

# **Housing Needs Survey Report May/June 2014**

## **Beetham Parish**

**within the  
Arnside & Silverdale  
Area of Outstanding Natural Beauty**



## **Cumbria Rural Housing Trust**

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*Data Protection Registration Number Z810236X Company Registration Number 292 0997 Registered Charity Number: 1064136*



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## **Beetham Parish**

### **Housing Needs Survey May/June 2014**

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# 1. The Housing Needs Survey

## Background

A dedicated Development Plan Document (DPD) is being prepared by South Lakeland District Council and Lancaster City Council for the whole of the Arnside and Silverdale Area of Outstanding Natural Beauty (AONB).

Cumbria Rural Housing Trust (CRHT) was commissioned by South Lakeland District Council and Lancaster City Council, with the support of Arnside and Silverdale AONB Partnership, to conduct a Housing Needs Survey in each of the parishes within the AONB as part of the plan preparation process.

The aim of the AONB Housing Needs Surveys is to provide additional evidence, at parish level, to supplement existing housing needs based evidence previously prepared by South Lakeland District and Lancaster City Councils.

In South Lakeland that evidence specifically includes a Strategic Housing Market Assessment (SHMA), undertaken in 2014 by arc4 and also the Strategic Housing Land Availability Assessment (SHLAA) undertaken in 2009 by Roger Tym and Partners.

In Lancaster, it includes two recent district-wide studies: the 2011 Housing Needs Survey undertaken by David Couttie Associates and the 2013 Independent Housing Requirements Study undertaken by Turley Associates.

The local evidence in this report will be used to help the Councils understand the particular housing needs in the AONB, in line with paragraph 159 of the National Planning Policy Framework (NPPF). The Councils will use all the housing evidence to calculate the objectively assessed needs for market and affordable housing in the AONB, as set out in paragraph 47 of the NPPF.

The Arnside and Silverdale Development Plan Document will form part of both authorities' Local Plans. It will identify sites for new housing and employment to meet local needs and will set out planning policies to ensure that development reflects the AONB designation.

## Methodology and approach

Housing need, and assumption of need, requires the assessment of the future population in an area, together with the number, type and age of households.

This Housing Needs Survey is designed to identify households in need of affordable housing over a 5 year period, as well as other housing data collected from the survey responses.

It aims to identify the following:

- Establish if there is a need for affordable housing in the parish
- The number, type and tenure of affordable dwellings needed.
- The desires of those in local need within the parish.
- Inform policy for future development in the AONB.
- Provide evidence of need for future planning applications.

The questionnaire is based upon a tried and tested methodology used by CRHT for over 25 years. Consultation with South Lakeland District Council and Lancaster City Council ensured it met their criteria, whilst retaining parity with other Housing Need Surveys completed by CRHT in Cumbria.

A survey form and letter explaining the purpose of the Housing Needs Survey was posted to every household (100%) within the parishes of the AONB area. A self addressed envelope was included and a return date of Monday 16th June 2013 was given.

The CRHT survey form comprises two sections:

- Part 1 – gathers general information about those who live/work in the parish.
- Part 2 – gathers more detailed information about those who state they are in housing need.

To encourage responses, pre-survey publicity was circulated on South Lakeland District Council, Lancaster City Council and the Arnside and Silverdale AONB websites. A Consultation event, facilitated by the Arnside and Silverdale AONB Manager, was held on the 20<sup>th</sup> May 2014, with representation from the Parish Councils, local landowners and a number of organisations from the AONB Partnership.

A consultation event will be held in the autumn of 2014, to discuss the findings of the surveys and any further implications for the AONB area.

**The Cumbria Rural Housing Trust housing needs survey is conducted at parish level and reports the needs and opinions expressed by the respondents who completed the survey. It does not capture the future needs or represent the opinions of all of the households in each parish, as some households have chosen not to respond.**

**As a parish survey it does not include the needs of residents who live outside the parish or area surveyed, these views would be captured in a district wide survey. Neither does the Cumbria Rural Housing Trust parish survey use any statistical methods or weighting of figures, as in a district wide survey, rather it provides a snap shot in time of the needs and view of those who completed it.**

## 2. Information and maps of area surveyed

### Arnside & Silverdale Area of Outstanding Natural Beauty (AONB)

Arnside & Silverdale AONB is a unique landscape of national importance. It was designated in 1972 and covers an area of 75km<sup>2</sup> in south Cumbria and north Lancashire. Recognised as one of England's finest landscapes, the area is especially celebrated for its characteristic limestone landscape and diversity of wildlife.

The primary purpose of AONB designation is to conserve and enhance the natural beauty of the area<sup>1</sup> and all local authorities have a statutory duty to pay 'due regard' to this purpose in carrying out their functions in relation to, or so as to affect, land in AONBs<sup>2</sup>. The National Planning Policy Framework provides specific guidance for development planning in relation to AONBs and Paragraph 115 confirms that AONBs '*have the highest status of protection in relation to landscape and scenic beauty*'.

The statutory Arnside & Silverdale AONB Management Plan 2014-19 sets out a shared Vision for the area and describes how the area will be managed to conserve and enhance it for the future. The AONB Development Plan Document will act as a companion document to the Management Plan so that, together, both documents provide a comprehensive management approach that delivers both for the special qualities of the area and for sustainable development of local communities.

