

APPENDIX XX: Assessment of Indicators of Housing Need and Demand

NORTHERN SETTLEMENTS

* Ayr, Girvan Prestwick & Troon housing figures based on Draft 2011 Housing Land Audit

| | Local Plan Sites (Un developed) | Local Plan Sites (Developed) | Units built 2000-2010 (from 2010 HLS) | | Units in Established Housing Land Supply | Sites submitted in Call for Sites & MIR | Council House Waiting List | Pop. 2010 est. | Waiting list as % of pop'n | No. houses 2007 | Waiting list as % of SR houses | % houses Social Rented (SAC average= 21%) | Summary of Housing Demand and Market Interest Indicators |
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| | | | PRIV | AFF | | | | | | | | | |
| Ayr* | 4 brownfield 2 greenfield (incl SE Ayr) | 2 brownfield 2 greenfield | 1143 | 490 | 4982 (2282 excluding SE Ayr) | 40 | 2710 | 46913 | 5.8% | 22922 | 51.4% | 23% (5272 SR houses) | <p>As the largest settlement and the primary service centre in South Ayrshire, Ayr has experienced by far the highest level of new housing with 1633 units since 2001. 40 sites were submitted to the MIR process; also more than any other settlement. This suggests continuing high demand for housing and housing sites in Ayr.</p> <p>Almost 5000 units (2282 without South East Ayr) remain to be developed in the existing land supply. Whilst this high total this may also indicate high demand, further analysis shows that much of this</p> |

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| | | | | | | | | | | | | | capacity is within larger (>100units) brownfield sites that have not proved effective in the last 10 years. Furthermore, of the 10 housing sites allocated in the SALP, only 4 have so far been developed, including 2 brownfield sites. This indicates that development of larger brownfield sites (and some greenfield sites) has proven difficult in Ayr, even pre-recession. |
| Prestwick* | - | 1 brownfield | 159 | 22 | 96 | 5 | 2075 | 14756 | 14.1% | 7110 | 224.6% | 13% (924 houses) | Prestwick has experienced modest housing development, in comparison to its size. This is mainly due to the long standing shortage of housing land available within the town, and is not an accurate gauge of demand. 5 sites were submitted to the MIR process, but again a lack of available land may have |

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| | | | | | | | | | | | | | limited submissions. There is a high Council house waiting list, perhaps exacerbated by the relatively small proportion of social rented houses in the town. |
| Troon* | 1 (North East Troon) | | 322 | 45 | 735 | 5 | 1132 | 14662 | 7.7% | 7126 | 99.3% | 16% (1140 houses) | Troon has experienced significant housebuilding over the past 10 years, and over 700 units remain in the land supply (mostly at North East Troon). This is evidence of high demand in the town. The Council waiting list is high in absolute terms, but less so relative to the size of the town and existing social rented stock. |
| Annbank | - | 1 | 20 | 0 | 0 | 5 | 377 | 903 | 41.7% | 406 | 334% | 28% (113 houses) | There has been limited development in Annbank over the past 10 years, with only 1 site delivering 20 houses and no further land supply, perhaps due in part to a tightly drawn settlement boundary and |

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| | | | | | | | | | | | | | being surrounded by greenbelt land. However, 5 sites were submitted to the call for sites, which suggests renewed market interest in the area. Equally, there is a high waiting list for the village, equating to 41% of the population, suggesting that it is a popular housing destination, although it may also reflect a higher than average % of social rented housing. |
| Coylton | 1 | 1 | 206 | 32 | 20 | 11 | 560 | 2641 | 21.2% | 1194 | 357% | 13% (157 houses) | Coylton has witnessed a significant level of house building over the past 10 years (more than Maybole for instance), but future land supply is currently very limited (<20 units). The 11 sites submitted indicate strong market pressure and confidence in the area. Housing demand as expressed through the waiting list is also high, considering the lower than |

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| | | | | | | | | | | | | | average proportion of social rented properties. |
| Dundonald | - | 1 | 126 | 32 | 18 | 7 | 397 | 2716 | 14.6% | 1211 | 117% | 28% (339) | There has been significant housebuilding in the village over 10 years although only 18 units remain in the land supply. Strong developer interest in the village through 7 sites in the Call for Sites. Relatively low waiting list, although this may reflect needs already being met by high SR supply. |

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| Dunure/ Fisherton | 1 | - | 0 | 0 | 39 | 2 | 211 | 863 | 24.4% | 369 | 728% | 8% (29) | There has been little evidence of high demand for the area given no new development in the last 10 years, only 1 site in land supply and 2 submitted in through the MIR. Small waiting list, though this may reflect limited stock. |
| Maybole | - | - | 161 | 23 | 236 | 9 | 2817 | 4945 | 57.0% | 2309 | 359% | 34% (785) | Maybole has seen significant development over 10 years (183 units) with a further 236 in supply. 9 additional sites have put forward to MIR. The town has a very high % of social rented properties and a large waiting list, even in comparison to |

