

Housing Needs in Rural Ayrshire



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1. Introduction

There is a well-established literature on housing problems in rural Scotland (see, for example, Shucksmith et al, 1996). This can be summarised as a lack of houses in the right place at the right time: in other words, an absolute shortage of affordable accommodation in both the rented and owner occupied sectors. While levels of owner occupation tend to be higher in rural areas than in cities (Corbett and Logie, 1997; Scottish Executive, 2000; Scottish Homes, 1998), low wage (and sometimes seasonal) economies mean that for many people living and working in the countryside owner occupation is not a realistic housing option. The relatively high price of accommodation can be inflated in areas within travelling distance of main employment centres where commuters create additional pressure on the housing market. Similarly, demand for retirement housing or holiday accommodation can cause additional inflationary pressure on the owner occupied housing market. High levels of council house sales under Right to Buy legislation and spending restrictions on local authorities have further constrained the supply of social rented housing (Corbett and Logie, 1997; Scottish Executive, 2000; Scottish Homes, 1998). Indeed, Pawson and Watkins (1998) suggest that other than discounts received by the initial purchaser, Right to Buy has done little to extend owner occupation to low income households in rural Scotland. Private rented accommodation tends to account for a higher proportion of the housing stock than in urban Scotland but rents are high and constrained, in some areas, by the possibility of profits realised through renting accommodation to tourists (Scottish Homes, 2000). Although in decline, tied housing remains an important feature of the housing stock in some rural areas. Corbett and Logie (1997) examined homelessness statistics from the Scottish Office and identified that 60% of those applying under the homeless persons legislation after losing their tied houses were from rural areas. As a result of these processes, the burden of providing affordable housing in many parts of rural Scotland is increasingly landing at the door of Registered Social Landlords.

While it is accepted that there is a shortage of affordable housing in many rural areas, the small population base makes it difficult to measure and quantify housing need (Bevan et al, 2001; Mooney, 1993). Although waiting lists for social rented accommodation in rural areas may be significantly shorter than those in cities, the small stock and slow turnover mean that waiting list and transfer list applicants can face an excessively long wait for accommodation. In addition, housing need in rural areas may be very localised and subject to large fluctuations by the removal of just one or two households, or one or two houses from the stock.

Waiting lists can provide an indication of the extent and location of housing demand, but there are a number of reasons why they might not necessarily provide an accurate assessment housing need. Rural housing need, in particular, can be hidden (Bevan et al, 2001; Cloke et al 2001a, 2001b) and may not emerge until housing stock either becomes available or is built. Bevan et al

(2001) in their recent study of social housing in rural England found that people might not apply for housing in areas where the stock is low or has slow turnover because they perceive their chances of obtaining accommodation as being very low. Rather, people apply for housing when they see that there is a vacancy. As such, rather than reflecting demand, waiting lists could be perceived as lists of 'perceived opportunity'. Furthermore, the tendency for socially rented accommodation (and the associated services) to be centralised in larger settlements has a further 'knock-on' effect on the waiting lists. Potential applicants may apply for housing in areas where they think they have more chance of obtaining housing rather than where they would really like to live. This has a dual effect of inflating waiting list in areas of higher stock and turnover while deflecting expressed need away from those areas where stock is low or non-existent. This can result in a vicious circle of housing need – if housing waiting lists are interpreted as an indicator of housing need/demand, a low level of applicants for any particular area may result in less building which in turn discourages applications etc. In addition, there may be people in need of housing who, may for some reason, not apply to local social landlords. It would, therefore, be reasonable to suggest there is the possibility of high latent demand for rented housing in rural areas. Equally, it could be argued that without detailed analysis of the data, waiting lists may over-estimate levels of demand as people can register on more than one list. Housing waiting lists, at best, are a snap shot of demand at a particular point in time.

2. Methodology

Carrick Housing Association is currently considering the possibilities for expanding its housing stock in rural Ayrshire. Bearing in mind the difficulties outlined above, this research project was devised in an attempt to extend understanding of the need for social rented housing in rural Ayrshire. Five villages, in particular, are of interest to Carrick Housing Association: Crosshill, Dailly, Kirkmichael and Straiton in South Ayrshire and Dalrymple in East Ayrshire. The focus of the research is on the applicants for housing to Carrick Housing Association. Two principal strategies were adopted:

- a) Detailed analysis and re-evaluation of applicants on the waiting list for Carrick Housing Association to determine the extent to which the waiting list reflects need and demand of prospective tenants.
- b) Consultation with community representatives and local authority housing officers in an attempt to determine the extent to which housing needs in rural Ayrshire remains 'hidden'.

While it is acknowledged that waiting list analyses are a partial attempt at understanding housing need/demand (Shucksmith, 1990) and that it may have been fruitful to interview applicants on the waiting lists about the detailed nature

of their housing problems, this was not possible under the time and cost restraints on this project.

Sampling

A postal questionnaire of selected applicants on the current waiting list was undertaken in an attempt to re-assess housing need/demand. Questionnaires were sent to every applicant who applied for one of the study villages as their 'first' choice for housing. It is worth noting that first choice applications do not necessarily include all those who considered the villages (i.e. those who also considered the villages as second or third choices). If the sample was taken from all applicants who considered the villages this would exaggerate the length of the waiting list and possibly result in some households receiving more than one questionnaire. Instead, it was decided to extend the sample by selecting a 1 in 3 sample of the waiting lists for the settlements of Ayr and Girvan. This would also help establish whether there is any deflection of housing need towards the larger settlements in the area. The sample was further extended to include people living in the study villages but who have not applied for housing there. Tied housing is an important feature in the housing stock in rural Ayrshire and the sample was, therefore, extended to include tied applicants on the South Ayrshire Council waiting list. It was not possible to identify these applicants on the East Ayrshire Council waiting list. Finally, Carrick Housing Association compared their waiting list to that of South Ayrshire Homes and included South Ayrshire Homes' applicants who were not on both lists.

The questionnaire (Appendix I) asked a variety of questions which covered the following issues:

- 1) current housing circumstances (for example, location, length of residence, applications for housing);
- 2) questions on whether respondents would consider housing in any of the study villages (regardless of current application status), ranking of the villages and longer-term housing aspirations (in five years time);
- 3) Demographic questions.

Interviews were conducted with a number of individuals involved with housing provision and housing related issues in rural Ayrshire: local authority housing managers; community councillors and local authority councillors.

3. Profile of Respondents

The questionnaire was issued to 493 households. A total of 141 applicants returned the questionnaire, reflecting a response rate of 29% (Appendix II). The majority (75%) of the respondents were applicants identified from the Carrick Housing Association waiting list. This is unsurprising because the largest proportion (83%) of the distributed questionnaires originated from this list. The

majority of respondents (56%) live in Ayr and Girvan – again not surprising given the distribution of the sample. Only 10% of the respondents live in one of the five study villages (Table 3.1).

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Girvan	38	27.0	28.6	28.6
	Ayr	36	25.5	27.1	55.6
	Outwith Ayrshire	16	11.3	12.0	67.7
	Prestwick/Troon	11	7.8	8.3	75.9
	Maybole	11	7.8	8.3	84.2
	Daily	5	3.5	3.8	88.0
	Kilmarnock	3	2.1	2.3	90.2
	Crosshill	3	2.1	2.3	92.5
	Kirkmichael	2	1.4	1.5	94.0
	Straiton	2	1.4	1.5	95.5
	New Cumnock	1	.7	.8	96.2
	Dalrymple	1	.7	.8	97.0
	Minishant	1	.7	.8	97.7
	Kirkoswald	1	.7	.8	98.5
	Dalmellington	1	.7	.8	99.2
South Ayrshire	1	.7	.8	100.0	
	Total	133	94.3	100.0	
Missing	99	8	5.7		
Total		141	100.0		

Table 3.1 Current Location of Respondents

The majority (36%) of respondents currently live in social rented accommodation while 23% live in the private rented sector. The comparatively high figure for tied tenants (17%) (significantly more than the Scottish average Table 3.2) results from specific targeting of tied tenants on the South Ayrshire Council waiting lists. As it was not possible to identify these tenants in East Ayrshire, there may be a skew in results towards South Ayrshire. This also leads to a possibility that Dalrymple is underrepresented in the figures. Eleven per cent of the respondents are in concealed households, that is, they live with friends or families. Only 7% of the respondents live in owner occupied accommodation.

	Owner Occupied	Tied ³	Soc.R ²	PRS ³	Parent/Friends
Sample	7%	17%	36%	23%	11%
Scotland¹	63%	7%	30%		N/A

1. Scottish Executive (2002)

2. Soc.R: Social Rented accommodation
3. PRS: private rented accommodation

Note: Figures for Tied housing at Scottish level include private-rented housing (and vice versa)

Table 3.2 Tenure of respondents

Respondents were questioned about the length of time they had lived in their current location (n.b. this does not necessarily coincide with the length of time spent on the waiting list). Respondents reported that they had been living in their current accommodation, on average, for ten years. However, responses included a range of 70 years and the standard deviation of 11.8 indicates large differences in residence times among participants. Fourteen per cent had lived in current accommodation for a year or less, while 7% had occupied accommodation for more than thirty years.

As expected, the majority of respondents (75%) are on the Carrick Housing Association waiting list. Similarly, 75% of the respondents are on the council waiting lists with 38% responding that they were on waiting lists for associations other than Carrick Housing Association. Forty-two respondents (30%) are on all three 'lists'. There is, therefore, a significant element of over counting possible if the waiting lists are accepted at face value. Similarly, there is considerable overlap between the Carrick Housing Association waiting list and South Ayrshire Homes waiting list (this was taken into consideration in identifying the sample). On average, respondents have been on the Carrick Housing Association waiting list for two years, whereas those on other housing association waiting lists had been on these lists for an average of three years. The average length of time spend on the Council waiting list is 5 (4.6) years. Once again, these figures disguise a significant range in the length of time spent on the waiting lists with greatest variation on the council list. Thirty percent (42 respondents) were on all the waiting lists. There is, therefore, an important element of 'over-counting' if waiting lists are accepted at 'face value'. However, these figures also demonstrate that some people do take the opportunity to apply to all possible social landlords.

4. Household Characteristics

The majority of respondents (57%) are female (there were five missing values for this question). The average age of respondents is 44 years of age but ages ranged from 16 to 82 years of age. Approximately one quarter (26%) of the respondents are under 30 years of age while 20% are 60 years of age or more

In terms of marital status, 41% of respondents are married or living with a partner, 27% identified themselves as single and a further 19% are separated or divorced.

	Frequency	%	valid %
Economically Active	59	41.8	43.6
Home 'making'	20	14.2	14.8
In 'training'	5	3.5	3.7
Non economically Active	50	35.5	37
Other	1	0.7	0.7
Total	135	95.7	100
Missing values	6	4.3	
N	141	100	

Table 4.1 Economic 'Activity' of Respondents (1st response)¹

The majority of respondents are economically active: 42% are either self-employed or in full-time or part-time employment (Table 4.1, Appendix III). The majority of these people work in Ayrshire. Of the others, nearly 16% are permanently retired (this corresponds with the large percentage of respondents older than sixty years of age) and approximately 11% are sick or disabled (Appendix III)

Some of the informants (18) identified more than one economic activity (Appendix III). If these responses are considered, this adds another 8 people who are permanently sick or disabled. In total another 12 people identified themselves as non-economically active while another 4 identified themselves as homemakers.

Single Person Households

Nearly one quarter of respondents are in single person households (33 respondents, 23%), the majority of whom live in houses with 3 or 4 bedrooms.

¹ **Economically Active** includes self-employed and full-time and part-time employed

Training includes education, government and work based training

Non economically active includes permanently retired, long-term and short-term sick and unemployed/looking for work

This house size is larger than the size to which they would 'technically' be allocated by a social rented landlord. Only two single-person households are occupying 1-apartment accommodation. This suggests that there is an element of 'under-occupation' amongst this subgroup. Examination of the age profile of this group indicates an average age of 52 years of age but there is a wide range in ages of single person households from 17 to 82 years of age. The majority of this group are in the 'older' age groups: 9% are in their 50s, 27% in their 60s and 21% are 70 years of age or more. In other words, the majority (58%) are at least 50 years of age. Examination of the marital status of this subgroup indicates that 36% are single, 36% are widowed while 21% are separated or divorced from their partner. When age and marital status are cross-referenced, the emerging pattern is somewhat unsurprising: those who are widowed are in the 60s and 70s age bracket while single people tend to be younger than 40 years of age (9 of the 11 single people are younger than 40). The separated/divorced respondents are in the age bracket 40-60.

Nearly half of this group (48%) need ground floor accommodation due to disability or illness. This probably reflects the age profile of the group. More detailed investigation reveals that 18% (6 respondents) specifically mentioned ground floor accommodation as their ideal type of housing. Significantly, when asked about ideal size house, 39% indicated a preference for two-apartment accommodation. When consideration is given to the age profile and marital status of this group it is fair to assume that many of these households have children who no longer live with them. It may be that an additional room is required to allow relative and /or friends to stay overnight. This ties in with observations by other researchers (e.g. Ford and Warnes 1993, Tulle-Winton and Mooney, 1997) and interview data that smaller properties are not popular even amongst older people.

