

LANGHOLM

Housing Need and Demand Assessment Report

for

The Stevenson Trust
November, 2024



by

sosch.

South of Scotland
Community Housing

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Introduction

About SOSCH

South of Scotland Community Housing (SOSCH) is a Scottish Charitable Incorporated Organisation (SCIO) that provides support to community-led housing across Southern Scotland as an affordable housing “enabler.” We provide expert advice to community organisations at each stage of a housing project, from the initial idea, through project development and viability assessment, during the delivery phase and beyond.

SOSCH works with community organisations to establish an understanding of local housing need and then – through a process of engagement – develop innovative solutions through the delivery of homes and other assets in community ownership. We have developed a track record in supporting the delivery of projects supported by the Scottish Government’s Rural Housing Fund. This has been inclusive of the development and delivery of low energy new-build homes, reinstatement of empty homes and repurposing of vacant and derelict buildings as affordable homes. Projects we have recently supported have included the Closeburn Passivhaus project, the redevelopment of the Old Police Station, Langholm, the repurposing of Wigtown Bank as affordable homes and community-run bunkhouse, The Grapes Hotel in Whithorn and Glentworth regeneration, involving the retrofit of empty homes and community Hive.

For further information about SOSCH, please visit – <https://sosch.org/>.

Housing Need and Demand Assessment

The Housing Needs and Demand Assessment (HNDA) plays a significant role in the initial phase of community-led housing projects. It serves as a valuable tool to help communities gain a deeper understanding of their specific housing needs, allowing them to make wellinformed decisions surrounding the project outcomes. Additionally, an HNDA is a key document used when applying for funding from the Scottish Land Fund and Rural Housing Fund, aiding in the progression of the project. Using our HNDA, specialised to your community, we facilitate

online surveys, administer face-to-face meetings with the community and work with key stakeholders and other relevant organisations to formulate the best results. In performing thorough research, we will deliver a final report of the findings to you and the wider community. This structured process empowers communities to refine their ideas and gain a clearer understanding of their community's needs when developing a community-led housing project.

1.0 – Executive Summary

1.1 - Summary

In August 2023, South of Scotland Community Housing (SOSCH) was commissioned by The Stevenson Trust (TST) to undertake a Housing Need and Demand Assessment (HNDA) for Langholm. The HNDA was commissioned by TST due to a perceived shortfall in suitable and affordable housing in the area and a desire to understand the housing need in Langholm in more detail. The HNDA sets out to collate information on the housing circumstances of residents in Langholm; affording a better understanding of the level of need and demand for housing, building design requirements and the preferred tenure. This report outlines the findings of the HNDA and reviews previous research undertaken in relation to the development of the Langholm area. The HNDA represents feedback from 465 people in total, most of whom live in Langholm. As such, this report should be considered a well-founded insight into the localised housing need of Langholm.

Upon completing the report, SOSCH will continue to support TST in identifying and exploring suitable options for affordable, community-led housing projects and potential sites. On a wider scale, the findings outlined in this report should be used to guide any further actions on housing developments in the area. In doing so, proposed developments will be well-informed and in line with localised housing need and demand.

1.2 – Key Findings

- **17 households have identified themselves as being in housing need.** This figure includes those who are currently in need, and those who expect to be in housing need within the next 5 years or more. This represents 50 people.
- **The majority of those in housing need and have lived in Langholm their whole lives.** The majority currently rent their home, fall within the 25-44 and 55-64 age bracket and would like to buy on the open market, rent from an affordable housing provider or move into sheltered accommodation.
- **The preferred property type is both bungalows and two-storey houses.** There is some demand for flats. Two, three or four-bedroom properties are the most desired size.
- **The majority of those in housing need work in Langholm.** There are 14 households in housing need that have at least one person working in Langholm. There are 3 households in housing need that are retired.

1.3 – Profiles of Housing Need

As an outcome of the HNDA process, three primary profiles of need have been identified:

- **Profile 1: Residents nearing retirement age.** Residents who are on the verge of retirement, or are already retired, who are looking into the future and expecting that they will require appropriate, affordable accommodation with adaptations to support them through reduced mobility.
- **Profile 2: Local working people.** People who currently live and work in the area who require high-quality accommodation at an affordable price to sustain their lives and employment in Langholm.
- **Profile 3: Families.** People who currently live in Langholm but require larger housing to accommodate a growing family.

2.0 – Background

2.1 – Background to Langholm

Langholm is a rural community situated in Southwest Scotland nestled in between four hills in the valley of the River Esk. It is in the Dumfries and Galloway region; sitting eight miles North of the England-Scotland border. According to the 2022 census, it has a population of just over 2,000 people.

Founded in 1455 during the Battle of Arkinholm, Langholm is steeped in history and heritage. Langholm was the traditional seat of Clan Armstrong, and – owing to its proximity to the Border – was a site often hit by the Border Reivers. It was also most notably known a prosperous textile town, with several mills and the headquarters of Edinburgh Woollen Mill locating themselves in the centre.

Although no longer a hub for the textile industry, Langholm hosts many opportunities for both cultural and adventure tourism. Lying at the foot of the Langholm Moor, Langholm is surrounded by a melting pot of beautiful pastoral landscapes, native woodlands and vast moorlands. Additionally, Langholm is famous for its spectacular annual Common Riding event – a tradition that dates back to 1759! During this event, residents in the community ride the boundary of Langholm on horseback to mark the common land of the town. Furthermore, Langholm boasts numerous sites of historical importance: the MacDiarmid Memorial, the Malcolm Monument and Langholm Castle.



2.2 – Background to the survey

SOSCH was first approached by TST in August 2023 regarding the old Reid and Taylor Mill on William Street, Langholm, which is a substantial building but currently sits empty and is in the ownership of TST. Noting its well-placed location in the heart of Langholm, TST sought the support of SOSCH to assess how the building can be best developed in line with local need and demand.

To gather an understanding of what the housing need in Langholm is, it was agreed that SOSCH would undertake a Housing Need and Demand Assessment for Langholm on behalf of TST. Between December 2023 and March 2024 both SOSCH and TST worked collaboratively to formulate a survey, during this time both TST and SOSCH saw merit in broadening the scope of the survey to consider not just the housing need in Langholm, but also the level of interest in multiple potential sites for the development of community housing.

2.3 – Survey Response and Community Engagement

The survey was released on 25 July 2024 and had an exceptional response rate from the off-set. The survey was live until 7 October 2024 and received a total of 188 responses.

During the run-time of the HNDA, TST organised a roundtable event in Langholm on the 26 August 2024. The purpose of the roundtable was to discuss the HNDA findings so far and to establish a positive working relationship between all community groups currently operating in Langholm. Present at this event was: The Langholm Initiative, The Langholm Alliance and The Eskdale Foundation. Additionally, South of Scotland Community Housing and Loreburn Housing attended. The roundtable was an



Langholm Housing Survey Tell us what YOU think

Does your house meet your current or future needs? Think: size, layout, running costs and affordability.

Have you had issues identifying suitable or affordable housing in Langholm?

To answer these important questions, The Stevenson Trust would like to hear from you!

Working with The Stevenson Trust, South of Scotland Community Housing (SOSCH) is undertaking a Housing Need and Demand Assessment. The purpose of this survey is to develop an understanding of the current and future suitability of the housing stock in Langholm – and to inform future demand.

To tell us what you think, please complete this survey via the link or the QR code. If you would prefer to complete the survey in paper copy format, please contact Gillian on 013873 81066 or email gillian@ashleybank.co.uk



<https://uk.surveymonkey.com/r/LangholmHousingSurvey>

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excellent opportunity for all community groups to share information on their current and past projects and for Loreburn Housing to give an update on the status of the Murtholm development on the outskirts of Langholm.

In addition to the roundtable engagement event, TST also ensured that all pockets of the community were consulted and approached during the HNDA run-time. Noting that there were some gaps in the survey responses, TST – in collaboration with Langholm Alliance – distributed the survey by hand at the parent and toddler group in Langholm, and the social club – a space for elderly people to meet during the day. This was an excellent form of community engagement and proved to be very fruitful; with all age ranges, housing circumstances and perceived need (present and future) being represented in the survey responses. It can be said with confidence that, due to this level of community engagement, the survey has gathered holistic and far-ranging data.

188 households responded to the HNDA, 158 of which identified as living in Langholm itself. The 188 household respondents represent 465 individual people - meaning that the HNDA captured the views of 24% of Langholm's population, which is approximately 2,000 people. SOSCH would consider this response rate to the HNDA to be excellent and a meaningful representation of Langholm's housing need and demand.

3.0 – Literature Review

SOSCH has undertaken a review of existing literature in relation to the development of the Dumfries and Galloway Council boundary area. The purpose of this review was to better understand the plans, intentions and desires of both the community and local authority with regards to development in Langholm. The review of literature uncovered information pertaining to community desires, housing goals, land allocation within Langholm and the guidelines for developments in line with both conservation and the historic built environment. The following documents have been reviewed:

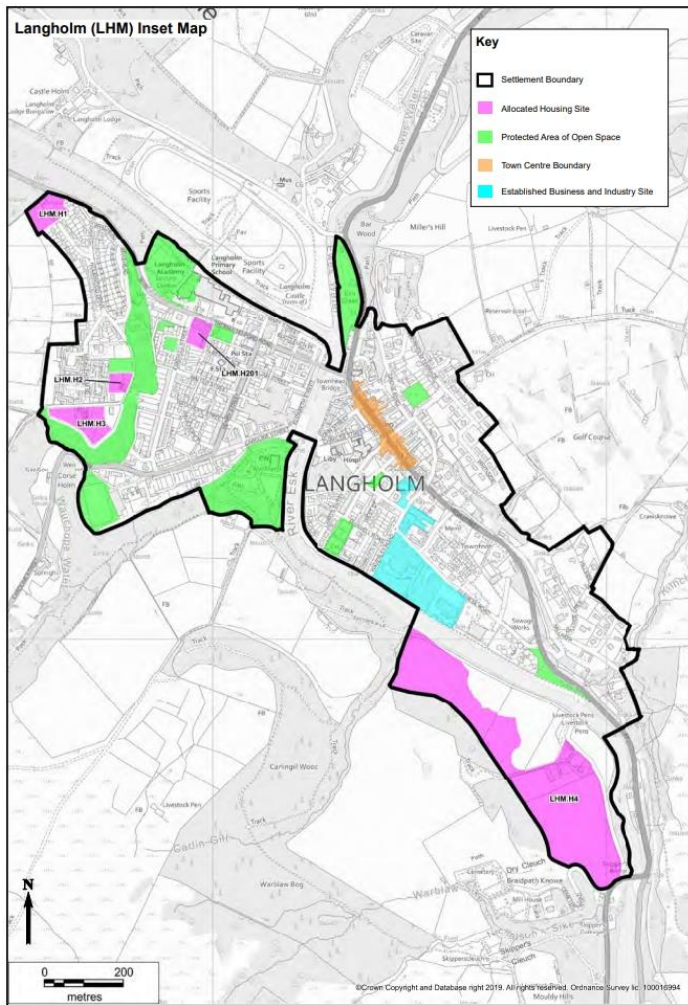
- Langholm Community Action Plan (CAP), 2019
- Dumfries and Galloway Council Local Housing Strategy
- Dumfries and Galloway Local Development Plan 2 (LDP2), October 2019.
- Dumfries and Galloway Local Development Plan 2 Supplementary Guidance:
 - Historic Built Environment, February 2020
 - Langholm Conservation Area Character Appraisal and Management Plan, 2022

The Langholm CAP sets out a ten-year vision to regenerate and grow Langholm into a vibrant and sustainable community with a bustling local economy. Recognising that Langholm is uniquely placed to take advantage of the changing economic landscape and consumer demands, the CAP seeks to establish the town as a hub for small business start-ups and eco-tourism. The ultimate goal of the community is to increase employment opportunities in the town – redeveloping the once prosperous textile town into a thriving place for people to live, work and visit.