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| | | | | | | | | | | | | | supply. Overall, there is evidence of reasonably high demand in Maybole. |
| Minishant | - | - | 41 | 0 | 5 | 4 | 306 | 503 | 60.8% | 236 | 729% | 18% (42) | Given the small size of the village, 41 new units in 10 years and 4 new sites put forward is indicative of strong demand. Furthermore the village has a very highest waiting list demand, relative to its population and housing stock. |
| Monkton | 1 | 1 | 73 | 8 | 40 | 9 | 888 | 1492 | 59.5% | 461 | 1388% | 14% (64) | There is evidence of high market demand in Monkton, which has seen 81 units developed in 10 years, with 40 units remaining and 9 sites put forward through the MIR. The Council house waiting list is among the highest in South Ayrshire, in absolute numbers and relative to population and stock of social rented housing . |

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| | | | PRIV | AFF | | | | | | | | | |
| Mossblown | - | 1 | 75 | 18 | 55 | 4 | 366 | 2652 | 13.8% | 1070 | 111% | 31% (331) | There is a slightly mixed picture of demand in Mossblown. Although 93 units were developed over 10 years, and 55 units remain in the land supply, many of those remaining are on existing sites which have stalled due to low rates of purchase, mainly as a result of the current economic climate. 4 sites submitted to the MIR suggests a reasonable level of developer demand and expectation for the area. However, Council waiting lists are low in relation to stock and village population which indicates lower demand for the village, possibly because it is a less desirable location or because current needs are already being met. Housing was not identified as a significant issue by the Community Action Plan 2010. |

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| | | | PRIV | AFF | | | | | | | | | |
| Symington | 1 | - | 46 | 0 | 63 | 9 | 564 | 1671 | 33.8% | 641 | 634% | 14% (89) | Although only 46 units were developed in Symington over the last 10 years, a further 63 are in the land supply and 9 new sites have been submitted to the MIR, which suggests market demand and confidence in the area is high. The Council house waiting list is relatively high, certainly in comparison to the existing social rented housing stock. |
| Tarbolton | - | 1 | 15 | 30 | 128 | 11 | 280 | 1730 | 16.2% | 851 | 92% | 36% (306) | 45 units were developed over 10 years, but a further 128 remain in the land supply – many of which are already being developed. 11 sites were submitted by developers and the community to the MIR which suggests a high level of demand and expectation for the village. In the Community Action Plan 2010 24% of interviewees thought there |

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| | | | PRIV | AFF | | | | | | | | | |
| | | | | | | | | | | | | | was too little housing in general in the village. 31% thought insufficient Local Authority housing, although this is not reflected in Council waiting lists for Tarbolton, which are among the lowest in the north of the area. |

SOUTHERN SETTLEMENTS

| | Local Plan Sites (Undeveloped) | Local Plan Sites (Developed) | Units built in village 2000-2010 (from 2010 HLS) | | Units in Housing Land Supply | Sites submitted in Call for Sites & MIR | Council House Waiting List (Housing & Transfer lists combined) | Community Action Plan 2010 views | Summary of Housing Demand and Market Interest Indicators |
|------------|--------------------------------|------------------------------|--|------------|------------------------------|---|--|--|---|
| | | | Private | Affordable | | | | | |
| Ballantrae | - | - | - | - | - | 7 sites | 67 | 40% felt village could accommodate new housing | Despite no SALP housing allocations and no new developments in the last 10 years, the significant number of sites proposed through the LDP together with a reasonably high waiting list suggest there is some market and community demand for new housing. |
| Barr | - | - | 4 | - | - | - | 33 | 68% of residents felt Barr could accommodate new housing and 23% felt there was not enough local authority housing | Despite residents' views in the CAP that Barr could accommodate new housing with some need for affordable housing, the limited development in the village and lack of sites proposed through the LDP process suggests little market interest. The small waiting list also suggests lower need and demand. |
| Barrhill | 2 sites | - | - | - | 23 | - | 30 | | Two housing sites allocated in the SALP remain undeveloped. Together with the small waiting lists and no new sites being submitted, these factors are suggestive of low market demand in Barrhill. |

