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Affordable Community Housing Enquiry

Short Survey Findings

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Use of survey findings

Please note:

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Requests to be made to Findhorn College:

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Affordable Community Housing Enquiry: Short Survey

Findhorn College has been funded to carry out research on potential new community housing developments and facilities in the Park. The work is independent of local developers and landowners.

The research is specifically focused on individuals and families considering *renting, buying or investing* in potential new housing developments in Findhorn Ecovillage in the coming years.

The aim of the research is to start to get a better understanding about the types of resources, needs and demands within the community for different types of housing. In particular the potential for bringing people together for collective action on creating “community” within new developments, potential to share facilities, interest and commitment in sustainable housing designs and behaviours. Our aspiration is that the findings will help us better understand the basis for extending the Findhorn EcoVillage community and also help inform and shape decision making amongst community members seeking housing and developers and landowners.

Affordable Community Housing Enquiry: Short Survey:

Aim of the short survey was to get a snapshot of those people considering rent, buying and investment within new developments in the years ahead. We wanted find out more about interests and attitudes towards community housing.

After the survey the proposal is to explore collective housing design and development to come together within an event to establish how to move forward, support and information required, potential community partners.

Affordable Community Housing Enquiry: Background

The survey builds upon the work of the Enquiry Circle that produced a draft Housing Direction statement earlier this year. The statement aimed to set out collective aspirations and policies for future developments. Amongst other things, the statement proposes that new developments provide more community owned, affordable housing and helps provide balance to an aging population. CHIRP builds upon the surveys of Ekopia survey (2004) and CCCG survey (2016). The two surveys illustrate significant changes in direction of the community before and after major housing developments. They show how the community has gone on a journey from a largely rental housing centred around the Findhorn Foundation 14 years ago, to significantly, a home-owning much wider community in which non-foundation organisations and activities are predominant.

Our 2018 survey follows extensive debate and consultation across the community during 2017/18 and attempts to fill some of the gaps in knowledge around housing need, demand, and community design.

Proposed research project timetable

- Stage 1 Reviewing existing research (August)
- Stage 2 Short Survey (September)
- Stage 3 Sharing - sharing findings with stakeholders (October)
- Stage 4 Engagement event/s (October/November)

Investors

Rental - community living

Buying - co-operative type structure

Pre-research assumptions

Building upon the Enquiry Circle's Draft Housing Directions Statement 2018 we want to test out the following using first a short survey and then subsequent workshops/events

- Most people identify with categories: families, young adults, community key-workers
- Increasing need for affordable housing for families
- Interest in forms of community ownership and community investment models
- Interest in community living such as housing clusters, shared facilities and services
- Demand for rental vs buying
- No of people having savings/money to invest and potential amounts
- Affordable rental housing significant need/demand is a priority
- Interest in innovation and sustainability in design of builds and living arrangements
- Commitment to work together on community design

Survey Findings - opportunities in new housing design

The survey, albeit short, and limited in scope, clearly shows a strong interest in new and better housing in Findhorn Ecovillage, largely for older single people and couples but with a significant representation of families and younger people coming into the community.

There is significant interest in community housing designs:

- People want their own space, but also to live within a shared-resource based community experience
- There is significant interest in shares and loans in community housing schemes.
- And significant interest and willingness in sharing a range of facilities from laundry to gardens to storage
- Community housing scheme ownership models are available within the GEN/co-housing networks

Survey Findings - opportunities in new housing design

Further exploration:

Over 30% of respondents had been in the community less than 5 years.

Majority of respondents to options to buy or rent replied “Maybe”. Both of these results need further investigation. The figures include responses from young people and families, and represent newcomers to the community and its potential future backbone. How they are welcomed and enabled to stay in the community can be key to the community’s future. Anecdotally, many report having to move from house-sit, to short-term let many times in their first few years. Arguably further exploration is needed into affordable rental housing that is designed to respond to needs of “newcomers” whilst they find their role, place whilst requiring contribution in community. Options for reliable flexible, simple, and very affordable rental accommodation with tenancies lengths built around the user’s needs for the short or medium term may help meet the needs really open up new forms of growth in the EcoVillage and bring through new generations.