Most of this subgroup lives within Ayrshire (88%) with principal concentrations in the towns of Girvan and Ayr. Only two of the respondents in this group live in one of the study villages (Dailly). Of those on the Carrick Housing Association waiting list, the majority of choices were to be allocated accommodation in Girvan (36%) followed by Ayr (12%) and Maybole (12%). The only study village that emerged as a 'first choice' location is Dailly (2 respondents). When ideal locations are taken into consideration, Girvan and Ayr predominate in the choices made by this group. This may be a result of proximity to services and employment, but may also reflect sampling bias as most of sample taken from these towns. When questioned about ideal choice, the villages of Crosshill, Straiton and Dailly are mentioned by one person (for each). It is clear that this group of respondents are less inclined than others to move to one of the study villages with approximately 64% of the single person households indicating that they would not consider moving to the study villages. Given the age-profile of the group and the large percentage who require ground floor accommodation due to disability and/or illness, this may be due to lack of services or access to work in these villages.

Two person households and Lone Parents

Forty-seven respondents (33% of sample) identified themselves as living in two-person households. Sixty-four percent of respondents in this sub-group are living with a partner. The majority of people in these circumstances are in their 50s while only 8% (4 households) are less than 30 years of age. Two-thirds of two person households are occupied by adults. Of the remaining respondents, the majority (30% of all two-person households) are lone parents. However, this figure does not account for the total number of lone parents in the sample. Eleven out of 25 three-person households have two children, one of the four-person households and two of the five-person households are lone parent households. This brings the total number of lone parent households to 28 (20% of total sample). However, due cognisance must be taken of the age profile within these households as it is possible that some of these 'children' are adults. There may also be a possibility of some conflation of this group with those respondents who live with family and friends.

Large Households

Large households (more than 4 people) account for only 10% of respondents.

5. Tied Accommodation

Seventeen percent (24 people) of the respondents are tied tenants. Tied tenants have been identified as facing significant problems in rural Scotland particularly because a loss of employment also results in the loss of housing. The majority of respondents who are in tied accommodation are male but it should be noted that not all tied accommodation is necessarily linked to the male partner's job nor is it necessarily the 'tied' tenant who applies for accommodation elsewhere. The majority of this group are in full-time employment but 2 respondents indicate that they are homemakers. This reflects the possibility that the respondent is not necessarily the person who is 'tied' to their housing/employment. The figure for tied tenants is particularly high in comparison to national figures for this tenure due to the deliberate extension of the survey to include tied tenants currently on the South Ayrshire Council waiting list. It was suggested during the interviews that tied tenants face particular difficulties as they may find it difficult to approach their landlord about housing problems because their landlord is also their employer. Less than half of the 'tied' respondents in this survey are on the Carrick Housing Association waiting list. Almost all of these respondents are on the council waiting list while four respondents have indicated they are on the waiting list for 'other' housing associations.

Just over half of the respondents in tied accommodation are fifty years of age or older. Only one tied respondent is less than thirty years of age. The age range of those in tied accommodation is 28 to 65 years of age (with the upper limit defined by state retirement age) but the average age is 50 (with a standard

deviation of 10.6). This slight tendency towards 'older' tenants may reflect that fact that tied housing is less significant in Scotland than it has been in the past. Forty-five percent of tied respondents indicate that they live in Ayr. Ordinarily this figure should be treated with some caution as tied workers could be farm or estate workers and could possibly be referring to the nearest town on their postal address. However, thirteen people in this group work in towns: Ayr, Girvan, Prestwick/Troon, New Cumnock, Maybole. Only one tied respondent lives in one of the study villages. Just over half of the tied tenants in the survey live in two-person households while only two live in large households (more than four persons). Most of the tied tenants live in 3 or 4-apartment accommodation.

Half of the tied respondents indicated that they would move to one of the study villages if housing became available (only one of these people requires ground floor accommodation). However, only three of the tied respondents identified one of the study villages as their first choice location when applying to Carrick Housing Association (Dailly- 2 applicants; Crosshill – 1 applicant). A further five tied respondents need ground floor accommodation but will not consider living in the study villages (this falls into line with the finding that those requiring ground floor accommodation have a lower propensity to move to the study villages). The first choice location when applying to Carrick Housing Association tends to be for the settlements of Ayr and Prestwick/Troon.

6. Shared amenities (kitchen, bathroom, W.C.)

Between 16% -17% (23-24) of respondents reported that they share essential amenities and just over half of this group reported that they have experienced housing difficulties. However, it appears that some people answered the question literally – when marital status and number of household members is taken into account, it seems that some of the married households identified themselves as 'sharing'. While this is 'technically' correct, it is not possible to consider them as sharers. If this section of respondents is discounted shared facilities can be indicative of multiple occupancy or lack of amenities within the accommodation (for example, bed sit with shared kitchen etc).

Sixteen to seventeen percent² of respondents indicated that they share amenities. The majority of this group (14 respondents) indicated that they live with friends and family. Four people in this group live in one of the study villages. Single people are the group most likely to be living in situation in which they share facilities. Forty-two per cent (16 people) of single people in the sample are sharing kitchens, bathrooms or toilets. The figures suggest that there are

² There is slight variation in the figures according to amenities considered:

23 respondents (16%) share kitchen facilities

24 respondents (17%) share bathroom/toilet facilities

slightly more women than men sharing amenities but this difference is not statistically significant.

While the majority of people sharing facilities are single, 60% (14 respondents) live in households that have 4 or more people at home. This subgroup also tends to occupy three and four apartment accommodation (21% and 43% respectively). When size of house is compared with number of people living in the accommodation, number of people and number of apartments tend to match household size suggesting that there is little in the way of 'overcrowding'. Ten people live in circumstances of 'close sharing' i.e. more people than apartments (44% of this subgroup) but this figure does not take into account marital status and number of children. As level of overcrowding depends on the structure of household, while these households may be technically over-crowded, further profiling of the households is required.

The majority of the group who share amenities are neither married nor living with a partner. Sixteen respondents (42% of the subgroup) are single, one is widowed and a further 4 (15%) are separated/divorced. The majority of this group are under thirty years of age (61% of subgroup) but the age range is from 16 to 77 years of age with a mean of 31 years of age and there a large standard deviation around the mean, in other words, it is not necessarily 'young' people who make up this group. Thirty-five percent of respondents who share amenities (8 people) have children (only one of these respondents has 2 children). Only 43% of the subgroup (10 respondents) is economically active with eight of these people working in Ayrshire. Seven respondents are not economically active while 2 and 3 are homemakers or in training (respectively). Fourteen respondents (61% of this subgroup) live with friends or family. Only one of the respondents in this group is buying a house on mortgage or loan (and could have a lodger if sharing amenities), 2 rent from a registered social landlord, 4 (17%) of the subgroup live in private rented accommodation. Four of this group live in one of the study villages (Crosshill, Dalrymple and Kirkmichael)

Eleven people (17% of subgroup/8% of total) indicated that they need ground floor accommodation as a result of disability or illness.

The length of time spent in current housing ranges from less than a month to 70 years and size of household ranges from one person to 7 persons. Nineteen per cent of this subgroup (83%) is on the Carrick Housing Association waiting list with waiting times ranging from less than one month to 4.5 years. Eight respondents are on waiting lists with other housing associations, with waiting times ranging from 3 months to six years. Twenty respondents (87% of the subgroup) are on the council waiting list, with waiting times ranging from 3 months to 10 years.

Sixty per cent of this category lives in households with 4 or more people sharing facilities.

Taking into consideration all of these features it would be fair to say that the 'typical' applicant sharing amenities is either male or female, possibly with a child and more likely to be less than thirty years of age. It is also likely that they will be living in a household comprised of more than four persons but not necessarily in overcrowded conditions.

Propensity to Move to Study Villages

Just over half of those who share amenities (52%, 12 people) would move to new housing if it was available in one of the study villages. However, only 3 of this subgroup identified one of the study villages as their 'ideal' accommodation. Ten respondents identified one of the study villages as their first, second or third choice on the Carrick Housing Association waiting list. The discrepancy between ideal choice and expressed choice suggests that there is a difference between housing 'aspirations' and expressed demand. Similarly, failure to register on a list for a particular area does not necessarily mean that the respondents would not consider moving to this area.

	Yes	No	Missing	Total
Would move to new CHA stock	12	10	1	23
%	52%	44%	4%	100%

Table 6.1 Shared amenities and propensity to move to the study villages

Ideal first choice study village:	3	Dalrymple (1) Kirkmichael (1) Crosshill (1)
First Choice of CHA Location	3	Crosshill (2) Dailly (1)
Second Choice of CHA Location	5	Kirkmichael (2) Crosshill (2) Dailly (1)
Third Choice of CHA Location	2	Kirkmichael (1) Crosshill (1)

Table 6.2 Shared amenities and villages choice

In terms of first choices amongst those on the Carrick Housing Association waiting lists, the majority chose Girvan, Maybole or Ayr. Crosshill achieves

highest score³ amongst those sharing accommodation. However, the majority of this group identifies Girvan or Ayr as their ideal location.

11 respondents (48% of the subgroup) in this subgroup indicated that they had experienced housing difficulties.

7. Concealed households: respondents living with friends and/or family

Sixteen people (11% of total respondents) indicated that they currently live with friends or family – the majority (12 people) are single (equivalent to 75% of subgroup), a further 2 are separated or divorced and the remaining 2 are either married or living with a partner.

The average age of this group is 28 years of age but the age range is from 18 to 49. In terms of length of time spent in current accommodation, this ranged from just under a month to 28 years. Twelve of these people are on the Carrick Housing Association waiting list and have been waiting for accommodation from less than one month to three years. Five people are on the waiting list for other housing associations, while 14 (88% of the subgroup) are on the council waiting list (for between 3 months to 10 years). Seven of the respondents (44% of the subgroup) who live with friends/family have children. The majority of this group are females under the age of thirty, most have only one child, and only one has two children. Fifty per cent of this subgroup is in employment (full-time and part-time) and three are permanently sick or disabled (this figure ties in with the number in this sub-group who indicate that they need ground floor accommodation). Eight respondents in this group (50%) have experienced housing difficulties (four of whom have children).

Most of the respondents living with friends or family (13/81%) are on the Carrick Housing Association waiting list: Girvan and Maybole are the most popular first choices of location. Two people identified Crosshill as their first choice on the Carrick Housing Association waiting list. Two respondents indicated one of the study villages as their second choice: one in Kirkmichael and the other in Dailly. However, less than half of this group (6 respondents, 38%) identified that they would consider moving to housing in one of the study villages if accommodation was available. In terms of ideal choice, Girvan emerges as the most popular choice and none of the study villages emerged as the ideal choice of this subgroup. This may raise questions about longevity of tenure if respondents from within this group are allocated housing in the study villages. When consideration is given to the age profile of this group, the majority are less than

³ Point scores: 5 for first, 4 for second, 3 for third, 2 for fourth, 1 for fifth

Crosshill: $(2 \times 5) + (2 \times 4) + (1 \times 3) = 21$

Dailly: $(1 \times 5) + (1 \times 2) = 7$

Kirkmichael: $(2 \times 4) + (1 \times 3) = 11$

thirty years of age and, therefore, ties in with the observation that younger people are less inclined to move to the study villages (page 26). Seven respondents in this group (44%) are on waiting lists for housing associations other than Carrick Housing Association, 14 (88%) are on the council waiting list.

	Yes	No	Missing	Total
Would move to new CHA stock	6	9	1	16
%	38%	56%	6%	100%

Table 7.1 Concealed households and propensity to move to study villages.

Fifty per cent of those living with friends or family live in Girvan but the study villages also feature (Crosshill – 2 respondents and Kirkmichael 1 respondent). Fourteen of the respondents who live with friends/family share amenities.

The most frequent household size in this subgroup is 4 persons (this accounts for 6 of the respondents). Four people are in three person households and a further 4 are in five –person households. When the number of people in the household is cross tabulated with the number of apartments, 7 respondents live in circumstances where the number of persons exceeds the number of apartments and are, therefore, in a situation of ‘close sharing’. As previously mentioned, these households are not necessarily ‘technically’ overcrowded and it is impossible to comment on this without looking at the age and sex profile of the household.

