

Coulter

Housing Need and Demand Assessment Report For Coulter Community Trust May 2026



Coulter Public Library, Picture by Coulter Community Trust.

Contents

Introduction

1. Executive Summary

1.1 Summary

1.2 Key Findings

1.3 Housing Need Profiles

2. Background

2.1 The Area and Demographics

2.2 Review of Policies and Key Documents

3. The HNDA Survey and Outcomes

3.1 The Survey and Community Engagement

3.2 Assessment Outcomes

Conclusion

Appendices

Appendix 1: Survey Questions

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, Glentrool rural regeneration, involving the retrofit of empty homes and community facility and Phase One of the landmark Midsteeples 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.

As housing circumstances, local demographics, economic conditions and community priorities can change over time, the assessment reflects housing need and demand at the point in which the survey is undertaken and should therefore be considered representative of that specific period. However, this report and supporting background research can empower communities to refine their ideas and gain a clearer understanding of their community's needs when developing a community-led housing project.

1. Executive Summary

1.1 Summary

The Coulter Housing Need and Demand Assessment (HNDA) provides an evidence-based understanding of current and emerging housing pressures within Coulter and the surrounding area. Commissioned by Coulter Community Trust in December 2025, alongside wider plans for the refurbishment of Coulter Public Library and the adjoining Library House, the HNDA provides an evidence-based assessment to inform future housing proposals. It considers the regional and local policy context, the demographic profile of the village, and the specific housing challenges affecting residents.

The Coulter HNDA draws on 36 household survey responses, representing 81 individuals, equivalent to approximately 32% of Coulter's population. The survey ran for 10 weeks from January 2026 and was delivered primarily online, with paper copies available where required. Three respondents did not complete the full questionnaire.

The findings show that Coulter's housing market, based on responses received, has a mixed tenure profile with the majority of properties being detached, semi-detached, or terraced houses, and no respondents lived in flatted accommodation. This suggests that a constrained range of housing type may be limiting downsizing opportunities and movement within the local housing market, which in turn could be contributing to under-occupation of larger homes. Notably, 19% of surveyed households identified a current or future housing need. This need is driven not only by affordability, but also by poor housing condition, energy inefficiency, and lack of accessibility and flexibility.

Beyond those directly experiencing housing need, support for affordable housing is strong among respondents, with 73% in favour. Many reported knowing of individuals and families who have had to leave or could not move into the village due to a lack of suitable housing options.

Together the findings indicate a current local demand for housing that is affordable, high-quality, appropriately sized, energy efficient, and sensitive to the character of the village.

As this evidence reflects a snapshot of housing need and demand at the time the survey was undertaken, these needs and priorities may change over time. Nevertheless, the findings can help to inform future housing decisions and support consideration of any new development in a way that is responsive to the needs and priorities of the community. SOSCH intends to continue supporting the Coulter Community Trust in exploring options for affordable, community-led housing as part of this ongoing process.

1.2 Key Findings

- 19% of respondents identified a current or future housing need.
- Housing need is evident across a range of ages and life stages.
- Single-person households account for 57% of identified need.
- Demand is strongest for smaller homes, particularly 2-bedroom properties.
- Demand spans multiple tenure options, including open market purchase and affordable rent.
- Housing need extends beyond rent/mortgage affordability and includes building condition, energy efficiency and size suitability.
- 73% of respondents support affordable housing in Coulter.

1.3 Housing Need Profiles

- **Older and single person households** – These households need smaller, 2-bedroom properties that are easy to manage, high-quality, accessible and energy efficient, supporting independence and long-term living.
- **Working-age households with or without children** – These households require high quality, energy efficient homes that offer flexibility and home working space, enabling them to adapt to changing circumstances and household needs over time.

2. Background

2.1 The Area and Demographics

Situated at the foot of Tinto and Culter Fell, Coulter (or Culter) is a picturesque, rural estate village in South Lanarkshire. It lies along the A702, around 25 miles southwest of Edinburgh and 14 miles west of Peebles (Figure 1). With a population of approximately 251 people (Census 2022, Culter Parish 1930 boundary), the village's rich heritage and distinctive character mean that it lies almost entirely within a designated conservation area.

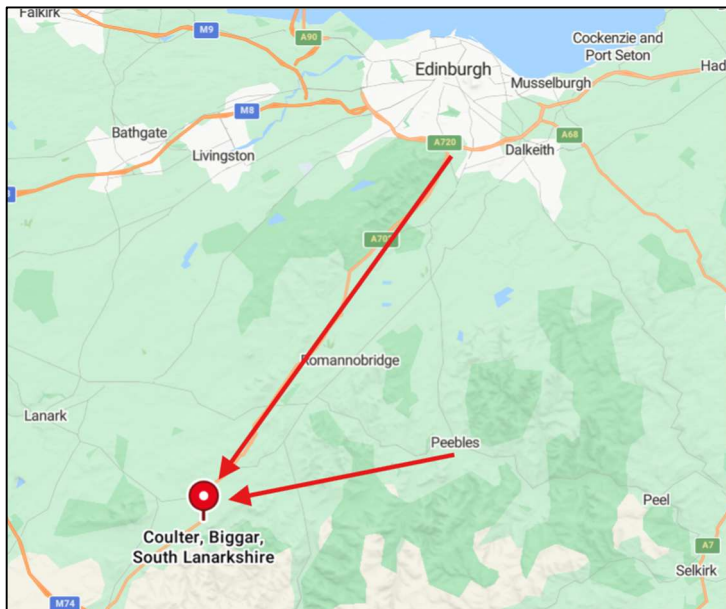


Figure 1. Map demonstrating Coulter village's location relative to Peebles and Edinburgh.

Evidence of settlement in the area dates to the Neolithic period, with continued occupation through the Bronze and Iron Ages. Later, Roman, Norman, and monastic influences shaped the landscape, including activity by the Kelso Monks and the Knights Templar, who established a nearby Chapel.

Modern-day Coulter developed along the banks of the Culter Water, a tributary of the River Clyde, which played a key role in the village's growth, particularly through the powering of local mills. Of the mills built during this period, one remains a prominent feature of the village. Located at the southern entrance to Coulter, the B-listed Mill Inn is

believed to date from the 1700s. It originally operated as a corn mill until the 1930s, before later being converted into an inn, which closed in 2019.

Beyond its industrial heritage, Coulter's built environment contains a range of historically significant structures dating from the 1800s that contribute to its conservation status. Among these assets is the B-listed, single-storey Coulter Library and its adjoining caretaker's cottage, named the Library House. Built in 1888 through local philanthropic support, the library houses a book collection established in the early 1800s. The adjoining Library House was later extended in the 1900s. In 1982, the Coulter Public Library Trust took ownership of the property, operating it as a venue for community events and after-school activities until its closure in 2020. In November 2025, the Coulter Public Library Trust ceased operations, with its remaining assets and liabilities transferring to Coulter Community Trust. However, the building now requires substantial maintenance and renovation to bring it back into full-time, productive community use.

Further significant and listed buildings are distributed throughout the settlement, including rows of traditional cottages, the old post office, and the parish church. The Culter Estate house, known as Culter Allers, together with its gatehouse and surrounding stone walls dating from 1882, is a particularly significant feature of the settlement. Other prominent historic houses in the village include the B-listed Coulter Mains, built in 1838 in the neo-Jacobean style; Cornhill House, also B-listed, built in 1870 in a French "François Premier" style which now operates as a hotel and wedding venue; and the B-listed, neo-Georgian style Coulter House, built in the 17th century. Collectively, these assets contribute to the village's historic character and underpin its conservation area designation.