Survey Findings - points of interest

Response

- Good: 60 people, range of ages, gender, time engagement with community
- Mainly singles, 55+ but significant pool of families and some young adults (18-34)
- Majority of respondents identify as “community key-workers” (F’horn Ecovillage inspired/based orgs)

Overwhelming support for new community shared facilities

- 76% of all participants strongly agree with need for community shared facilities
- Highest response rates across survey
- Most votes: Laundry, Gardens, Storage, Car-share, then Work Spaces, Childcare, Kitchens

Investment: Significant interest in shares and loans in community housing schemes

- 20/59 responses have savings/money to potentially invest
- Potentially £650k in total available - majority of money held by 55 years+
- 90% of people seeking investment said they had £10-£50k available

Survey findings - points of interest

“Maybe” largest response to “buying”/“renting” options

- Need more information as to what people are holding off for/depending upon

“Yes” responses on renting

- Mainly studios/one-bed flats (11/16 responses)
- Some interest in 2-3 bed houses (3/16 responses) or shared housing (2/16)
- Renting - particularly popular with people who've been here under 5 years, young adults

“Yes” responses on buying

- Maximum price range (6/9 responses) 200k-250k
- Significant interest in buying options under £150k (16/34 of yes/maybe responses)
- Families interested in 2-3 bedroom houses
- Predominantly long-terms (been here over 10 years) people with families, 40s, 50s, 60s.
- Predominantly interested in 2-3 bed houses

Further research needed:

Getting beyond “Maybe”

- What holds people back, what are they looking for/conditions to be more certain?

Ownership

- How many people want private individual ownership Vs collective/community housing ownership?
- Co-ops/Co-housing - if people want to self-organise how might it work and what help is available?

Investments

- People seeking to invest/live on site vs investment only options
- To what extent do people want to engage in community housing scheme investments, how might it work? Investment models, Shared-ownership? Investing in a housing co-op? Investing in a co-housing scheme? Other?

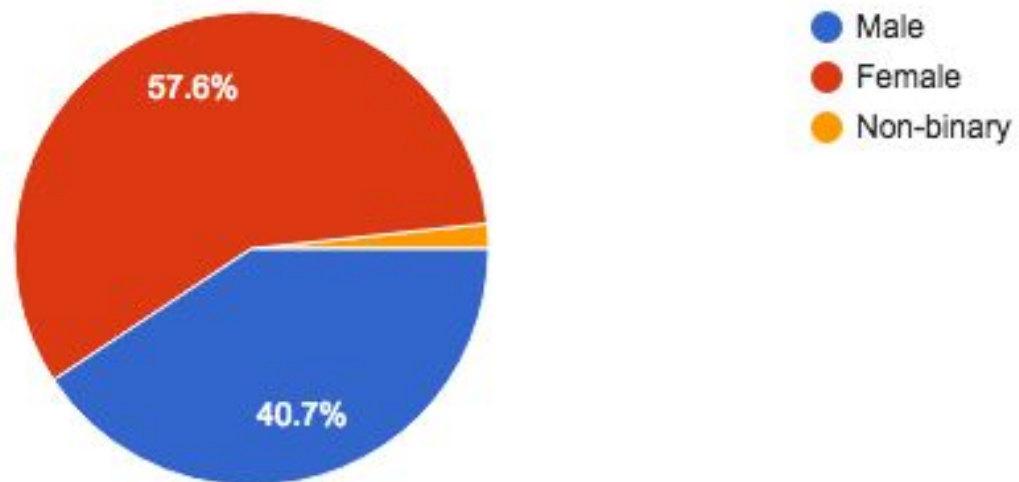
Shared facilities

- What does this look like in practice for people, how might “community” work?
Design/ownership/management? What options to buy land and build are available?

Survey Responses Details

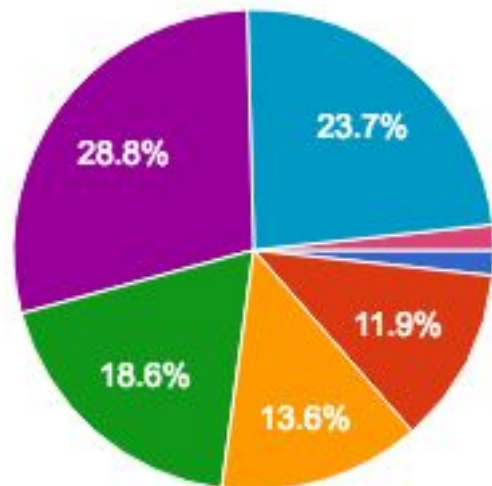
About you: what gender do you identify with?