8. Locational choice

Respondents on the Carrick Housing Association waiting lists were asked to recollect their choices of location when they applied to the Association for housing. The majority of ‘first’ choices were for Girvan (25% of subgroup), Ayr (18%) and Maybole (11%). Dailly, Crosshill and Kirkmichael featured in the first choices with (7%), (4%) and (2%) of respondents respectively. With regard to second choice locations, Prestwick/Troon and Maybole accounted for 22% of the subgroup but Crosshill featured with 8%. Dailly, Kirkmichael and Dalrymple featured in this section. Dailly, Crosshill and Kirkmichael also featured as third choices (Tables 8.1, 8.2 and 8.3)

Valid	Location	Frequency	Percent	Valid Percent	Cumulative Percent
	Girvan	35	24.8	30.7	30.7
	Ayr	26	18.4	22.8	53.5
	Maybole	16	11.3	14.0	67.5

	Prestwick/Troon	12	8.5	10.5	78.1
	Dailly	10	7.1	8.8	86.8
	Crosshill	6	4.3	5.3	92.1
	Kilmarnock	2	1.4	1.8	93.9
	Kirkmichael	2	1.4	1.8	95.6
	Kirkoswald	2	1.4	1.8	97.4
	outwith Ayrshire	1	.7	.9	98.2
	Ayrshire, nonspecific	1	.7	.9	99.1
	Maidens	1	.7	.9	100.0
	Total	114	80.9	100.0	
Missing	99	27	19.1		
Total		141	100.0		

Table 8.1 First choice locations with Carrick Housing Association

Valid	Location	Frequency	Percent	Valid Percent	Cumulative Percent
	Prestwick/Troon	18	12.8	23.7	23.7
	Girvan	13	9.2	17.1	40.8
	Crosshill	12	8.5	15.8	56.6
	Ayr	10	7.1	13.2	69.7
	Maybole	5	3.5	6.6	76.3
	Dailly	5	3.5	6.6	82.9
	Kirkmichael	3	2.1	3.9	86.8
	Minishant	2	1.4	2.6	89.5
	Kirkoswald	2	1.4	2.6	92.1
	outwith Ayrshire	1	.7	1.3	93.4
	Kilmarnock	1	.7	1.3	94.7
	Dalrymple	1	.7	1.3	96.1
	Dalmellington	1	.7	1.3	97.4
	South Ayrshire	1	.7	1.3	98.7
	Maidens	1	.7	1.3	100.0
	Total	76	53.9	100.0	
Missing	99	65	46.1		
Total		141	100.0		

Table 8.2 Second Choice Locations with Carrick Housing Association

Valid	Location	Frequency	Percent	Valid Percent	Cumulative Percent
	Ayr	11	7.8	19.0	19.0
	Maybole	11	7.8	19.0	37.9
	Girvan	10	7.1	17.2	55.2
	Dailly	7	5.0	12.1	67.2

	Prestwick/Troon	6	4.3	10.3	77.6
	Crosshill	3	2.1	5.2	82.8
	South Ayrshire	3	2.1	5.2	87.9
	Minishant	2	1.4	3.4	91.4
	Ayrshire, nonspecific	1	.7	1.7	93.1
	north west Ayrshire	1	.7	1.7	94.8
	Kilmarnock	1	.7	1.7	96.6
	Kirkmichael	1	.7	1.7	98.3
	Maidens	1	.7	1.7	100.0
	Total	58	41.1	100.0	
Missing	99	83	58.9		
	Total	141	100.0		

Table 8.3 Third Choice Locations with Carrick Housing Association

Straiton is not mentioned by any of the respondents (Straiton has no affordable rented housing stock). From this it would seem fair to suggest that there is a distinct centralising tendency among applications with larger towns being most popular (but equally these locations account for a larger proportion of the sample). Nevertheless, the study villages are mentioned by some respondents and are discussed in more detail in Section 11. When assessing overall popularity of locations, it is clear that there are four locations that are particularly popular. If one considers the frequency with which they were mentioned in either first, second or third place, it becomes clear that Girvan is the most popular location, followed by Ayr then Prestwick/Troon. The least popular locations are 'outside Ayrshire' and the northwest areas of Ayrshire.

Of the study villages mentioned, Dailly was the most popular (19% of respondents chose it as either their first, second or third choice) followed by Crosshill (18%) and Kirkmichael (5%). Dalrymple accounted for only 1% of choices and Straiton is not mentioned at all (neither of these villages have Carrick Housing Association stock).

With regard to long-term choices, based on ideal location in five years time (question 15), again there is a centralising tendency around the larger towns: Ayr, Girvan, Prestwick/Troon and Maybole account for 98 respondents (70%). Crosshill, however, is the fourth most popular location but accounts for only 4% of respondents (Table 8.4).

Each of the study villages is mentioned albeit by a small number of people: in the case of Dalrymple only one person cited this settlement as their 'ideal' location. Thirty-five respondents mentioned more than one location as their 'ideal' first choice. Prestwick/Troon came first (Appendix IV) but Dailly, Crosshill, Dalrymple Kirkmichael and Straiton are also mentioned. There does, therefore, seem to be a mis-match between waiting list choices and longer-term preferences/ideal choice (Table 8.5).

Location	Frequency	Percent
Crosshill	6	4%
Dailly	4	3%
Dalrymple	1	1%
Kirkmichael	3	2%
Straiton	3	2%
All study villages	17	12%
N	141	100%

Table 8.4 Ideal locational choices in study villages (based on first ‘ideal’ choice)

Villages	CHA Choice ⁴	Ideal (1)	Ideal (2)	CHA Stock?
Crosshill	18%	4%	1%	Yes
Dailly	19%	3%	1%	Yes
Dalrymple	1%	1%	1%	No
Kirkmichael	5%	2%	1%	Yes
Straiton	0%	2%	0%	No

Table 8.5 Mismatch between expressed and ideal locational choice

When considering the relationship between current locations, choice on waiting list and ideal location, a positive correlation exists between current housing and first choice on the waiting list, and current location and ideal ‘first’ choice. The correlation coefficient between current location and first choice on the Carrick Housing association waiting list is +0.725 (Spearman’s rank) and for ideal ‘first’ choice +0.599 suggesting possibly that current location is a better indicator of where people are likely to apply for on waiting lists than where they would like to be located in the long-term. Positive correlations also exist for second (+0.466) and third (+0.472) choices on the Carrick Housing Association waiting lists. There is a smaller but positive correlation between age and ideal house type but not house-size which would suggest that you cannot, necessarily, predict preferred house size from the age of respondents – older people do not necessarily want to live in smaller accommodation. A significant positive correlation between number of people in a house and preferred house-size but not house type suggests a somewhat unsurprising conclusion that larger households want more rooms in their accommodation rather than a different type of house. There is also a significant positive correlation between sex and house-size. Overall these figures suggest that sex, marital status and having children are all significant features for household preference. Women generally want larger houses as more of this group of respondents have children. There is more

⁴ This is the total of first, second and third choices made by respondents.

variation in the types of houses men want whereas as it would seem fair to conclude that women generally tend to want a three-bed roomed house.

9. Experience of housing difficulties

Respondents were questioned on whether they had personally experienced housing difficulties. Forty-four per cent of respondents stated that they had experienced housing difficulties (Table 9.1) with three main groups of problems emerging from the questionnaire: shortage of housing; the points systems used in the allocation; of housing and restrictions on access to housing (Table 9.2). Twenty-eight per cent of responses to this question (Table 9.2, Appendix VI) indicated that they had experienced difficulty due to a shortage of housing (of a variety of types and tenures). Within this grouping the principal difficulty was a shortage of ground floor accommodation.

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	yes	62	44.0	49.6	49.6
	no	63	44.7	50.4	100.0
	Total	125	88.7	100.0	
Missing	99	16	11.3		
Total		141	100.0		

Table 9.1 Percentage of people experiencing housing difficulties

Difficulty Experienced	Code	Count	% Responses
Shortage of housing	1	29	28.4
Long waiting lists	2	15	14.7
Points system	3	44	43.1
Special needs	5	9	8.8
Personal issues	9	5	4.9
Total responses		102	100.0

Table 9.2 Experience of housing difficulties

I think it could be because I can only take an offer of a house that has access for my disability scooter, i.e. ground floor garden to put shed in to house scooter

Insufficient accommodation in Crosshill / not enough points/ regarded not a priority as we don't have children

Forty-three per cent of responses indicate that difficulties encountered were the result of the 'points' system of allocating housing where length of waiting time is perceived to be the principal determinant of points allocation. The majority of responses (14% of total) indicated that the points system in general is problematic

I am on the third floor flat and I have 2 small children one age 6 and the other 8 months and I have been waiting a long time for another house. It seems to me that the HA gives flats to [single] mothers with children and houses to single people

No houses available not on waiting list long enough not enough points

The remaining responses in this category indicated that respondents believe that the points system is punitive in nature and, for example, penalises people in tied accommodation, owner-occupiers and/or single people.

We live in a tied house, so we [are] just waiting until my husband either gets paid off or retires

In tied accommodation and have to wait either until we are put out or my husband retires before we are eligible. Some people don't even belong to this area and appear to just walk into a house in Crosshill

No houses available and because I am in a house I am finding it difficult to move

As I am a single woman with no dependents I seem to be last on the waiting list

Ten per cent of responses suggest that respondents feel that their access to housing was restricted in some way, for example, only poor quality housing was available, or access to accommodation was restricted due to accumulation of rent arrears. Nearly 15% said that long transfer lists or waiting lists causing them difficulty in obtaining housing.

No houses available not on waiting list long enough not enough points

None available, or when there are, there is too many housing lists and someone else gets them

Because of the short time on the housing list, and the short time I've got to find a house

If the focus is moved from all difficulties experienced by respondents to principal (first) difficulty experienced a slightly different picture emerges. Five categories of issues emerge: the points system, shortage of housing, long waiting lists, special needs and personal issues. The points system and housing shortage are

the two main difficulties experienced followed by long waiting lists (Table 9.3 Appendix VII)

Difficulty Experienced	Frequency	Percent	(Valid) Percent
Points system	26	18.4	39.4
Shortage of housing	18	12.8	27.3
Long waiting lists	11	7.8	16.7
Special needs	6	4.3	9.1
Personal issues	5	3.5	7.6
Total	66	46.8	100
Missing	75	53.2	

Table 9.3 Principal Housing Difficulties Experienced

It is possible to disaggregate these figures to establish a more detailed profile of the principal experiences of housing difficulties. Twenty-three (36%) of those reporting problems also indicated that they need ground floor accommodation due to disability or illness. Thirty-five per cent of this sub-group had experienced difficulties resulting from the points system of allocating housing and 26% had experienced problems resulting from their special needs (Appendix VII). A further twenty-two per cent of this group had experienced housing problems related to housing shortage.

There appears to be a slight gender difference in the experience of principal housing difficulties. The two prominent factors amongst women the points system (32% of category) and shortage of housing (34% of category) (Appendix VIII). For men, the same two issues emerged as important but shortage of housing accounted for only 16% of this category and 52% of men in this category reported problems related to the points system. However, special needs also featured (16% of men in this sub-group). While the figures do indicate some gender differences in the experience of housing problems, the absolute figures being considered are relatively small (25 men and 41 women) so percentage figures perhaps skew the picture somewhat.

If consideration is given to personal experience of housing problems by marital status, two main groups of reasons accounting for single persons' experiences are the points system and long waiting lists. For those who are part of a married couple, the two main groupings of problems experienced are related to shortage of housing. For people separated from their partner, housing shortage scores equally followed by waiting list problems, and for those who are widowed, special needs and points account for the majority of problems. Once again, the small numbers of people being considered complicates the issue.

Not only were respondents asked to consider the difficulties they have personally experienced in trying to secure accommodation, they were also asked to identify what they believe to be the main housing difficulties in rural Ayrshire. More than half of the responses (57%) indicated that people think that there is a shortage of housing in rural Ayrshire (Table 9.4, Appendix VIII).

There just not enough housing

There is not enough houses available

Over a quarter (29%) of responses suggested that the points system of allocating housing is problematic while 5% referred to restricted housing.

The main difficulty is all people with children get housed first. Other people have to wait ages before getting housed. All housing associations are the same and [the] council, people with children get top priority and others have to wait ages

The main difficulties are that disabled and young people with problems and single mothers get the first priorities and older people who need a home are forgotten about and are not given the same consideration. If you are a normal day-to-day person you're classed as not needy. The whole system is aimed at people with problems not people who need .

Eleven per cent indicated that the waiting lists are too long.

Perceived Difficulty	Code	Count	% Responses
Shortage of housing	1	100	56.8
Long waiting lists	2	19	10.8
Points system	3	51	29.0
Special needs	5	6	3.4
Total responses		176	100.0

Table 9.4 Perceived Housing Difficulties in Rural Ayrshire

10. Disability/Medical Problems

Twenty-nine per cent of respondents indicated that they need ground floor accommodation as a result of a disability or medical condition. Only 3 people in this group are under 30 years of age whereas 20 respondents are 60 years of age or older. The table below indicates that arthritis was the most commonly cited disability/medical problem.