Following the decline of the milling industry in the 19th century, the local economy became predominantly land-based, focused on agricultural production and related activities. In the present day, Coulter has lost many of its local public services and residents rely on the nearby town of Biggar (2.5 miles away) for essentials such as a GP

surgery and post office, although the village retains a primary school and village hall. Challenges in maintaining community connections and cohesion are further exacerbated by geographic dispersal, with many homes situated more than one mile from the village. These challenges have been compounded by the closure of key community facilities, including the Mill Inn pub, the church and the library.

Demographics of Coulter

To understand the needs of Coulter, data from the 2022 Scottish Census, the Scottish Index of Multiple Deprivation (SIMD), and local school rolls has been reviewed. Together, these sources provide insight into the village's demographic profile, access to services, and housing characteristics.

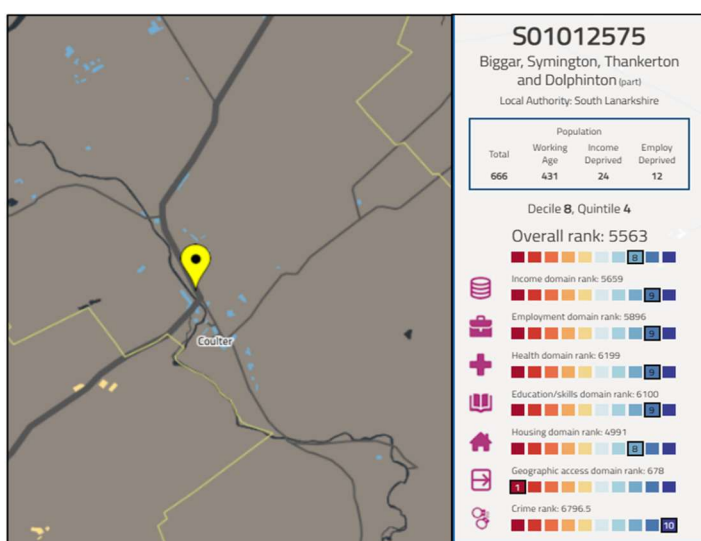


Figure 2. SIMD Output for Coulter.

The SIMD is used by the Scottish Government to identify relative deprivation across seven domains: income, employment, housing, education, crime, health, and access to services. Coulter ranks overall in the 8th decile, indicating low overall deprivation. However, geographical access ranks within the most deprived decile, highlighting significant challenges linked to limited public transport and long travel distances to essential services. Housing ranks within the third highest decile (Figure 2). It should be noted that the SIMD housing domain is based on access to central heating and

household overcrowding, therefore may underestimate wider issues relating to housing condition, affordability, and accessibility. More broadly, the SIMD can underrepresent rural disadvantage. In Coulter's case, a relatively high overall ranking may obscure underlying pressures associated with service accessibility, transport limitations, restricted local amenities, and housing condition.

In addition to SIMD data, the 2022 Scottish Census provides insight into population structure. The smallest census output area covering Coulter includes the village, the parish, and the surrounding rural area (Figure 3). This output aligns closely with the area of benefit for Coulter Community Trust.

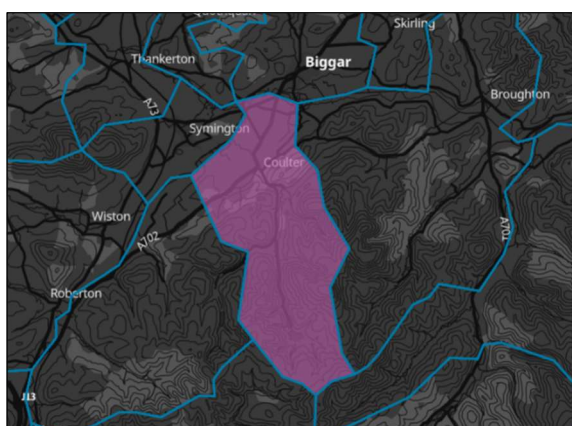


Figure 3. 2022 Scottish Census Coulter Output Area. Culter 1930 Parish.

Census data shows that 15% of the Coulter population is under 15, broadly in line with the national average (15.3%), while 21% are aged over 65, compared with 20.1% nationally, suggesting that Coulter has an ageing population profile.

Local primary school roll data reflects similar demographic pressures. The school, which opened in 2012, has a capacity for 50 pupils but currently operates at a 28% capacity rate of 14 pupils. This represents a continued reduction from 33 pupils in 2014 and 26 pupils in 2019, indicating a steady decline in numbers of children and young families in the area.

Census data shows that Coulter's housing stock is dominated by whole houses (detached, semi-detached, terraced and bungalows), which account for 95% of

households. Only 5% of households live in flatted accommodation, compared to 34.4% nationally. In terms of tenure, around half of households (53%) are owner-occupiers, which is notably lower than the proportions recorded across both South Lanarkshire and Scotland. The area also has a higher proportion of private rented housing and a lower proportion of socially rented homes (Figure 4). Overall, this points to a relatively mixed tenure profile, but with limited social or affordable housing and a constrained range of housing types.

House Type / Tenure Type	Coulter	South Lanarkshire	Scotland
Owner-occupied homes	53%	69.6%	63.2%
Private rented homes	28%	9.5%	12.9%
Socially rented homes	12%	19.7%	22.5%
Total whole house (detached, bungalow, terraced)	95%	73%	65.4%
Total flats	5%	27%	34.4%

Figure 4. Housing type and tenure comparison across South Lanarkshire Council area and nationally.

Overall, Coulter appears to be a low-deprivation rural community. However, the data highlights several underlying pressures. Limited access to essential services, an ageing population profile, a large proportion of private rentals, low housing type diversity, and declining school rolls all present challenges to maintaining a balanced and sustainable community.

2.2 Review of Policies and Key Documents

SOSCH has undertaken a review of existing literature in relation to housing development within the South Lanarkshire Council area, with a particular focus on Coulter village. The purpose of this review is to better understand the priorities, intentions and aspirations of both the local authority and the community in relation to housing-led development. Housing planning and delivery in South Lanarkshire is shaped by a framework that moves from broad regional strategies to detailed, community-led actions. The documents reviewed include:

- South Lanarkshire Local Housing Strategy 2022 – 2027 (LHS).
- South Lanarkshire Strategic Housing Investment Plan 2026-2031 (SHIP).
- South Lanarkshire Local Development Plan 2 (LDP2).

South Lanarkshire Local Housing Strategy 2022 – 2027 (LHS)

The Local Housing Strategy (LHS) sets out South Lanarkshire Council's overarching priorities for the delivery of affordable, sustainable housing. It aims to increase access to a range of housing options that households can afford and sustain over the long term. The strategy places strong emphasis on improving housing quality and energy efficiency, including the transition to decarbonised and renewable heating systems, while supporting both owners and tenants to meet the required standards.

The LHS also prioritises support for people with accessibility needs, enabling independent living in suitable homes, alongside action to prevent and reduce homelessness. More broadly, it seeks to improve community sustainability by supporting residents to remain active members of their local areas. In this context, the community-led refurbishment of the Library House aligns closely with LHS objectives through the reuse of an existing building, improved energy performance, and the long-term sustainability of older, listed assets within a rural community.

South Lanarkshire Strategic Housing Investment Plan 2026-2031 (SHIP)

The SHIP is a five-year plan that sets out affordable housing development priorities within South Lanarkshire and guides the way in which Scottish Government funding is allocated to achieve Local Housing Strategy (LHS) objectives. The SHIP identifies potential development sites to increase the supply of affordable housing across South Lanarkshire. Its priorities include responding to rising construction costs and supporting town centre development as well as wider regeneration. The plan also promotes expanding the range of viable delivery approaches, such as off-site construction, and emphasises supporting rural communities through community-led housing development.