59 responses



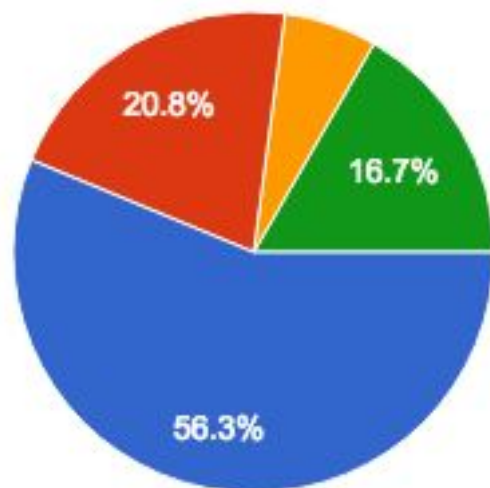
How old are you?

59 responses



Are you seeking new housing as a:

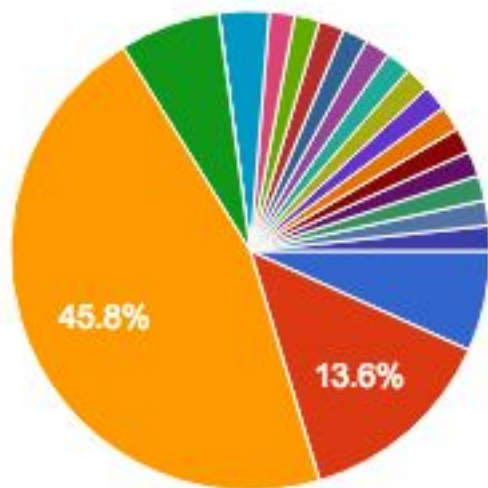
48 responses



- Single
- Couple
- Single with children
- Couple with children

Which of the following categories would you most identify with?

59 responses



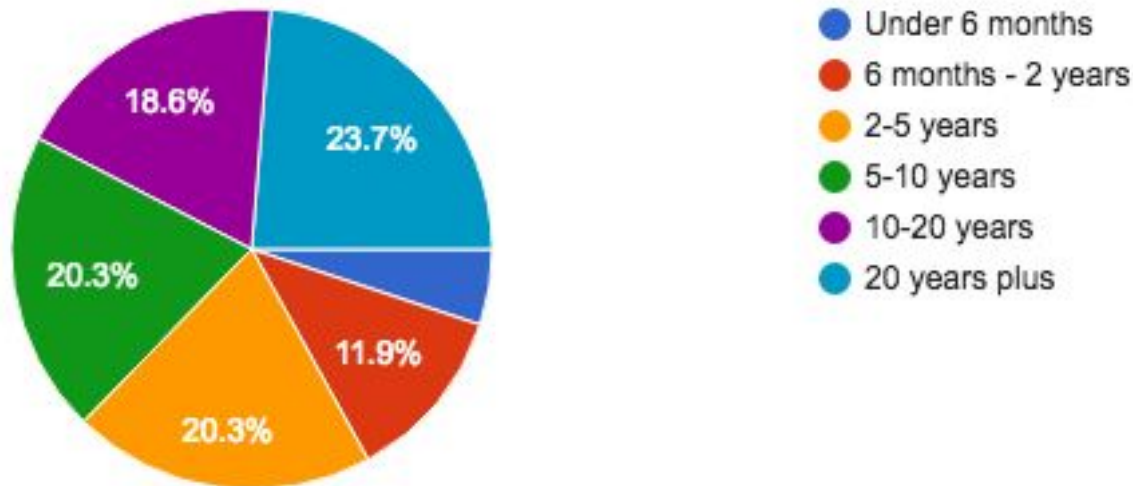
- Young Adults
- Families
- Community key-workers (serving Fi...
- Community elders (retiring from ser...
- Community learners (on education/t...
- NFA
- Active Elder, still working
- Community elder serving the global/...

▲ 1/3 ▼

Note: Community Key Workers (largest self-defined category - people serving FF, NFA, Duneland, NFD, Phoenix Cafe, and other organisations in the Park aligned to Findhorn Foundation values)

How long have you identified as being part of the community?