Category	Frequency	Percent	Valid Percent	Cumulative Percent
Arthritis	14	9.9	35.9	35.9
Respiratory problems	5	3.5	12.8	48.7
Heart / blood pressure	4	2.8	10.3	59.0
Legs (inc hip, back problems)	4	2.8	10.3	69.2
Wheelchair user	3	2.1	7.7	76.9
Visually impaired	3	2.1	7.7	84.6
Non specific disability	3	2.1	7.7	92.3
Mental health (inc LD, dementia)	2	1.4	5.1	97.4
Parkinsons	1	.7	2.6	100.0
Total	39	27.7	100.0	
Missing 99	102	72.3		
Total	141	100.0		

Table 10.1 Applicants with disabilities resulting in a need for needing ground floor accommodation (1st disability listed)

When disability/medical condition is cross-tabulated with age it becomes clear that there is a relationship between age and medical condition, with the majority of problems occurring amongst people who are 60 years of age or older (Appendix IX). Only 37% (15 respondents) of the respondents who stated that they need ground floor accommodation due to disability and/or illness will consider moving to new houses in the study villages. This figure represents nearly one quarter (23%) of all respondents who are willing to move to the study villages. It is possible that disability can be problematic in rural areas. Indeed ideal home choices amongst disabled respondents suggest a preference for access to medical facilities and proximity to shops.

11. Housing Pressure and Preference in the Study Villages

The figures below indicate three different means of calculating 'pressure' on rented accommodation. A basic indicator of overall level of demand can be calculated by subtracting the number of housing units available in each village from the number of applicants. This gives an indicator of the extent to which demand exceeds supply. When this figure is calculated for both council and Carrick Housing Association properties in the study villages, the demand for accommodation outstrips supply in both Crosshill and Kirkmichael. The council stock in both Dailly and Dalrymple is noticeably larger and accordingly, level of demand is significantly lower. While Carrick Housing Association has only 14 units of housing in Dailly, there are also 44 South Ayrshire homes' properties. The addition of these houses significantly reduces overall demand in this village. Another means of calculating demand is to calculate the 'demand ratio'. The

ratio of applicants to stock. These figures indicate similar patterns to those for overall demand. In terms of the council stock, Crosshill and Kirkmichael have a ration of two and three applicants (respectively) for every council house. The relatively large stocks of council housing in Dailly and Dalrymple lead to a ratio where there is more than one house relative to each applicant. The situation is slightly different when considering the Carrick Housing association stock with one house per applicant. As before inclusion of South Ayrshire Homes stock reduces this ratio significantly. In terms of demand ratio, Kirkmichael is experiencing less pressure than Crosshill.

Village	Crosshill	Dailly	Dalrymple	Kirkmichael	Straiton
Council Waiting List	71	40	15	76	-
Council Stock	34	135	205	25	-
Carrick Waiting List	17	14	-	13	
Carrick Stock	9	+44 SAH 14	-	11	-
Survey First Choice from CHA*	6 (4%)	10 (7%)	- 0%	2 (1%)	- 0%
First Preference Of Study Village**	23 (16%)	18 (13%)	14 (10%)	17 (12%)	17 (12%)
Ideal Location***	6 (4%)	4 (3%)	1 (1%)	3 (2%)	3 (2%)

* Question 6; ** Question 14; *** Question 15

Table 11.1 Waiting lists and housing stock in study villages

Council stock

Crosshill: 0
Dailly: 11
Dalrymple: 31
Kirkmichael: 1

Carrick stock

Crosshill: 3
Dailly: 4
Dalrymple: N/A
Kirkmichael: 0

Straiton: N/A

Straiton: N/A

Table 11.2 Annual turnover in social rented housing 2001/0

Demand for rented accommodation

Crosshill (council):	34	Crosshill (Carrick):	8
Dailly (council):	-95	Dailly (Carrick):	0 (-14 incl SAH)
Dalrymple (council):	-190	Dalrymple (Carrick):	N/A
Kirkmichael (council):	51	Kirkmichael (Carrick):	2
Straiton (council):	N/A	Straiton (Carrick):	N/A

Table 11.3 Overall demand (applicants - stock) in study villages

Crosshill (council):	2:1	Crosshill (Carrick):	2:1
Dailly (council):	1:3	Dailly (Carrick):	1:1 (1:4 inc SAH)
Dalrymple (council):	1:14	Dalrymple (Carrick):	N/A
Kirkmichael (council):	3:1	Kirkmichael (Carrick):	1:1
Straiton (council):	N/A	Straiton (Carrick):	N/A

Table 11.4 Demand ratio (applicants/stock) in study villages

Crosshill (council):	71/0	Crosshill (Carrick):	5.67
Dailly (council):	3.64	Dailly (Carrick):	3.5
Dalrymple (council):	0.48	Dalrymple (Carrick):	N/A
Kirkmichael (council):	76	Kirkmichael (Carrick):	13
Straiton (council):	N/A	Straiton (Carrick):	N/A

Table 11.5 Pressure ratio (applicants/ turnover) in study villages

While the figures above provide a rough guide to housing pressure in each of the settlements, neither takes into consideration the frequency with which housing becomes available. The calculation of a pressure ratio (applicants/turnover) (RPfC, 2001a, 2001b) can help identify those areas where stock is under most severe pressure. This is particularly useful where for example there are considerable differences in the length of waiting list. The pressure ratios were calculated for the study villages where possible. With regard to council housing, both Crosshill and Kirkmichael emerged as pressured settlements as a result of very low turnover in stock. In fact the lack of any housing turnover in the council stock in Crosshill in the year 2001/02 means that it is not possible to calculate a ratio for Crosshill. Dailly and Dalrymple, on the other hand, experience less pressure on their council housing stock. Likewise, there is considerably less pressure on the Carrick stock in Dailly. Once again this calculation is not relevant to the villages of Dalrymple or Straiton.

It is clear from the figures above that none of the measures discussed are sufficient indicators of pressure on rented accommodation if considered on their own. Furthermore, for smaller settlements where stock and waiting lists may be low – the addition or removal of one applicant to the list will make significant changes to the results of the calculations. While levels of turnover are useful in so far as they give some indication of the availability of accommodation, they can be subject to significant variation over short periods of time. This suggests that perhaps ‘pressure ratios’ should be calculated either over the longer term or by using average annual turnover rates. However, the most significant problem with the calculation of these measures is that they depend on the availability of a waiting list and a stock of rented accommodation. Using these calculations, it is impossible to estimate demand for accommodation where there is no rented housing stock. In terms of this study, the level of demand for housing in the study villages is obscured by the lack of any social rented housing in Straiton and in the lack of Housing Association stock in Dalrymple.

The picture changes somewhat when respondents are asked to identify whether they would consider housing in any of the study villages. Only thirteen per cent of respondents indicated that their first choice location when applying to Carrick Housing Association was one of the study villages. However, fifty-two percent of the applicants on the Carrick Housing Association waiting list indicated that they would move to one of the study villages if housing were available (Table 11.6, Appendix X). A further 25 respondents are not on the Carrick Housing Association waiting list – of these, only 40% indicated that they would consider moving to new housing in one of the study villages. The remaining respondents were either not sure whether they are on the Carrick Housing Association waiting list or did not answer this question.

Overall, 48% (Appendix X) of respondents indicated that they would move to one of the study villages if housing were available⁵. The majority (42%) of this group are economically active, 21% are looking after a family, and 10% are looking for work while 15% are either sick/disabled or retired. Just over half (20 respondents, 53%) have experienced housing difficulties. Eight of the respondents in this sub-group (21%) require ground floor accommodation as a result of disability or illness.

⁵ Conversely, 48% would not move to the study villages.

Crosstab

			Q13 Would move to new CHA housing		Total
			yes	no	
Q4 On CHA waiting list	no	Count	10	15	25
		% within Q4 On CHA waiting list	40.0%	60.0%	100.0%
		% within Q13 Would move to new CHA housing	15.4%	23.1%	19.2%
	yes	Count	55	50	105
		% within Q4 On CHA waiting list	52.4%	47.6%	100.0%
		% within Q13 Would move to new CHA housing	84.6%	76.9%	80.8%
Total		Count	65	65	130
		% within Q4 On CHA waiting list	50.0%	50.0%	100.0%
		% within Q13 Would move to new CHA housing	100.0%	100.0%	100.0%

Table 11.6 Cross-tabulation between Carrick Housing Association waiting list and willingness to move to study villages

Half of the respondents who experienced housing difficulty will consider moving to one of the study villages. Furthermore, propensity to move to study villages displays no significant gender difference. When considering the age profile of the respondents, it is clear that a higher proportion of people in their forties and fifties will consider moving to the study villages. The under 30s and 30s group are fairly evenly split but those in their 60s and 70s seem less inclined to consider housing in one of the study villages. When marital status is taken into consideration, it is evident that those who are married or living with a partner are more inclined to consider moving to the study villages (with 53% and 89% respectively indicating a willingness to move). Nearly half of the single respondents would consider moving to the study villages. However, those who are either widowed or separated/divorced seem less inclined to move to the study villages (Appendix X)

Willingness to move to the study villages was cross-tabulated with tenure. From the information supplied it is clear that those in private rented accommodation are more inclined towards moving to the study villages (Appendix X). Only 40% of those currently living with friends or family will consider moving to the study villages (this ties in with the age profile of younger people). Tied tenants, tenants of housing associations and owner occupiers are equally split between those who would move and those would not move to the study villages while 63% of those in council housing (includes ex-Scottish Homes accommodation) would move to the study villages.

The most popular 'first' choice was Crosshill accounting for 16% of respondents. Significantly, while Carrick Housing Association has neither stock nor waiting lists for the villages of Dalrymple and Straiton, 10% and 12% of the respondents respectively, identified these villages as their 'first' choice. Respondents who indicated that they would be willing to move to one of the study villages were

asked to rank their preferences on a scale of 1-5. This revealed that in terms of 'first' choices Crosshill is the most popular village followed by Dailly (Table 11.7).

	First choice	Second choice	Third choice	Fourth choice	Fifth choice
Crosshill	23	15	8	4	1
Dailly	18	3	4	23	0
Kirkmichael	17	14	13	7	2
Straiton	17	6	12	7	5
Dalrymple	14	6	5	9	12

Table 11.7 Locational Preference for Study Villages

However, it should be considered that not all respondents completed this section of the questionnaire (N=47) while others chose the same village as their first, second and third choice or had tied places between two different villages. In an attempt to determine a more precise ranking of villages, a scoring system was used and the villages allocated scores in accordance with the ranks achieved (five points for first place, four points for second place etc). From this scoring exercise, Crosshill emerged as the most popular village (Table 11.8) but Kirkmichael rather than Dailly emerges as the second most popular. Examination of Table 11.7 above shows that although Dailly scored relatively highly as a 'first choice', a considerable number of people ranked it as a fourth choice with few citing second or third choice. Kirkmichael, however, has reasonably high scores for second and third choice (14 and 13 counts respectively).

	Total score	First choice	Second choice	Third choice	Fourth choice	Fifth choice
Crosshill	208	115	60	24	8	1
Kirkmichael	196	85	56	39	14	2
Straiton	164	85	24	36	14	5
Dailly	160	90	12	12	46	0
Dalrymple	139	70	24	15	18	12

Table 11.8 Popularity of villages by 'score'

The figures suggest that waiting lists are not necessarily indicators of demand for housing, but may as others have suggested, be indicative of expressed rather than felt need. The extent to which this is the case can be determined only by questioning applicants themselves about the rationale(s) underlying their expressed housing choices. Perhaps more significantly, for social landlords, these figures indicate that while applicants may express a limited (albeit by the

application forms) choice of locations for housing, they will consider living in places outside their expressed choices.

Correlation coefficients were calculated between ideal location for housing and expressed village preference (question 14 (Appendix XI). For the village of Dalrymple, there is a significant positive correlation between choice of study village and expressed 'ideal' location (+0.437). This is an interesting result because when the villages are compared against each other and allocated scores, Dalrymple achieves the lowest score. This might suggest that while Dalrymple is not the most popular village, (having received only 14 counts as a first choice location and an overall score of 139), the people who move to Dalrymple are more likely to be moving to their ideal location. This may, have implications for longevity of tenure. However, the situation for Dailly is very different. In relation to the number of first choice scored, Dailly compares reasonably well with the other study villages (having received 18 first choices). However, when the villages are allocated points according to their scores for each of the preference ratings, Dailly falls into fourth position. More importantly, in the context of this study there is a statistically significant negative correlation between the preference rating for Dailly and Ideal locations (-0.309) (Appendix XI). This may indicate that while respondents are choosing Dailly as a possible location for housing, their longer-term ambitions (as expressed through 'ideal' choice) are to be housed elsewhere. The longevity of tenures taken up in Dailly may, therefore, be questionable. However, this might also indicate that respondents are to some extent choosing where to be housed based upon availability of housing and their perceived likelihood of obtaining housing. Dailly has a relatively large stock of social rented accommodation and a healthy turnover in stock. Nevertheless, while Dailly does well in terms of first choice location on the Carrick Housing Association waiting list, it does not do well in the overall scoring exercise. There is also a negative correlation between the preference rating (among those that would move) and ideal first choice. This may reflect the influence of perceived availability of housing on housing demand (as expressed through waiting lists). Perhaps people apply for housing in Dailly because of perceived availability of accommodation (where they have the best chance of gaining a house) but this may be a short-term measure. Dailly, clearly occupies an ambiguous position in terms of housing demand. However, one should not underestimate the influence of the close proximity of Dailly to Girvan and the Grangetown industrial estate, and, therefore, to employment.

