

Boreland

Housing Need and Demand Assessment Report

For

Hutton Community Initiative

December 2025



Image taken from National Library of Scotland November 2025

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Introduction

About SOSCH

SOSCH is a Scottish Charitable Incorporated Organisation (SCIO) that provides support to community-led housing and regeneration across the South of Scotland area as an affordable housing enabler. We provide expert advice to community organisations at each stage of a housing project, from conception, through all project development and viability assessment phases, during delivery/construction, including arrangements for post-occupancy.

SOSCH has developed a strong track record in supporting the delivery of projects enabled by key capital and revenue grant funders, including the Scottish Government's Rural Housing Fund and the Scottish Land 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 housing and a range of mixed-use developments. Projects SOSCH has supported to conclusion have included Closeburn Passivhaus project, the Old Police Station, Langholm, the repurposing of Wigtown Bank as affordable homes and community-run bunkhouse, the former Grapes Hotel in Whithorn, Glentworth rural regeneration, involving the retrofit of empty homes and community facility and Phase One of the landmark Midsteeple Quarter project in Dumfries town centre.

For further information, please visit – <http://www.sosch.org>

Housing Need and Demand Assessment

A Housing Need and Demand Assessment (HNDA) survey 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 well-informed 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 needs when developing a community-led housing project.

1. Executive Summary

1.1 Summary

This Housing Need and Demand Assessment was undertaken following the Community Asset Transfer Request submitted by Hutton Community Initiative (HCI) of the former Hutton Primary School. The Assessment and Report were commissioned by HCI in October 2025 and provide insight into current housing experiences, levels of need, preferred types of tenure, and specific design requirements for housing in Boreland.

The survey received 53 individual responses, accounting for approximately 30% of the population of the village, 2 respondents did not fully complete the survey. The findings reveal that many households are well settled and satisfied with their current homes. However, 15% of respondents, report expecting to be in housing need in the next five years. Notably, some individuals did not initially identify themselves as being in housing need, yet when asked to consider which aspects of their homes do not meet their requirements, it became clear that a greater proportion of residents live in homes that fall short of their household needs than those who self-identify as in need. Support for new housing extends beyond those directly in housing need. 38% of respondents recognised the challenges faced by others in the community and expressed support for the development of homes that address these needs.

The housing needs identified span various age groups including younger adults, working families, and older residents approaching retirement. Survey responses indicate that the existing housing stock, largely made up of owner-occupied homes, may not meet the diverse housing needs in the area. There is both demand and support for affordable and accessible housing, with interest in alternative tenure models distinct from homeownership. These findings closely reflect patterns seen in many small rural villages across Dumfries and Galloway and the south of Scotland, where demographic ageing, the outward migration of younger residents, and constrained housing choice present ongoing challenges.

With the HNDA now complete and having identified a need for housing in Boreland, SOSCH will continue to support Hutton Community Initiative in exploring options for affordable, community-led housing projects and the potential redevelopment of Hutton Primary School. More broadly, the findings from the HNDA should help inform future housing-related decisions, ensuring that any new developments directly respond to local needs and priorities. Therefore, contributing towards the long-term sustainability and inclusivity of Boreland and the surrounding Hutton area.

1.2 Key Findings

- 8 individuals have identified that they or someone within their household will be in housing need in the next 5 years.
- All of those expecting to be in housing need are current residents of Boreland or the wider Hutton area. 62% of those expecting to be in need have lived in the area for over 11 years, demonstrating strong local connections.
- The preferred housing types for those in need are houses, bungalows and ground level access dwellings, with some interest in sheltered housing options.
- All the respondents who expressed a future housing need are employed, with the majority working within Boreland or the wider Hutton area.
- There is a demand for alternative tenure types to homeownership such as affordable rentals.

1.3 Housing Need Profiles

As a result of the HNDA process, two profiles of housing need have been identified:

- **Profile 1:** Young adults looking to leave the parental home for the first time.
- **Profile 2:** Working residents aware of their changing needs as they approach retirement.

2. Background

2.1 The Area

Boreland is a rural village in Dumfries and Galloway. Situated 7 miles northeast of Lockerbie and 13 miles northwest of Langholm (figure 1). It is bordered by the Dryfe Water to the north, with the Boreland Burn running through the south of the village. The population is comprised of approximately 180 individuals from 93 households.

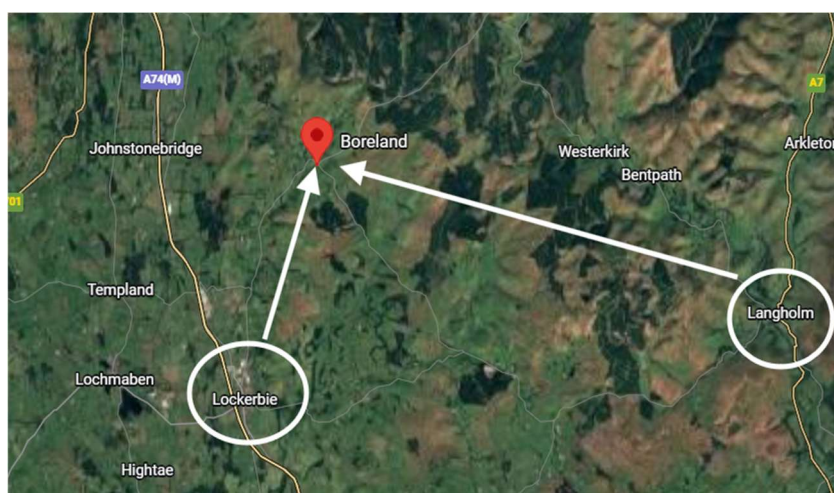


Figure 1. Location of Boreland village in Dumfries and Galloway

The village of Boreland is steeped in history and has particularly strong links to the Borders Reivers clan, the Grahams of Gillesbie, whose family home once stood along the banks of the river Dryfe, the remains of which can still be seen today at Gillesbie Tower. Another historical site in the area is Hutton Moat which dates back to the 14th century. Originally a medieval fortified tower with a moat, it now remains as a mound on a prominent hilltop and is designated as a scheduled ancient monument. Later, in the early 1700s, a small church, Hutton and Corrie Parish Church, was built on the hill overlooking the village. However, the church is no longer in use and has been placed on the open market.

The community run, fully renovated Boreland Village Hall is located on the northern edge of the village and now provides a well-equipped venue for hire by both visitors and residents.

The hall plays an essential role in supporting local community cohesion by offering regular social events. Another notable building in Boreland is Hutton Primary School, situated in the centre of the village. Originally built in 1857 and extended in 1906, it served the local community for 163 years. However, it has remained vacant since 2020, was officially mothballed by Dumfries and Galloway Council in 2022 and permanently closed in 2025. The building is now subject to disposal from the local authority. Following the announcement of its permanent closure HCI began exploring the possibility of a Community Asset Transfer request to bring the building into community ownership.

Boreland and the surrounding area is predominantly supported by land-based industries with farriers, farms and an equestrian centre providing local employment. The equestrian centre, “Chariots of Fire”, historically offered visitor accommodation, continuing a long tradition of the building serving as a coach house but in recent years has ceased offering this service. The village itself has no local GP Practice, shops or regular public transport connections and therefore relies on Lockerbie as its main centre for shopping and transport.

Demographics of Boreland

According to the 2022 census, the Boreland and Hutton area has a higher-than-average proportion of residents aged over 65, at 26% compared to the national average of 20%. In contrast, 13% are under the age of 15, lower than the national average of 16%. These statistics reflect a familiar pattern seen across rural villages in Dumfries and Galloway, characterised by an aging population, a declining number of young people and continued outward migration.