59 responses



Note: 32% of respondents are “new” - identifying as being part of the community for less than 5 years

Key findings: community

Largely single and over 55 years but with significant numbers of families

- 56% Singles
- 76% households without children (singles + couples)
- 23% surveyed have children
- 70% surveyed over 45 years+
- 50% surveyed over 55-74 years+

CCCG survey 2016 - comparison

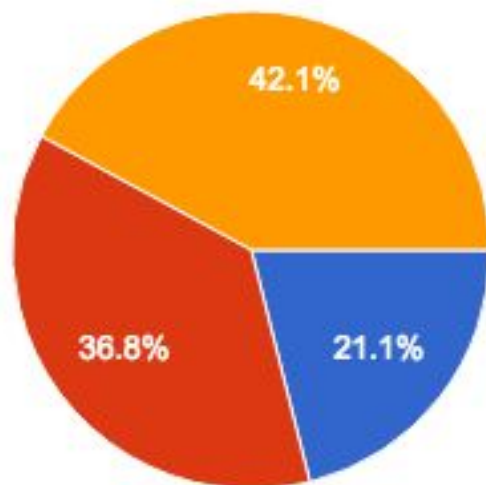
- 43% surveyed were single
- 18% have children in the community

What are younger people saying? (18-34 years old)

Ages	7x 18-34 year olds
Genders	5 females, 2 males
Households:	2 singles, 3 couples and 2 families
Time as community members:	3x for 5-10 years, 3x 2-5 years and 1x less than 2 years
Identified:	2x community key workers, 3x families, 2x young adults
Buying:	3 x Yes, 1x No, 3x Maybe
Rent:	1 x Yes, 2x No, 4x Maybe
Buying max price	3x £100k, 1x£200k; 1x £150, 1x£200k, 1x £250k
Current rent prices	1x £300-£399, 1x £400-499, 4x £500-£599 pcm

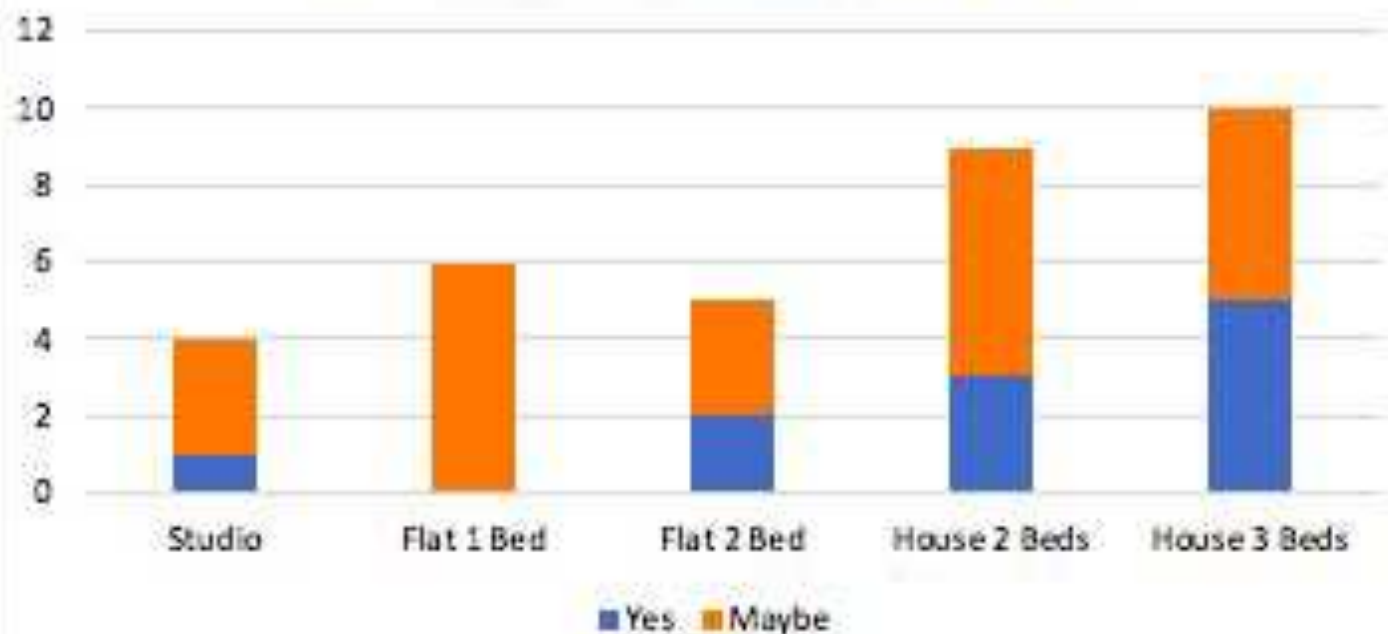
Are you seeking to buy?