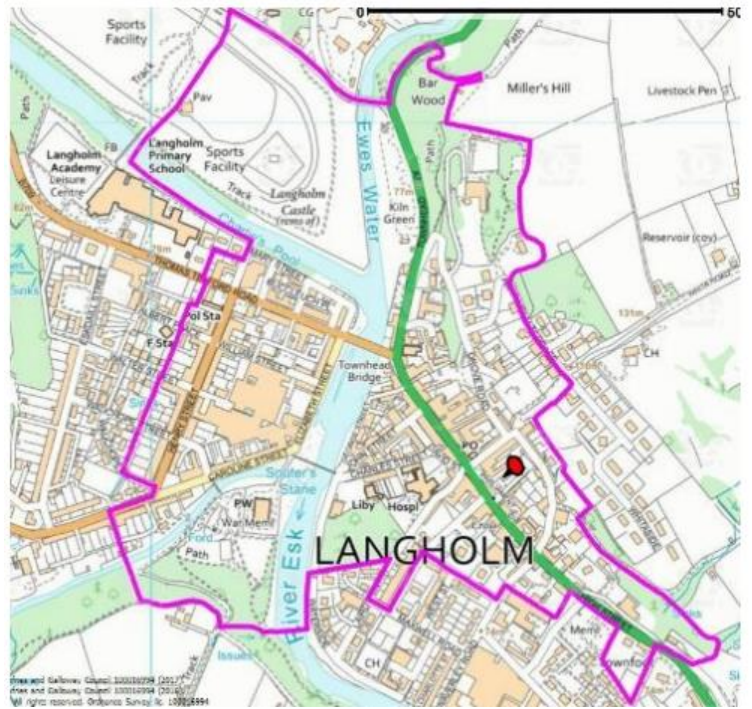
Furthermore, delivering high quality, sustainable and affordable housing to address unmet need is a key policy aspiration for Dumfries and Galloway Council and its partner organisations. In light of this, Dumfries and Galloway Council have produced a Local Housing Strategy (LHS) which is substantiated by Dumfries and Galloway Council's HNDA. The LHS is the Council's strategic document for housing in this area and sets out the approach of the local authority and its partners in delivering housing and related services in the region. Some of the actions to be addressed by the LHS are: fuel poverty, poor housing conditions, affordable housing and increased independent living. Noting the need for more housing, Dumfries and

Galloway Council has set out a plan for land use in the Local Development Plan 2 (LDP2). In the LDP2, five pockets of land have been identified in Langholm for housing development projects, highlighted in pink in the inset map below. This gives a good indication that Dumfries and Galloway Council would support any future community-led housing development in Langholm in the future.

Furthermore, the LDP2 has two Supplementary Guidance documents: Historic Built Environment (February 2020) and Langholm Conservation Area Character Appraisal and Management Plan (June 2024). These documents demonstrate that sufficient thought has been given to recognising and respecting the Conservation Area and historical significance of Langholm. By outlining planning controls and building criteria, the documents ensure that any future housing developments can be designed in a way that will preserve or enhance the historical, architectural and natural landscape of Langholm rather than harm it. Going forward, any future community-led housing developments should consult and consider these documents.



Langholm inset map – Dumfries and Galloway LDP2, page 224.

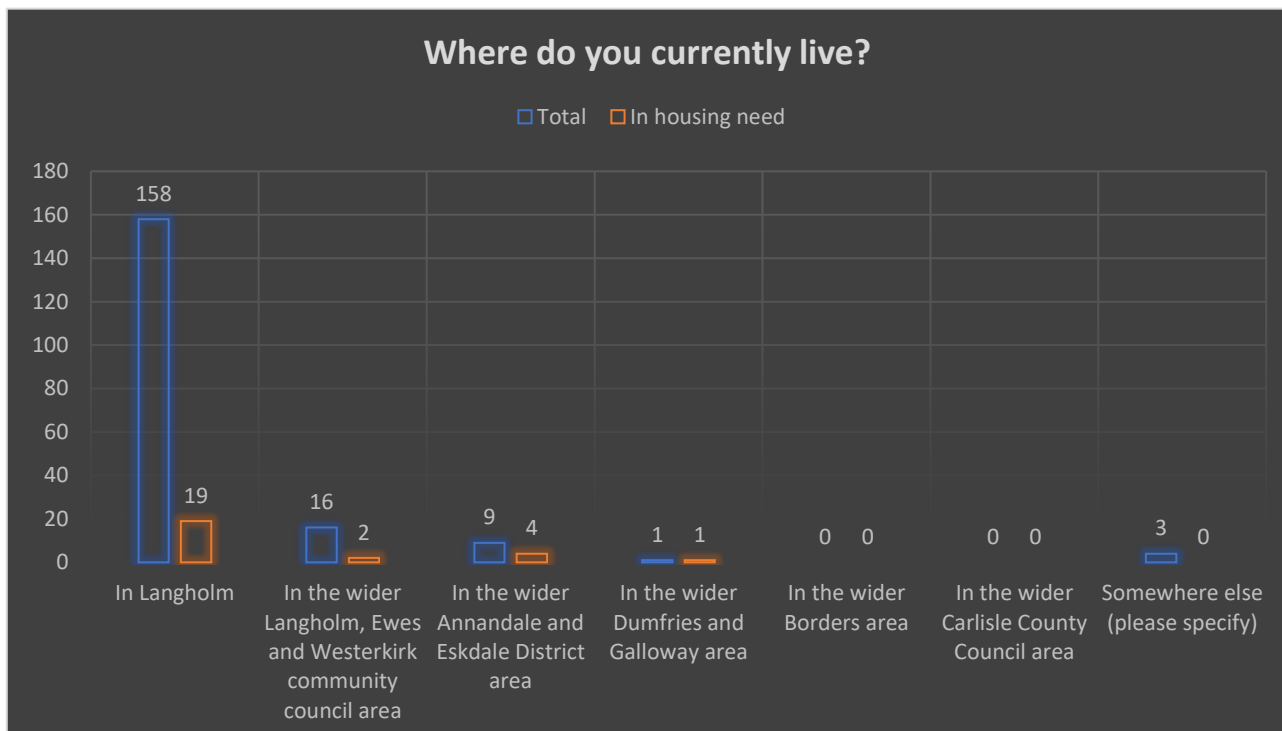


The boundary of Langholm Conservation Area – Langholm Conservation Area Character Appraisal and Management Plan, 2022.

4.0 – Survey Outcomes

4.1 – Demographics

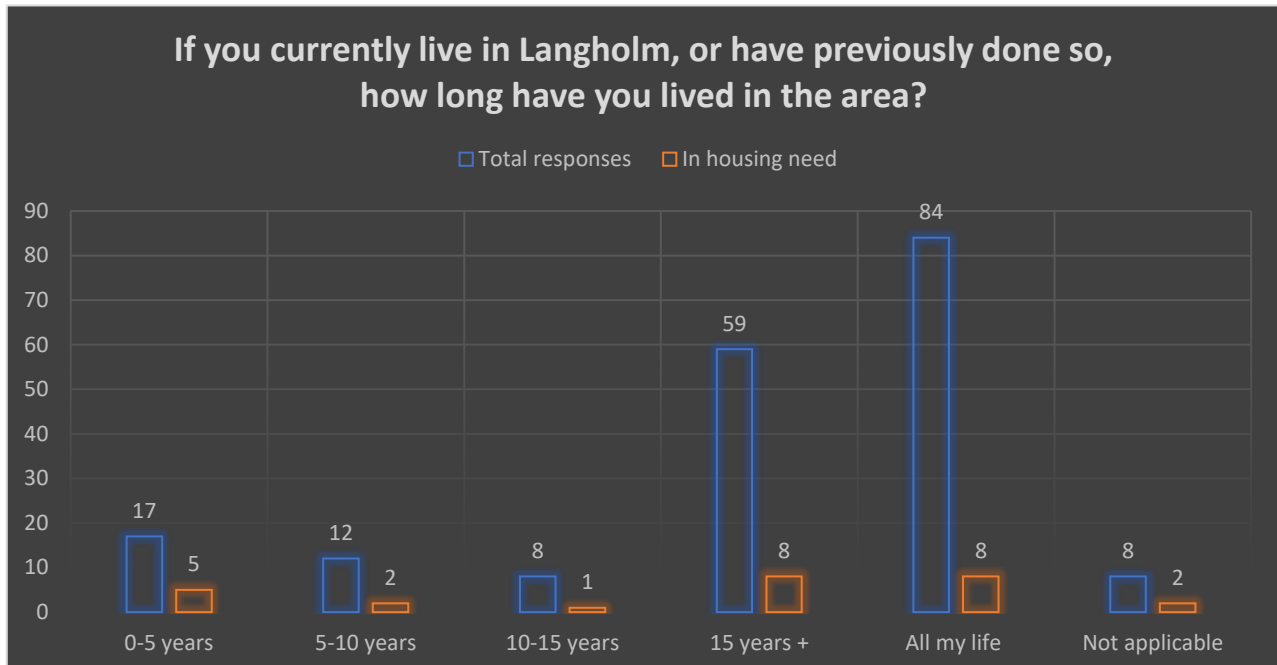
Question 1: Where do you currently live? Answered: 188.



The majority of respondents, 158, identified themselves as living in Langholm. 19 respondents who identified themselves as being in housing need live in Langholm, two live in the wider Langholm, Ewes and Westerkirk community council area. Meanwhile – four live in the Annandale and Eskdale District and one lives in the wider Dumfries and Galloway area. There were three responses in total from those in the 'somewhere else' category. When asked to specify their location, two respondents gave the answer 'Edinburgh' and one respondent wrote 'Dorking, Surrey'.

This shows that the housing need which has been identified in this survey is predominantly representative of those who currently live in Langholm, rather than people outside of the community who wish to move into the area.

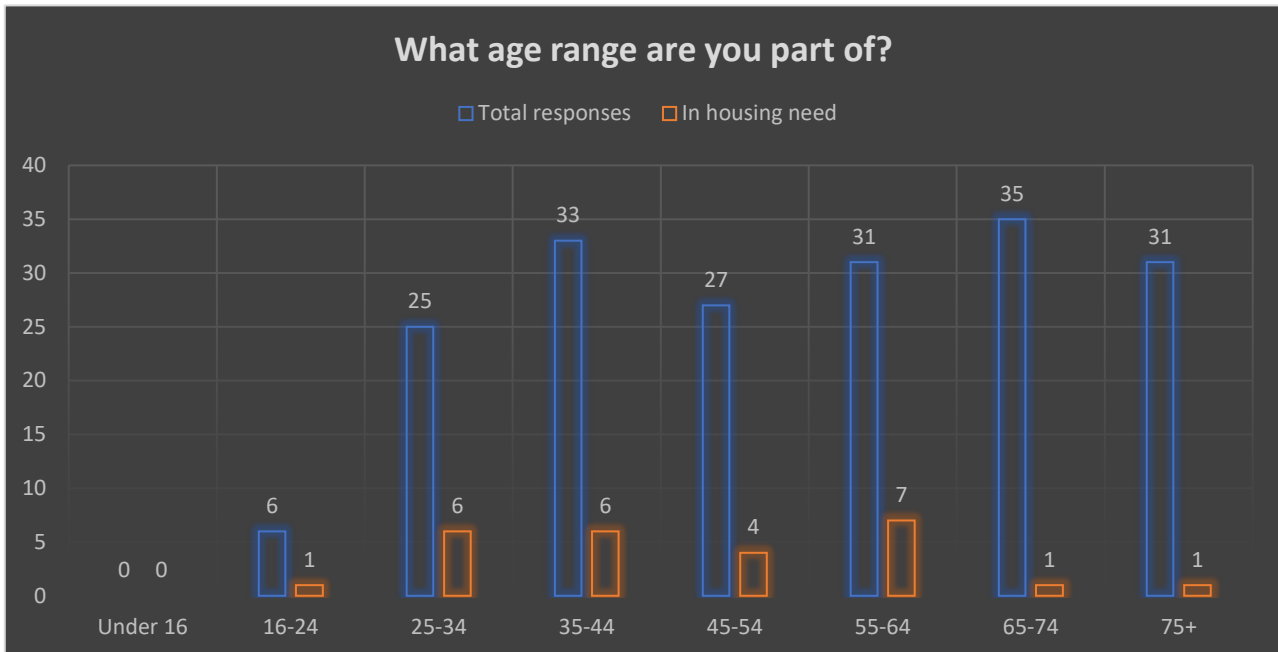
Question 2: If you currently live in Langholm, or have previously done so, how long have you lived in the area? Answered: 188.