The closure of Hutton Primary School, 168 years after it was established, provides a stark illustration of these demographic pressures. Prior to its closure, the pupil enrolment had been steadily declining since 2014. Although the school had capacity for 47 pupils, enrolment fell from 21 pupils in 2014 to 6 pupils in 2020 and received no enrolments in 2022.

According to the Scottish Index of Multiple Deprivation (SIMD), Boreland ranks within the 5th most deprived decile overall and sits in the 5th most deprived decile for Housing (Figure 2). However, housing deprivation within the SIMD is measured using only two factors – overcrowding and central heating provision, which may not fully reflect the nature of housing need in rural areas such as Boreland. The village also falls within the most deprived 5% for geographic access, reflecting limited public transport provision and the distance to key services. This domain captures the financial cost, time and inconvenience associated with accessing essential services and highlights the compounding challenges faced by rural communities. It is important to recognise the limitations of SIMD measurements, particularly regarding rural areas where multiple factors may compound to increase overall deprivation but are not fully captured within the SIMD methodology.

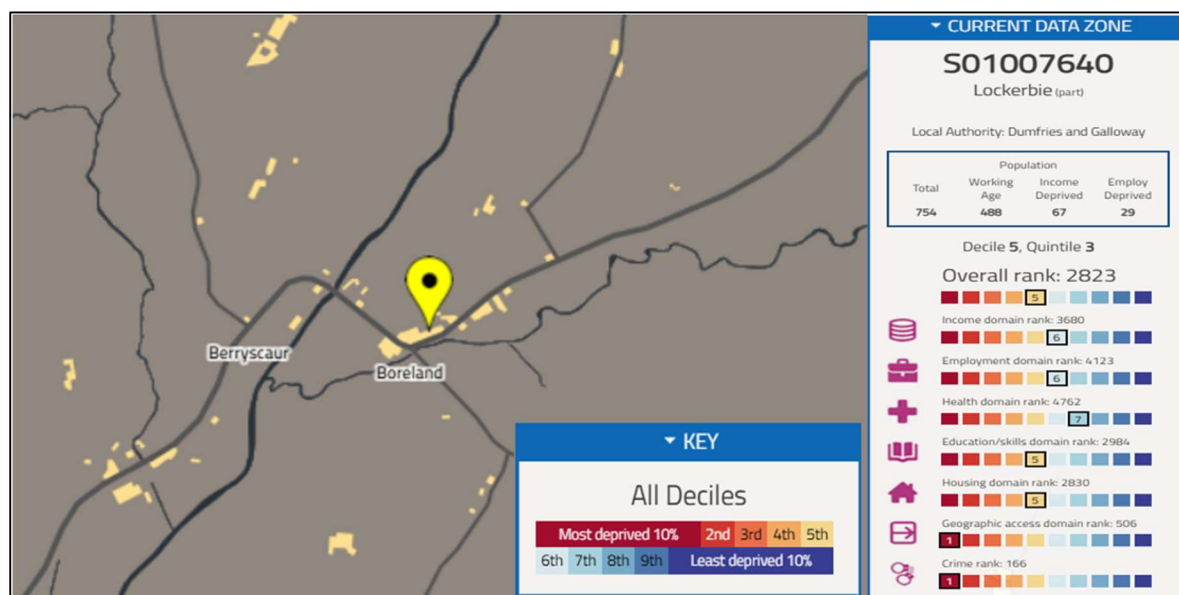


Figure 2. Scottish Index of Multiple Deprivation 2011 ranking for Boreland

In addition to these population and access characteristics, housing availability and affordability play an important role in shaping the local workforce and demographics of an area. Evidence from *Key Worker Homes in the South of Scotland (2025)* identifies housing-

related recruitment and retention challenges across Dumfries and Galloway. The study found that a lack of affordable, good-quality housing is a significant constraint, with 77% of employers reporting a major or moderate problem with recruitment and retention or anticipating such difficulties in the future. For the purposes of this report, these issues were prevalent in Lockerbie and surrounding rural areas and affect local key employment sectors such as land-based industries, health and social care.

Particularly for the area, demand was identified for a wider range of housing sizes to accommodate farm workers and forestry graduates. This demand is reinforced by the concentration of forestry and wood-processing activity in and around Lockerbie, which functions as an important employment sector for the wider area. As a result, land-based industries therefore generate demand for a mix of housing types, with some workers requiring affordable housing and others constrained primarily by availability of suitable housing rather than affordability.

Housing-related pressures were also identified within the health and social care sectors, which provide essential services to the local population. NHS Dumfries and Galloway reported difficulties recruiting GPs and dentists in nearby towns, including Lockerbie and Moffat, where limited housing availability was identified as a contributing factor. Within the social care sector, a lack of affordable housing in the Lockerbie area has resulted in some staff commuting long distances, including from Carlisle, which presents challenges for both recruitment and long-term retention.

Taken together, these factors illustrate how demographic change, limited housing choice and poor accessibility interact to constrain the sustainability of the local population and workforce in Lockerbie but also surrounding areas, such as Boreland. They highlight the role of housing not only in meeting local need, but in supporting demographic resilience, workforce stability and the long-term viability of essential services in rural communities.

2.2 The Survey

Hutton Community Initiative commissioned SOSCH in October 2025 to undertake a Housing Need and Demand Assessment of the rural village of Boreland. This comes as HCI explore the potential of a Community Asset Transfer of Hutton Primary School from Dumfries and Galloway Council. It also follows on from the HCI Action Plan 2024 which states, under the umbrella of Addressing Climate Change “*Research opportunities to use available land to build low energy use housing for rent*”. This objective also aligns with the outcomes of Dumfries and Galloway council’s initial community survey, as part of the school closure public consultation, where housing was found to be the top priority use after closure (figure 3).

As part of the pre-engagement survey, respondents were asked on their thoughts around the potential future use of the building.

Question: If a decision was taken to close Hutton Primary School, do you have any suggestions on the future of Hutton Primary School, including potential alternative uses for the building?

The respondents to this question, suggested a range of alternative uses as can be seen below –

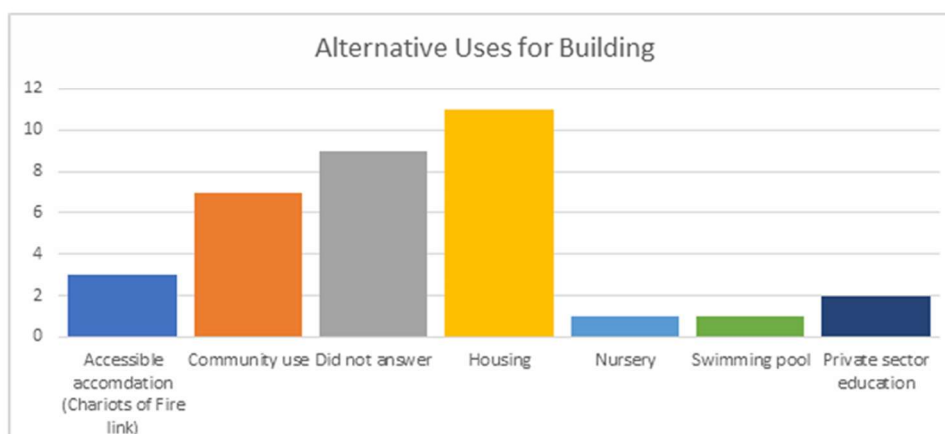


Figure 3. D&G Council Pre-engagement Consultation results for Hutton

The HNDA is a critical first step in progressing a locally driven housing response, providing a comprehensive appraisal of housing needs in the area. It seeks to build a clear understanding of current housing circumstances, the level and nature of housing need and demand, design requirements, and preferred tenures.