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| | | | Private | Affordable | | | | | |
| Colmonell | 1 | - | - | - | 8 | - | 37 | 43% of residents felt village could accommodate new housing. 48% felt too little housing had been built in the last 10 years, and comments indicate people feel more affordable housing is required. | Despite comments made in the CAP, market demand for housing appears low in Colmonell, based on the small waiting list, lack of sites proposed through the LDP, no development in the last 10 years and the existing SALP allocated site remaining undeveloped. |
| Crosshill | - | - | - | - | 17 | 2 sites | 161 | | Despite a lack of recent building activity, 2 new sites have been proposed and the village has a high waiting list which suggests there is some market and community demand for new housing. |
| Dailly | - | 1 | 3 | - | 37 | 2 sites | 68 | 22% felt not enough LA housing | There has been very limited development in Dailly: the existing SALP housing site has only been partly built and a further site in the land supply has proved non-effective. Two sites have been submitted in the LDP process, but the waiting list for housing is relatively low, considering the greater number of council-owned properties in Dailly compared to other villages. |

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|---------|--------------------------------|------------------------------|--|------------|------------------------------|---|--|----------------------------------|---|
| | | | Private | Affordable | | | | | |
| Girvan* | 1 | 1 | 80 | 51 | 37 | 14 | 292 | | <p>131 houses have been built in Girvan in the past 10 years; a fairly modest amount of development relative to the size of the town. However, almost 40% of new units have been affordable houses- more than any other settlement of significant size. Only 37 units remain in the land supply, and most of these are within small, brownfield sites that are proving slow to develop, particularly since the economic downturn.</p> <p>14 sites were submitted to the MIR process, although not all of these were for housing. Of the 3723 houses in Girvan in 2007, 30% were Social Rented (1116 SR houses), a much higher proportion than for South Ayrshire as a whole. Conversely, the waiting list is 26% of total SR stock, one of the lowest ratios, which suggests that current needs are already being met.</p> <p>Overall indications are that while levels of need and demand in Girvan are fairly low, the town</p> |

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| | | | Private | Affordable | | | | | |
| | | | | | | | | | remains the focus for housing development in the south of the area. |
| Kirkmichael | - | 1 | - | 12 | 12 | 1 | 132 | | 12 RSL units have recently been built and 12 further units remain in the effective land supply. Together with a large waiting lists, there is evidence of significant demand for housing, particularly affordable housing, in the village. One site has been submitted in the LDP process. |
| Kirkoswald | 1 | - | - | - | 21 | 5 | 144 | | Despite no new housing being developed in the past 10 years, including on a SALP allocated site, the 5 submitted sites indicate significant market demand in the village. Furthermore, there is a large waiting list for the village, which suggests significant housing demand and pressure. |

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| | | | Private | Affordable | | | | | |
| Lendalfoot | - | - | - | - | - | 1 | - | Only 14% of residents felt the village could accommodate further housing and 71% felt the level of housing built in the last 10 years was "about right". | There is little evidence of significant housing need or demand based on past trends of development. There is no affordable housing in the village, hence no waiting list exists. However, one site was submitted in the call for sites exercise, indicating some market interest. |
| Maidens | - | - | 9 | 8 | 30 | 5 | 220* *waiting list groups Maidens with Turnberry | | 2 sites have been developed in Maidens over the past decade, including 8 affordable units. This indicates a reasonable level of consumer demand and market interest. 2 sites comprising 30 units remain in the land supply although one has proved non-effective. The 5 submitted sites confirm significant market interest in the village, and a relatively large waiting list indicates community interest and demand for affordable housing. |

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| | | | Private | Affordable | | | | | |
| Minishant | - | - | 41 | - | 5 | 4 | 306 | | Minishant has experienced significant development in the last 10 years and developer interest in the village appears to be confirmed by the 4 new submitted sites. A large waiting list may reflect the significant existing stock of council houses, but is also appears indicative of strong demand for the village. |
| Pinmore | - | - | - | - | - | - | 35 | | There has been no significant development in this hamlet in the past 10 years and there are no submitted housing sites or other sites in the housing land supply. |
| Pinwherry | - | - | - | - | 4 | - | - | | There has been no significant development in the past 10 years and there are no submitted housing sites. One small site in the housing land supply has not proved effective, indicating limited market interest. |

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|-----------|--------------------------------|------------------------------|--|------------|------------------------------|---|--|----------------------------------|---|
| | | | Private | Affordable | | | | | |
| Straiton | - | 1 | - | 12 | - | 1 | - | | 12 affordable, RSL rented houses have been built in Straiton recently but with no council houses in the village there is no waiting list, so it is difficult to gauge the level of need for affordable housing. One site has been submitted through the LDP process, indicating some developer interest. |
| Turnberry | - | - | 40 | - | 6 | 4 | 220* *waiting list groups Maidens with Turnberry | | Substantial numbers of new housing were built before 2005, and the 4 new submitted sites suggests continuing, strong market interest in the village. The council house waiting list is large, but as it is split with Maidens, the exact level of demand for affordable housing in Turnberry is difficult to gauge. |