Collectively, these priorities outline a strategic and flexible approach that accommodates both mainstream housing delivery and alternative models suited to a rural context. In this respect, the SHIP aligns strongly with initiatives such as the Coulter Library project, which demonstrates a community-led approach through the reuse of a vacant building to deliver affordable, sustainable housing.

South Lanarkshire Local Development Plan 2 (LDP2)

At a local level, the Local Development Plan 2 provides the spatial planning framework to support the delivery of SHIP objectives. The LDP's overall vision is to promote sustainable economic and social development within a low-carbon economy, while protecting and enhancing the environment.

The LDP2 takes a holistic approach, balancing economic growth with the needs of communities, environmental protection, and infrastructure provision. In rural settlements such as Coulter, the plan places strong emphasis on protecting settlement character and landscape quality. New development is required to respect the existing form and scale of villages, avoid suburban or isolated patterns of growth, and comply with residential design guidance. Landscaping and boundary treatments must be appropriate to the rural context.

For Coulter specifically, the LDP2 defines the village conservation area boundary and confirms that there are no allocated housing sites (Figure 5). Opportunities for development are further constrained by surrounding prime agricultural land and designated Special Landscape Areas. Within this context, the LDP2 supports small-scale, sympathetic, and community-led development that reuses existing buildings and aligns with conservation objectives.

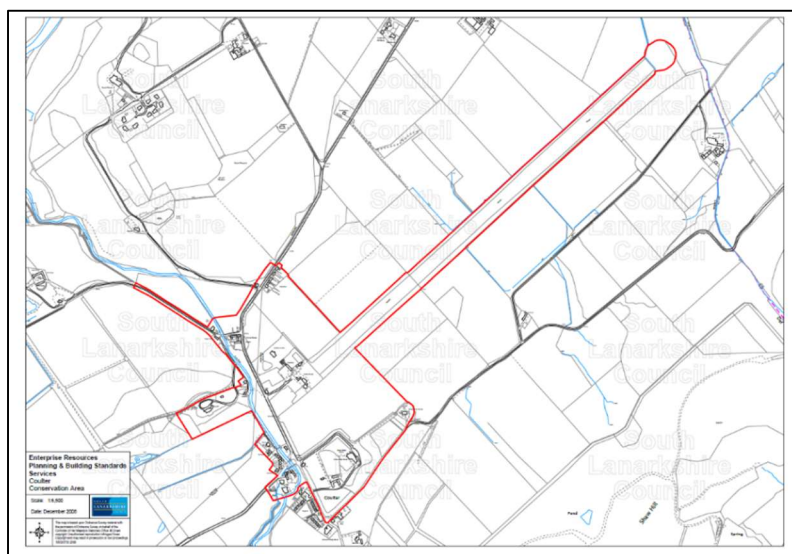


Figure 5.
LDP2 Conservation Area
Boundary of Coulter
Village.

Taken together, these policies provide a coherent and supportive framework for housing development in Coulter. They demonstrate that small-scale, community-led approaches focused on reuse and adaptation of existing buildings are strongly aligned with South Lanarkshire's housing and planning priorities. Projects such as the refurbishment of Library House are well positioned within both strategic housing policy and local planning policy.

3. The HNDA Survey and Outcomes

3.1 The Survey and Community Engagement

Coulter Community Trust (CCT) commissioned SOSCH in December 2025 to undertake a Housing Need and Demand Assessment (HNDA) for the village. The assessment was commissioned alongside CCT's wider plans for the refurbishment of the B-listed Coulter Library and Library House.

The HNDA represents a key first step in developing a locally driven response to housing

need. It provides an evidence-based appraisal of current housing circumstances, the scale and nature of housing need and demand, preferred housing types and tenures, and design considerations for local residents.

The Coulter HNDA survey was launched on January 19th 2026 and ran for a period of ten weeks. Designed in collaboration with SOSCH, it was delivered primarily online via SurveyMonkey and promoted extensively by CCT through door-to-door flyering (Figure 6) and social media. To ensure accessibility, paper copies were also hand delivered to residents where required.

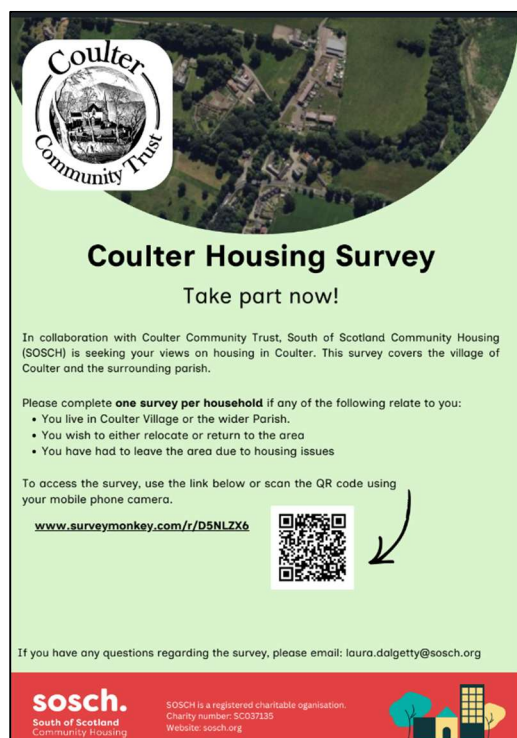
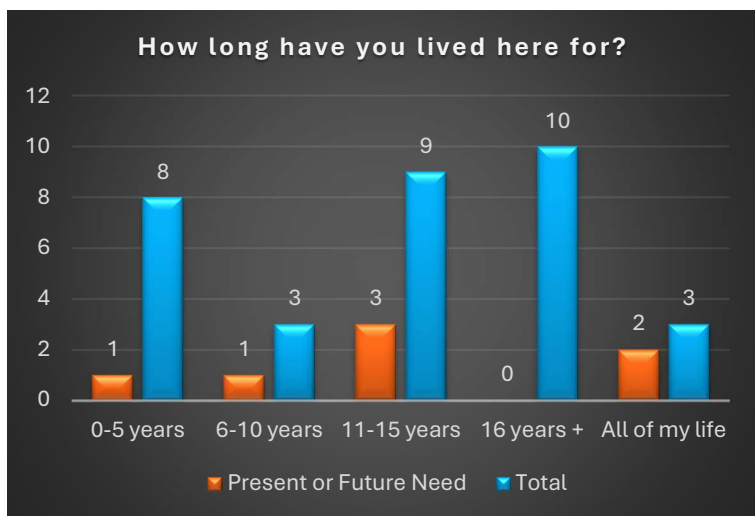
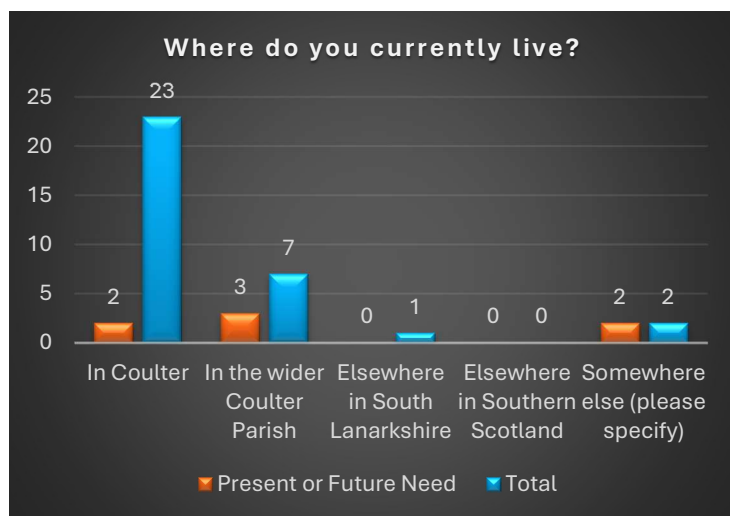
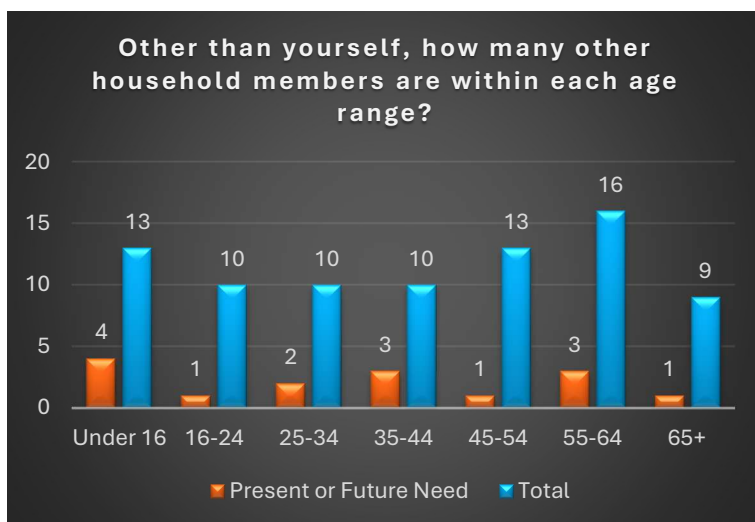
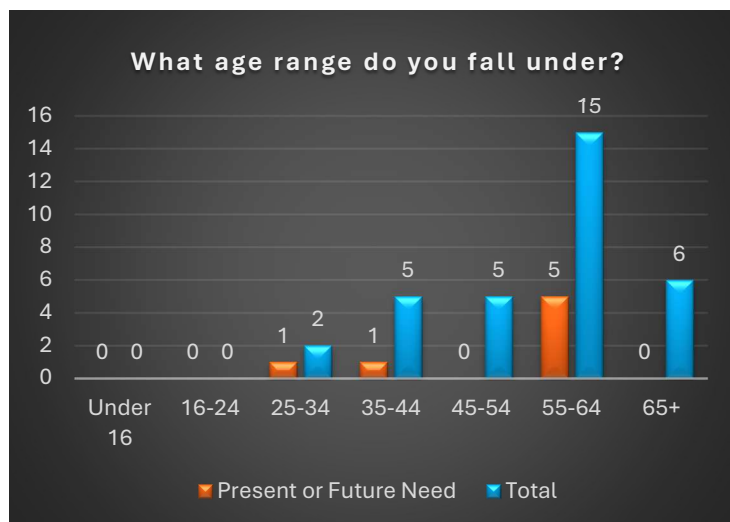