The largest group of respondents (84 respondents) have lived in the Langholm area all their lives. The second largest group (59 respondents) have lived in the area 15+ years. Therefore, 143 respondents have lived in the area on a long-term basis. A total of 37 respondents have lived in the area for less than 15 years, so the findings of the survey also represent people who have recently moved into the community.

There were 16 responses from those in housing need have lived in the area for 15+ years, suggesting that there is a notable housing need for the long-term population of Langholm.

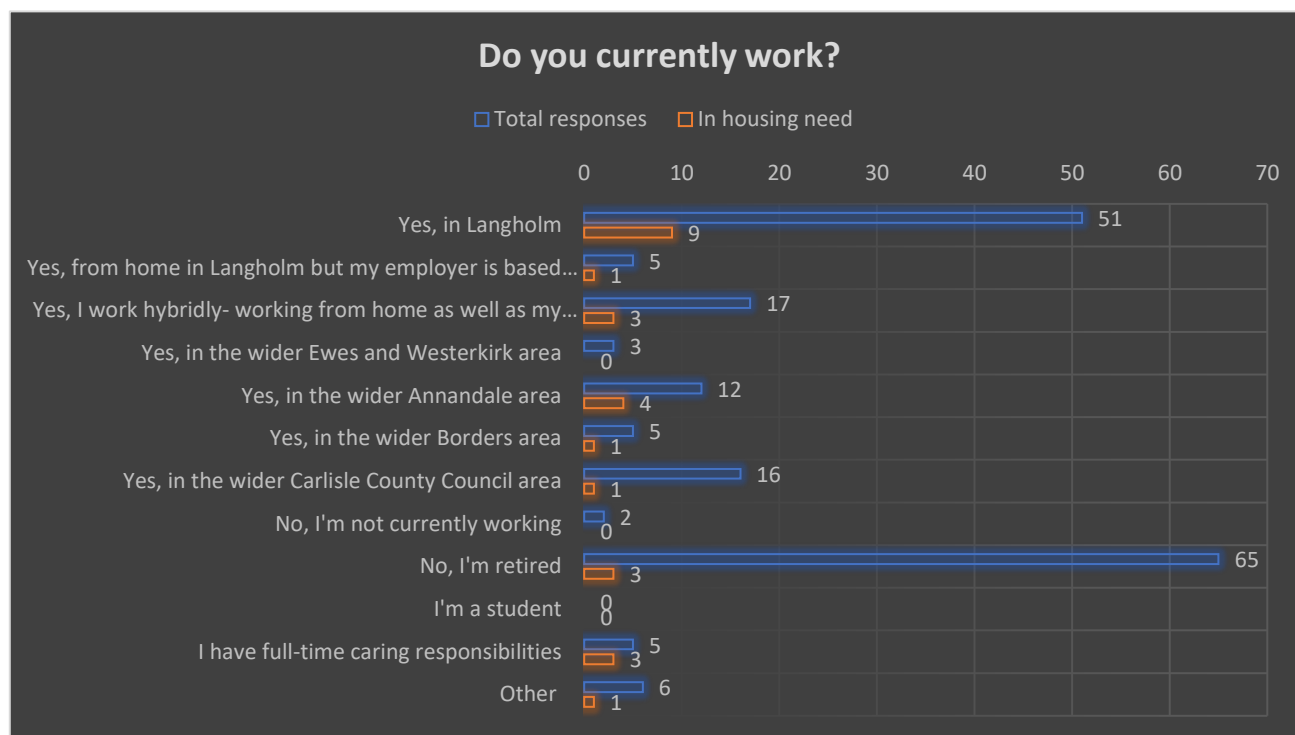
Question 3: What age range are you part of? Answered: 188.



The survey received responses from a broad range of ages which confirms that the findings of this survey are holistic and comprehensive. While the majority of respondents were in the 65-74 age bracket, this was closely followed by 75+, 35-44 and 55-64. There were no responses directly from those in their teenage years and very few responses from those in their early 20's.

Of those in perceived housing need, it is the 25-44 and 55-64 age brackets that are most noted. From this data, it can be deduced that there is a need for housing for younger, working age people and for those who are looking into the future and considering how their needs might change as they grow older. This will be assessed further in section 5.3 of this report.

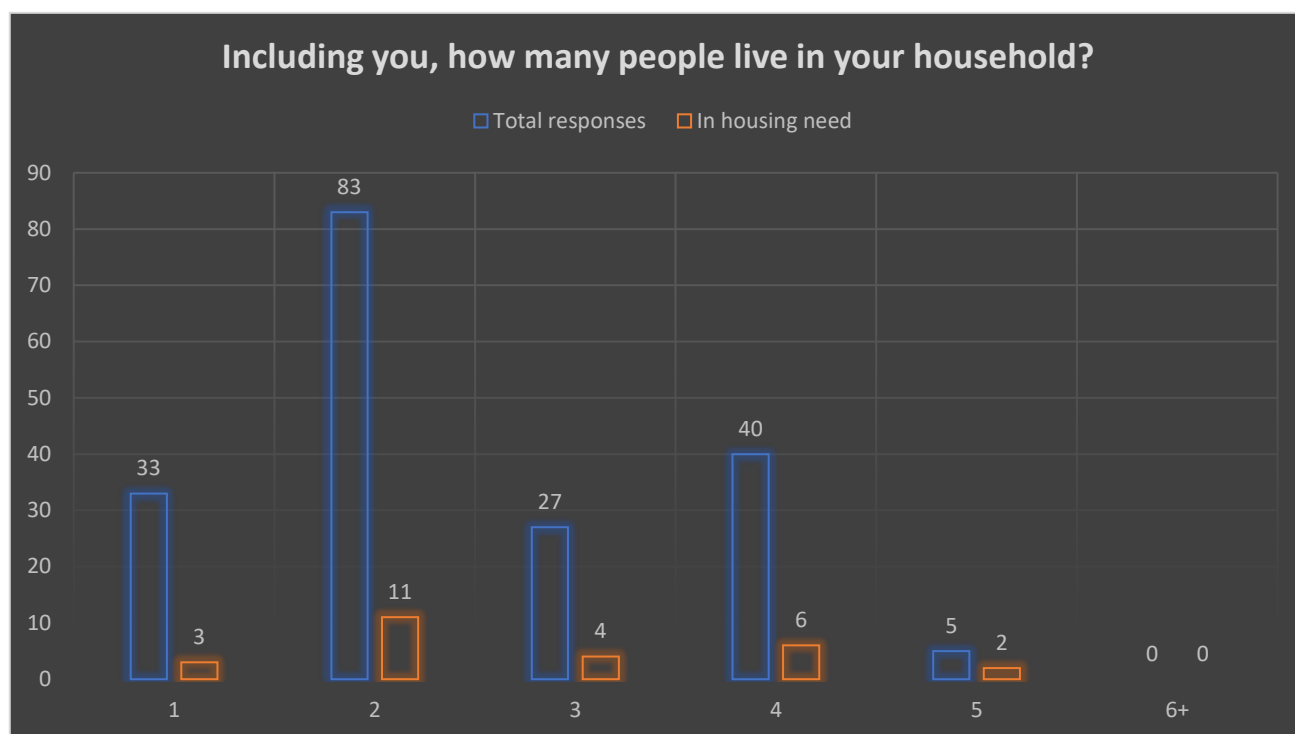
Question 4: Do you currently work? Answered: 187.



To the question of employment status, the most frequent response was 'I am retired' which was selected 65 times. 'Yes, in Langholm' was the second most frequently selected at 57 times. Working from home had 17 selections and working in the wider Carlisle area has 16 responses. All other answers had significantly lower rates of response – with no students being recorded.

Of those in housing need, 9 selected that they work in Langholm and four in the Annandale area. Only three respondents in housing need are retired. This suggests that the majority of housing need in Langholm is for households who have at least one person who works in the village.

Question 5: Including you, how many people live in your household? Answered: 188.

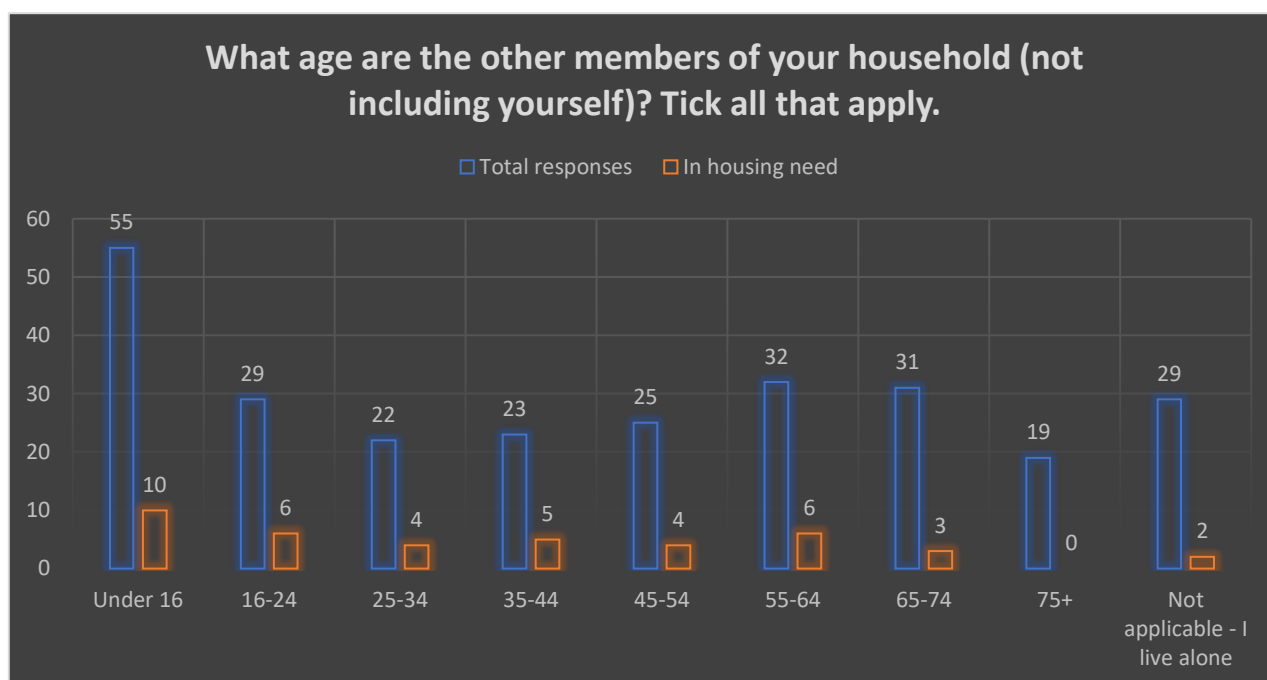


This set of data is particularly useful for two reasons: it establishes the total number of people (not households) that are represented in the survey, and also the size of households in most housing need. By totalling up all responses in the blue columns, it can be concluded that this survey represents 465 people. With this in mind, it would be fair to say that the survey has reached a substantial number of people and the findings should be considered a good representation of the community as a whole.

Additionally, of those in housing need, 2 person and 4 person households were the most frequent. This distribution suggests a primary need for housing suitable for up to 4 people, allowing us to predict what size and type of property might be required in line minimum space standards and household numbers.

Question 6: What age are the other members of your household (not including yourself)?

Tick all that apply. Answered: 188.

