TOWARDS A RURAL HOUSING SOLUTION

WE ASK THE SCOTTISH GOVERNMENT TO:
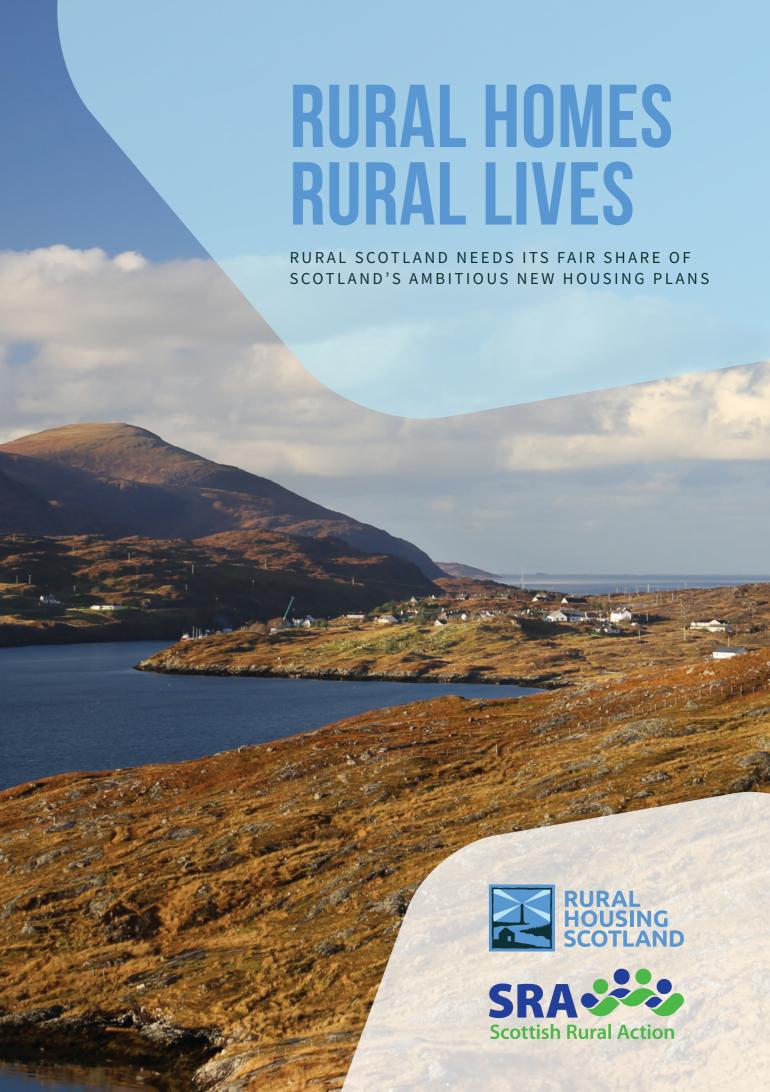
1. **Fair Share:** Ensure rural Scotland receives a fair share of all housing investment.

2. **Rural Proof:** Sense check all national and local housing and homelessness strategies for rural equity.

3. **Review:** Investigate the impact of Airbnb and second homes on availability of permanent housing in rural Scotland.

4. **Resource:** Extend the rural housing fund and provide communities with support to develop and deliver affordable housing.

5. **Invest:** Ensure the Housing Infrastructure Fund enables rural housing development.

6. **Innovate:** Encourage proactive interventions to address the scandal of empty homes.

7. **Enable:** Provide grants to enable self-build in rural communities.

8. **Plan:** Ensure local planning authorities develop positive and flexible planning policies to deliver rural affordable housing.

9. **Reform:** Encourage the use of land reform measures to secure land for affordable housing development.

10. **Prioritise:** Acknowledge that rural housing is the key to unlocking rural potential.

RURAL HOUSING SCOTLAND

SRA Scottish Rural Action

WWW.RURALHOUSINGSCOTLAND.ORG
WWW.SRA.SCOT

RURAL HOMES RURAL LIVES

RURAL SCOTLAND NEEDS ITS FAIR SHARE OF SCOTLAND'S AMBITIOUS NEW HOUSING PLANS

RURAL HOUSING SCOTLAND

SRA Scottish Rural Action

RURAL SCOTLAND'S DEMOGRAPHIC CHALLENGE

Rural Scotland has a demographic legacy that is forecast to result in shrinkage of working age population on a scale which implies serious challenges for economic development. Rural housing is the key to reversing this.

"The key issue is a relatively small number of children and young people, which in the years to come will translate into a shrinking working age population, projected to decrease by 33% by 2046."

Dr Andrew Copus, James Hutton Institute

"My son was unable to get a house locally and had to move to another island and change jobs. He left the islands and went to the mainland. They all go eventually."

SRA Survey Respondent

⬡ **ACCESSIBLE RURAL:**
WITHIN A 30 MINUTE DRIVE TIME TO THE NEAREST SETTLEMENT WITH A POPULATION OF 10,000 OR MORE.

⬡ **REMOTE RURAL:**
MORE THAN A 30 MINUTE DRIVE TIME TO THE NEAREST SETTLEMENT WITH A POPULATION OF 10,000 OR MORE.

⬡ **NOT RURAL:**
SMALL TOWNS AND URBAN AREAS

ORDNANCE SURVEY
(OS LICENCE NUMBER 100024655)

A FAIR SHARE FOR RURAL SCOTLAND

Affordable, accessible and appropriate housing is the key to unlocking rural Scotland's potential.

"Over the last three years have found it increasingly difficult to rent accommodation locally for staff. We think this partly due to Airbnb and partly to do with the fact there are so many second homes nearby. We can't afford to invest in staff housing ourselves.

SRA Survey Respondent

"Housing supply and its affordability has a critical influence on the ability of businesses to recruit and retain staff, with business expansion affected by these issues. This is particularly problematic in areas where tourism and second homes put pressure on accommodation, and other areas of seasonal or cyclical employment."

Stimulating Housing Development in the Highlands and Islands, HIE 2017

HOUSING NEEDS

Social housing is less available in rural areas than in urban areas. In towns and cities social housing rates are 24%, in remote rural areas it's only 15% and in accessible rural just 13%.

"The cost of development is higher in rural spots. Many affordable properties are moving into the tourist cottage market. This is driving up the market prices beyond the local wallet."

SRA Survey Respondent

"Cannot afford to buy and been on housing list for 20 years but nothing."

SRA Survey Respondent

"I need a house, but there are none available, I am top of the list but they can't give me what they don't have."

SRA Survey Respondent

HOMELESSNESS

Rural homelessness can present as living in caravans, sofa surfing, living in off-season tourist lets or being 'young and stuck' living with parents.

"We live in a touring caravan on my brother's garden because there is no housing available for us."

SRA Survey Respondent

"It took 16 months of sofa surfing before I found a house I could afford close enough to still keep my job. And then Storm Frank flooded me out 9 months later so I was back homeless for 3 months while the house dried out."

SRA Survey Respondent