This report presents the outcomes of the HNDA and considers previous research undertaken in relation to the area's development. The findings of this report should inform future decision-making on housing in the area, ensuring that any proposed developments are evidence-based, locally informed, and aligned with the specific needs and priorities of the community. Upon completion, SOSCH will continue to support HCI with their exploration of community housing for Boreland.

2.3 Community Engagement

Community input and engagement have been a priority for HCI since the school closure announcement. In September 2025 HCI conducted a community survey to establish whether there was sufficient support to instigate a Community Asset Transfer request of the school. The survey was emailed to the residents through the regular community newsletter and hand delivered to those who preferred a physical copy. The survey was completed by 83 individuals, approximately 49% of the Boreland residents. 70% of those who responded were in favour of a Community Asset Transfer and 56% of them suggested housing as the best option for the building.



Figure 4. HNDA flyer

The HNDA was launched on 9th November 2025 and remained open for three weeks. (Figure 4). The survey was designed in collaboration between HCI and SOSCH and hosted on the website SurveyMonkey, creating a fully digital resource open to all individuals over the age of 16. Paper copies were also hand delivered to residents where required, ensuring that all residents had the opportunity to share their views and experiences of housing in Boreland. HCI promoted the survey through social media and the village newsletter mailing list to ensure the survey was well advertised around the community.

During the HNDA survey period, HCI held an afternoon of drop-in sessions, in partnership with SOSCH. Approximately 12 people attended, offering a range of perspectives. Some community members expressed concern about the level of need, access to funding and future tenancy management of any new development. HCI and SOSCH then further collaborated to address common questions and concerns raised. If a community-led housing project is progressed, HCI will continue to engage the community at each stage. Ensuring the village residents are informed and in support of any potential outcomes.

3. Review of Policies and Key Documents

SOSCH has undertaken a review of existing key policies and strategic documents relating to development within the Dumfries and Galloway Council area, with a particular focus on the Boreland area. This review will demonstrate the priorities, intentions and aspirations of both the local authority and the community in relation to housing development. The following key documents have been considered:

- Dumfries and Galloway Local Housing Strategy 2025 – 2030 (LHS)
- Dumfries and Galloway Strategic Housing Investment Plan (SHIP)
- Dumfries and Galloway Council Local Development Plan 2 (LDP2)
 - Supplementary Guidance - Housing Development in Villages 2020

Dumfries and Galloway Local Housing Strategy 2025 – 2030 (LHS)

The LHS sets out Dumfries and Galloway Council's overarching vision to ensure that all people across the region live in high-quality, sustainable homes that they can afford and that meet their needs. It identifies five key priorities:

1. **Building more homes** to support a thriving local economy and sustainable communities.
2. **Supporting independent living** by enabling people to remain in the home and community of their choice.
3. **Extending housing options** and improving the private rented sector.
4. **Achieving affordable warmth** through energy-efficient, sustainable homes.
5. **Improving housing quality** through repair, maintenance, and investment.

The strategy adopts a multidimensional approach that links housing delivery to health, economic inclusion, demographic sustainability and wider community wellbeing.

Dumfries and Galloway Strategic Housing Investment Plan (SHIP)

The SHIP represents the operational delivery layer of the LHS, setting out short- and medium-term priorities for affordable housing investment. The seven key outcomes are:

1. Address the **climate emergency**.
2. Support the **most vulnerable** and in need.
3. Address **inequalities**.
4. **Empowering communities** and individuals.
5. Work **in partnership**.
6. Focus on **local and place**.
7. Invest to **enable change**.

The SHIP also recognises the growing pressures facing smaller rural communities across the region, highlighting the need for tailored, community focused solutions. This is particularly relevant to rural areas where limited housing supply and affordability challenges impact population retention and local economic resilience.

Dumfries and Galloway Council Local Development Plan 2 (LDP2) - Housing Development in Villages 2020

The LDP2 is a key planning document that guides where development should occur across the region and under what conditions. It sets out the long-term vision for how land should be used to support sustainable, resilient communities, providing an overarching planning framework. Boreland village is not allocated specific housing sites within the LDP2. Instead, Boreland falls within the category of small villages and development is guided through the supplementary guidance “Housing Development in Villages 2020”. The guidance provides details on the type of housing development proposals that will be supported by Dumfries and Galloway Council. These criteria are:

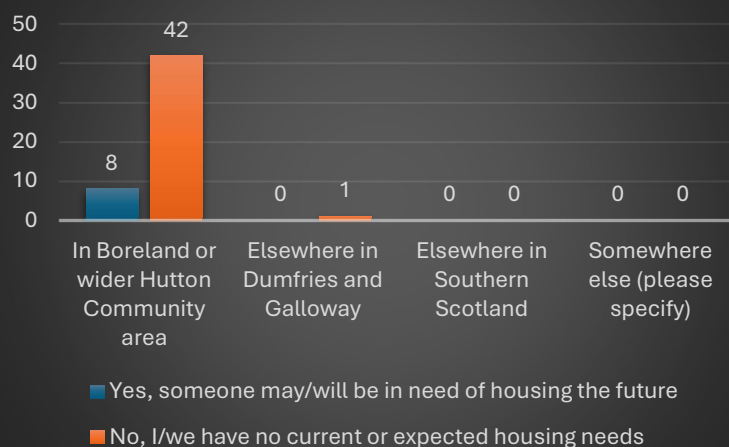
1. The number of units proposed relates to the scale and size of the existing village
2. It does not on its own or in combination with other developments in the housing market area undermine the overall objective of the spatial strategy.
3. It relates to the layout, density and design of the character and form of the existing village.
4. It would not lead to ribbon development.
5. The proposal would not result in the loss of open space shown in the Open Space Supplementary Guidance.

Taken together, these documents present an aligned policy narrative that positions housing as a fundamental driver of sustainable development, community wellbeing and long-term economic resilience in Boreland. They highlight the need for high quality, affordable, energy-efficient homes, and emphasise the importance of aligning local needs with strategic planning while retaining critical rural characteristics.

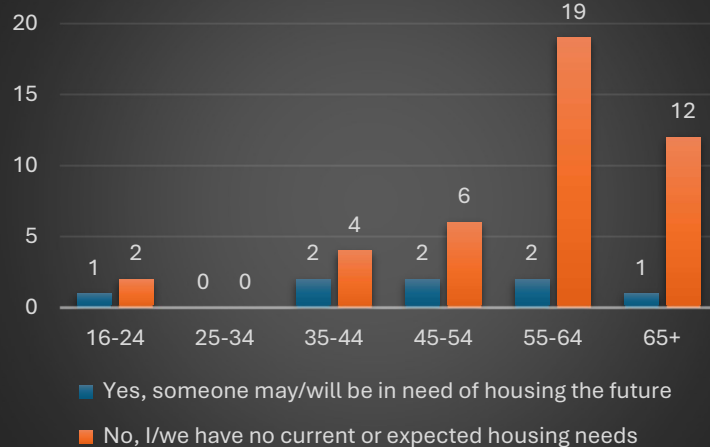
4. Survey Outcomes

4.1 Survey Demographics

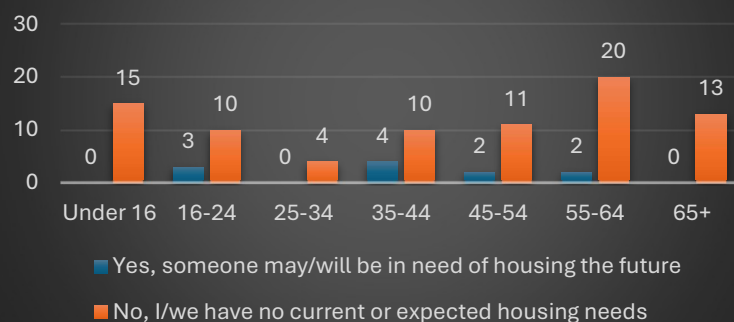
Where do you currently live?