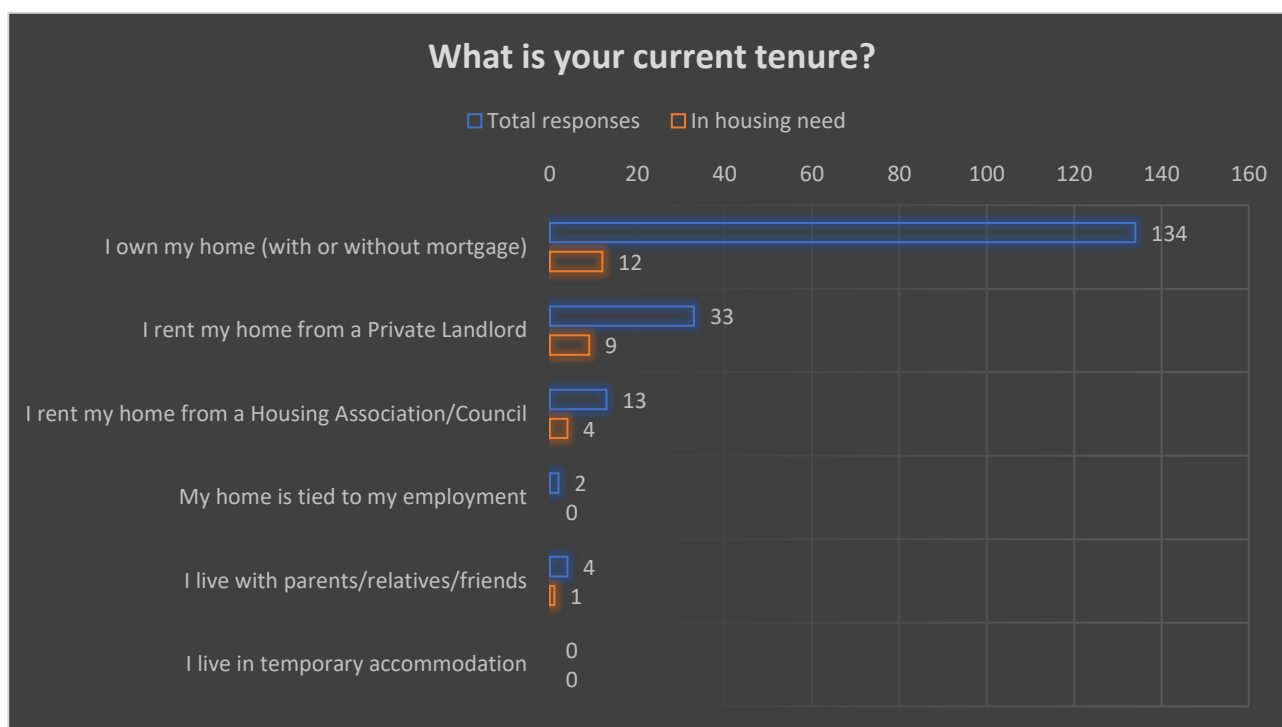


As highlighted by the feedback to Question 3, the survey respondents are relatively evenly spread in terms of age range - although there is a notable scarcity of both teenagers and those in their early 20's who have completed the survey. However, the chart above demonstrates that despite this, they are still represented in the survey - with almost half of all respondents noting that they live with someone who is aged 16 or under.

With this in mind, while the survey feedback does not include direct input from those who are in their early years, their needs are still accounted for in the findings of this report.

4.2 – Current housing type and tenure

Question 7: What is your current tenure? Answered: 188.

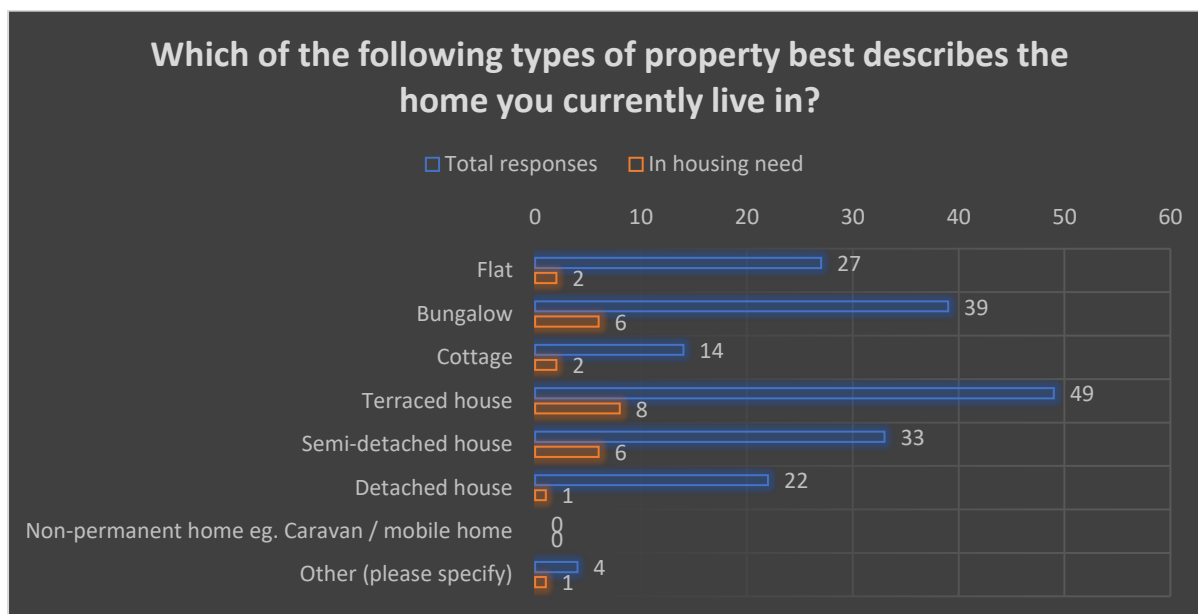


The most frequently selected current housing tenure by all respondents to the survey was owning their own home with or without a mortgage, with 134 responses. 33 respondents rent their home from a private landlord and 13 respondents rent from an affordable housing provider. Four respondents live with friends/family and two are living in tied accommodation.

Of those in housing need, 13 rent their property (either from a private landlord or an affordable housing provider) and 12 own their own home. There is one respondent in housing need who lives with friends/family.

While there is a substantial number of those in housing need who currently own their own home, the majority of those in need either rent, live with family/friends or are in accommodation tied to their employment. It is possible that those in housing need may want to continue renting, however it should be expected that there will be some who would like to get on the housing market and purchase their own property.

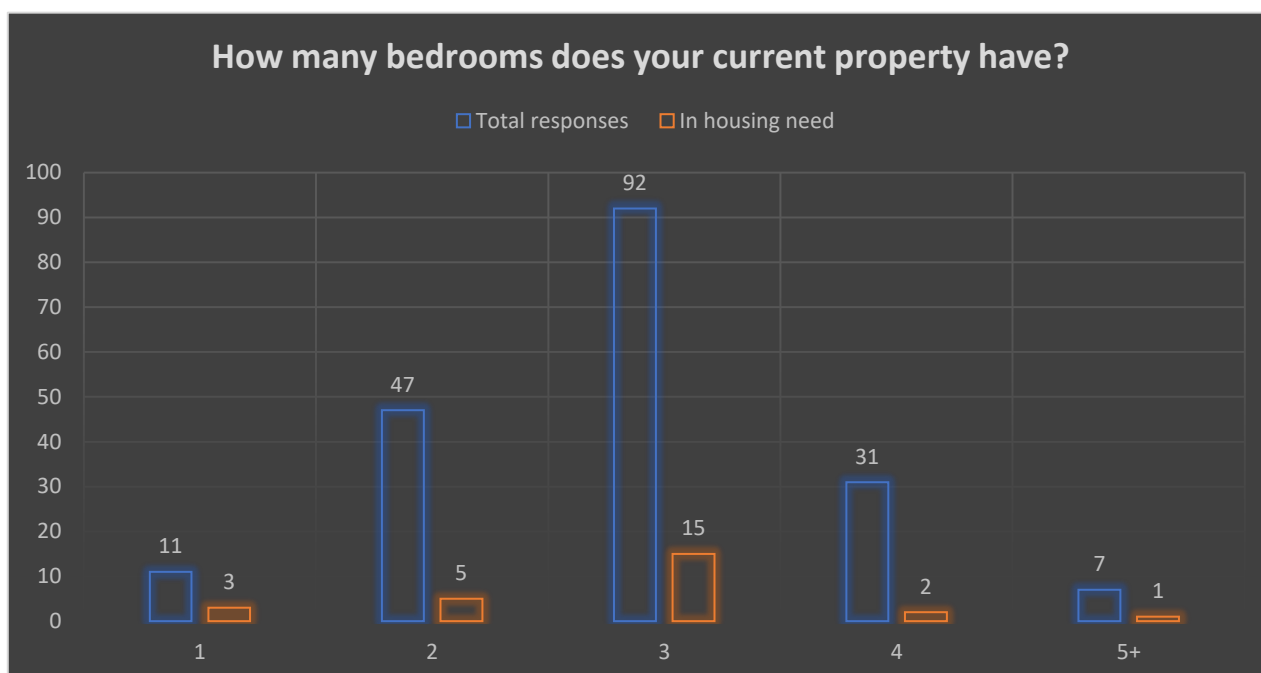
Question 8: Which of the following types of property best describes the home you currently live in? Answered: 188.



104 respondents live in a house of some description - terraced, detached, or semi-detached. 39 respondents live in a bungalow, 27 live in a flat, 14 live in a cottage, and 4 selected 'other'. Those who selected 'other' gave the following answers: maisonette (3) and farmhouse (1).

Of those in housing need, 17 live in a house, 6 live in a bungalow, 2 live in a flat and 1 selected 'other' which is a farmhouse.

Question 9: How many bedrooms does your current property have? Answered: 188.



2- and 3-bedrooms properties are the most common size of property that the survey respondents currently have, selected 92 and 47 times. There are also a significant number of people with 4-bedroom properties, with 31 selections. Of those in housing need, the most frequent number of bedrooms that households have are 3 bedrooms with 15 selections.

As outlined in section 4.1, those in housing need are predominantly 2 person and 4 person households. With this data in mind, it would be fair to assume that those currently living in a 3-bedroom property who have identified as being in housing need consider the property to be too large or too small for their household size.

4.3 – Housing Need and Demand

Question 10: Does your property currently meet the needs of everyone in your household?

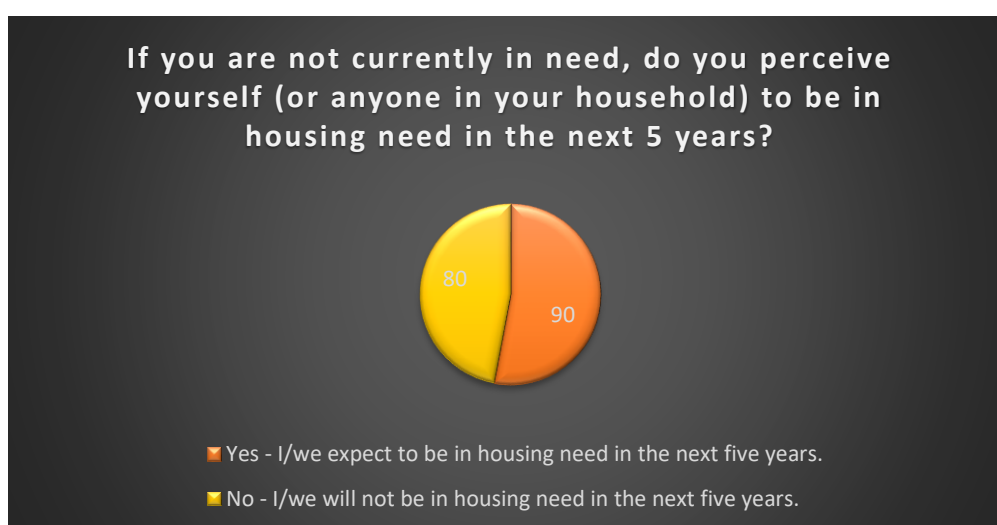
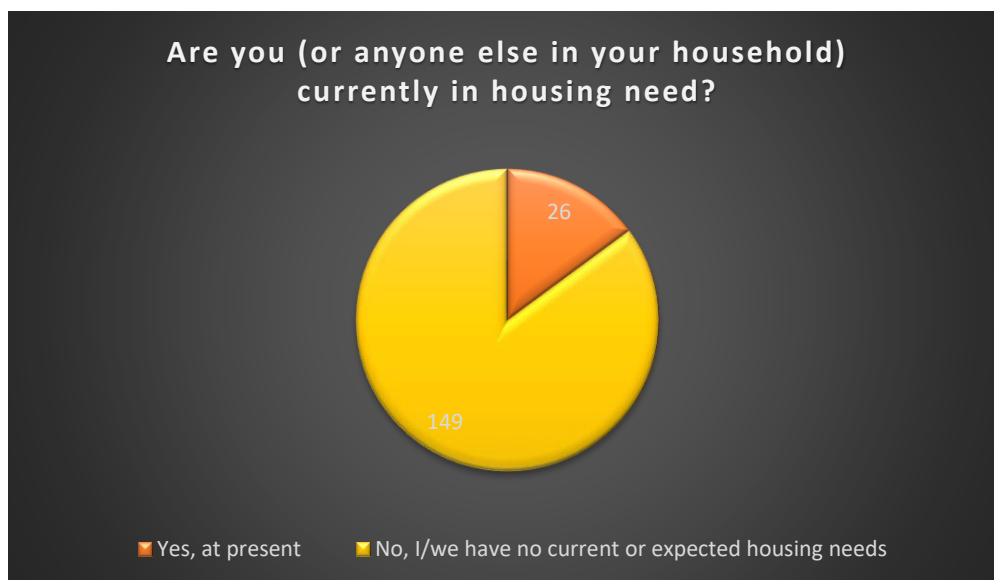
Question 11: If you chose 'no', what needs does your property not meet? Tick all that apply.