Housing demand and housing problems in rural Ayrshire

The discussion above clearly indicates that there is varying demand for housing in the study villages. However, the data need to be considered in the context of each village. Furthermore, it is important to note that housing supply does not always meet housing demand and it is possible for accommodation to become available but not meet the requirements of the people on the waiting list. It is evident that Crosshill and Kirkmichael are the more 'popular' options amongst respondents for housing. However, the relatively low turnover for rented

accommodation in these villages means that there are few opportunities for securing social rented accommodation. Evidence from the interviews suggests that the larger stock in Crosshill results in a longer list. Furthermore, council tenancies in this village tend to be over the longer term with the result that in a 'good year' only two or three houses may become available for re-letting. This is a stark contrast to Dalrymple where 31 houses became available for letting in the past year. The local housing manager for Crosshill and Kirkmichael reports that the level of demand for accommodation varies with house type but there are rarely problems of re-letting housing and the council do not need to advertise accommodation. Indeed, demand tends to increase when housing becomes available unexpectedly, for example, if someone dies or moves. While the impact of Right to Buy is generally around 2 sales per year, the small baseline stock means that even these limited sales can have a serious impact on the availability of rented accommodation. The lack of a waiting list for Straiton means it is impossible to calculate formal demand based on waiting lists, but when assessed in term of potential for future housing, Straiton emerges as more popular than either Dailly or Dalrymple.

The village of Dailly occupies an ambiguous position in terms of housing demand. Amongst respondents to the questionnaire, Dailly was popular as a first choice amongst applicants to Carrick Housing Association. However, when the villages are assessed for overall popularity Dailly fares less well. Dailly has a relatively large stock of social rented housing and higher turnover in comparison to Kirkmichael and Crosshill. Anecdotal evidence suggests that Dailly has a poor image in Ayrshire but there but concerns were also raised that housing allocation policies have resulted in the allocation of 'problem' households into the village. However, it was also suggested that the perception of Dailly as 'rough' leads to people refusing offers of housing. The relatively high turnover of stock was also attributed to allocation of housing to people 'without the psyche' to settle in to the village. Despite image problems, the results from the questionnaire suggest that Dailly is given serious consideration as a potential location (in the short-term at least). Without questioning applicants individually, it is impossible to determine whether the relatively high stock and turnover of housing lead to individuals applying to be housed there because they believe that they have a better chance of being offered somewhere to live.

Dalrymple seems to be the least 'popular' of the study villages scoring only 139 points. Waiting list analyses indicate that not only is there a large stock of council housing in relation to demand, the turnover in stock is reasonably high resulting in a pressure ratio of 0.48. However, the local housing manager reported that Dalrymple is one of the more popular villages in East Ayrshire because it is relatively close to Ayr where the many of the villagers work. Local councillors explained that the village's proximity to Ayr also means that it is a popular destination for commuters who buy their houses and that a first time buyer would struggle to buy a property in Dalrymple. They reported that there is a demand for social rented housing in the village and that an applicant may have to wait for a

year or longer before being allocated a house. However, when this is considered in relation to the other study villages, it is not a particularly long time. It is possible that the 'popularity' of Dalrymple has been underestimated in the questionnaire survey as it was not possible to identify 'tied' tenants on the East Ayrshire waiting lists in the same way that 'tied' applicants were extracted from the South Ayrshire list. Inclusion of this group may have slightly altered the results. A lack of housing suitable for first time buyers was also identified as a problem in other parts of rural Ayrshire.

The demand for house type varied in each of the villages but the principal demand seems to be for two and three bed-roomed properties. One-bedroom properties are less popular even among single people (who occupy a growing proportion of the waiting lists).

There was evidence of concealed households within the questionnaire sample. These households tended to be younger (less than thirty years of age). During the interviews young people were identified as a group who may face housing difficulty. For example, in terms of the village of Dalrymple, the local housing manager reported that more single young people are applying for housing while the local councillors believe that young people either got the houses that no-one else wanted or had to leave the village to get housing. There were also concerns among interview informants that young people may find it difficult to maintain their tenancies once they had been allocated housing. In addition, young people were regarded as an important element in maintaining the sustainability of the villages. However, there was concern of about age-selective migration of skilled young people out of rural Ayrshire and the effect this could have on the long term viability the villages. Age-selective migration is an important feature of the population dynamics of many parts of rural Scotland and in some cases can result in a decline in service provision in the villages. If young households are not replaced by 'in-migrants' this may result in an ageing population who may have quite complex housing needs.

The potential for future development in the study villages

While it is clear that there is demand for new affordable rented housing in the study villages, there was varied reaction to the prospect of new social rented accommodation in the villages. Ironically, greatest enthusiasm for the new social rented stock came from the village that (from the waiting list figures) seems to face the least housing pressure – Dalrymple. Interviewees raised a number of concerns about new housing. These concerns focussed around the size of any new development and the potential tenants of these houses. In terms of size, there were concerns that any new housing development should be small, possibly phased, and sympathetic to the local environment. The possibility for flexibility within housing units to cater for changing housing needs was also mentioned particularly in small villages where a move to 'specialist' accommodation may mean leaving the community. Furthermore, it was identified that flexible housing provision would avoid moving people when they are

vulnerable. As mentioned previously, 29% of the respondents to the questionnaire indicated that they need ground floor accommodation due to disability and/or illness and that age-selective migration is resulting in ageing villages. The need for flexible housing units may, therefore, increase in future years. The main concerns, however, were related to the potential for importing social problems through allocation of housing to 'problem' tenants or from allocating housing to people who could not adapt easily to village life. Part of this problem was, however, identified as a result of village 'mentality' and the need to 'fit in' or opposition to what was interpreted as preferential treatment of 'non-locals' at the expense of local households in needs of accommodation.

12. Discussion

It is clear that there is latent demand for social rented housing in the study villages, but it should be noted that the housing problems in rural Ayrshire need to be considered in the context of both the villages in question, and the wider picture of Ayrshire. Like many parts of rural Scotland, rural Ayrshire is poorly serviced by public transport. While 50% of the sample identified that they would move to the study villages if accommodation were available, 50% of the sample would not move. The preceding paragraphs indicate that the people who are most inclined towards moving to the study villages tend to be living with a partner and 'middle-aged'. Younger households, older people and those with disabilities/illness are less inclined to move to the study villages. It is impossible to identify the underlying reasons for these choices without interviewing people, but it is possible to speculate that lack of services and/or readily available public transport may be a contributory factor. Transport problems were identified an important factor in interviews and subsequent seminars about this project. Furthermore, these factors may contribute towards age-selective migration of young people out of the villages. However, Ayrshire has also experienced economic decline- most notably in the manufacturing and coal mining industries. This, too, may help explain why young 'talented' people are leaving the villages. Furthermore, it may be a contributory factor towards the centralising of housing applications around larger settlements where services and employment are more readily available.

A striking feature of this survey is the large proportion of people who work in Ayrshire. It has been suggested within the rural studies literature that commuters make up a significant and growing element of the rural population (see for example Boyle and Halfacree, 1998). This refers to counterurbanisation trends experienced in many parts of rural Britain. In Ayrshire this would include commuters to Glasgow and other parts of the Clydeside conurbation. With regard to this survey, it reasonable to suggest that the majority of 'commuters' are not part of a wider counterurbanisation trend but travel locally to Ayr or Girvan. As mentioned above, the village of Dalrymple was identified in the interviews a popular destination for commuters to Ayr. However, this study

considered only people who had applied for social rented accommodation: the private rented and owner occupied sectors were not within the remit of the study. It is possible that inclusion of the owner occupied sector may have extended the 'commuter' group to those travelling farther afield to locations such as Glasgow.

13. Conclusions and recommendations

Evidence from the survey and interviews suggests that the waiting lists do not necessarily accurately reflect level of housing need in rural Ayrshire and that there is a potentially high latent demand for housing in the five study villages. Fifty percent of the sample indicated that they would move to one of the study villages if housing were available (as opposed to 13% who applied to be housed in one of the study villages). This also suggests that a significant number of people are willing to live in locations other than those specified on application forms. There is room, therefore, for some flexibility in the allocation system. In theory, choice based allocation systems facilitate such flexibility by providing applicants/consumers with an indication of the range of accommodation that is available, allow an element of choice in the application process, and consequently reduce refusals. Indeed, it is possible that this type of allocation system can provide 'new' choices to applicants by presenting housing that they had not previously considered. Carrick Housing Association may want to consider whether this type of allocation system would help enable them to meet demand.

Lack of affordable accommodation and the functioning of the points system were perceived as important barriers in access to housing in rural Ayrshire. However, the evidence also suggests that there is substantial misunderstanding about how the points systems operate. A move towards a choice-based or more flexible allocation system may help make the allocation system more 'transparent' and simpler to understand.

It should be noted, however, that a significant number of respondents had applied for housing to more than one social landlord. There is, therefore, a possibility of 'over-counting' if waiting lists are simply accepted at face value. It would, therefore be worthwhile investigating the potential for 'shared' waiting lists between social landlords in Ayrshire. This would allow the waiting list(s) to more accurately estimate demand (albeit among those who choose to apply for housing) and, hopefully, reduce the amount of duplicated administration between housing association and local council offices.

The study included a large percentage of tied tenants. There is a mismatch between employees' and employer's views of the housing problems facing tied tenants with the results suggesting that further detailed research into the role of tied housing in Ayrshire is required.

Analysis of pressure ratios and demand levels based on recent waiting list figures indicate that the villages of Kirkmichael and Crosshill are the most 'pressured' of the villages. Similarly, Kirkmichael and Crosshill emerged as the most 'popular' villages amongst respondents. There is also evidence of demand for housing in Straiton where there is neither council housing nor a waiting list. The village of Dailly occupies an ambiguous position in terms of housing demand. In terms of applications for housing, Dailly was the most popular village but when the villages are assessed for overall popularity Dailly is much less popular. Statistical analyses of housing applications versus housing preferences suggests that people may be applying to be housed in Dailly as a means tackling short-term requirements.

However, there were concerns that any new social rented accommodation was sympathetic to the local environment, built at an appropriate (small) scale and phased into the villages. Levels of enthusiasm for the possibility of new rented accommodation varied among interviewees with some concerns about lack of control over who might gain access to this housing and the possibility of importing social problems.

A significant percentage (29%) of the respondents need ground floor accommodation due to disability and/or illness. The majority of these people are 60 years of age or older and are less inclined to move to the study villages. Nevertheless, the results of the study suggest that any new developments in the study villages should be sufficiently flexible to accommodate peoples' changing needs, thereby, eliminating the need to move house should disability or illness become a problem.

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Housing Needs in Rural Ayrshire

**School of Social Sciences
Glasgow Caledonian University
Cowcaddens Road
Glasgow G4 0BA**

First, some questions about your current housing circumstances:

1. Where do you currently live?

1.(a) How long have you been living here?

2. How many people are there in your household?

2.(a) Does anyone in your household need ground floor housing because of a disability or medical problem?

Yes

No

2.(b) If you answered **Yes** to **Question 2.(a)**, please give details:

.....

3. How many rooms do you have in your home (excluding bathroom and kitchen)?

.....

3.(a) Do you share any of the following rooms with anyone (please circle)

Kitchen Yes/No

Bathroom Yes/No

Toilet Yes/No

4. Are you on the Carrick Housing Association waiting list?
- Yes
- No
5. If you answered **Yes** to **Question 4**, how long have you been on the Carrick Housing Association waiting list?
-
6. Where did you apply to be housed? e.g. Dailly, Crosshill, Maybole
- First choice:
- Second choice:
- Third choice:
7. Have you applied for housing from any other Housing Associations or Scottish Homes (please tick)?
- Yes
- No
8. If you answered **Yes** to **Question 7**, how long have you been on these waiting lists?
-

9. Have you applied for housing from your local authority (please tick)?

Yes

No

10. If you answered **Yes** to **Question 9**, how long have you been on the local authority waiting list?

.....

11. Have you experienced any difficulties in obtaining housing (please tick)?

Yes

No

11.(a) If you answered **Yes** to **Question 11**, please outline the nature of these difficulties below:

.....
.....
.....

12. What, in your opinion, are the main difficulties people face when trying to obtain housing in rural Ayrshire?

.....
.....
.....

The following questions ask about possible future housing options:

13. Carrick Housing Association are considering the possibility of building new housing in a number of villages: Dailly, Dalrymple, Crosshill, Kirkmichael and Straiton. Would you consider housing in any of these villages (please tick)?

Yes

No

14. If you answered **Yes** to **Question 13** please indicate your preference using the scale 1 to 5. 1 should indicate first choice, 2 should indicate second choice etc

Dailly

Dalrymple

Crosshill

Kirkmichael

Straiton

15. Ideally, **where** would you like to be living in 5 years time (please indicate your preference even if there are no housing association or local authority houses in that town/village)?

.....

16. Ideally, in what **type** of house would you like to be living in 5 years time?

.....