What age range do you fall under?



Other than yourself, how many other household members are within each age range?

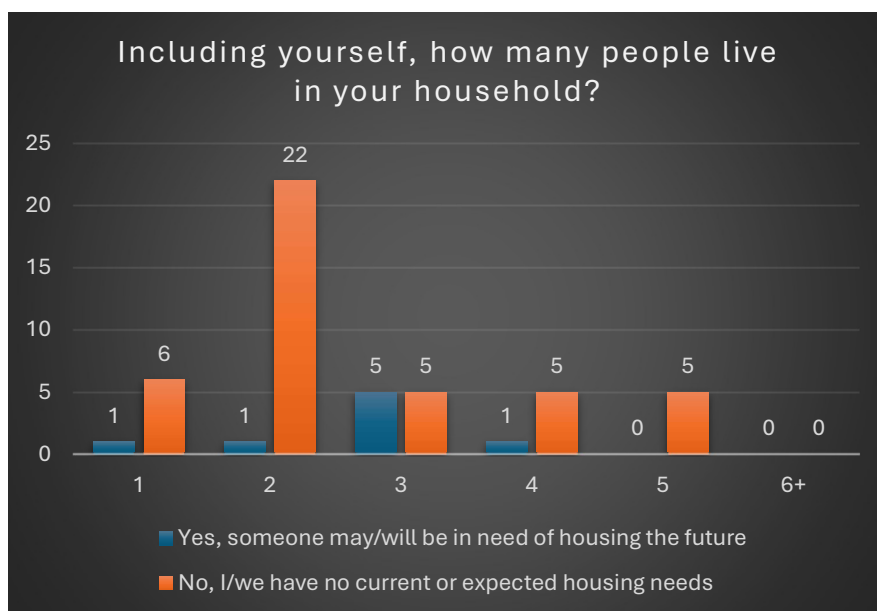


Almost all survey participants were residents of Boreland or the Wider Hutton area, with only one respondent living elsewhere in Dumfries and Galloway. Over half of respondents (55%) have lived locally for more than 11 years, demonstrating strong local connections.

The age profile of the sample was weighted towards older residents. People aged 55 and over made up 64% of respondents. While younger adults, especially those under 35 were

noticeably underrepresented. Despite this imbalance, the survey still captured housing needs from across the full age range from 16 to over 65. Although no respondents personally fell within the 25-34 age group, this age bracket and children under 16 were represented within the wider household compositions.

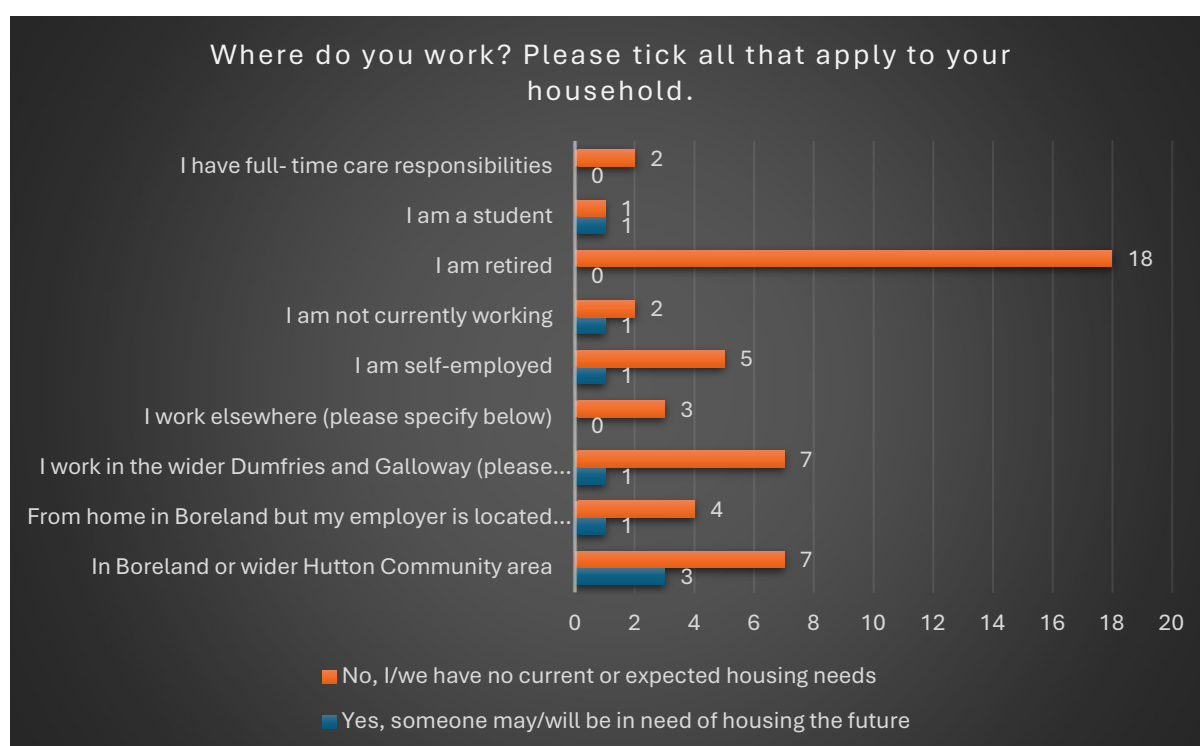
Households were most commonly made up of two people, though housing need appeared strongest in three person households. Some level of need was also reported in households ranging from one to four members, demonstrating that need is not limited to a single household type.



In terms of employment, 42% of respondents identified as retired. While those still in employment engaged in a mix of work environments including self-employment, working from home, students, and employment across the wider Dumfries and Galloway area.

Focussing specifically on respondents who reported being in housing need provides a more detailed picture. Although no respondents self-reported a current housing need, 8 individuals reported an anticipated future need. Like the wider sample, this group lives in Boreland or

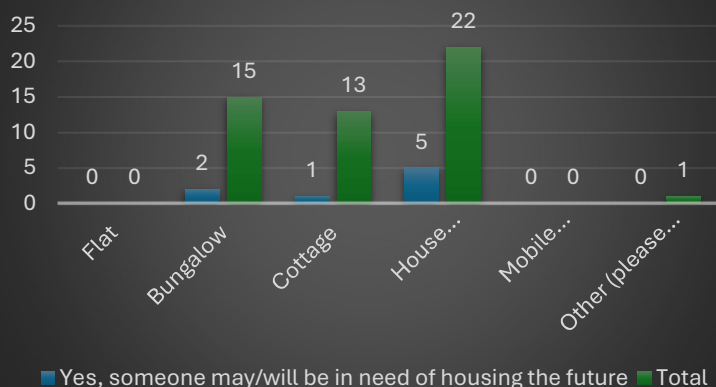
the wider Hutton area and, have strong local roots, with 62% of them having lived in the area for over 11 years. The housing need is clearly concentrated among working age residents rather than the retired population. This distinction reveals an important insight that housing need in Boreland spans multiple life stages and household types. It is not limited to a single demographic or economic group but affects younger adults, working families, and older residents approaching retirement. Survey comments further confirm this pattern, highlighting situations of younger adults preparing to move from their family home and older residents anticipating increased accessibility needs.



