



Summary of Housing and Business Needs Surveys

Minginish Community Hall Association commissioned Communities Housing Trust to carry out a local Housing Needs Survey, a Non-resident's Housing survey, and Business Needs Survey. The surveys were mostly promoted online over a 2 month-long period. 105 people filled in the resident's survey, 24 non-residents and 14 for the business survey. This is a good response rate for all three surveys.

Communities Housing Trust has recently worked with Staffin and Edinbane Community Trusts, supporting them to build low cost, energy efficient local housing.

A major challenge for many rural communities in Scotland is depopulation, particularly youth depopulation.

The school roll of Carbest primary school is 27, down from 36 over the last 10 years. This is the lowest ever number of pupils in the school.

Resident Survey - Key Findings

105 responses – this is a very good response.

Local opinion supports the need for additional affordable housing and is strongly in favour of priority being given to local people (81/85).

The survey identified 22 new potential households (home leavers) from existing Minginish residents within the next 5 years. The retention of young people is a key consideration when considering housing provision.

27 residents would like to move. These residents currently live in private rented, other rent, rent-free, social rented and council rented (19). 8 own their own houses.

13 people have a home that is too large for their needs, and would like to downsize to a smaller, more accessible home.

Over half of respondents are in fuel poverty and 66% were supportive of energy efficiency measures.

Non-resident Survey - Key Findings

24 responses.

58% expressed an interest in setting up a business in Minginish – mostly tourism, but also retail, education, and health businesses.

7 respondents have lived in Minginish before - 3 of those stated that they'd like to return to Minginish to provide family support. Respondents are generally supportive of Minginish returners being considered when allocating future housing.

8 of the respondents have children within their family.

Some Comments from the Community Responses:

"We need affordable housing for our young locals to let them stay where they work & where there is a strong family connection for childcare & to keep schools open & have a good balance of ages in the community"

"As a local employer we struggle every year to recruit staff as we are unable to secure accommodation for them. The lack of affordable housing and the poor bus service make retaining staff very difficult."

"The increase in 'holiday homes' has caused shortages, raised house prices and endangers local communities. Poor roads and lack of regular public transport are also factors"

What types of housing are needed?

A mixed development of low cost rent, low cost homeownership for 2 & 3 bed homes could be considered.

Discounted self-build plots could also be considered as this was very popular in Minginish, in comparison to other areas.

Development of low-cost rental units could be key to keeping **younger people in the community**.

There are a high number of people whose house is too big and conversely, there are those whose house is too small. There are initiatives that could be investigated which could allow these larger houses to stay in the community.

"It is now impossible for my children to live locally and with houses being bought up at inflated High prices by people from outside the community to run as holiday let's there is no affordable housing"

"I have seen many small houses consumed by the holiday rental sector that would have been ideal for a young family, a working professional or residents who wants to downsize."

"Should be a limit on people using Skye as a place to buy second homes only to use them as Air bnb/ holiday homes"

Business Survey – Key Results

13 respondents completed the business needs survey, 9 are existing businesses in Minginish and nearby, 4 would like to set up a new business in the area.

4 of the local businesses stated that they have struggled to find adequate staff due to a lack of suitable housing in Minginish, and their staff turnover is frequently affected by a lack of affordable housing.

3 existing businesses have stated that the lack of housing may force the businesses to reduce the operation/ number of staff.