

# Rural homelessness in context

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# The housing problem

*Scottish  
Housing  
Statistics,  
2005*

Number of dwellings	2399000
Number of households	2268000
Apparent surplus	141,000
less vacancy surplus unoccupied property second homes	102,000
Surplus	39,000

# The effect of location

Location	Occupied properties	Number of households
Argyll and Bute	40500	40800
Dundee City	67000	67700
Shetland	9400	9400
Stirling	36500	37000

# Household trends

1999-2005

Household type	Changes
2 adults with children	- 18000
1 adult with children	+8000
3+ adults	-14000
2 adults	+60000
Single person	+72000

*Housebuilding*  
*Stock increase 98,000*  
*Completions 168,578*  
*Demolitions/closures 36,190*  
*34,388 houses are missing*

# Problems in rural areas

## Limited development

Planning

Landowning

*no development if there's "three blades of grass for a sheep"*

Construction

Community opposition

The problem of resale

## Affordable housing

Scarce supply

Rental: holiday market

Second homes

# The rural labour market

- The demand for labour
- The supply of labour
- Individual "employability"
- Economic development

# The Scottish Borders

"a fragile economy which has

- a high proportion of people employed in agriculture
- high levels of employment in textiles
- low levels of service employment
- low levels of professional jobs
- a high proportion of our skilled craftsmen working in declining industries
- relatively low wage levels, and
- a significant decline in agricultural incomes"

# Employment projections for Scotland

*Highlands and  
Islands  
Enterprise,  
2004*

Industry	2003	2008	Change (%)
Agriculture	52000	51000	-1
Mining, utilities	46000	42000	-9
Food	53000	49000	-9
Textiles and clothing	17000	13000	-24
Chemicals	39000	36000	-6
Metals	31000	29000	-6
Engineering	67000	57000	-15
Other manufacturing	660900	61000	-7
Construction	173000	162000	-6
Retail	379000	398000	5
Hotels and catering	187000	195000	4
Transport and comms	150000	146000	-3
Banking and insurance	213000	233000	9
Business services	215000	231000	7
Misc services	152000	158000	4
Health and education	492000	506000	3
Public admin and defence	186000	187000	0
Total	2518000	2554000	1

# Rural employment projections

Industry	1981	2001	2009
Agriculture etc	20,000	24,000	18,000
Mining & utilities etc	6,000	4,000	3,000
Food, drink & tobacco	12,000	11,000	11,000
Engineering	4,000	2,000	1,000
Rest of manufacturing	62,000	22,000	18,000
Construction	24,000	22,000	22,000
Retail & distribution	49,000	56,000	53,000
Hotels and catering	22,000	28,000	24,000
Transport & telecommunications	18,000	19,000	16,000
Banking, insurance & other business services	26,000	30,000	33,000
Public admin and defence	21,000	14,000	15,000
Health & education	39,000	57,000	70,000
Miscellaneous services	10,000	18,000	17,000
All industries	312,000	307,000	302,000

# Sustainable communities

## Demographically sustainable

The "hollowed out" population

## Economically sustainable

The end of agriculture

The need for alternative production

## Sustainable services

Population is a precondition for provision

Services for older people

## Social cohesion and diversity

"The Highlands cannot survive with the indigenous population alone."

# The decline of rural Scotland