Figure 6. CCT HNDA Flyer.

In addition to the survey, in-person community engagement activities were undertaken to gather further feedback. This included a well-attended session in February 2026 with OCA, the architectural team supporting CCT on the library refurbishment. Feedback from residents was positive, with many highlighting a clear mismatch between local housing need and the existing housing provision within the village.

3.2 Assessment Outcomes

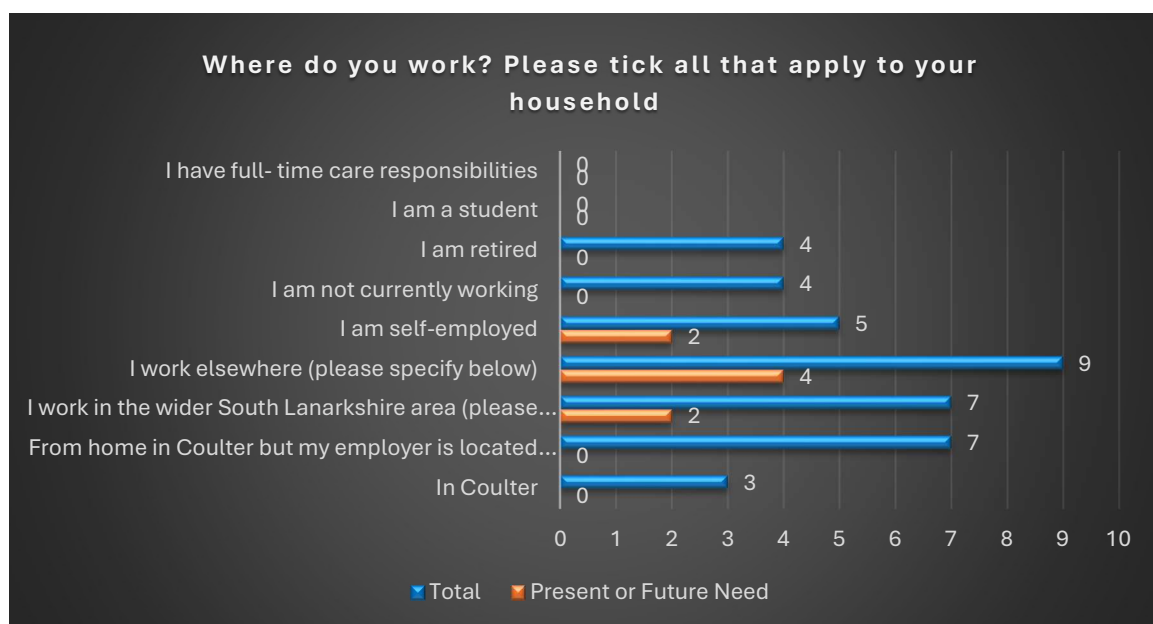
Survey Demographics



Analysis of the survey outcomes is separated into two categories: “Total”, which represents all survey respondents regardless of housing need, and “Present or Future Need”, which includes only respondents who stated that someone in their household is currently in housing need or anticipate experiencing it in the near future.

Looking first at the “Total” respondents, the survey’s overall age profile is mixed, with higher representation among people aged 55 and over. Children under the age of 16 are

captured within household responses. Respondents live both within Coulter and the wider parish, with a small number of responses from elsewhere, reflecting a mix of long-established residents and people who have moved into the area more recently.



Household sizes range from one to five people, with two person households being the most common, followed by single-person households. The majority of respondents are economically active, with 79% in employment. Working arrangements are varied and