73 of the 188 respondents to the survey feel that their current property does not meet the needs of everyone in their household. When those who selected 'no' were asked to explain their answers, the most frequently given reason - with 33 selections - was that the property is too expensive to heat/run. The size of the property (too small/too large) and the requirement of special adaptations were also amongst the options most selected. Of those who selected 'other' the reasons given pertain to having a garden that is too large, requiring a property without steps, in need of parking that the bathroom is too small.

Question 12: Are you (or anyone else in your household) currently in housing need?

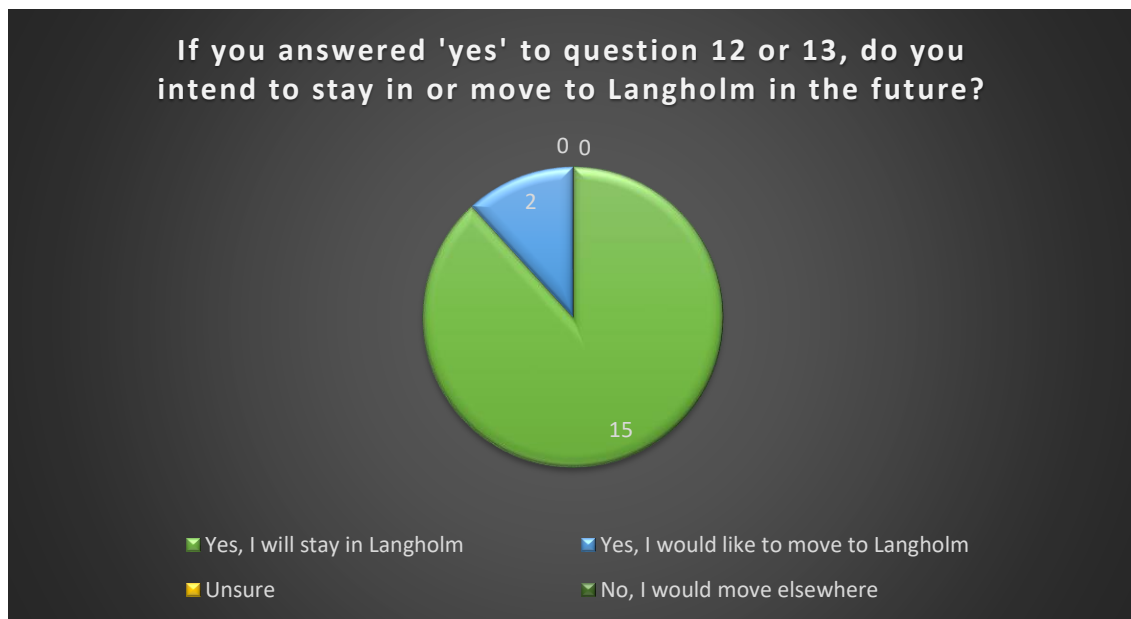
Question 13: If you are not currently in housing need, do you perceive yourself (or anyone in your household) to be in housing need in the next 5 years?



Out of all respondents to the survey, 26 respondents identified as being in housing need at present. Of those not currently in housing need, a total of 90 respondents identified themselves as likely to be in housing need in the future. This suggests that people are looking to the future and recognising that their present housing circumstances will not be suitable.

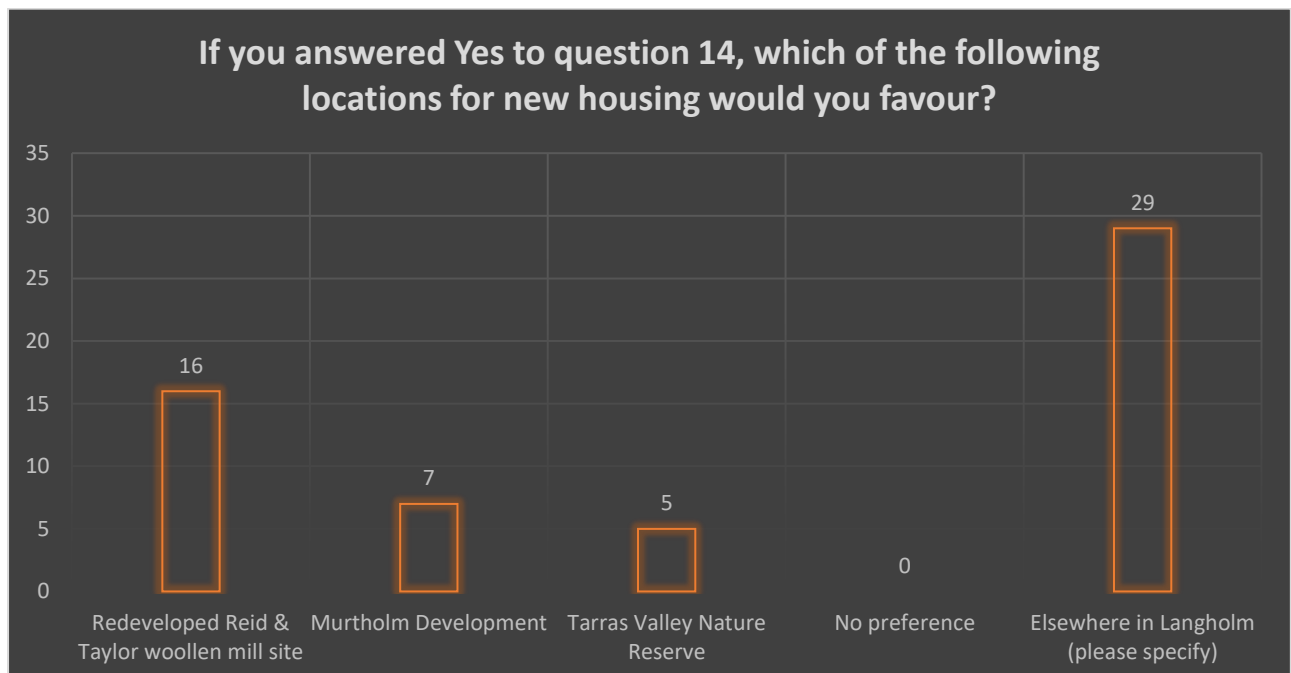
This – coupled with the answers given in question 10 and 11 – clearly indicates that not only are there high rates of dissatisfaction with housing at present in Langholm, but that this is likely to increase in the future as people's needs change.

Question 14: If you answered Yes to question 12 or 13, do you intend to stay in or move to Langholm in the future?



Among those in housing need (present and future), the most frequently selected option was 'Yes, I will stay in Langholm' which was chosen 15 times. Additionally, 2 respondents in housing need would like to move into Langholm. There are no people in housing need that would like to move elsewhere. From this it can be gathered that those in housing need feel a strong connection to Langholm, and given the chance would choose to remain in the town indefinitely.

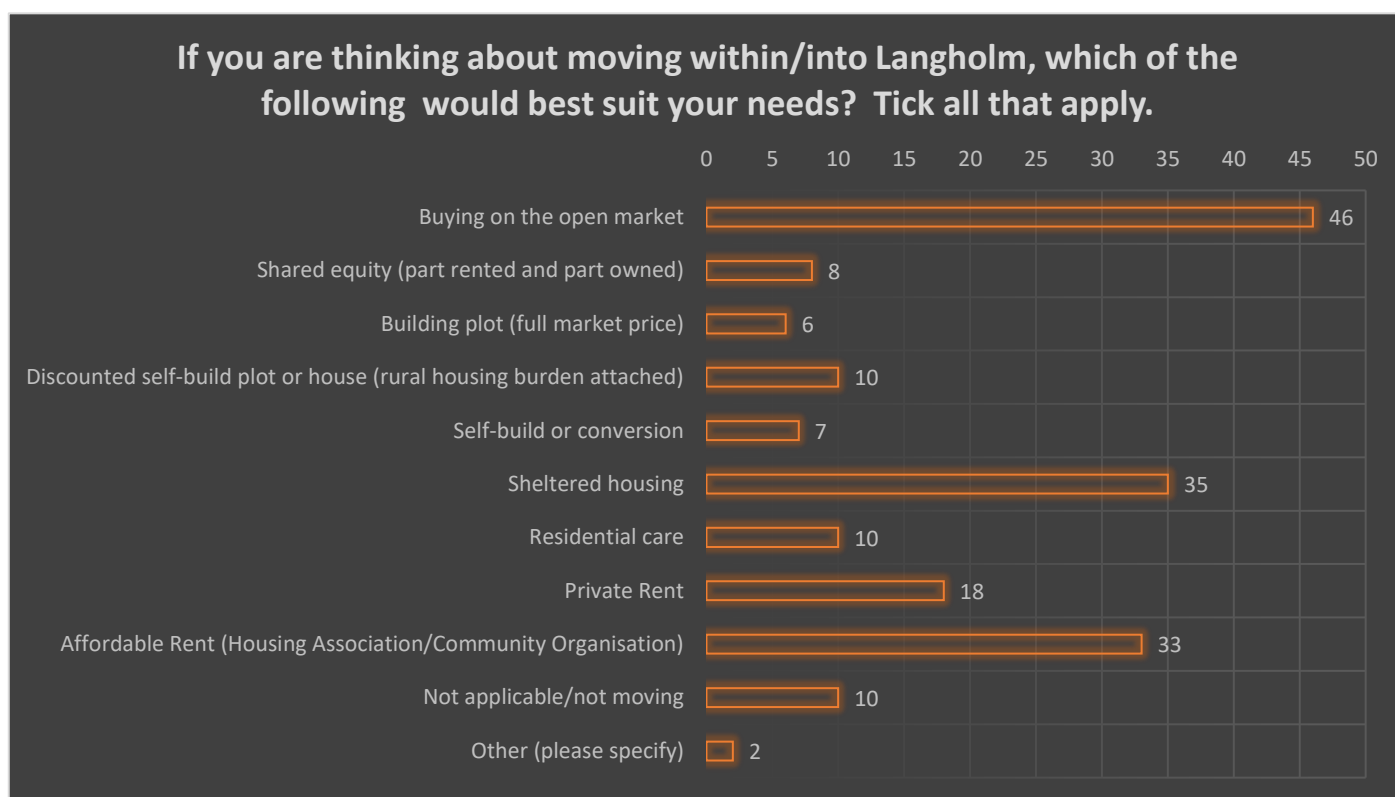
Question 15: If you answered 'yes' to question 14, which of the following locations for new housing in Langholm would you favour? Answered: 113.