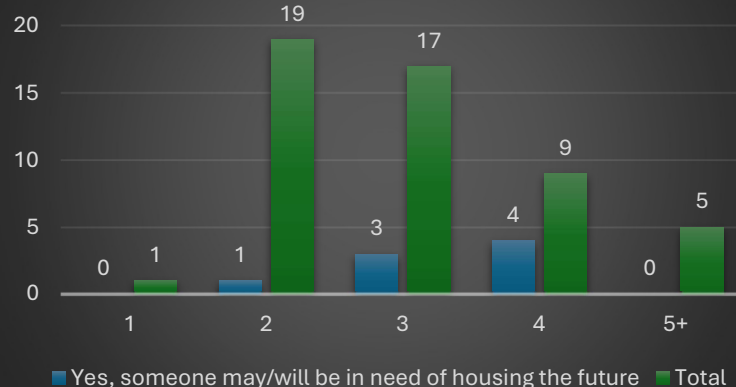
Crucially, those who expect to be in housing need are long-standing members of the community, demonstrating that unmet demand is arising from within the existing population. This finding challenges the common assumption that housing pressure is driven by external pressures and instead points to an internal mismatch between the current housing stock and the needs of local residents.

4.2 Existing Housing Stock and Tenure

What kind of property do you currently live in?



How many bedrooms does the property have?



The housing stock across Boreland and the wider Hutton area is dominated by houses, including bungalows, cottages and a mix of semi-detached, detached and terraced houses. The most common property size is two-bedroom, followed by three-bedrooms, together making up the majority of the housing supply. No survey respondents reported living in flats and only one reported living in a one-bedroom home.

This limited diversity suggests that options for people who need smaller, more affordable, or accessible homes are constrained. The limited availability of step-free homes may particularly affect older residents or those with mobility needs. While the absence of flats or one-bedroom homes indicate a shortage of suitable accommodation for single-person households or young people looking to live independently while remaining in the community.

Homeownership is the dominant tenure model, with 81% of respondents owning their homes outright or with a mortgage. This reflects a relatively settled population with longstanding ties to the community. A significantly smaller proportion of respondents live in private rented housing (5%), and a similar number live with friends or relatives. Two respondents reported

that their housing is tied to their employment, and both indicated that they would be in housing need in the future.



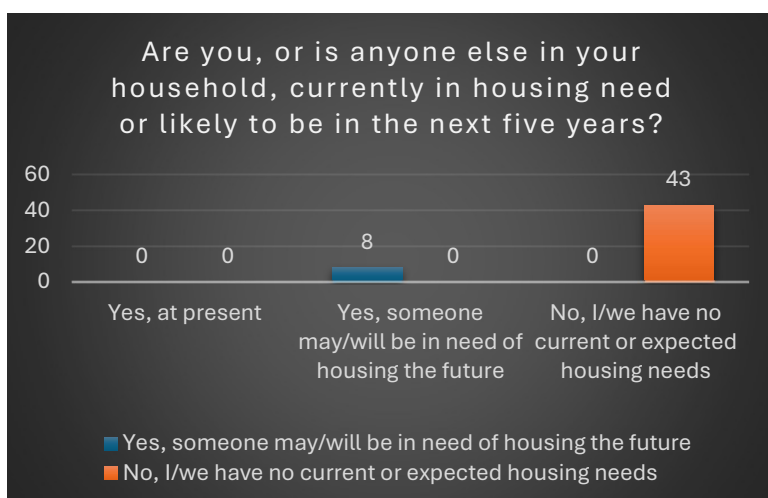
Overall, this picture suggests that while many residents enjoy secure, long-term housing through ownership, opportunities for those who cannot buy are limited and potentially insecure. The supply of rented housing, both private and Housing Association, is comparatively small and may not be sufficient to meet the needs of younger individuals or those on a low-income. Currently, there are three Housing Association homes in Boreland, although no survey respondents live in these properties.

There is little evidence of alternative tenure models, though traditional tied housing, which was previously more common, has largely disappeared, with most being sold into private ownership or private rental markets. This highlights a limited range of housing options for residents with varying needs, and a potential gap in housing provision that could impact the long-term sustainability of the community and surrounding businesses.

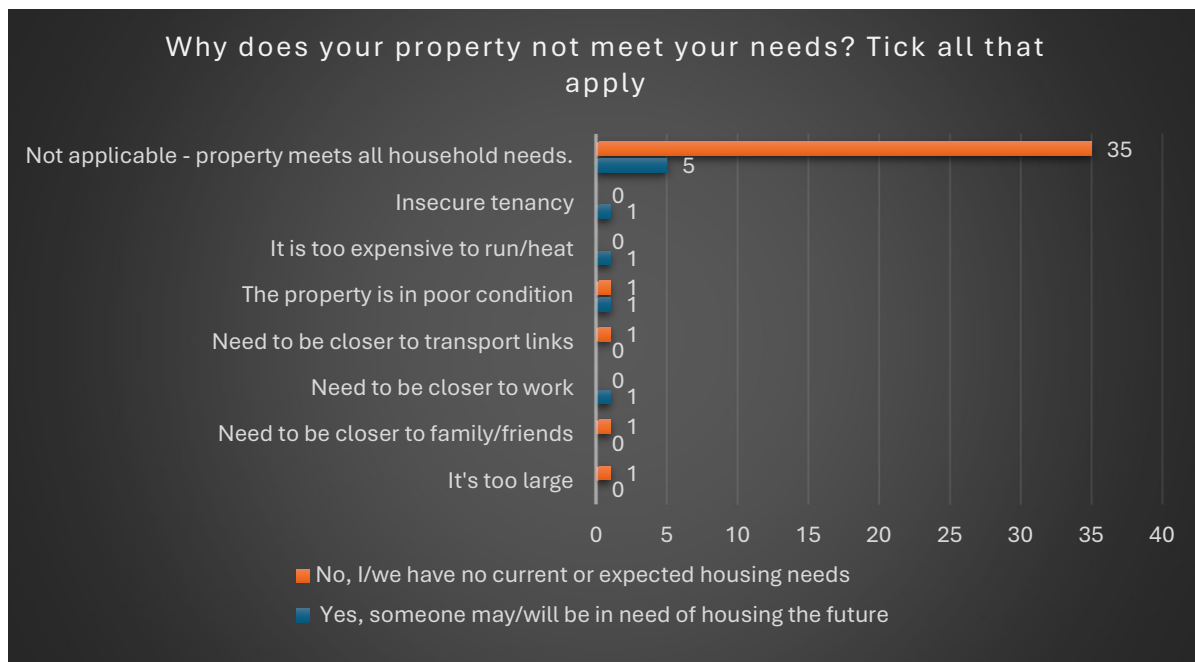
In summary, the housing stock in Boreland and the wider Hutton area is heavily skewed towards owner-occupied homes, with limited provision of smaller, accessible, single-level and affordable rented properties. As the community evolves and household needs become more

diverse, addressing this gap will be essential to support the creation of a long-term, sustainable community that promotes wellbeing and aligns with the strategic priorities set out in the Local Housing Strategy.