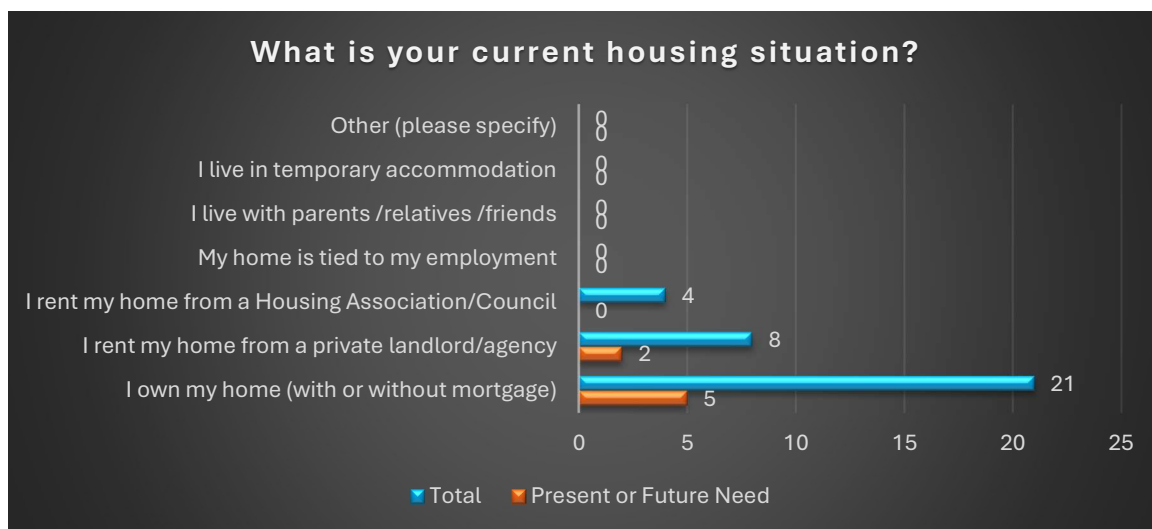
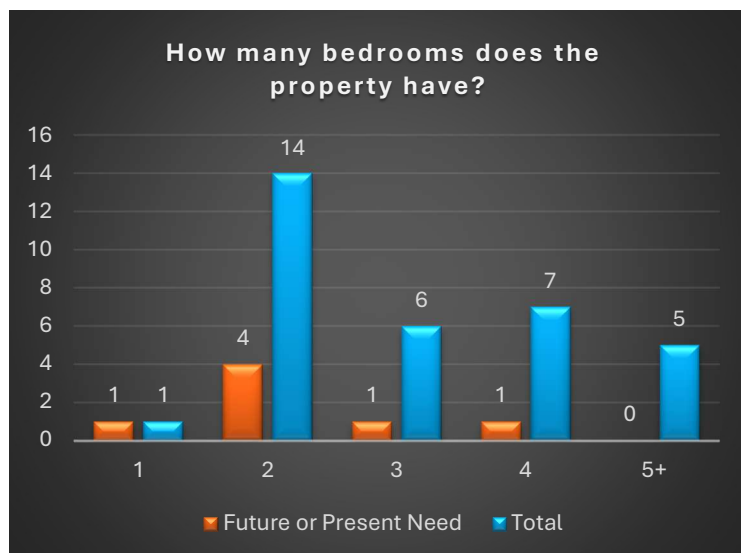
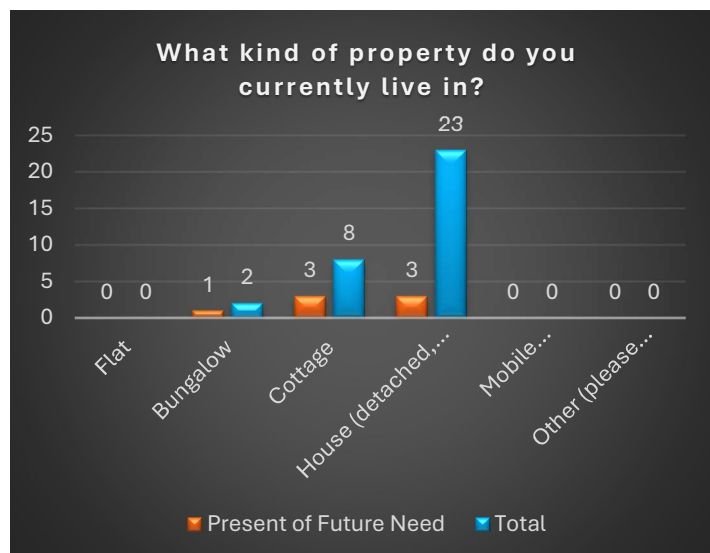
include self-employment, employment within Coulter, and commuting to locations elsewhere in South Lanarkshire, Midlothian, and Edinburgh, indicating a diverse employment base and a reliance on travel beyond the village for work.

Looking specifically at respondents who identified a current or future housing need highlights a number of clear trends. As with the wider survey sample, housing need is evident across all age groups, from households with children under 16 to those aged over 65. These respondents are mainly based within Coulter and the wider parish (71%), although some live elsewhere, suggesting that most need is from within the existing community rather than being driven by inward migration. This is reinforced by the variation in length of residence, which ranges from five years or less to individuals who have lived in the area all their lives.

Household composition among respondents in housing need is similarly varied. However, there is a notable concentration of need among single person households, at 57%. This indicates a particularly strong level of unmet demand among smaller households, despite housing need being present across different household sizes.

Overall, the findings show a community with a slightly older population profile but continued age diversity, where housing need affects a broad range of household types and life stages. Housing pressure is not confined to any single demographic group but is impacting mostly economically active adults and families. The presence of need across different age groups highlights the importance of providing appropriately sized and affordable housing to support the long-term sustainability of the village.

Existing Housing Type and Tenure



Results indicate that Coulter's housing stock is dominated by homes with two or more bedrooms, with no survey respondents living in flatted accommodation. Within the survey sample, owner-occupation was the most common tenure (64% of respondents, either with or without a mortgage). However, this is higher than the wider area profile captured in the 2022 Scottish Census, which records 53% of households as owner-occupied. This difference may suggest that the survey over-represented owner-occupier

respondents and under-represented renters, particularly considering the census evidence indicating a stronger private rented sector locally.

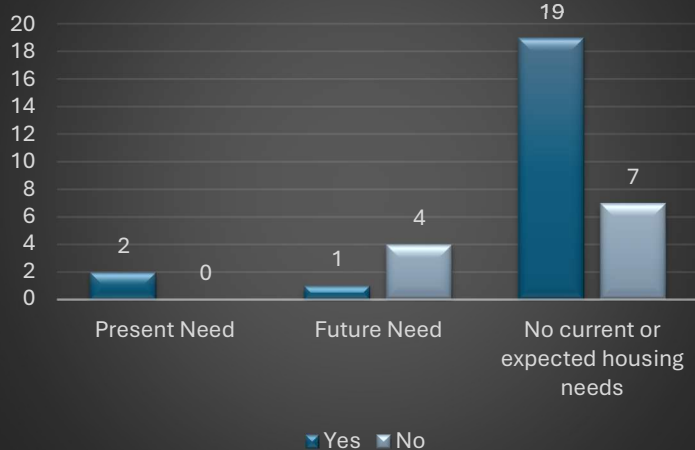
Among household responses that identified a current or future housing need, 71% own their home, while the remaining 29% rent from a private landlord. Proportionately, this equates to approximately 25% of private renters and 23% of owner-occupiers within the survey sample reporting a housing need, indicating a broadly similar level of need across both tenures.

Owner-occupation is the largest tenure overall in the sample, alongside a relatively strong private rented sector and a small portion of social rented homes. While this mix provides some diversity in housing options, the limited availability of affordable and social rented housing may still create barriers for residents who do not wish or are unable to access home ownership.

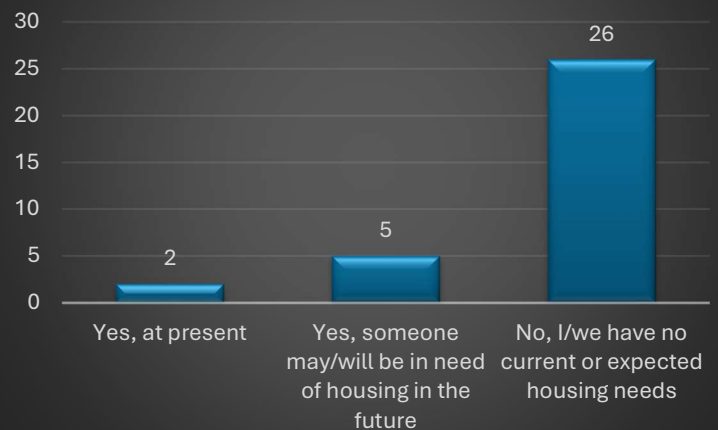
With limited alternative tenure options available, opportunities for downsizing or moving to more suitable accommodation could be constrained and may restrict movement within the local housing market. This lack of movement can result in households remaining in under-occupied, increasingly unsuitable, or costly homes as they age. It may also be limiting the release of larger homes for growing families or new households. Expanding the supply of rented housing, particularly affordable options, could help to address these pressures and support a more balanced and responsive local housing environment.