From those who identified as both in housing need and with a desire to remain in or move to Langholm, the Reid and Taylor Mill is the most preferred site. This likely lends itself to the site's central location - making it close to amenities and transport links. That being said, a substantial number of households would consider moving to the Murtholm Development and also the Tarras Valley Nature Reserve. Any property on the Tarras Valley Nature Reserve will be unique in its nature and highly desirable for those who wish to be surrounded by the natural environment. Five selections for this site indicates a good level of demand for a small-scale housing development or retrofit on the reserve.

Of those who selected 'elsewhere in Langholm', multiple comments were left. Most notably, there are a significant number of people who feel that the Murtholm Development is too far out of town. Additionally, many respondents feel that disused buildings and sites should be developed first before greenfield sites are used. The sites/buildings that the community would like to see developed for housing are: old council site on William street, Ford Mill, Town Foot and the old school.

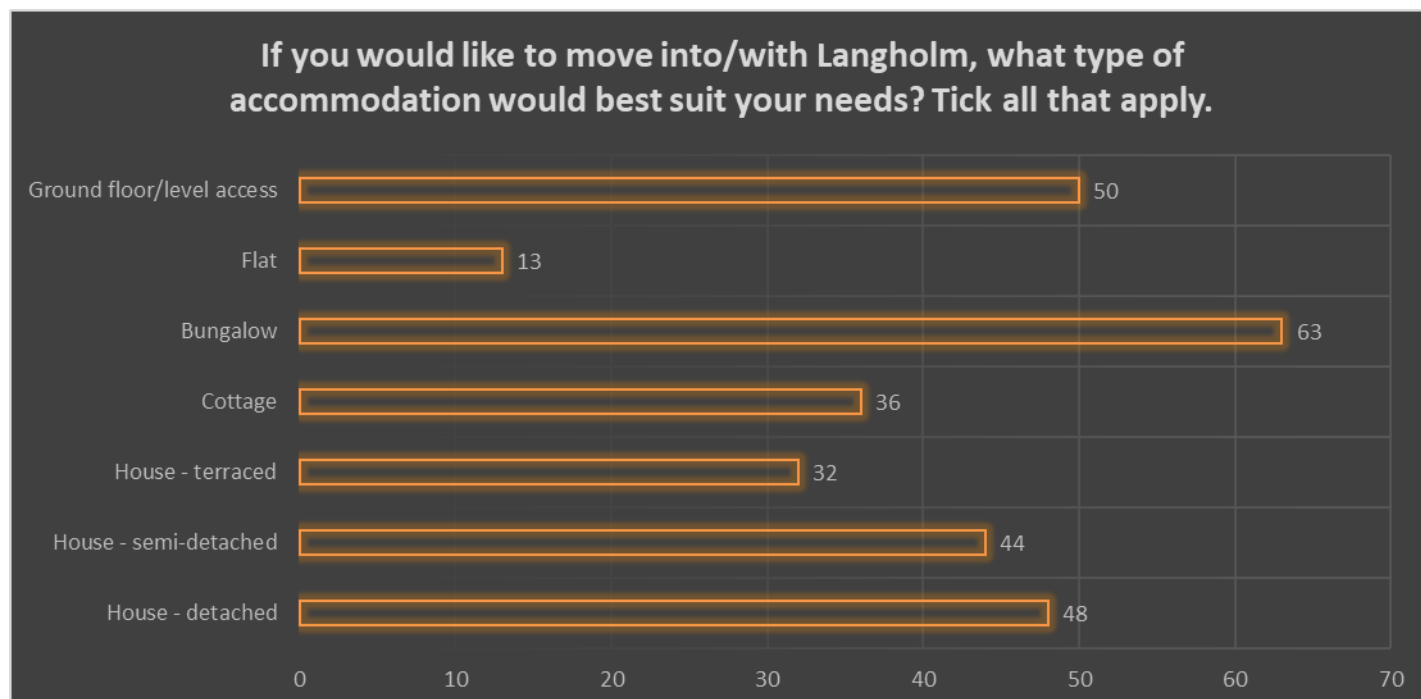
Question 16: If you are thinking about moving within/into Langholm, which of the following would best suit your needs? Tick all that apply. Answered: 113.



Of those in housing need and interested in moving within/into Langholm, buying on the open market and sheltered housing are the two most popular tenure options. That being said, these are very closely followed by renting from an affordable housing provider. There is a significantly less demand for self-build plots and private lets.

As noted in section 4.1, the majority of those in housing need do not currently own their home – they either rent privately or live with friends/family. The feedback to the question above confirms that those in housing need would prefer to get on the housing market and purchase their own property or rent from a community organisation. Additionally, the high number of selections for sheltered housing further substantiates the profile of need addressed early in this report – those on the verge of retirement ago who expect (at some point) that they will need adaptive housing.

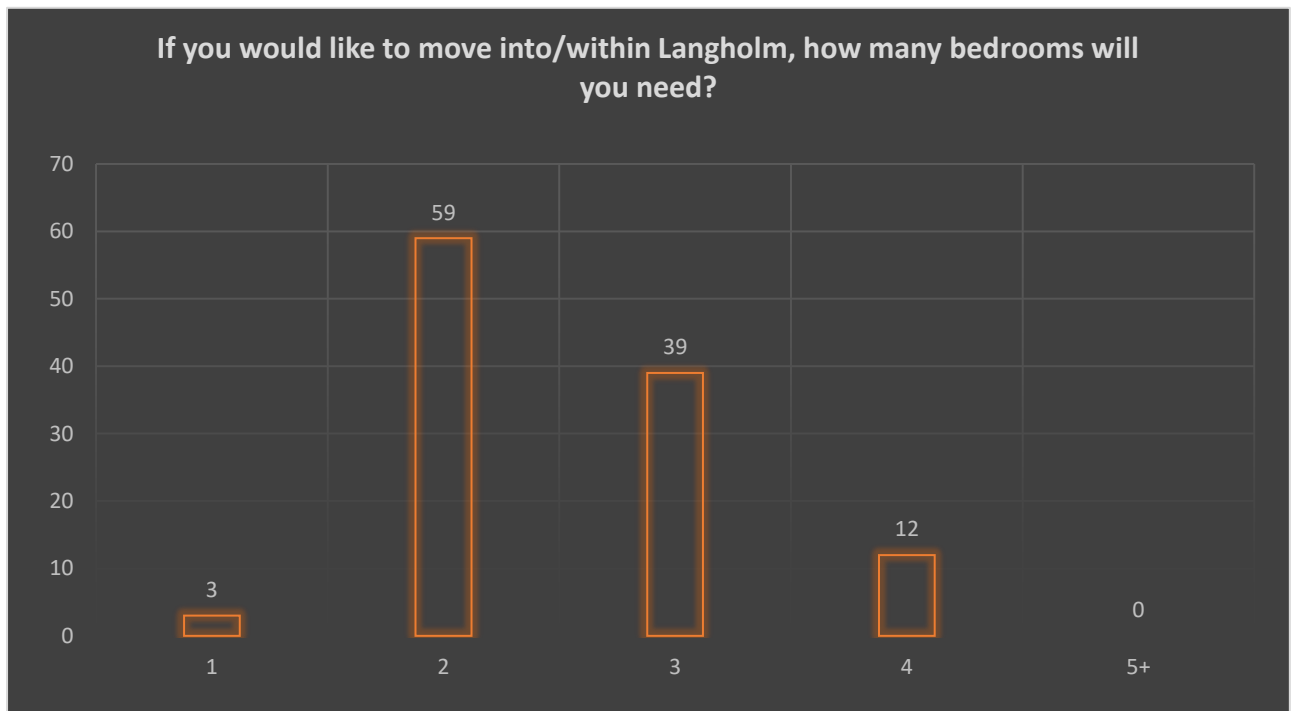
Question 17: If you would like to move into/within Langholm, what type of accommodation would best suit your needs? Tick all that apply. Answered: 113.



The property types in most demand in Langholm is for both ground level bungalows and two-storey houses. Of those who are in housing need and would like to move into/within Langholm, the majority of respondents selected 'bungalow'. Furthermore, a ground-level access property and a house (detached and semi-detached) also received a significant number of selections. This is further confirmed by the low rate of selections for flats.

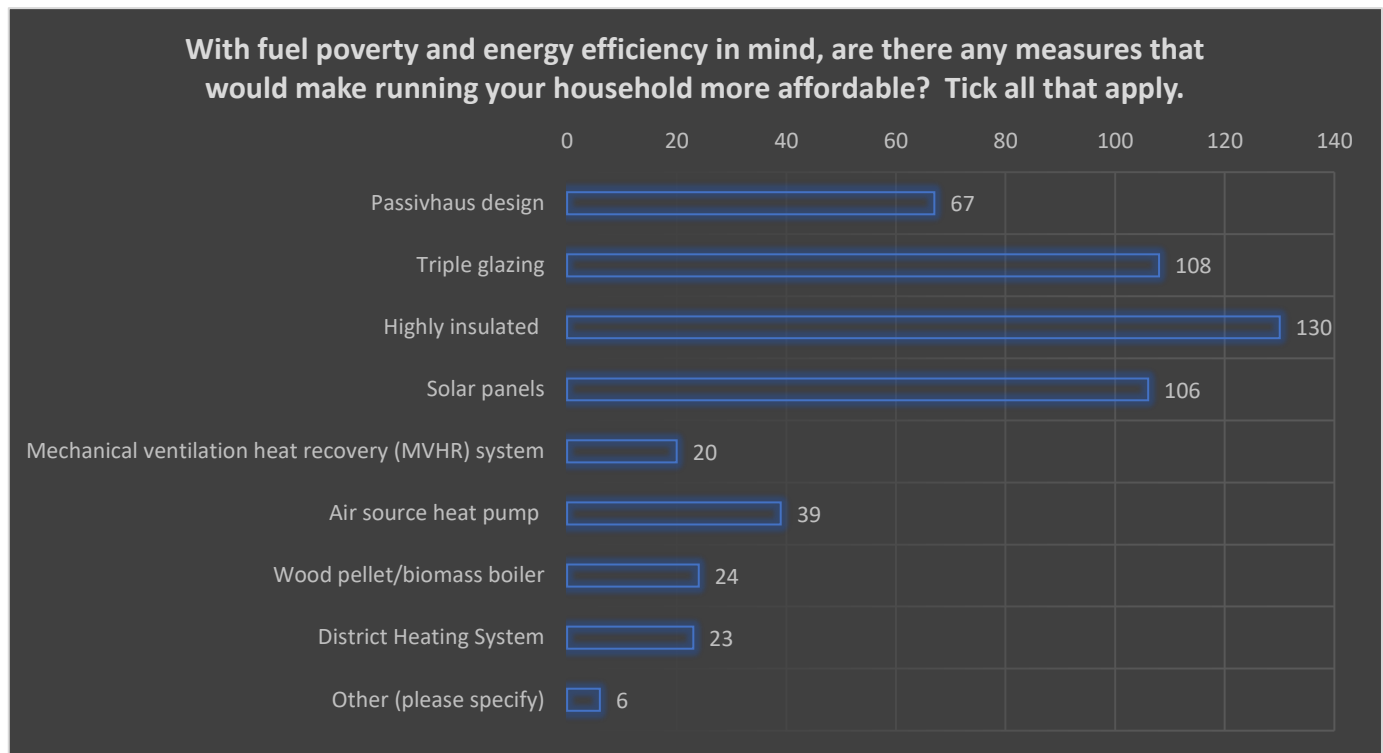
Once again, this reiterates the profiles of housing need in Langholm – low-level housing suitable for reduced mobility and mid-size housing suitable for growing families.

Question 18: If you would like to move into/within Langholm, how many bedrooms will you need? Answered: 113.



Of those who are in housing need and would like to move into/within Langholm, most respondents would require either a 2- or 3-bedroom property. There were some (12) respondents who would require a 4-bedroom property. In contrast, only three respondents would require and 1 bed property and there were no respondents in need of a 5 (or more) bedroom property.

Question 19: With fuel poverty and energy efficiency in mind, are there any measures that would make running your household more affordable? Tick all that apply. Answered: 160.