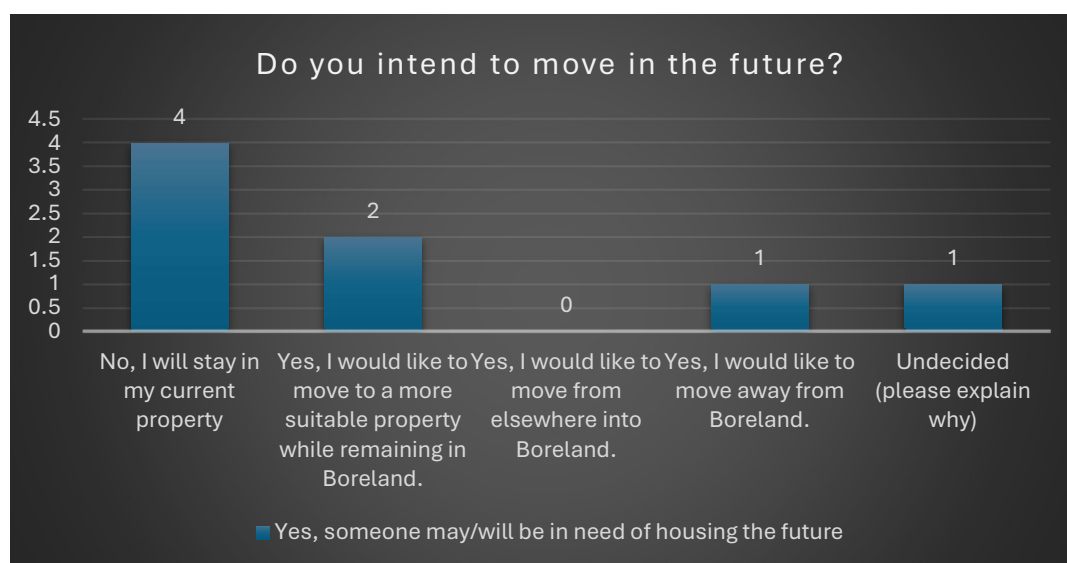
4.3 Housing Need and Demand



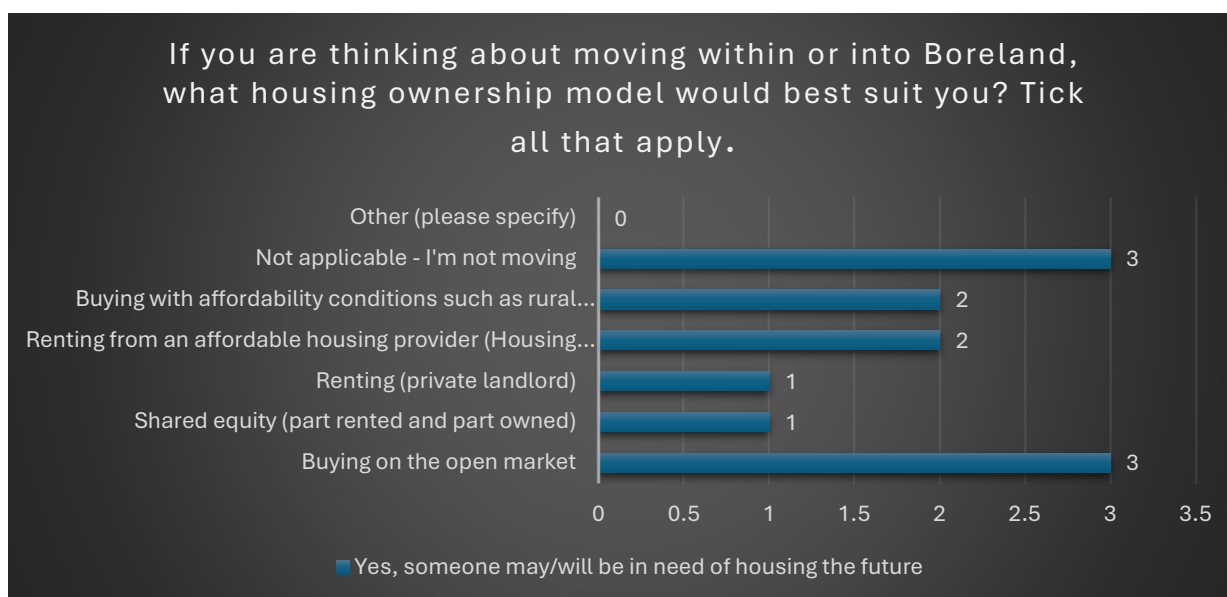
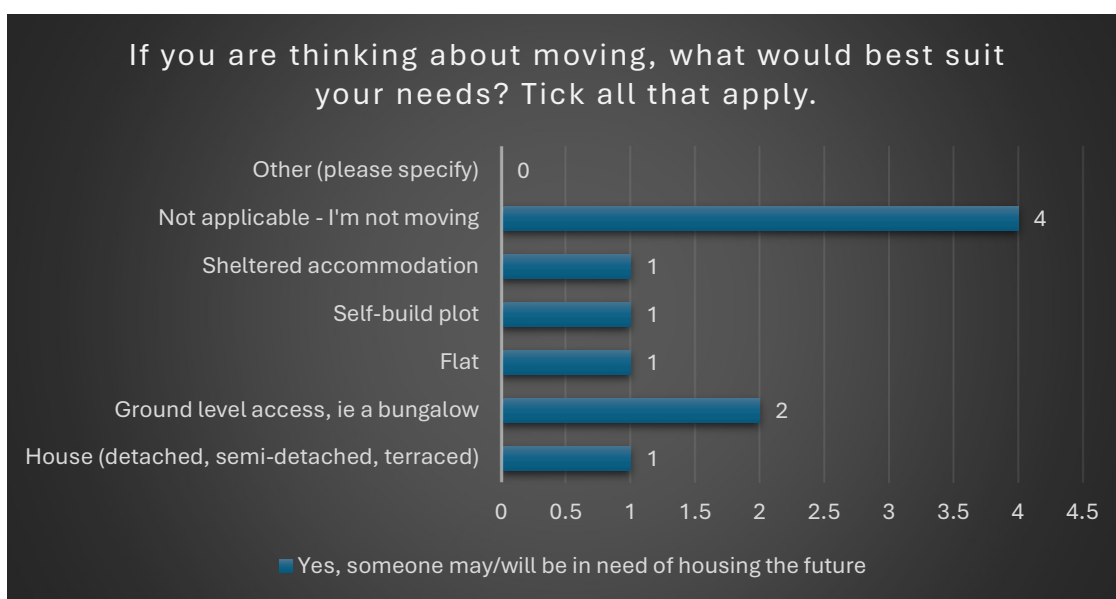
15% of respondents identified themselves, or someone in their household, as being in housing need in the next five years. This group generally prefer to remain in their current homes or remain in the local area. Notably, some respondents who did not initially report a housing need, also indicated that their homes do not fully meet their needs. This may suggest that the survey captured additional housing need among residents whose current homes do not fully meet their requirements. Overall, these findings indicate that housing need in the community is driven primarily by issues of suitability and affordability rather than a desire to relocate.



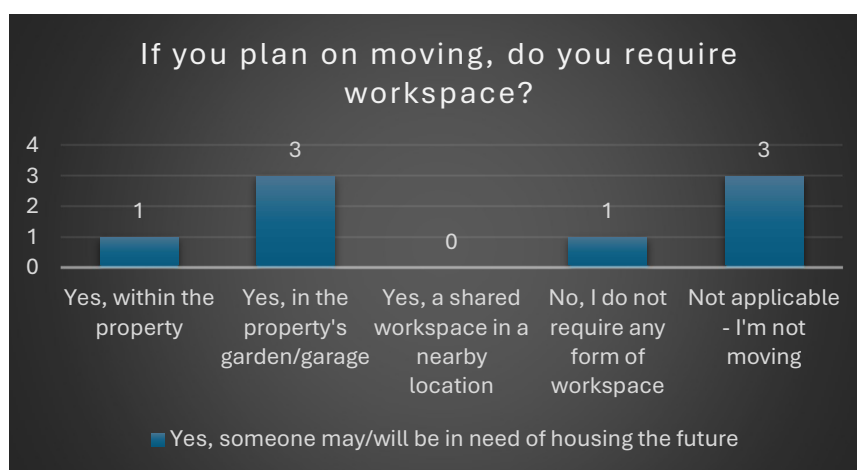
The housing preferences of respondents likely to be in need in the next five years are varied. 50% would prefer to stay in their current homes, which corresponds strongly to households with younger adults and teenagers expecting to leave the parental home. Ground level access is the second most reported need with two individuals requiring accessible accommodation with some interest in sheltered accommodation, flatted accommodation, houses and self-build plots.