Housing Need and Demand

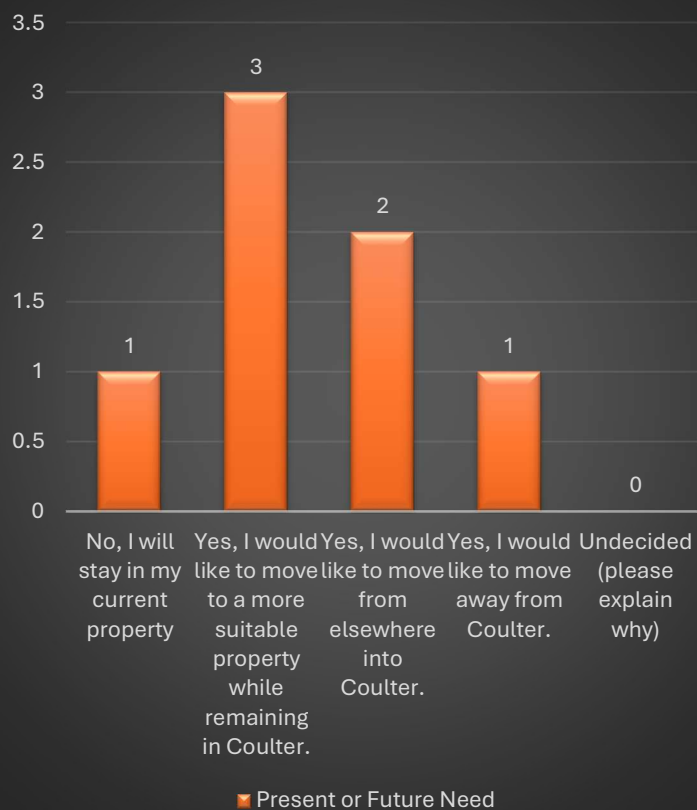
Does the property meet the needs of everyone in your household?



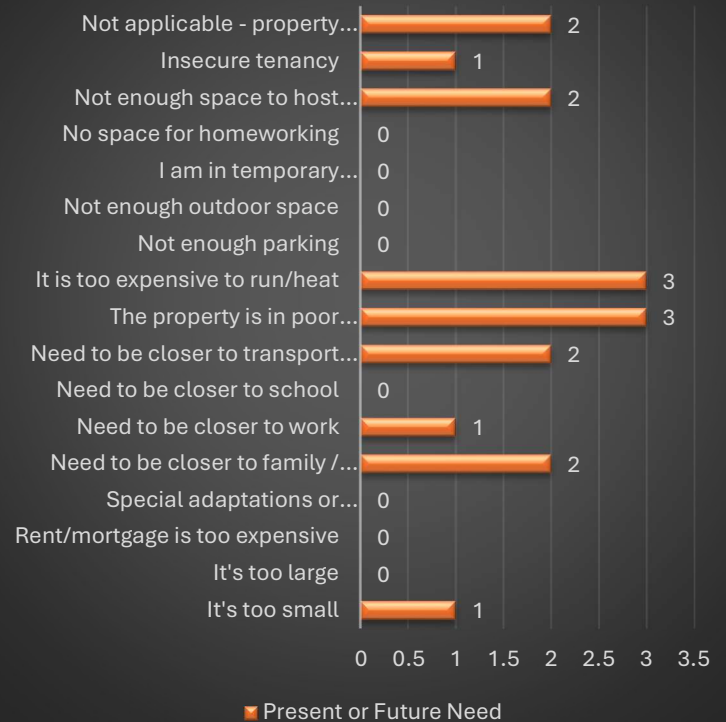
Are you, or is anyone else in your household, currently in housing need or likely to be in the next five years?



Do you intend to move in the future?



If you chose 'no', why does your property not meet your needs? Tick all that apply

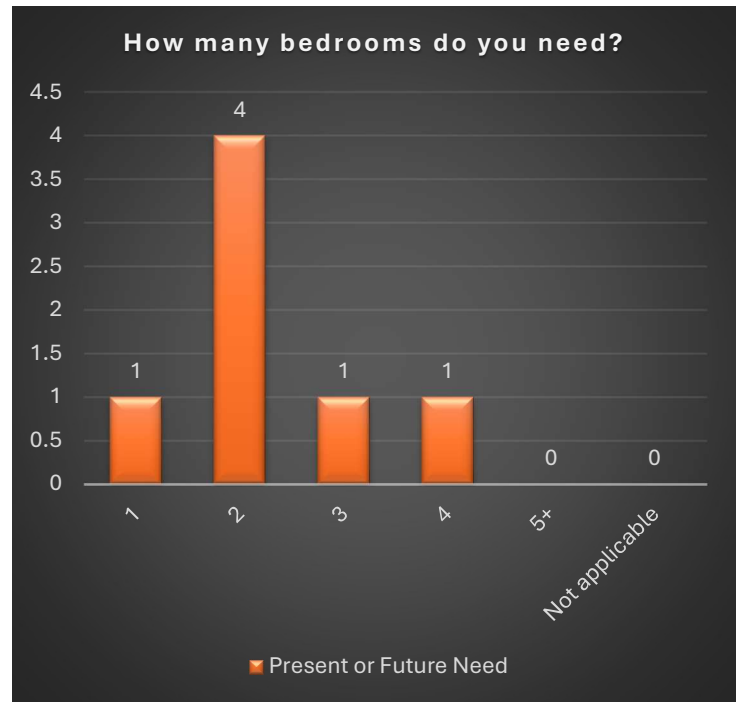
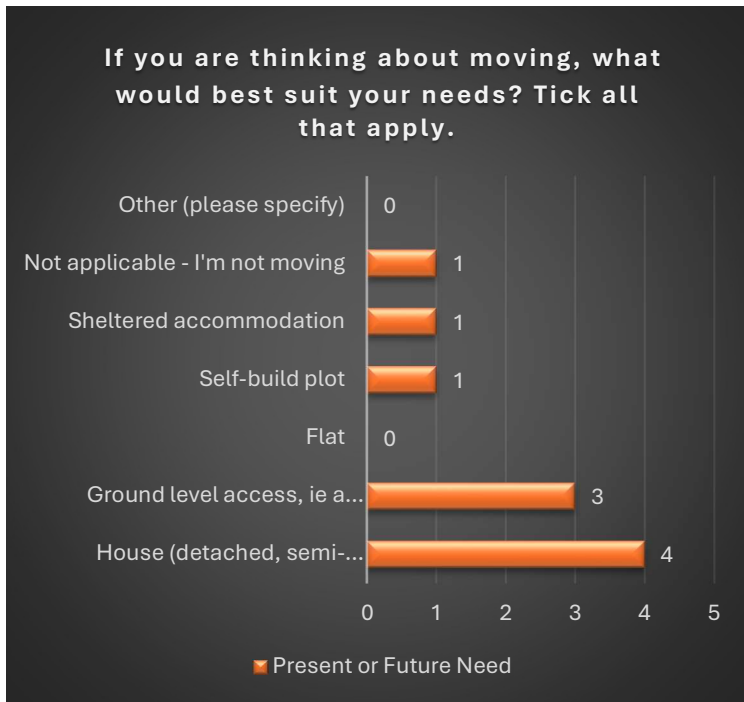


Survey results indicate that 19% of household respondents are either currently experiencing housing need or expect to experience it in the near future. Within this group, 42% would prefer to remain in Coulter but require housing that better meets their circumstances, while 14% would ideally remain in their current home despite identifying a housing need.

These findings indicate that housing need in Coulter is influenced not only by house type and tenure, but also by property condition, suitability, and affordability. Respondents most commonly cited homes being too expensive to run or heat and poor housing condition as reasons their current property does not meet their needs. Other contributing factors include insecure tenancies, homes being too small, and the need to live closer to transport links or places of work.