Finally, some questions about yourself:

17. Are you male or female? (please tick) Male..... Female.....

18. In what year were you born?

19. Are you? (Please tick)

Married

Living with partner

Separated or divorced

Single

Widowed

20. Do you have any children?

Yes (number of children)

No

20.(a) If you answered **Yes** to **Question 20**, please indicate the age of each of your children and whether they are male or female:

.....

.....

.....

21. Do you have any other dependants (e.g. elderly relatives) living with you?

Yes

No

21.(a) If you answered Yes to Question 21, how many dependants do you have living with you?

.....

22. In terms of economic activity are you:

Please tick relevant answer

- Self-employed
- Full time employed
- Part time employed
- Looking after home/family
- Permanently retired
- Unemployed/looking for work
- Higher/Further Education
- Government/work training scheme
- Permanently sick or disabled
- Unable to work due to short term ill health
- In voluntary work
- Other

.....

23. If you are employed, on a training scheme or attending college/university, could you please indicate the location of your place of employment or college/university:

.....

24. What type of housing tenure do you live in?

Please tick relevant answer

- Owned outright
- Buying with a mortgage or loan
- Rent/local Authority/Scottish Homes
- Rent/Housing Association/Co-operative
- Rent/Private landlord
- Tied
- Living with friends/family
- Caravan
- Other (please supply details)

.....

Finally, if you have any further comments on any of the issues raised (or not raised) in this questionnaire, please feel free to comment below.

Thank you very much for taking the time to fill in this questionnaire. Your views are very important. Please return the questionnaire to me using the pre-paid envelope enclosed.

Elizabeth Mooney
(Glasgow Caledonian University)

Appendix II Profile of respondents

IIa Number of respondents and current locations.

Number of questionnaires distributed	493
Number of questionnaires returned	141
Total of voluntary respondents *	137

* 4 questionnaires were returned blank, candidates having moved address

- A response rate of 28 % was thus obtained...

IIb Locations of respondents by housing association:

- Questionnaires were returned from 3 sources, in the following proportions:

Carrick Housing Association (CHA)	75.2 %
South Ayrshire Council (SAC)	21.3 %
South Ayrshire Homes	3.5 %

These rates correspond to a response rate from each area as follows:

Carrick Housing Association (CHA)	106 out of 407 = 26 %
South Ayrshire Council (SAC)	30 out of 71 = 42%
South Ayrshire Homes	5 out of 15 = 33%

Origin of questionnaire

		<i>Frequency</i>	<i>Percent</i>	<i>Valid Percent</i>	<i>Cumulative Percent</i>
<i>Valid</i>	<i>SA Homes</i>	5	3.5	3.5	3.5
	<i>SA council</i>	30	21.3	21.3	24.8
	<i>Carrick homes</i>	106	75.2	75.2	100.0
	<i>Total</i>	141	100.0	100.0	

Ilc Classification of ‘districts’

- The table below shows all other towns or villages within Ayrshire mentioned by respondents and how these were grouped to form the categories.

	Included:				
<i>Girvan:</i>	Old dailly	Pinmore	Doune park		
<i>Ayr:</i>	Alloway	Doonholme	Coylton	Tarbolton	
	Whitletts	Annbank	Mossblown	Lochside	
<i>Prestwick/troon:</i>	Barassie	Loans	Monkton	Dundonald	Symington
<i>Kilmarnock:</i>	Craigie	Darvel	Galston		
<i>New cumnock:</i>	Craigbank	Connel Park	Cumnock		
<i>South ayrshire:</i>	Pinwherry	Barrhill			
<i>Plus:</i>					
<i>Minishant</i>					
<i>Kirkoswald</i>					
<i>Dalmellington</i>					
<i>Maybole</i>					

Appendix III Employment

Q22 Economic activity 1

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	self-employed	4	2.8	3.0	3.0
	full-time employed	40	28.4	29.6	32.6
	part-time employed	15	10.6	11.1	43.7
	looking after home/ family	20	14.2	14.8	58.5
	permanently retired	22	15.6	16.3	74.8
	unemployed/ looking for work	10	7.1	7.4	82.2
	higher/further education	1	.7	.7	83.0
	govt/work training scheme	4	2.8	3.0	85.9
	permanently sick/ disabled	15	10.6	11.1	97.0
	unable to work -short term ill health	3	2.1	2.2	99.3
	other	1	.7	.7	100.0
	Total	135	95.7	100.0	
Missing	99	6	4.3		
Total		141	100.0		

Q22 Economic activity 2

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid looking after home/family	4	2.8	22.2	22.2
permanently retired	1	.7	5.6	27.8
unemployed/looking for work	1	.7	5.6	33.3
govt/work training scheme	1	.7	5.6	38.9
permanently sick/disabled	8	5.7	44.4	83.3
unable to work -short term ill health	1	.7	5.6	88.9
voluntary work	1	.7	5.6	94.4
other	1	.7	5.6	100.0
Total	18	12.8	100.0	
Missing 99	123	87.2		
Total	141	100.0		

Appendix IV Ideal Location for Housing

Valid	Location	Frequency	Percent	Valid Percent	Cumulativ e Percent
	Ayr	40	28.4	30.3	30.3
	Girvan	37	26.2	28.0	58.3
	Prestwick/Troon	14	9.9	10.6	68.9
	Maybole	7	5.0	5.3	74.2
	Crosshill	6	4.3	4.5	78.8
	Dailly	4	2.8	3.0	81.8
	outwith Ayrshire	3	2.1	2.3	84.1
	rural, nonspecific	3	2.1	2.3	86.4
	Kirkmichael	3	2.1	2.3	88.6
	Kirkoswald	3	2.1	2.3	90.9
	Straiton	3	2.1	2.3	93.2
	Ayrshire, nonspecific	2	1.4	1.5	94.7
	Maidens	2	1.4	1.5	96.2
	north west Ayrshire	1	.7	.8	97.0
	Kilmarnock	1	.7	.8	97.7
	Dalrymple	1	.7	.8	98.5
	Minishant	1	.7	.8	99.2
	south Ayrshire	1	.7	.8	100.0
	Total	132	93.6	100.0	
Missing	99	9	6.4		
Total		141	100.0		

Appendix V Relationships between current locations, first choice and ideal locations

The following significant associations exist between respondents current location; age; size of household and their preferences on ideal location, size and type of home:

Correlations (Spearman's rho)

		Q1 Home: current location	Q18 Age on 31/12/01	Q17 Sex	Q2 No of People at home
Q6 First choice CHA location	Correlation Coefficient Sig. (2-tailed) N	.725 .000 110			
Q6 Second choice CHA location	Correlation Coefficient Sig. (2-tailed) N	.466 .000 74			
Q6 Third choice CHA location	Correlation Coefficient Sig. (2-tailed) N	.472 .000 58			
Q15 Ideal 1 st choice	Correlation Coefficient Sig. (2-tailed) N	.599 .000 128			
Ideal house size 1	Correlation Coefficient Sig. (2-tailed) N	. .007 62	-.338 .007 62	.253 .042 65	.558 .000 65
Ideal house type 1	Correlation Coefficient Sig. (2-tailed) N	 .000 124	.363 .000 124	-.180 .043 127	-.251 .004 127

** Correlation is significant at the .01 level (2-tailed).

* Correlation is significant at the .05 level (2-tailed).

Appendix VI Personal experience of housing difficulties

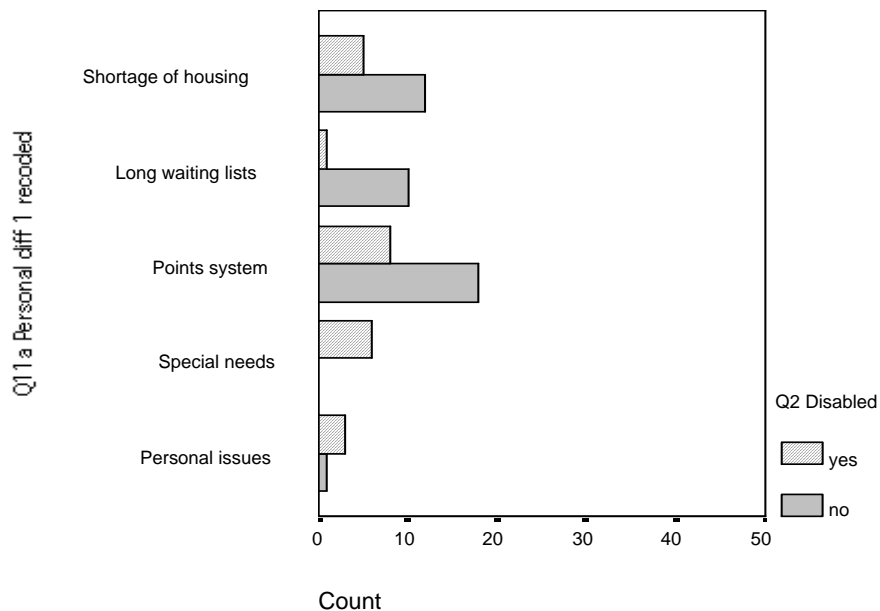
Category label	Code		Pct of Count Responses	Pct of Cases
Shortage of houses in general	1	4	3.9	6.1
Short/ owned by/council	2	1	1.0	1.5
Short/persons/special needs	7	1	1.0	1.5
Short/built/ground floor	8	8	7.8	12.1
Short/built/ smaller	9	4	3.9	6.1
Short/built/larger	10	4	3.9	6.1
Short/built/good quality	11	1	1.0	1.5
Short/built/in specific area	12	6	5.9	9.1
Short/selloff/council house	15	1	1.0	1.5
Problematic neighbours	16	3	2.9	4.5
HA rules/no outsiders	17	5	4.9	7.6
Transfer list long	18	4	3.9	6.1
Waiting list long	19	11	10.8	16.7
Points system (in general)	20	14	13.7	21.2
Points/favours special needs	22	1	1.0	1.5
Points/favours outsiders	23	2	2.0	3.0
Points/penalises tied	24	6	5.9	9.1
Points/penalises where you live	25	1	1.0	1.5
Points/penalises working people	26	1	1.0	1.5
Points/penalises owners	29	6	5.9	9.1
Points/penalises single people	30	4	3.9	6.1
Points/penalises on age	31	4	3.9	6.1
Restricted/private only	34	1	1.0	1.5
Restricted/private & expensive only	35	2	2.0	3.0
Restricted/poor location only	37	1	1.0	1.5
Restricted/pool quality only	38	2	2.0	3.0
Restricted/no outsiders	39	2	2.0	3.0
Restricted/due to rent arrears	40	2	2.0	3.0
Total responses		102	100.0	154.5

75 missing cases; 66 valid cases

Appendix VII: Principal housing difficulties experienced

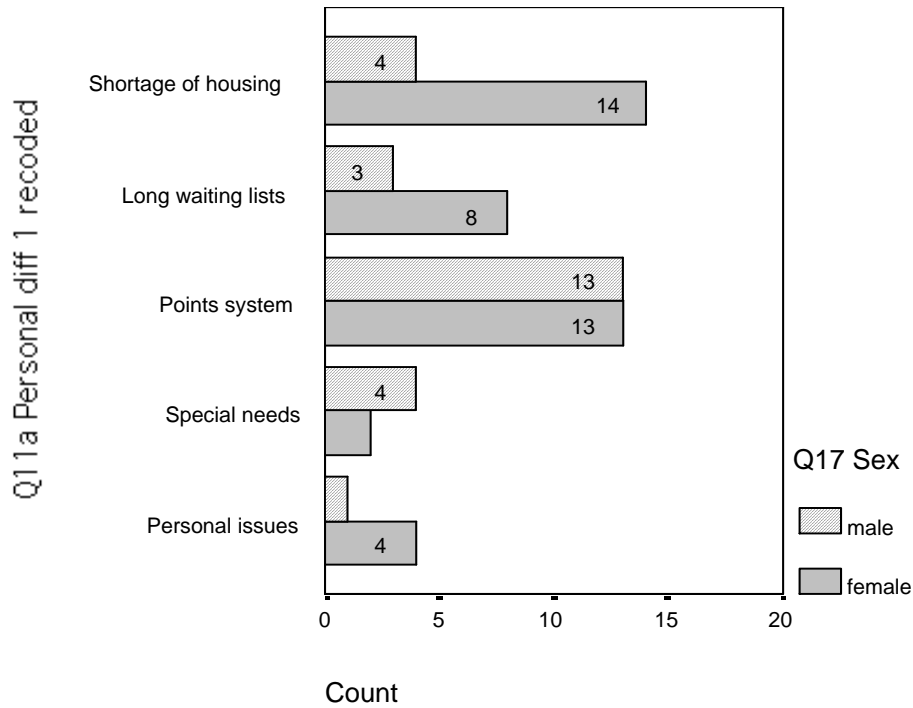
Q11a Personal diff 1 recoded * Q2a Ground floor needed Crosstabulation