57 responses



- Yes
- No
- Maybe

House preferences amongst those answering "yes" and "maybe" seeking to buy

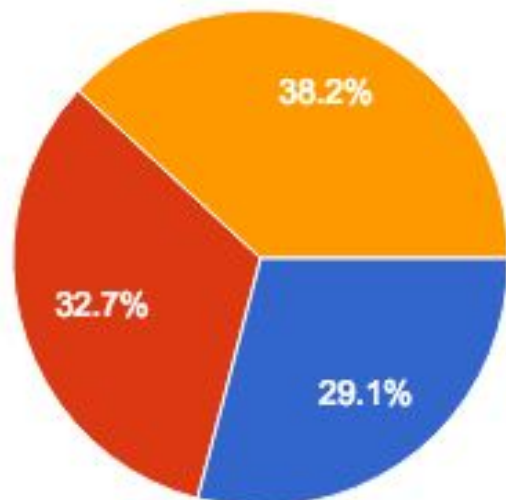


Max Price Range - for those answering "yes" or "maybe" seeking to buy



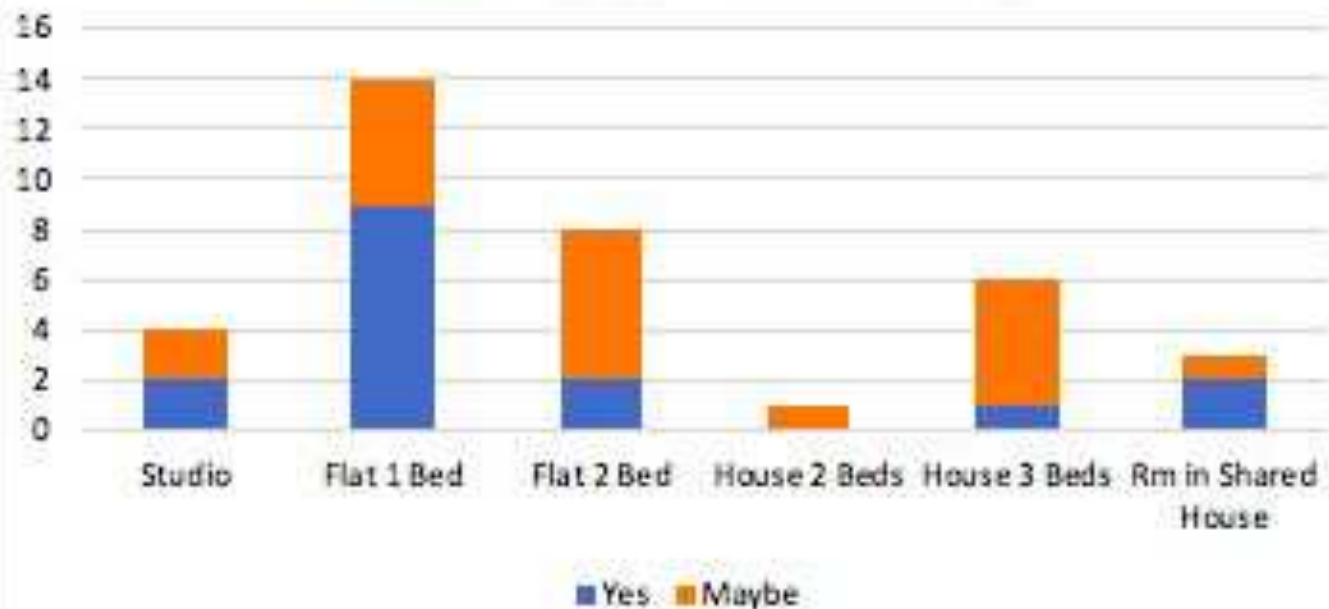
Are you be seeking to rent?