In addition, 29% of respondents (2 individuals) expressed a desire to move into Coulter from elsewhere. This suggests that limited housing choice may be restricting inward movement to the village, while also limiting existing residents' ability to move into accommodation better suited to their needs.

Overall, the findings suggest that housing pressure in Coulter relates not only to the supply of homes, but to how well existing housing meets residents' practical, financial, and lifestyle requirements.

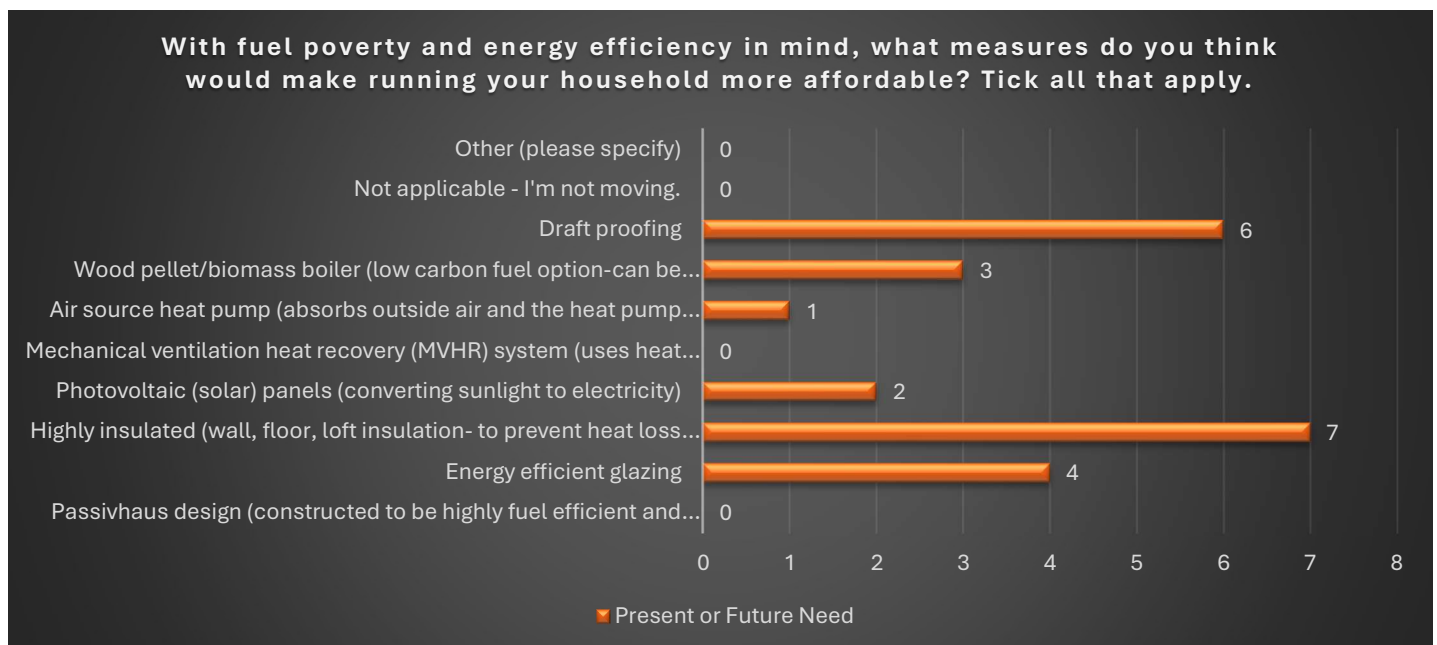
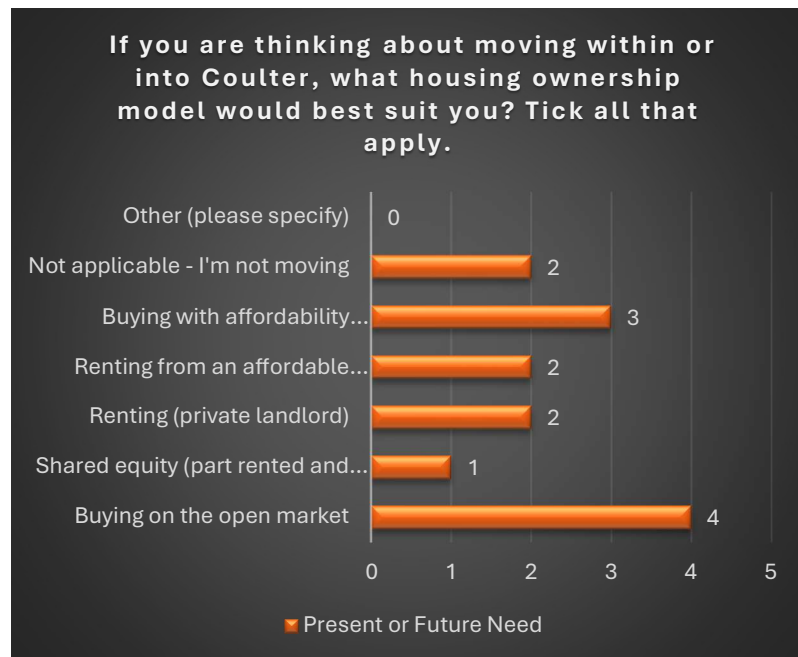


In terms of housing demand, most respondents in housing need expressed a preference for houses, including detached, semi-detached, or terraced properties (40%), with additional interest in homes offering ground floor access (30%), suggesting that some respondents are seeking more accessible homes, and that such options are currently limited within the village. Lower levels of demand were identified for self-build plots and sheltered accommodation (10%).

In relation to property size, demand is strongest for two-bedroom homes (57%), with more limited demand for one-, three-, and four-bedroom properties. Notably, 86% of respondents in housing need identified a requirement for dedicated workspace, either within the home or within a garden or garage space.

Although buying on the open market is the most popular tenure preference, demand is evident across all tenure types, including buying with affordability conditions, as well as