			Q2a Ground floor needed		Total
			yes	no	
Q11a Personal diff 1 recoded	Shortage of housing	Count	5	12	17
		% within Q11a Personal diff 1 recoded	29.4%	70.6%	100.0%
		% within Q2a Ground floor needed	21.7%	29.3%	26.6%
	Long waiting lists	Count	1	10	11
		% within Q11a Personal diff 1 recoded	9.1%	90.9%	100.0%
		% within Q2a Ground floor needed	4.3%	24.4%	17.2%
Points system	Count	8	18	26	
	% within Q11a Personal diff 1 recoded	30.8%	69.2%	100.0%	
	% within Q2a Ground floor needed	34.8%	43.9%	40.6%	
Special needs	Count	6		6	
	% within Q11a Personal diff 1 recoded	100.0%		100.0%	
	% within Q2a Ground floor needed	26.1%		9.4%	
Personal issues	Count	3	1	4	
	% within Q11a Personal diff 1 recoded	75.0%	25.0%	100.0%	
	% within Q2a Ground floor needed	13.0%	2.4%	6.3%	
Total	Count	23	41	64	
	% within Q11a Personal diff 1 recoded	35.9%	64.1%	100.0%	
	% within Q2a Ground floor needed	100.0%	100.0%	100.0%	



Crosstab

			Q17 Sex		Total
			male	female	
Q11a Personal diff 1 recoded	Personal issues	Count	1	4	5
		% within Q11a Personal diff 1 recoded	20.0%	80.0%	100.0%
		% within Q17 Sex	4.0%	9.8%	7.6%
	Special needs	Count	4	2	6
		% within Q11a Personal diff 1 recoded	66.7%	33.3%	100.0%
		% within Q17 Sex	16.0%	4.9%	9.1%
	Points system	Count	13	13	26
		% within Q11a Personal diff 1 recoded	50.0%	50.0%	100.0%
		% within Q17 Sex	52.0%	31.7%	39.4%
	Long waiting lists	Count	3	8	11
		% within Q11a Personal diff 1 recoded	27.3%	72.7%	100.0%
		% within Q17 Sex	12.0%	19.5%	16.7%
	Shortage of housing	Count	4	14	18
		% within Q11a Personal diff 1 recoded	22.2%	77.8%	100.0%
		% within Q17 Sex	16.0%	34.1%	27.3%
	Total	Count	25	41	66
		% within Q11a Personal diff 1 recoded	37.9%	62.1%	100.0%
		% within Q17 Sex	100.0%	100.0%	100.0%



Crosstab

		Q19 Marital status					Total
		married	living with partner	separated/divorced	single	widowed	
Q11a Personal d recoded	Personal issue Count		1		3	1	5
	% within Q11a Personal d 1 recoded		20.0%		60.0%	20.0%	100.0%
	% within Q19 Marital status		14.3%		17.6%	14.3%	7.7%
Special needs	Count	1		1	2	2	6
	% within Q11a Personal d 1 recoded	16.7%		16.7%	33.3%	33.3%	100.0%
	% within Q19 Marital status	5.0%		7.1%	11.8%	28.6%	9.2%
Points system	Count	11	1	5	6	2	25
	% within Q11a Personal d 1 recoded	44.0%	4.0%	20.0%	24.0%	8.0%	100.0%
	% within Q19 Marital status	55.0%	14.3%	35.7%	35.3%	28.6%	38.5%
Long waiting list	Count	2	1	3	4	1	11
	% within Q11a Personal d 1 recoded	18.2%	9.1%	27.3%	36.4%	9.1%	100.0%
	% within Q19 Marital status	10.0%	14.3%	21.4%	23.5%	14.3%	16.9%
Shortage of housing	Count	6	4	5	2	1	18
	% within Q11a Personal d 1 recoded	33.3%	22.2%	27.8%	11.1%	5.6%	100.0%
	% within Q19 Marital status	30.0%	57.1%	35.7%	11.8%	14.3%	27.7%
Total	Count	20	7	14	17	7	65
	% within Q11a Personal d 1 recoded	30.8%	10.8%	21.5%	26.2%	10.8%	100.0%
	% within Q19 Marital status	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Appendix VIII Perception of housing difficulties in rural Ayrshire

Category label	Code	Count	Pct of Responses	Pct of Cases
Shortage of houses in general	1	36	20.5	31.3
Short/ owned by/council	2	5	2.8	4.3
Short/owned by/Hassoc	3	1	0.6	0.9
Short/owned by/rented	4	6	3.4	5.2
Short/persons/older people	5	2	1.1	1.7
Short/persons/special needs	7	5	2.8	4.3
Short/built/ground floor	8	1	0.6	0.9
Short/built/ smaller	9	1	0.6	0.9
Short/built/larger	10	6	3.4	5.2
Short/built/good quality	11	2	1.1	1.7
Short/built/in specific area	12	15	8.5	13.0
Short/built/affordable	13	5	2.8	4.3
Short/built/new	14	4	2.3	3.5
Short/selloff/council house	15	9	5.1	7.8
HA rules/no outsiders	17	3	1.7	2.6
Waiting list long	19	19	10.8	16.5
Points system (in general)	20	17	9.7	14.8
Points/favours single parents	21	4	2.3	3.5
Points/favours special needs	22	3	1.7	2.6
Points/favours outsiders	23	5	2.8	4.3
Points/penalises tied	24	3	1.7	2.6
Points/penalises where you live	25	1	0.6	0.9
Points/penalises working people	26	1	0.6	0.9
Points/penalises normal people	27	2	1.1	1.7
Points/penalises healthy people	28	1	0.6	0.9
Points/penalises owners	29	2	1.1	1.7
Points/penalises single people	30	2	1.1	1.7
Points/penalises on age	31	5	2.8	4.3
Restricted/expensive only	33	1	0.6	0.9
Restricted/private & expensive only	35	1	0.6	0.9
Restricted/private & poor quality only	36	1	0.6	0.9
Restricted/poor location only	37	3	1.7	2.6
Restricted/pool quality only	38	2	1.1	1.7
Restricted/no outsiders	39	2	1.1	1.7
Total responses		176	100.0	153.0

Appendix IX Details of any medical problems or disability.

29 % of respondents indicated that ground floor accommodation is required as a result of medical problems or disability.

Q2a Ground floor needed

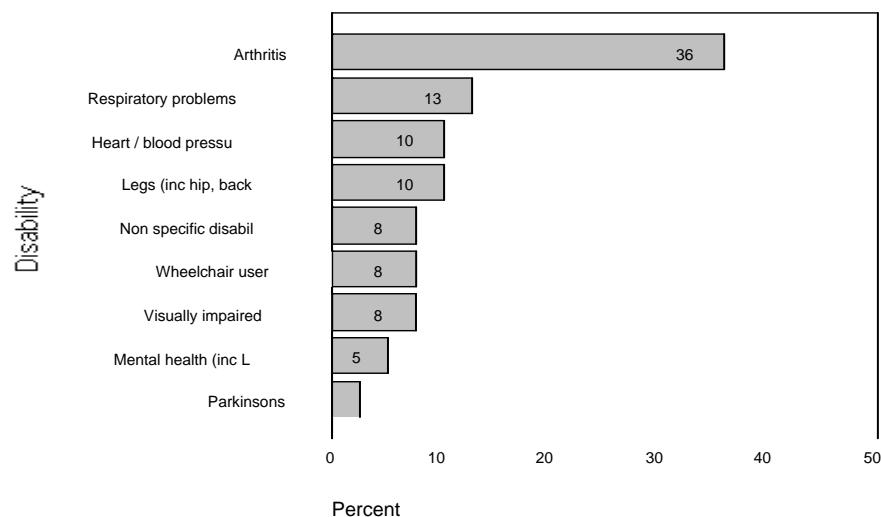
		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	no	91	64.5	68.9	68.9
	yes	41	29.1	31.1	100.0
Total		132	93.6	100.0	
Missing	99	9	6.4		
Total		141	100.0		

The open-ended descriptions were then recoded into ten different categories. The 1st set of disabilities are listed in the following table.

Q2b Coded disability need ground floor (1st disability listed)

Category	Frequency	Percent	Valid Percent	Cumulative Percent
Arthritis	14	9.9	35.9	35.9
Respiratory problems	5	3.5	12.8	48.7
Heart / blood pressure	4	2.8	10.3	59.0
Legs (inc hip, back problems)	4	2.8	10.3	69.2
Wheelchair user	3	2.1	7.7	76.9
Visually impaired	3	2.1	7.7	84.6
Non specific disability	3	2.1	7.7	92.3
Mental health (inc LD, dementia)	2	1.4	5.1	97.4
Parkinsons	1	.7	2.6	100.0
Total	39	27.7	100.0	
Missing 99	102	72.3		
Total	141	100.0		

As indicated by the types of disability listed in general, there is relationship



between age and type of disability although not of statistical significance. When then asked to describe the nature of the disability in their own words, 19 of the 39 who chose to do so mentioned more than one such difficulty, experienced by themselves or other members of the family.

Q18 Agegroup * Q2b Coded disability need ground floor Crosstabulation

Count		Q2b Coded disability need ground floor								Total	
		Non spe disabilit	Heart / blo pressure	Arthritis	Legs (inc back probl	Wheelchai	Visuall impaire	Respirato problem	Mental he (inc LD, dementia		Parkins
Q18	under 30s				1	1		1			3
Agegro	30s			1				1			2
	40s			2			1			1	4
	50s	1	2	5	1						9
	60s	1		3	2	2	2	2	2		14
	over 70s	1	2	3							6
Total		3	4	14	4	3	3	4	2	1	38

N	Q2b Disability 1		Q2b Disability 2	
	Valid	Missing	Valid	Missing
	39	102	19	122

Q2b Coded disability need ground floor(2nd disability listed)

Category	Frequency	Percent	Valid Percent	Cumulative Percent
Legs (inc hip, back problems)	6	4.3	31.6	31.6
Non specific disability	2	1.4	10.5	42.1
Heart / blood pressure	2	1.4	10.5	52.6
Arthritis	2	1.4	10.5	63.2
Respiratory problems	2	1.4	10.5	73.7
Other (inc incontinence, diabetes, , hayfever, prostate)	2	1.4	10.5	84.2
Mental health (inc LD, dementia)	1	.7	5.3	89.5
Stroke	1	.7	5.3	94.7
Parkinsons	1	.7	5.3	100.0
Total	19	13.5	100.0	
Missing 99	122	86.5		
Total	141	100.0		

Pct of Pct of

Category label	Code	Count	Responses	Cases
Non specific disability	1	5	8.6	12.8
Heart / blood pressure	2	6	10.3	15.4
Arthritis	3	16	27.6	41.0
Stroke problems	4	1	1.7	2.6
Legs (inc hip, back problems)	5	10	17.2	25.6
Wheelchair user	6	3	5.2	7.7
Visually impaired	7	3	5.2	7.7
Respiratory problems	8	7	12.1	17.9
Mental health (inc LD, dementia)	9	3	5.2	7.7
Parkinsons	10	2	3.4	5.1
Other (inc incontinence, diabetes,	11	2	3.4	5.1
Total responses	58		100.0	148.7

102 missing cases; 39 valid cases

Table IXa Disabilities identified by respondents (all responses)

Q2b Coded disability need ground floor * Q18 Agegroup Crosstabulation

Count		Q18 Agegroup						Total
		under 30	30s	40s	50s	60s	over 70s	
Q2b	Non specific disability				1	1	1	3
Coded	Heart / blood pressure				2		2	4
disability	Arthritis		1	2	5	3	3	14
need	Legs (inc hip, back problems)	1			1	2		4
ground	Wheelchair user	1				2		3
floor	Visually impaired			1		2		3
	Respiratory problems	1	1			2		4
	Mental health (inc dementia)					2		2
	Parkinsons			1				1
Total		3	2	4	9	14	6	38

Q2b Coded disability need ground floor * Q18 Agegroup Crosstabulation

		Q18 Agegroup						Total
		under 30s	30s	40s	50s	60s	over 70s	
Q2b Non specific disability need ground floor	Count				1	1	1	3
	% within Q2b Coded disability need ground floor				33.3%	33.3%	33.3%	100.0%
	% within Q18 Agegroup				11.1%	7.1%	16.7%	7.9%
Heart / blood pressure	Count				2		2	4
	% within Q2b Coded disability need ground floor				50.0%		50.0%	100.0%
	% within Q18 Agegroup				22.2%		33.3%	10.5%
Arthritis	Count		1	2	5	3	3	14
	% within Q2b Coded disability need ground floor		7.1%	14.3%	35.7%	21.4%	21.4%	100.0%
	% within Q18 Agegroup		50.0%	50.0%	55.6%	21.4%	50.0%	36.8%
Legs (inc hip, back problems)	Count	1			1	2		4
	% within Q2b Coded disability need ground floor	25.0%			25.0%	50.0%		100.0%
	% within Q18 Agegroup	33.3%			11.1%	14.3%		10.5%
Wheelchair use	Count	1				2		3
	% within Q2b Coded disability need ground floor	33.3%				66.7%		100.0%
	% within Q18 Agegroup	33.3%				14.3%		7.9%
Visually impaired	Count			1		2		3
	% within Q2b Coded disability need ground floor			33.3%		66.7%		100.0%
	% within Q18 Agegroup			25.0%		14.3%		7.9%
Respiratory problems	Count	1	1			2		4
	% within Q2b Coded disability need ground floor	25.0%	25.0%			50.0%		100.0%
	% within Q18 Agegroup	33.3%	50.0%			14.3%		10.5%
Mental health (dementia)	Count					2		2
	% within Q2b Coded disability need ground floor					100.0%		100.0%
	% within Q18 Agegroup					14.3%		5.3%
Parkinsons	Count			1				1
	% within Q2b Coded disability need ground floor			100.0%				100.0%
	% within Q18 Agegroup			25.0%				2.6%
Total	Count	3	2	4	9	14	6	38
	% within Q2b Coded disability need ground floor	7.9%	5.3%	10.5%	23.7%	36.8%	15.8%	100.0%
	% within Q18 Agegroup	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Appendix X Propensity to move to study villages

How many people would consider housing in the study villages?