55 responses

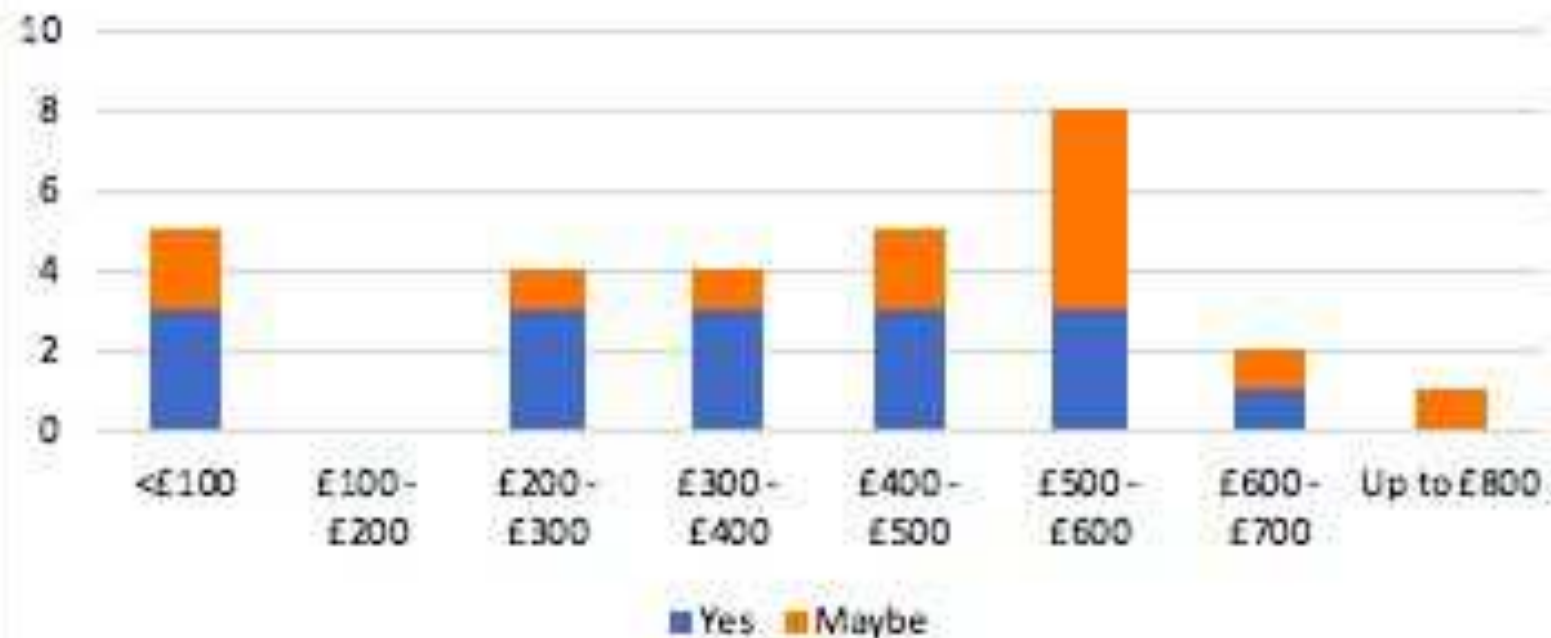


- Yes
- No
- Maybe

Housing preferences amongst those answering "yes" and "maybe" seeking to rent

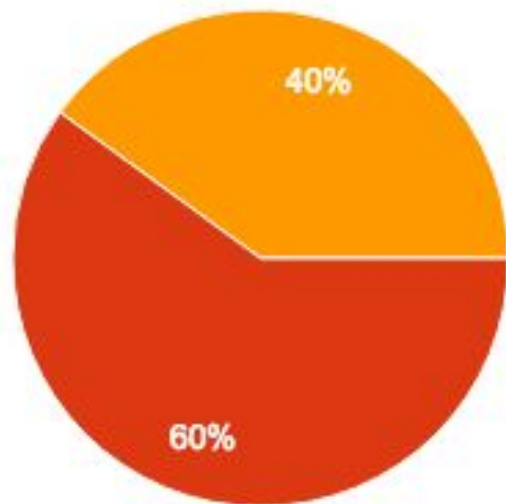


Current rents reported by people answering "yes" and "maybe" seeking to rent



Are you seeking to invest?

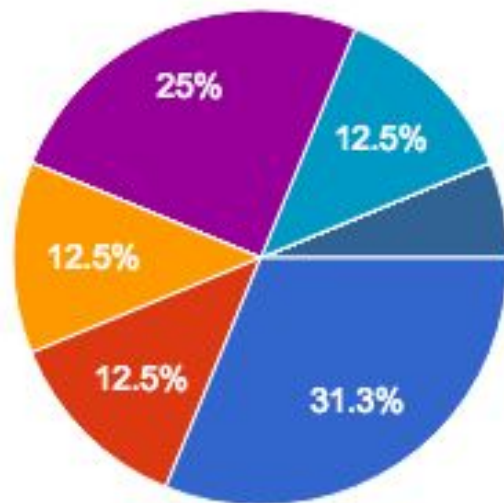
55 responses



- Yes
- No
- Maybe

How much would you be seeking to invest?