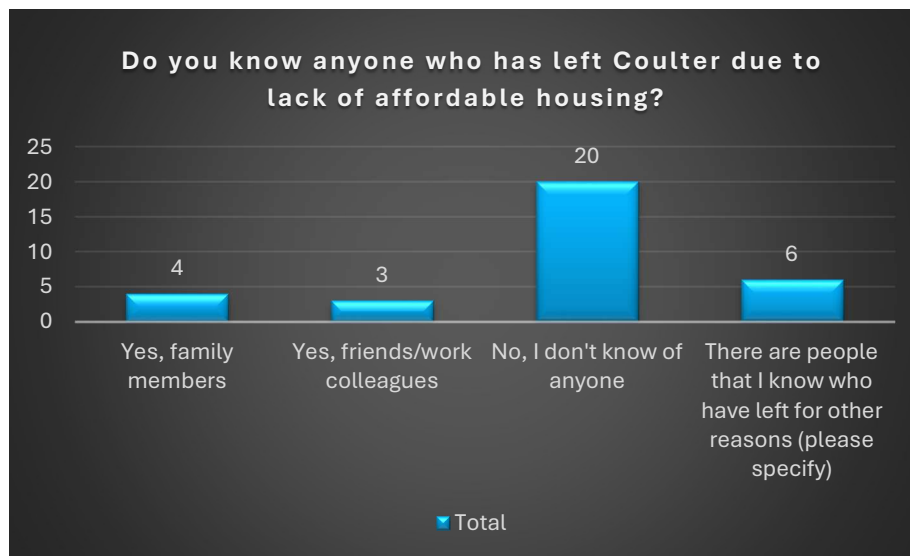
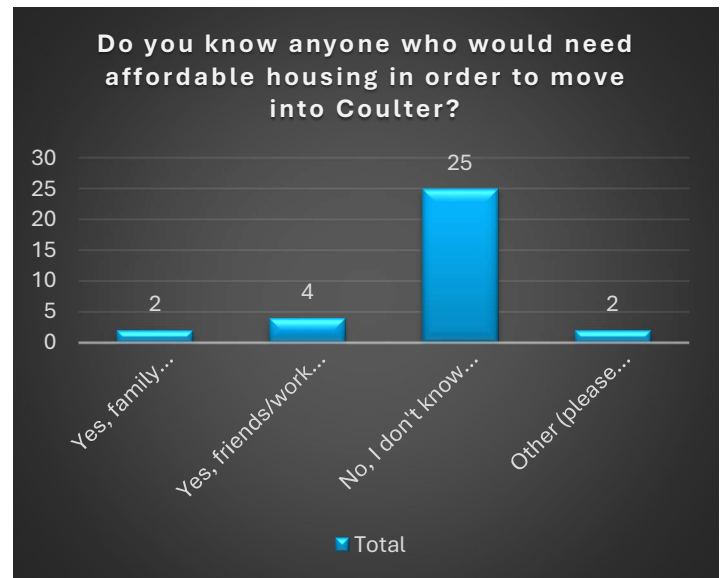
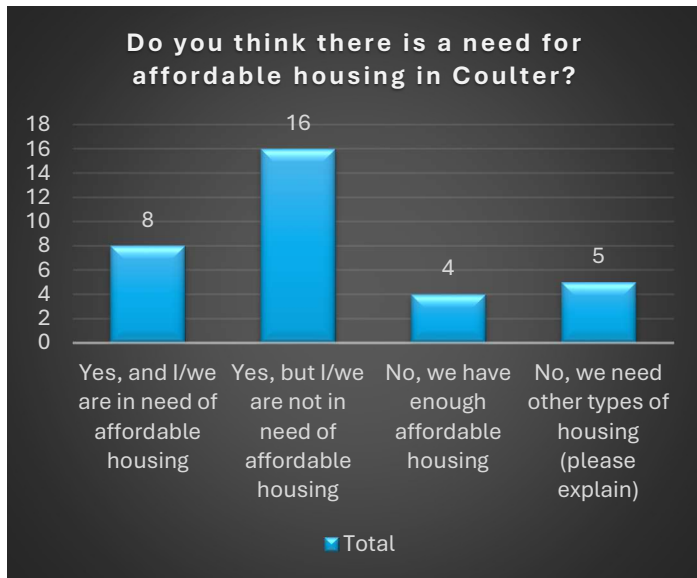
both affordable and private rental. One respondent reported having been on the social housing waiting list for five years or more. While this represents an individual case, it may indicate potential constraints in social housing provision locally.



Respondents in housing need also identified the cost of running a home as a major pressure, alongside concerns about poor property condition. This is reinforced by strong interest in energy-efficiency measures such as improved insulation, solar panels, energy-efficient glazing, and draft-proofing. These findings demonstrate that housing affordability in Coulter extends beyond rent or mortgage costs to include the ongoing ability to manage energy consumption, maintain homes, and achieve comfortable living conditions at an affordable cost.

Overall, the results indicate that addressing housing need in Coulter will require a focus not only on the provision of suitable homes, but also on improving energy efficiency and housing quality in order to reduce running costs and support long-term affordability and sustainability.

Community Support for New and Affordable Housing



In terms of community support, survey responses demonstrate strong backing for affordable housing, with 73% of respondents believing there is a need for affordable homes in Coulter. In addition, 18% reported knowing someone who would require affordable housing in order to move into the area, while 21% were aware of friends or family members who have had to leave the village due to housing issues.

Respondents who did not consider new affordable housing to be necessary did not generally oppose housing provision in principle. Instead, their comments focused on concerns about the condition of the existing housing stock, highlighting the need for maintenance and upgrading of vacant or poor condition properties. Respondents noted that bringing existing homes back into productive use would support the preservation of historic buildings and protect the traditional character of the village. Poor housing condition was also frequently identified as a contributing factor by respondents who knew individuals who had left Coulter. Wider concerns raised included flood risk, a lack of public amenities to support a growing population, and the importance of protecting the village's rural character.

In the survey comments, some respondents highlighted maintenance and housing condition as key concerns. Several comments suggested that, despite the relatively high proportion of rental properties locally, there remains limited choice of alternative homes within Coulter (in terms of size, condition, and affordability), making it difficult for renters to move to more suitable accommodation without leaving the area. Comments also indicate that many residents, both those currently experiencing housing need and those not directly affected, are attracted to Coulter because of its rural setting, strong sense of community, and proximity to friends and family.

Overall, the findings demonstrate broad community support for affordable housing and a clear recognition that limited housing choice and poor housing condition are contributing to the loss of younger households and families. If left unaddressed, these issues pose a risk to the long-term sustainability and balanced population profile of the village.

Conclusion

The Housing Need and Demand Assessment identifies clear housing pressures within Coulter which, if left unaddressed, have the potential to affect the long-term sustainability of the village. While Coulter appears to be a relatively low deprivation rural community, the findings reveal underlying challenges linked to limited housing choice, including an ageing population profile, declining numbers of children and young families, and the high cost of running and maintaining existing homes.

Housing need in Coulter is largely locally generated, with around one in five surveyed households experiencing current or anticipated need. This need spans a wide range of ages, household types, and circumstances, though it is particularly evident among working-age, smaller family households and single-person households. Importantly, much of this need arises from within the existing community rather than being driven by inward migration, highlighting barriers to remaining in or moving within the village as household circumstances change.

The assessment shows that Coulter's housing stock has a distinctive tenure profile. Data suggests owner-occupation accounts for around half of households, which is significantly lower than the proportions recorded across South Lanarkshire and Scotland, alongside a comparatively higher representation of private rented homes and a lower proportion of social rented housing. Limited availability of affordable or social rented options, together with limited diversity in housing type, and poor building condition can constrain mobility within the local housing market, limit opportunities for downsizing or accessing more suitable accommodation, and contribute to under-occupation of larger homes. Affordability pressures are influenced not only by house prices and rents, but also by poor housing condition, energy inefficiency, and high running costs, issues which are particularly significant given the village's older building stock.

There is strong and informed community support for affordable housing, alongside a clear appreciation of the need to protect Coulter's historic character and conservation

status. Responses indicate that residents value the village's rural setting, sense of community, and heritage, and support housing solutions that are small-scale, well-designed, and make effective use of existing buildings.

Taken together, the findings provide clear evidence of a local housing need for affordable, appropriately sized, and energy-efficient homes that are sensitive to the character of the village and delivered in a way that supports community sustainability. Within the existing planning and policy context, community-led, small-scale approaches focused on reuse and adaptation of existing buildings are strongly aligned with local priorities and strategic housing objectives. These approaches offer a practical route to addressing identified housing needs, supporting a balanced population profile, and helping ensure Coulter remains a sustainable rural community into the future.

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	Where do you work? Please tick all that apply to your household.
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 considering moving, is there anything about your current home that affects your ability or desire to remain in Coulter?
Q15	If you are thinking about moving, what would best suit your needs? Tick all that apply.
Q16	If you are thinking about moving within or into Coulter, what housing ownership model would best suit you? Tick all that apply.
Q17	How many bedrooms do you need?
Q18	With fuel poverty and energy efficiency in mind, what measures do you think would make running your household more affordable? Tick all that apply.
Q19	Do you require a workspace so you can work from home?
Q20	If you, or any member of your household, are on a waiting list for housing in Coulter, how long have you been on the list?
Q21	What attracts you to Coulter?
Q22	Do you think there is a need for affordable housing in Coulter?
Q23	Do you know anyone who has left Coulter due to lack of affordable housing?
Q24	Do you know anyone who would need affordable housing in order to move into Coulter?
Q25	Finally, use this box to add any further comments about housing in Coulter.