Survey responses to this question indicate a willingness of people to consider a broad range of measures to make the running of their household more affordable. All respondents are primarily interested in a fabric-first approach to energy efficiency design measures, for example - most respondents selected high levels of insulation and triple glazing. In terms of sustainable energy production, solar panels were amongst the most favoured method followed by an air-source heat pump. Significantly fewer selections were given to biomass boilers and district heating systems.

Of those who selected 'other' this was due to them not being familiar with the options presented and, for this reason, remaining unsure.

Question 20: If you plan on moving into/within Langholm, would you require a workspace?

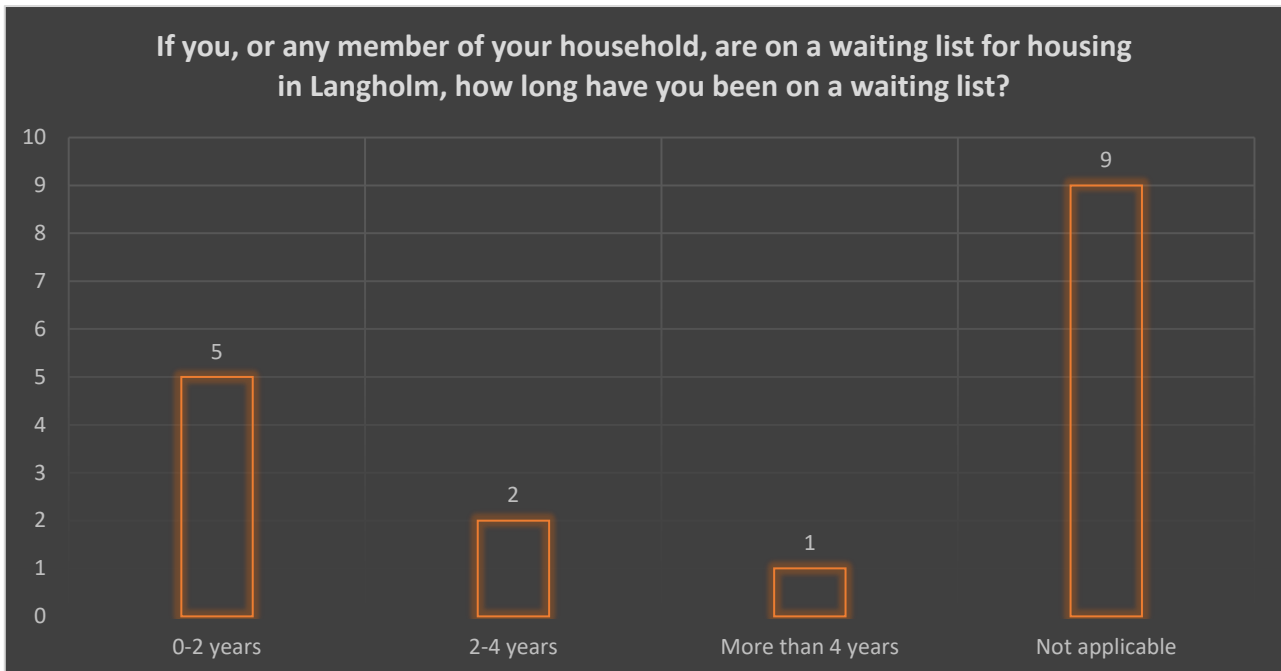
Answered: 112.



Of those in housing need with an interest in moving into/within Langholm, the majority of people do not require a workspace as part of their living arrangements. This is likely due to the fact that most respondents who are in work are employed by a business based in Langholm and do not work from home.

That being said, a significant number of respondents (36) do need some kind of working space – whether that is inside, attached to or near the property.

Question 21: If you, or any member of your household, are on a waiting list for housing in Langholm, how long have you been on a waiting list? Answered: 17



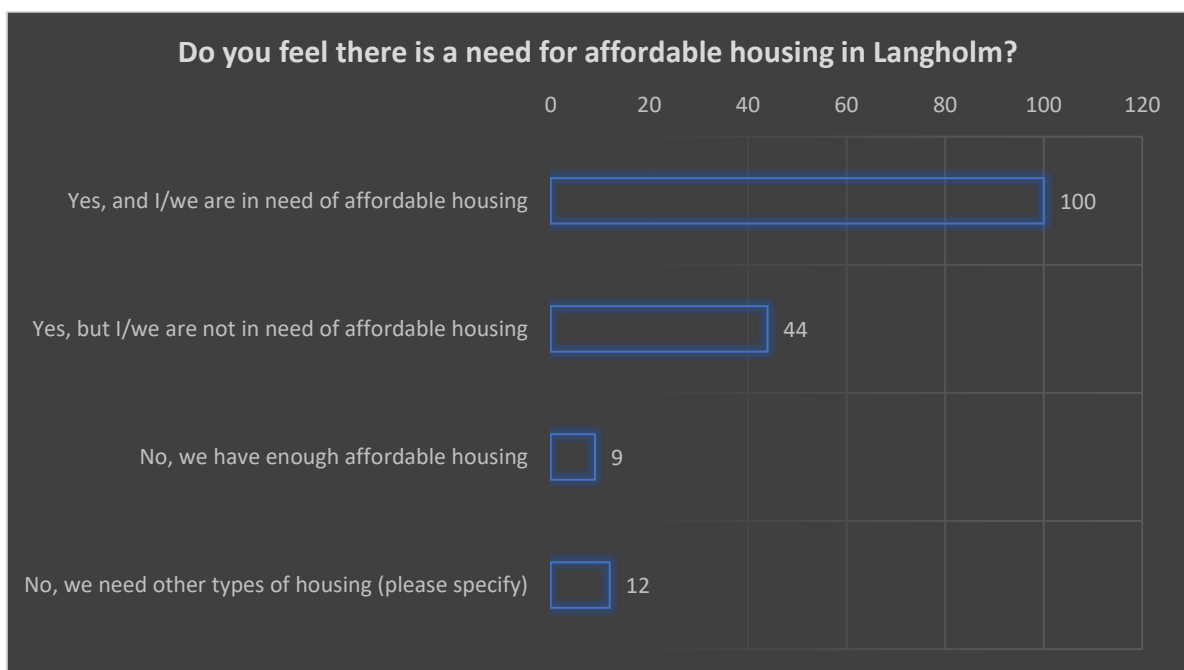
Of those in housing need (current and perceived future need) and with an interest in moving into/within Langholm, there was an even split between those who are on a housing wait list and those who are not. Out of 17 people in housing need, 8 people have been on a housing waiting list – primarily for 2 years or less. This further demonstrates that there is a demand for more affordable housing in Langholm, as more traditional affordable housing providers are unable to provide enough properties for everyone in need. With this in mind, any future community-led housing development in Langholm will help to alleviate the number of people on a housing wait list.

4.5– Views of the Langholm community on affordable housing

Question 22: What attracts you to Langholm? Answered: 132

When prompted to explain what attracted respondents to the local area, several key themes came up. Broadly speaking these were: quiet, safe, good community spirit, family connections, local amenities, friendly people, surrounding countryside, good walks and a good place to raise a family.

Question 23: Do you feel there is a need for affordable housing in Langholm? Answered: 165.



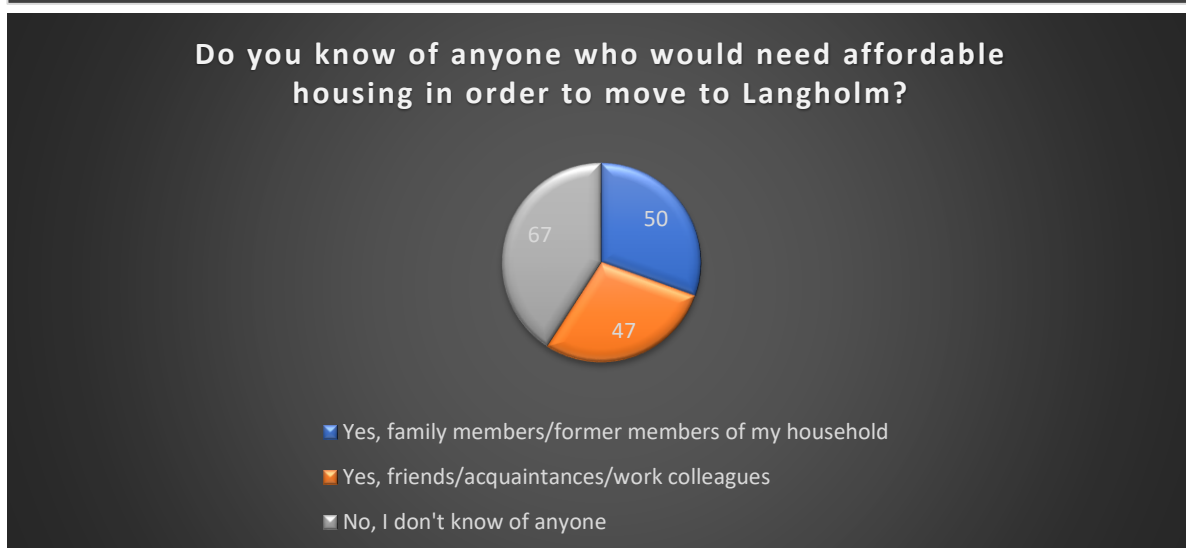
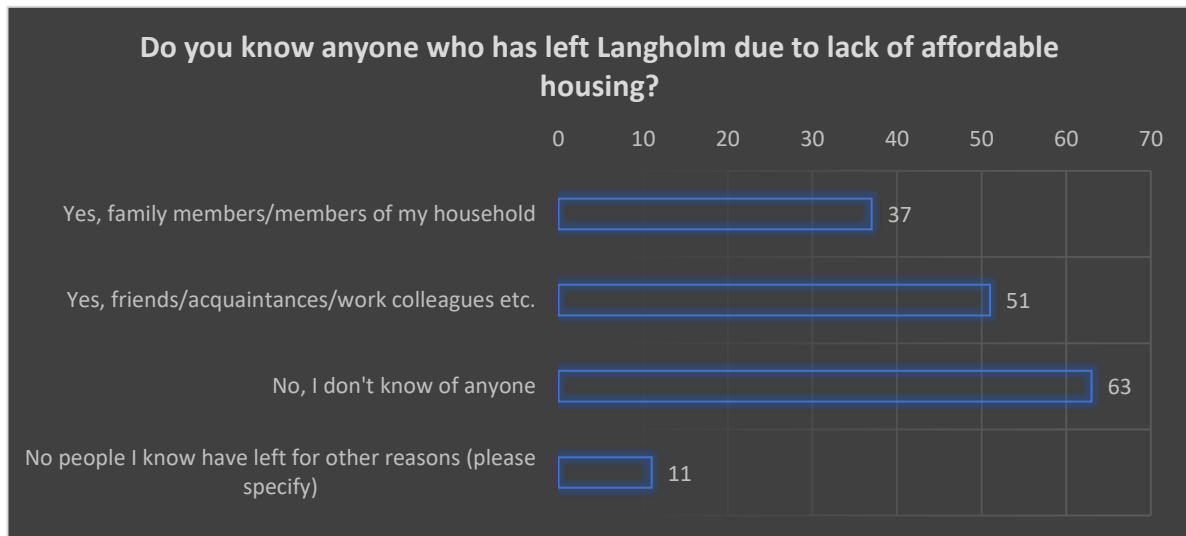
Of the 165 people who responded to the question, 144 feel that there is a need for affordable housing in Langholm and the surrounding area. 9 respondents do not feel there is a need for affordable housing and 12 people stated that they feel other types of housing is required. When asked to elaborate, respondents noted that they would like to see derelict sites used for private developments.

With this in mind, it is highly likely that any future affordable housing development will be supported by the majority of the community in Langholm.

Question 24: Do you know anyone who has left Langholm due to lack of affordable housing?