16 responses

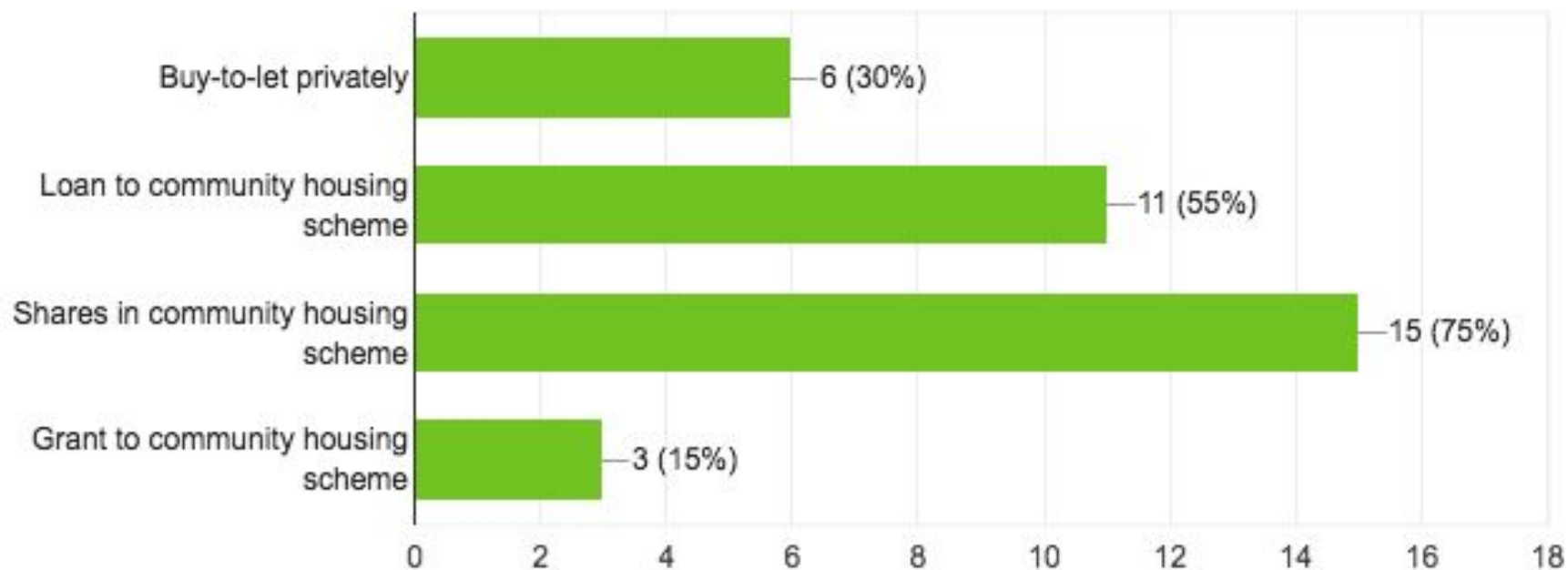


- Up to £10,000
- Up to £20,000
- Up to £30,000
- Up to £40,000
- Up to £50,000
- Up to £100,000
- Up to £200,000
- Up to £300,000

▲ 1/2 ▼

What might you seek to invest in?

20 responses



Investment Potential

Potential funds overall	£650,000
Potential shares in a community housing scheme:	£410,000
Potential loan to a community housing scheme:	£110,000
Potential private Buy to Let	£210,000

22 said “maybe” interested in investing

20 identified what they might be interested in investing in

16 said how much they might have to invest

Investment Potential funding against age categories:

65 - 74+	£350,000
55 - 64	£150,000
45-54	£30,000
35 - 44	£60,000
25 - 34	£60,000

22 said “maybe” interested in investing

20 identified what they might be interested in investing in

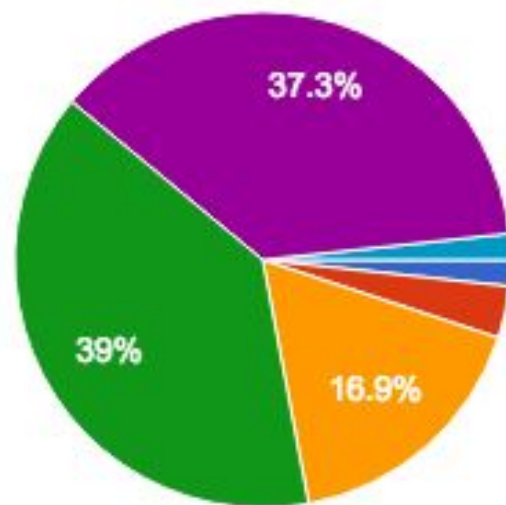
16 said how much they might have to invest

Investment Potential

Amounts	No/Total	%
£10,000	5/16	31.25%
£20,000	2/16	12.5%
£30,000	2/16	12.5%
£40,000	4/16	25%
£50,000	2/16	12.5%
£50-100,000	1/16	6.25%

In new housing developments I would like to see households sharing facilities and services?

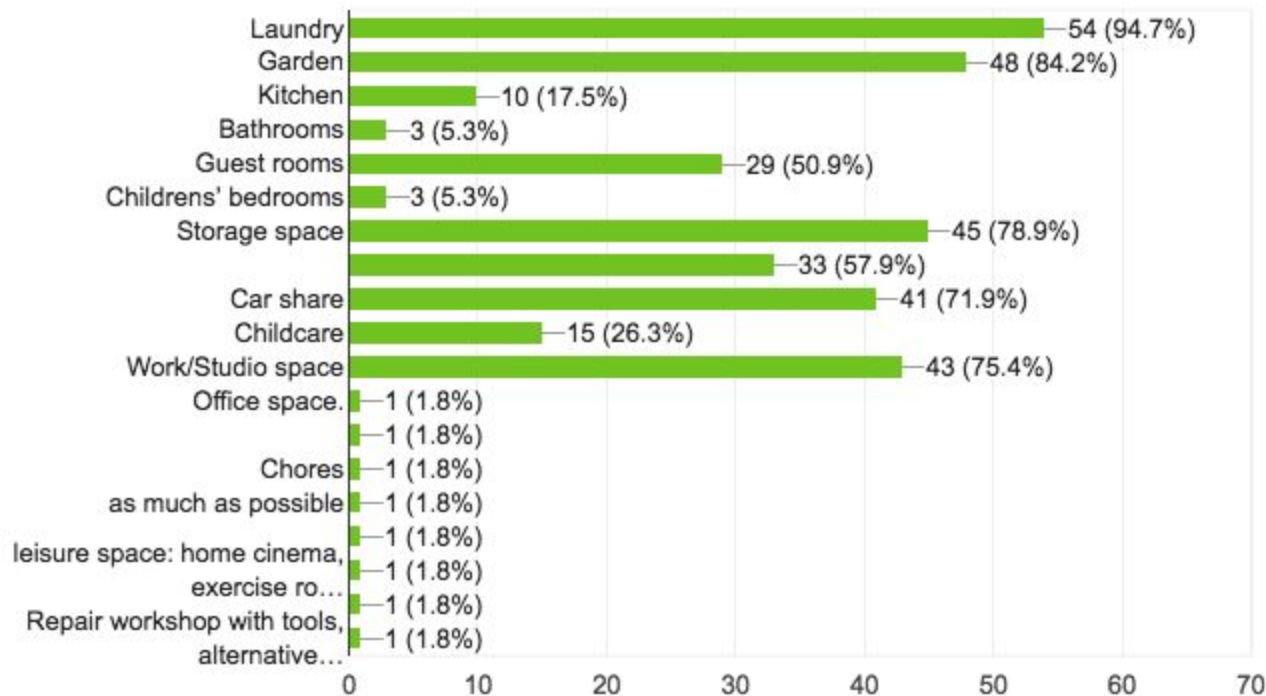
59 responses



- Strongly disagree
- Disagree
- Neutral
- Agree
- Strongly agree
- Some. Some common spaces and services in existin housing blocks get utilized well like laundry, the yurt, etc. Some seem like a waste of good space and could be created/utilizes...

In new housing developments I would be interested in sharing the following facilities and services

57 responses



Finally: would you be interested in exploring this topic with us further? (invitation to further survey and/or event)

59 responses