There is also a demand for alternative tenure options beyond homeownership. 62% of those in housing need would still prefer to buy on the open market or with affordability conditions attached such as a rural housing burden. While others expressed a desire for affordable housing rentals (for example, community-led housing, the local authority or a Housing Association). In addition, some would also prefer to rent from a private landlord. This reinforces the reality that the open market is not accessible or preferable to all residents, and that alternative, affordable tenures should be part of any future housing solution.

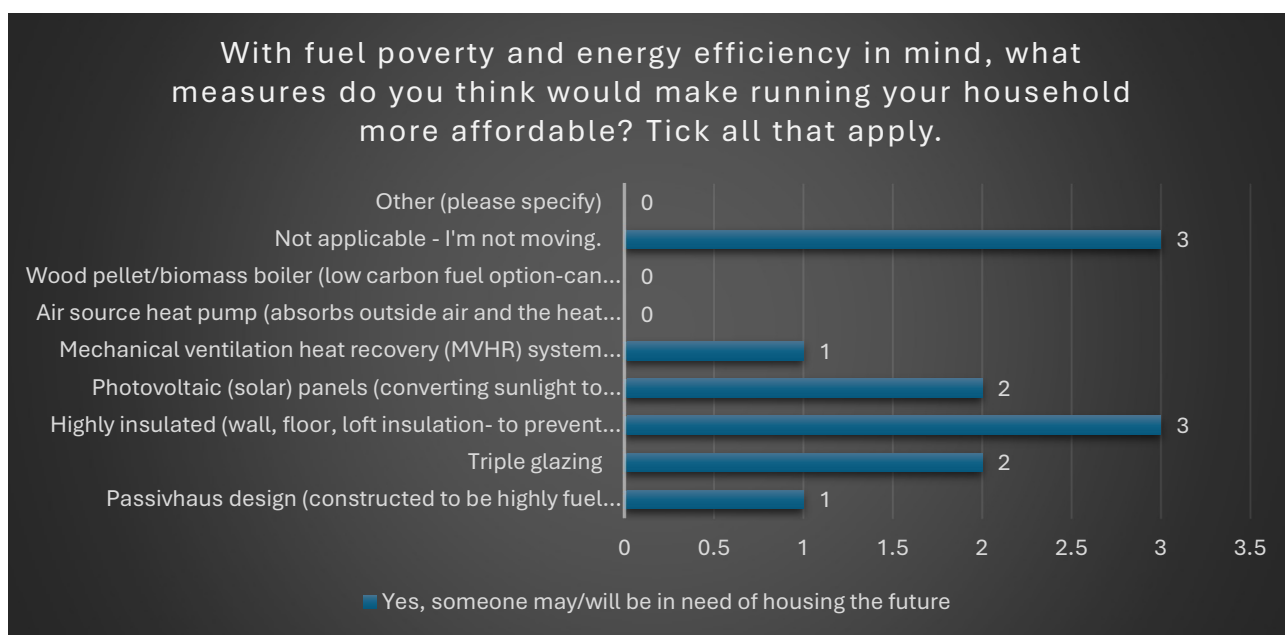


House size is also an important consideration, with those who want to move, most likely requiring two bedrooms. This is in contrast to the majority of housing need being seen in households who currently have three-bedrooms. This may again be a reflection of the expectation that younger individuals will move out. Half of those expecting to be in housing need also identified the need for an extra room for home working. This kind of flexible space plays an important role in supporting both practical needs and social wellbeing. As work patterns and lifestyles continue to change it will be important that future housing is designed with these needs in mind.



No respondents identified themselves as being on a social housing waiting list or living in temporary accommodation. However, comments suggested that multi-generational living is not uncommon and that friends and/or family have spent significant amount of time hosting people who have been unable to find suitable accommodation in the area. This may suggest that the housing need is more current than has been represented within the survey sample.

Respondents in housing need also identified the cost of running a home as one of the pressures faced. This indicates that affordability is not just about the cost of buying or renting a home but about being able to live comfortably and sustainably. When asked what would help to keep running costs affordable, respondents indicated interest in insulation, triple glazing and solar panels. Mechanical Ventilation Heat Recovery (MVHR) and Passivhaus systems were also selected.

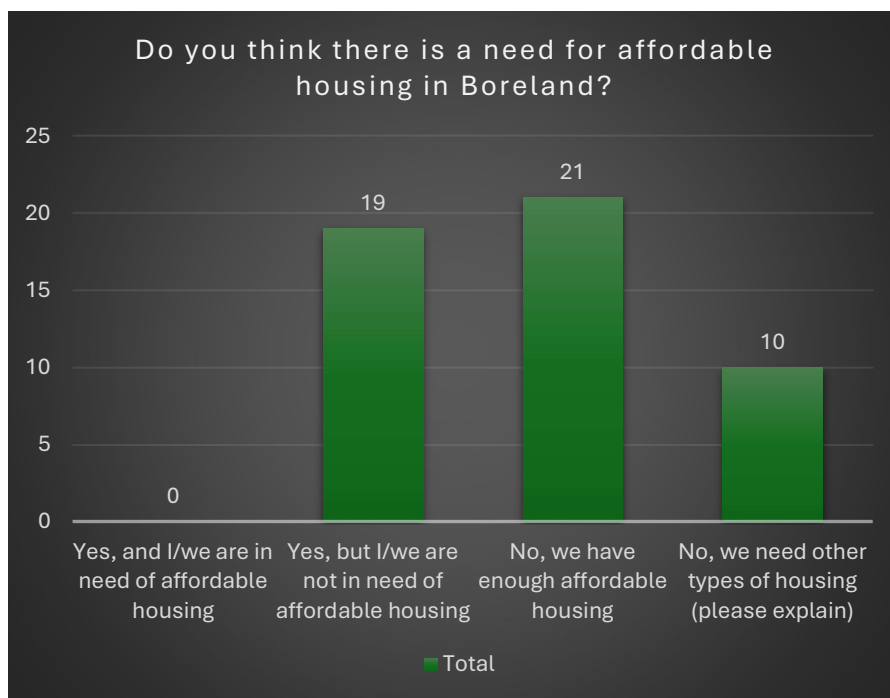


Overall, the housing needs expressed by this cohort are not uncommon across the region. Any future housing development should deliver adaptable, affordable, energy-efficient homes that are responsive to the way people live today. Ensuring there is provision for a mix

