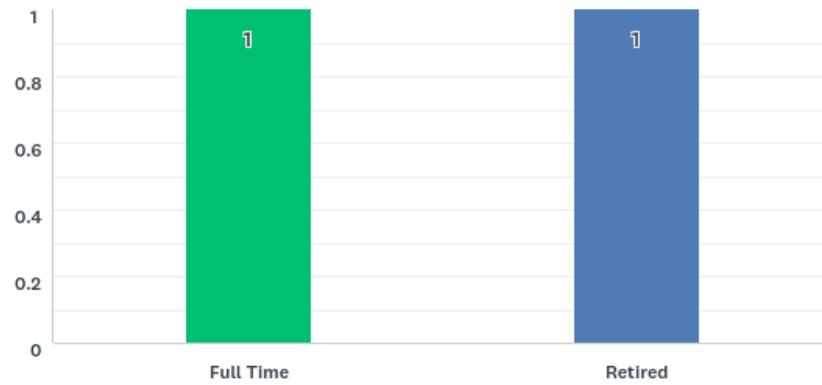
The social rent level for Argyll and Bute is around £390 for a 2 bedroom property.

1.12 Size of Household Required

When asked how many bedrooms would be required to meet their housing need, the answer was three.

Additional Household Information

1.14 Household Employment



1.15 Average Weekly Household Income



2.0 Conclusion

Unfortunately, due to the small sample size of the survey, it is very difficult to draw many conclusions as to the current level of housing provision on Easdale and whether there is a demonstrable need.

However, that only 10% of the island's housing stock is provided by a Registered Social Landlord despite 38% of the island households being non-owner occupied would suggest that there may be a need and demand for more secure, affordable housing. The perception that this is the case is backed up by the level of support in the survey for developing affordable housing, whether it be for social rent, young people, older people or for low-cost home ownership.

There are two households in this survey that are in private rent and yet neither are registered with HOME Argyll (the common housing register for Argyll and Bute's four housing associations). If it is the same for those residents not surveyed (that they are in private rent but not on the HOME Argyll list) then there is a concern that there may be a 'hidden' housing need on the island that the local authority is unaware of.

3.0 Recommendations

In order to gauge a better understanding of housing provision on Easdale and investigate whether there is a hidden housing need, further engagement would be advised.

This engagement could be in the form of a public meeting or more informal 'drop in sessions'. Due to the island's size, either doorstep conversations or delivering a survey to each household could also be beneficial.