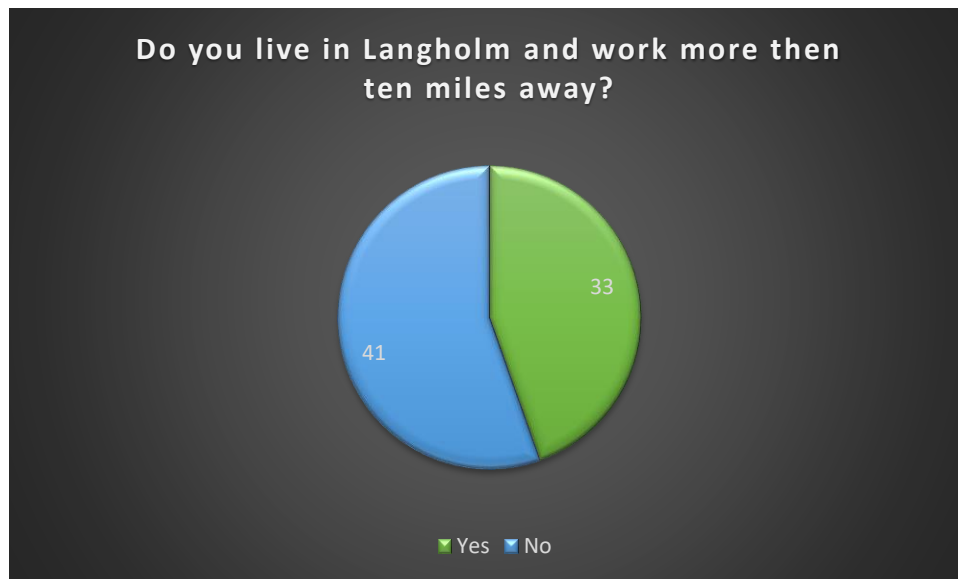
Answered: 162.

Question 25: Do you know of anyone who would need affordable housing in order to move to Langholm? Answered 165.



The impact of a lack of affordable housing is felt to a high degree in Langholm, as a majority of respondents know someone who has had to leave the area due to a lack of affordable housing. Likewise, the majority of respondents feel as though they know someone who would require affordable housing in order to move to Langholm. The feedback gathered from these two questions further reiterates that there is a demand for affordable housing in Langholm and that if more properties were to be built, these are likely to be bought or tenanted quickly.

Question 26: If you are currently working, do you live in Langholm and work more than ten miles away? Answered: 162.



Of the respondents who are currently in work and live in Langholm, the majority do not work more than 10 miles away. That being said, there are a substantial number of respondents who do work more than 10 miles away but yet choose to live in Langholm. When asked why, most people noted that they liked living in the countryside, did not want to live in a city and enjoyed their social life in the village. This highlights strongly that there is a very high demand from people to live in Langholm for reasons other than employment and that the willingness to commute is present.

Question 27: The ethos behind The Stevenson Trust is to make Langholm a better place to live; with that in mind and even if you feel you have no current or likely future need for housing within Langholm, we would like your opinion on the type of housing you would like to see on the derelict Reid & Taylor Woollen Mill site. Within our community of Langholm, how would you like to see a development of each of the following:

	Definitely yes	Probably yes	Definitely no	Probably no	Total
Accessible housing for older residents and/or those with enhanced care needs that promotes independent living	119	35	3	4	160
A Private development of detached and semi-detached houses and apartments - mainly for sale	86	46	8	20	159
An Affordable Housing development of detached and semi-detached houses and apartments - for rent or sale and managed by a local community organisation with a Local Allocations Policy	98	46	9	10	162
A Social Housing development of low rent housing managed by a Housing Association	35	24	62	37	157

Question 28: Finally, is there anything else you would like to add about housing options and affordability in Langholm?

Make use of what we have. Proposed Murtholm Development is too far out of town. Need to see some action.
Local housing & amenities required for local people
I'd like to see affordable housing going to Langholm residents and their families
Local housing policy is a must
Favour local housing for local people. Plenty derelict sites round Langholm. Look at developing those into housing - Murtholm location is too far out of town
Favour local amenity housing for local people
Local houses for local people needed / amenity housing for local people needed. Don't want to be on the outskirts of the town (reference to proposed Murtholm development)
We need more housing in Langholm.
Lack of sheltered accommodation for the elderly possibly with a warden on site
Less social housing and attractive options for working families
Nothing has been built in Langholm for years. Young people need houses with decent living and outdoor space. Difficult for young people to get onto the housing market as properties pass down through generations, or private sales. We also have an aging population, with little in the way of suitable accommodation (assisted living or care homes).
There is no land for people wishing to come to Langholm at present to build their own home.
Develop existing sites such as Reid and Taylor or the area beside the Community Centre
Aging population - single occupancy of family size homes > need independent spaces so they can move on
New build family homes are desperately needed
There is quite a few empty houses in Langholm, it reflects badly on the town. Could these be bought, renovated and rented out? Why build new houses when existing houses are available
Housing for first time buyers, housing for them to move up to with family, housing for older members of the community to down size to releasing larger properties for upsizing. Attractive housing to attract those who perhaps work in the surrounding area eg Cumberland, Hawick etc housing to keep those people in Langholm or bring new people to Langholm. Perhaps incentives to buy housing in need of renovation. Langholm has a very high percentage of people over 65 - many living in their own homes who may wish to downsize - becoming cash buyers for attractive, appropriate properties.

With very few houses having being built in Langholm over the last 40+ years & all the vacant space & derelict buildings, it would be nice to see some creative accommodate options & movement within the housing scene for Langholm. It would be a desperate tragedy for the town if a development of 'build them cheap/stack them in' houses were built - which weren't then allocated to local residents! Langholm deserves quality built, custom housing, sympathetic to the surrounding area at affordable prices for LOCAL residents in need. I hope the collective output from this housing survey mirrors my aspirations for The Muckle Town of Langholm
There are no houses to rent or buy. This is one reason why younger people have to look else where. No people = no expansion of business. The aging population of Langholm shows the need for a change in direction.
Yes as with my answer to number 27 .Langholm's aging population needs a development within the town not outside the town and such a development would free up houses available to younger couples with families. This would also make the older householders feel more part of the community and not isolated
We find that private rent comes with more problems than social housing. Unfortunately the social housing register has a very long wait list and sometimes the only option is to find a private rent, which can also be very difficult. Our current property is in a very poor state of repair and the landlord continues to ignore the issues. We don't have the security and help you get with housing associations. It would be beneficial for the town and it's surrounding areas to have affordable housing and a waitlist that would address the needs of those of us who live in these areas first rather than accepting tenants from further afield.
It is almost impossible to find good 2- or 3-bedroom properties to rent, affordable, in Langholm. Places are very rarely advertised and tend to be rented by word of mouth. There is a serious lack of housing for the upcoming generation who instead leave the town and take their spending money with them
There are so many empty houses and buildings in the town yet the locals are crying out for affordable lets. When there are people from other areas coming and buying the local property that nobody local can afford
The current housing stock is not consistent with modern requirements or government policy on, for example, care in the community. Disregarding affordability, houses are needed for young families, elderly that can live independently, assisted living and also a local care home. This would enable the school to remain viable and elderly to downsize when necessary, or to receive care without leaving Langholm. Thought also needs to be given to the rising numbers of AirB&B premises to ensure these don't sterilise accommodation for locals.

Conclusion

The HNDA process has revealed that there is a clear housing need and demand in Langholm and identified three profiles of those in housing need: existing residents who are on the verge of retirement (or already retired), local working people and families. Of those in housing need, the majority have lived in Langholm for the long-term – suggesting that there is a strong community connection to the town.

The availability and affordability of housing in Langholm is preventing long-term residents who are retired (or would like to retire) from finding appropriate and affordable accommodation in order to stay local. Many of the survey respondents indicated that, while they are not currently in housing need, they recognise that their needs will change as they grow older and that their current home may no longer be suitable. With this in mind, the first need for housing in Langholm is adapted housing - potentially in the form of sheltered accommodation - in order to cater for an aging population who wish to remain local and maintain their independence. Furthermore, of the respondents in housing need, the majority were in employment with their employer based in Langholm. This indicates that the lack of affordable housing is also restricting those of working age from finding appropriate accommodation in the area, which may have long-term detrimental effects on businesses and the local economy; with no workforce available to keep shops, cafes and hotels afloat. There is also a need for housing for local families. Many respondents in housing need have noted that their properties are too small for their current and predicted household needs, suggesting that more suitable accommodation is sought for a growing family size.

All of the aforementioned profiles of housing need are of concern for the present and future of the town, as the diverse population struggles to accommodate itself appropriately and affordably within the area. The consequences of not providing suitable accommodation for the aforementioned profiles of need are plain to see. An aging population will be forced to stay in unsuitable accommodation, requiring support from external bodies to undertake routine daily tasks – placing pressure on the local health and social care services. With no future prospect of suitable accommodation in Langholm, those of working age or with families are likely to widen their search for housing, schooling and employment to other areas of

Dumfries and Galloway. In the long run, this has the potential to cause labour migration, skills-shortage and a demographic imbalance in Langholm.

In addition to an existing and future need for more suitable housing amongst those currently living in Langholm, there is also a demand more affordable housing – with many respondents noting sites that they would like to see developed. Among those in housing need, the majority of respondents stated that if they were to move home, they would like to remain in Langholm and would require housing. There were no people in housing need that would like to leave Langholm and live elsewhere. This demand is further substantiated by the fact that the majority of survey respondents know someone who has had to leave the area due to a lack of affordable housing. Likewise, the majority of respondents feel as though they knew someone who would require affordable housing in order to move to Langholm. This highlights that there is a very strong desire for people to either remain in, or move back to Langholm – confirming that any additional housing made available would certainly be utilised.

The determination and support of the community for innovative solutions to the affordable housing issue in Langholm is evident throughout the HNDA. Not only has the HNDA process successfully evidenced a need and demand for more affordable housing in Langholm, it has also established numerous sites that the community would support being used for a realistic community-led housing project. Going forward, the findings outlined in this report should be consulted during any future project development stages of a housing project in Langholm. In doing so, proposed development sites, building design and tenure options will be in line with the localised housing need, demand and desires of the people who proudly call Langholm home.

Appendices

Appendix 1: Table of survey questions

Q1	Where do you currently live?
Q2	How long have you lived in Langholm?
Q3	Which age range are you part of?
Q4	Do you currently work?
Q5	Including you, how many people live in your household?
Q6	What age are the other members of your household (not including yourself)? Tick all that apply.
Q7	What is your current tenure?
Q8	Which of the following types of property best describes the home you currently live in?
Q9	How many bedrooms does your current property have?
Q10	Does your property meet the needs of everyone in your household?
Q11	If you answered 'no', what needs does your property not meet? Tick all that apply
Q12	Are you (or is anyone else in your household) currently in housing need?
Q13	If you are not currently in need, do you perceive yourself (or anyone in your household) to be in housing need in the next 5 years?
Q14	If you answered Yes to question 12 or 13, do you intend to stay in or move to Langholm in the future?
Q15	If you answered Yes to question 12 or 13, which of the following locations for new housing would you favour?
Q16	If you are thinking about moving within/into Langholm, which of the following would best suit your needs? Tick all that apply.
Q17	What type of accommodation would best suit your needs? Tick all that apply.
Q18	How many bedrooms do you need?
Q19	With fuel poverty and energy efficiency in mind, are there any measures that would make running your household more affordable? Tick all that apply.
Q20	If you plan on moving, would you require workspace?
Q21	If you, or any member of your household, are on a waiting list for housing in Langholm, how long have you been on a waiting list?
Q22	What attracts you to Langholm?
Q23	Do you feel there is a need for affordable housing in Langholm?
Q24	Do you know anyone who has left Langholm due to lack of affordable housing?
Q25	Do you know of anyone who would need affordable housing in order to move to Langholm?
Q26	Do you live in Langholm and work more than ten miles away?
Q27	The ethos behind The Stevenson Trust is to make Langholm a better place to live; with that in mind and even if you feel you have no current or likely future need for housing within Langholm, we would like your opinion on the type of housing you would like to see on the derelict Reid & Taylor Woollen Mill site. How would you like to see a development of each of the following:
Q28	Finally, is there anything else you would like to add about housing options and availability in Langholm?