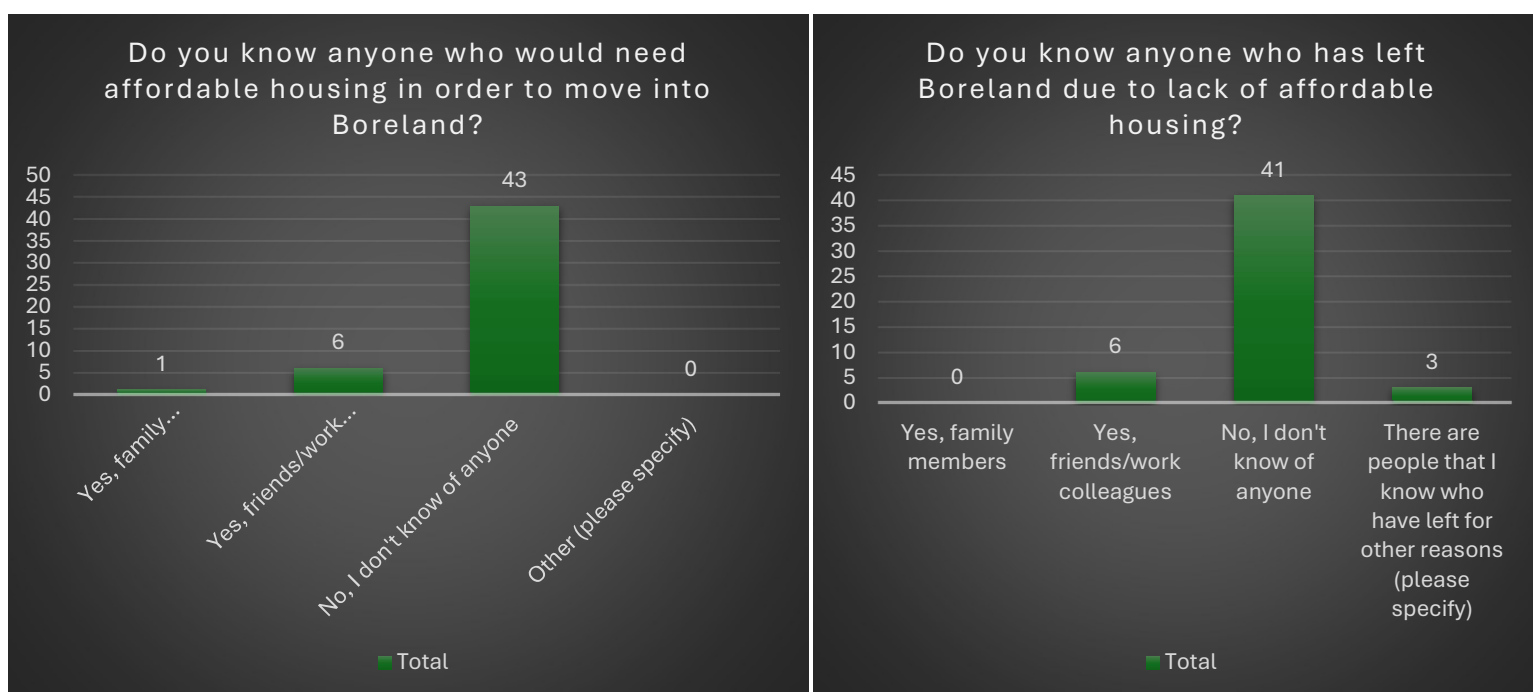
of housing needs, such as older individuals, young individuals leaving the parental home, or those seeking stability in their community, will contribute to a sustainable and affordable future for Boreland.

4.4 Community Support for New and Affordable Housing

The survey reveals a consistent message that many in the community recognise the need for more affordable housing that reflects local demand. Around 38% of respondents agreed that more affordable housing is needed even if they are not in need themselves. These supportive responses came from residents across all age groups and all represented tenure types. This suggests that access to affordable, appropriate housing is seen as a shared concern for the village. 18% selected “other types of housing”, with comments referring to a need for sheltered/aged accommodation, and a general need for rented and/or affordable housing across the nation, especially in rural areas.



Throughout the survey respondents commented on the difficulties faced by younger adults in finding homes locally. This is reflected further in the 14% of respondents who know someone who had to leave the area due to unmet housing needs. 14% are also aware of friends, family or colleagues who would return if the correct housing provision was enabled. These concerns reflect real life impacts on families, social ties, and the fabric of community life.



Some respondents reflected on the character, future tenants and management of any development. These responses expressed concerns with the impact of a housing development on a traditional, quiet, rural life. Village infrastructure was also raised as a concern, such as the lack of services, transportation and jobs to retain younger community members. This is an important factor to consider as the most need was seen in younger adults who are expected to leave home for the first time. Demonstrating that a holistic approach to

place and sustainability need to be considered in order to prevent the village from becoming a commuter settlement and retain the rural qualities that current residents enjoy.

There is an understanding from the respondents that without enough suitable homes, the area risks losing more young and economically active residents, which will weaken family networks and further reduce demand for what is left of the local services. A shrinking and ageing population could compound the issues of sustainability and make the community less balanced and more vulnerable over time.

Conclusion

This Housing Need and Demand Assessment provides an evidence base outlining the current pressures, constraints and emerging demands for housing within the Boreland and Hutton community. It offers valuable insight into the experiences and perspectives of the residents of Boreland and the surrounding Hutton area.

Findings of this assessment indicate that while many residents do not consider themselves or their households as being in immediate housing need, a clear and growing demand is evident. This demand is expected to increase as the existing working population move into retirement, and younger residents reach adulthood, requiring independent housing. Importantly, the assessment illustrates that housing need spans all life stages and is not confined to one demographic group.

The survey responses indicate that this need arises from a lack of diversity within the current housing provision. This is further compounded by limited economic opportunities and restricted access to services, including concerns regarding local job availability and inadequate public transport. The area is dominated by traditional owner-occupied houses, cottages and bungalows with few opportunities for affordable rent. Notable gaps in housing

provision include flatted accommodation, one-bedroom homes, accessible step free properties, and sheltered accommodation.

Support for the creation of affordable housing is seen throughout the community and is underpinned by an understanding of broader regional housing pressures, particularly in rural areas. This support for affordable housing is shared across demographic groups, with a significant proportion of respondents indicating that people they know are unable to secure housing locally. This suggests that despite most residents feeling secure in their own homes, the issue of unmet housing needs is widely recognised.

Any future affordable housing development should reflect the specific needs identified in this assessment. With particular regard paid to accessible housing, smaller flatted properties and sheltered accommodation that will enable both older and younger residents to remain in their community. Diversity of tenure should also be prioritised, especially with regard to the provision of affordable rental opportunities.

A community-led approach offers a constructive pathway to addressing these unmet needs while ensuring local people retain influence over key decisions. A community-led approach could help protect the character of the area, respond sensitively to local concerns and support the retention of Boreland's current population. Taken together, these actions would contribute significantly towards ensuring a sustainable, secure and positive future for Boreland.

Appendices

Appendix 1: Survey Questions

Q1.	Where do you currently live?
Q2.	How long have you lived here for?
Q3.	What age range do you fall under?
Q4.	If you work, where do you work? Please tick all that apply to you.
Q5.	Including yourself, how many people live in your household?
Q6.	Other than yourself, how many other household members are within each age range?
Q7.	What is your current housing situation?
Q8.	What kind of property do you currently live in?
Q9.	How many bedrooms does the property have?
Q10.	Does the property meet the needs of everyone in your household?
Q11.	If you chose 'no', why does your property not meet your needs? Tick all that apply
Q12.	Are you, or is anyone else in your household, currently in housing need or likely to be in the next five years?
Q13.	Do you intend to move in the future?
Q14.	If you are thinking about moving, what would best suit your needs? Tick all that apply.
Q15.	If you are thinking about moving within or into Boreland, what housing ownership model would best suit you? Tick all that apply.
Q16.	How many bedrooms do you need?
Q17.	With fuel poverty and energy efficiency in mind, what measures do you think would make running your household more affordable?
Q18.	If you plan on moving, do you require workspace?
Q19.	If you, or any member of your household, are on a waiting list for housing in Boreland, how long have you been on the list?
Q20.	What attracts you to Boreland?
Q21.	Do you think there is a need for affordable housing in Boreland?
Q22.	Do you know anyone who has left Boreland due to lack of affordable housing?
Q23.	Do you anyone who would need affordable housing in order to move into Boreland?
Q24.	Finally, use this box to add any further comments about housing in Boreland.