Q13 Would move to new CHA housing

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	yes	68	48.2	50.0	50.0
	no	68	48.2	50.0	100.0
Total		136	96.5	100.0	
Missing	99	5	3.5		
Total		141	100.0		

How many would consider study villages but have not applied to be housed in them?

Only 36.6 % of those stating ground floor housing was required due to disability also stated that they would consider moving to new built accommodation in the villages. (15 respondents). This group also represent 23% of all those respondents stating they would be willing to move (65) but this also indicates that disability is a major drawback in rural settings .Ideal home choice among disabled respondents indicate a preference for access to medical support facilities, proximity to shops etc.

Propensity to move amongst respondents sharing amenities:

Sharing a kitchen is one of the key indicators of people in multiple occupancy homes. Surprisingly, only just over half of these people (54.5%) would be willing to move to new housing in the villages. (This is not a statistically significant result though).

Crosstab

			Q13 Would move to new CHA housing		Total
			yes	no	
Q3a Share kitchen	no	Count	56	58	114
		% within Q3a Share kitchen	49.1%	50.9%	100.0%
		% within Q13 Would move to new CHA housing	82.4%	85.3%	83.8%
	yes	Count	12	10	22
		% within Q3a Share kitchen	54.5%	45.5%	100.0%
		% within Q13 Would move to new CHA housing	17.6%	14.7%	16.2%
Total		Count	68	68	136
		% within Q3a Share kitchen	50.0%	50.0%	100.0%
		% within Q13 Would move to new CHA housing	100.0%	100.0%	100.0%

Experience of housing difficulties and propensity to move to study villages

Age and propensity to move to study villages:

Crosstab

			Q13 Would move to new CHA housing		Total
			yes	no	
Q11 Experience of housing difficulties	no	Count % within Q11 Experience of housing difficulties % within Q13 Would move to new CHA housing	32 51.6% 50.8%	30 48.4% 49.2%	62 100.0% 50.0%
	yes	Count % within Q11 Experience of housing difficulties % within Q13 Would move to new CHA housing	31 50.0% 49.2%	31 50.0% 50.8%	62 100.0% 50.0%
Total		Count % within Q11 Experience of housing difficulties % within Q13 Would move to new CHA housing	63 50.8% 100.0%	61 49.2% 100.0%	124 100.0% 100.0%

Crosstab

			Q13 Would move to new CHA housing		Total
			yes	no	
Q17 Sex	female	Count % within Q17 Sex % within Q13 Would move to new CHA housing	41 51.2% 60.3%	39 48.8% 58.2%	80 100.0% 59.3%
	male	Count % within Q17 Sex % within Q13 Would move to new CHA housing	27 49.1% 39.7%	28 50.9% 41.8%	55 100.0% 40.7%
Total		Count % within Q17 Sex % within Q13 Would move to new CHA housing	68 50.4% 100.0%	67 49.6% 100.0%	135 100.0% 100.0%

Crosstab

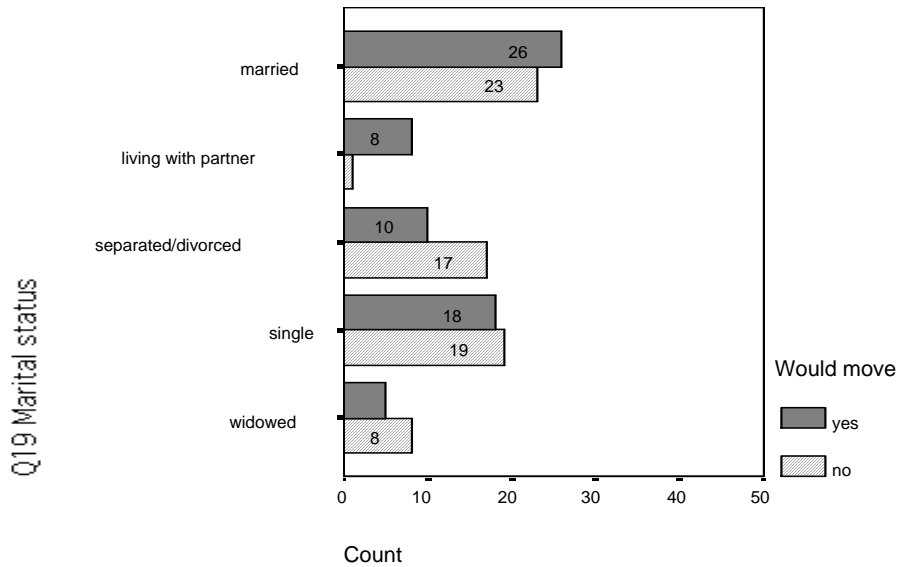
			Q13 Would move to new CHA housing		Total	
			yes	no		
Q18 Agegroup	over 70s	Count % within Q18 Agegroup % within Q13 Would move to new CHA housing	3 33.3% 4.5%	6 66.7% 9.1%	9 100.0% 6.8%	
	60s	Count % within Q18 Agegroup % within Q13 Would move to new CHA housing	7 36.8% 10.6%	12 63.2% 18.2%	19 100.0% 14.4%	
	50s	Count % within Q18 Agegroup % within Q13 Would move to new CHA housing	13 52.0% 19.7%	12 48.0% 18.2%	25 100.0% 18.9%	
	40s	Count % within Q18 Agegroup % within Q13 Would move to new CHA housing	10 62.5% 15.2%	6 37.5% 9.1%	16 100.0% 12.1%	
	30s	Count % within Q18 Agegroup % within Q13 Would move to new CHA housing	15 50.0% 22.7%	15 50.0% 22.7%	30 100.0% 22.7%	
	under 30s	Count % within Q18 Agegroup % within Q13 Would move to new CHA housing	18 54.5% 27.3%	15 45.5% 22.7%	33 100.0% 25.0%	
	Total		Count % within Q18 Agegroup % within Q13 Would move to new CHA housing	66 50.0% 100.0%	66 50.0% 100.0%	132 100.0% 100.0%

Not significant:

Marital Status and Propensity to move to study villages:

Crosstab

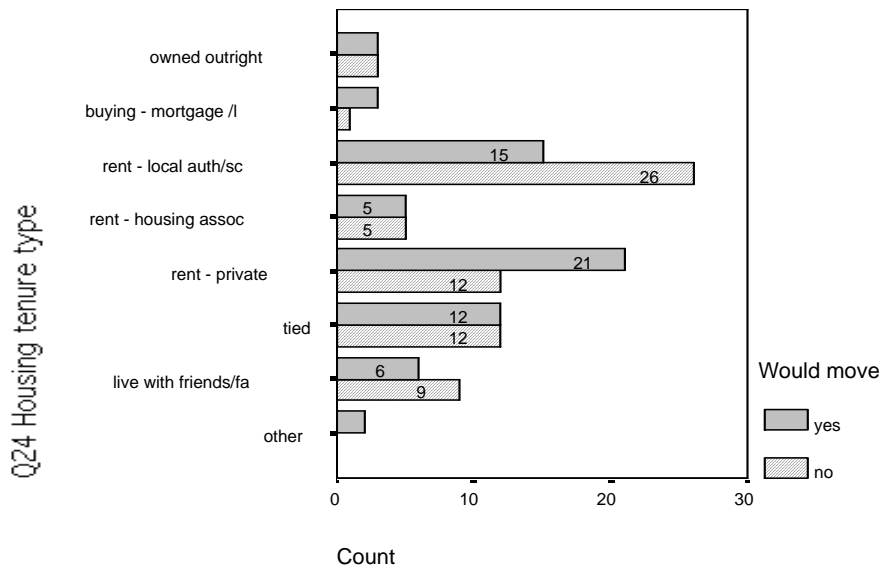
			Q13 Would move to new CHA housing		Total
			yes	no	
Q19 Marital status	widowed	Count	5	8	13
		% within Q19 Marital status	38.5%	61.5%	100.0%
		% within Q13 Would move to new CHA housing	7.5%	11.8%	9.6%
	single	Count	18	19	37
		% within Q19 Marital status	48.6%	51.4%	100.0%
		% within Q13 Would move to new CHA housing	26.9%	27.9%	27.4%
	separated/divorced	Count	10	17	27
		% within Q19 Marital status	37.0%	63.0%	100.0%
		% within Q13 Would move to new CHA housing	14.9%	25.0%	20.0%
	living with partner	Count	8	1	9
		% within Q19 Marital status	88.9%	11.1%	100.0%
		% within Q13 Would move to new CHA housing	11.9%	1.5%	6.7%
	married	Count	26	23	49
		% within Q19 Marital status	53.1%	46.9%	100.0%
		% within Q13 Would move to new CHA housing	38.8%	33.8%	36.3%
Total			67	68	135
% within Q19 Marital status			49.6%	50.4%	100.0%
% within Q13 Would move to new CHA housing			100.0%	100.0%	100.0%



Current tenure and propensity to move to study villages

Crosstab

			Q13 Would move to new CHA housing		Total
			yes	no	
Q24 Housing tenure type	other	Count	2		2
		% within Q24 Housing tenure type	100.0%		100.0%
		% within Q13 Would move to new CHA housing	3.0%		1.5%
	live with friends/family	Count	6	9	15
		% within Q24 Housing tenure type	40.0%	60.0%	100.0%
		% within Q13 Would move to new CHA housing	9.0%	13.2%	11.1%
	tied	Count	12	12	24
		% within Q24 Housing tenure type	50.0%	50.0%	100.0%
		% within Q13 Would move to new CHA housing	17.9%	17.6%	17.8%
	rent - private	Count	21	12	33
% within Q24 Housing tenure type		63.6%	36.4%	100.0%	
% within Q13 Would move to new CHA housing		31.3%	17.6%	24.4%	
rent - housing assoc/co-op	Count	5	5	10	
	% within Q24 Housing tenure type	50.0%	50.0%	100.0%	
	% within Q13 Would move to new CHA housing	7.5%	7.4%	7.4%	
rent - local auth/scot homes	Count	15	26	41	
	% within Q24 Housing tenure type	36.6%	63.4%	100.0%	
	% within Q13 Would move to new CHA housing	22.4%	38.2%	30.4%	
buying - mortgage /loan	Count	3	1	4	
	% within Q24 Housing tenure type	75.0%	25.0%	100.0%	
	% within Q13 Would move to new CHA housing	4.5%	1.5%	3.0%	
owned outright	Count	3	3	6	
	% within Q24 Housing tenure type	50.0%	50.0%	100.0%	
	% within Q13 Would move to new CHA housing	4.5%	4.4%	4.4%	
Total	Count	67	68	135	
	% within Q24 Housing tenure type	49.6%	50.4%	100.0%	
	% within Q13 Would move to new CHA housing	100.0%	100.0%	100.0%	



**Appendix XI Comparison of ideal location and expressed choice of housing
in the study villages**

Correlations

		Q15 Ideal 1st choice	Q15 Ideal 2nd choice
Q13 Would move to new CHA housing	Correlation Coefficient	.029	-.146
	Sig. (2-tailed)	.740	.403
	N	131	35
Q14 Dailly / relative preference rating	Correlation Coefficient	-.309	.000
	Sig. (2-tailed)	.036	1.000
	N	46	11
Q14 Dalrymple / relative preference rating	Correlation Coefficient	.437	.347
	Sig. (2-tailed)	.003	.245
	N	43	13
Q14 Crosshill / relative preference rating	Correlation Coefficient	-.137	-.199
	Sig. (2-tailed)	.345	.514
	N	50	13
Q14 Kirkmichael / relative preference rating	Correlation Coefficient	.160	.269
	Sig. (2-tailed)	.256	.373
	N	52	13
Q14 Straiton / relative preference rating	Correlation Coefficient	-.139	-.288
	Sig. (2-tailed)	.362	.365
	N	45	12
Q15 Ideal 1st choice	Correlation Coefficient	1.000	.456
	Sig. (2-tailed)	.	.006
	N	132	35

* Correlation is significant at the .05 level (2-tailed).

** Correlation is significant at the .01 level (2-tailed).