<sup>1</sup> National Parks and Access to the Countryside Act 1949; confirmed by Section 82 of the Countryside and Rights of Way Act 2000

<sup>2</sup> Section 85 of the Countryside and Rights of Way Act 2000

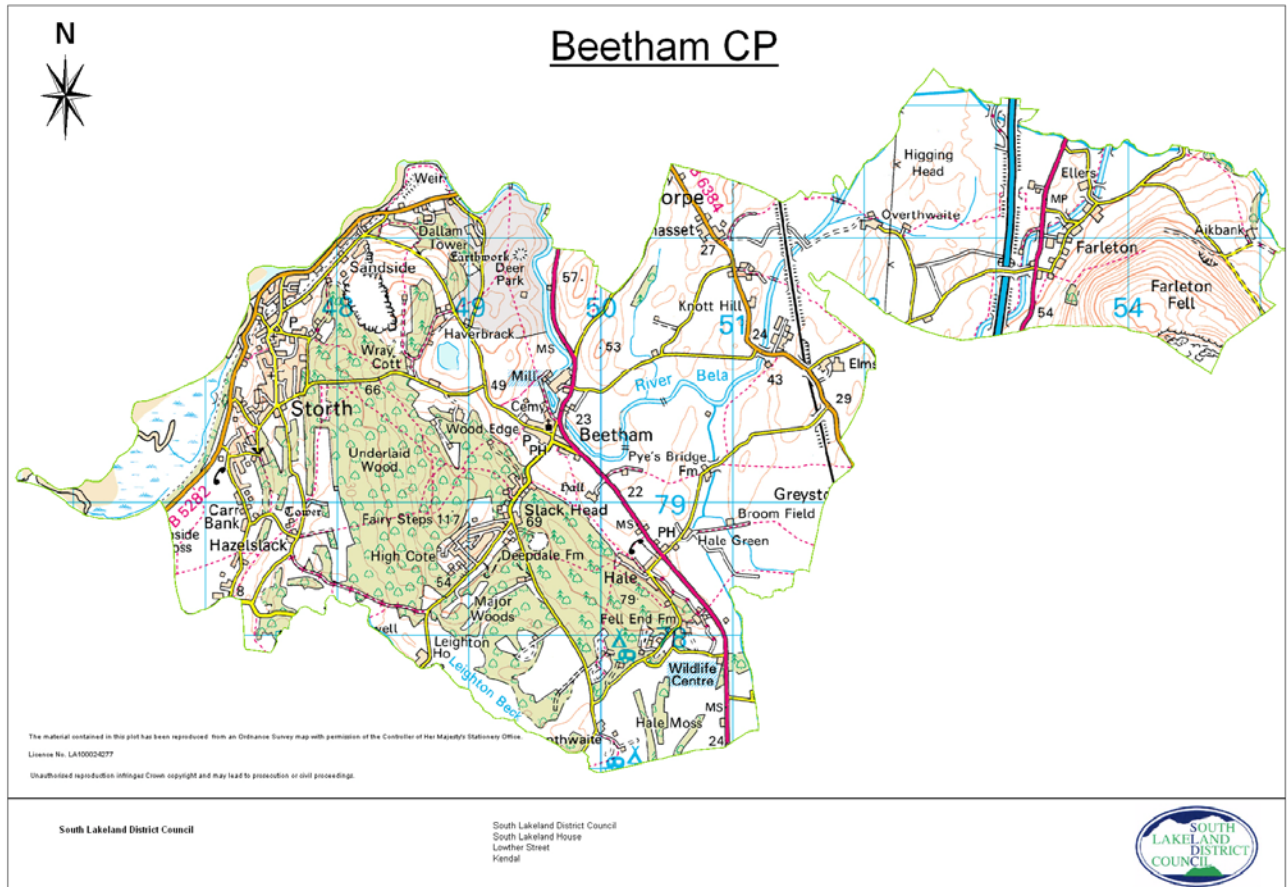
# Arnside & Silverdale AONB

 AONB Boundary



## Beetham Parish

Within the parish of Beetham, the villages of Beetham and Storth in the west of the parish form the largest centres of population. There are smaller communities located at Carr Bank, Sandside, Hale, Slackhead, Farleton and Whasset. A large proportion of the parish falls within the Arnside and Silverdale Area of Outstanding Natural Beauty (AONB), but not all of the parish.



2011 census data states the parish contains 785 households, housing 1,785 residents, of these:

- Almost  $\frac{1}{3}$  (31.1%) of the population are over 65.
- Properties are mainly detached houses (55.7%). Flats; either purpose built or other (11.5%), semi-detached (26.7%), terraced houses (7%) and other (0.1%).
- 83.6% households are owner occupied, 3.9% are social rented, 8.5% are privately rented and 3.9% are in other rented accommodation.

### 3. Housing Needs Survey Executive Summary

Below is an executive summary of the affordable housing need, information on those not in need, responses from all households completing the survey and other housing information.

Parish Surveyed	Return Date	Surveys issued	Surveys returned	Return rate
<b>Beetham</b>	16 <sup>th</sup> June 2014	851 AONB	286	33.60
		92 non AONB	27	29.34
		943	313	<b>33.19%</b>

**Affordable housing requirements, tenure and dwelling type for the parish of Beetham.**

Recommended affordable housing tenure and dwelling type	General		Older (over 55) Accommodation	Other	Total
	1 or 2 Bedroom house/flat	3+ Bedroom house	1 or 2 Bedroom Bungalow/flat	Sheltered Housing	
<b>Rent</b>	8	1	3		<b>12</b>
<b>Intermediate Housing</b>	5	1	1		<b>7</b>
<b>Other</b>				1	<b>1</b>
<b>Total</b>	<b>13</b>	<b>2</b>	<b>4</b>	<b>1</b>	<b>20</b>

#### Respondents in affordable housing need

- 31 respondents, (9.90%) stated that they or someone living in the household had a need to move in the next 5 years.
- 20 are in need of affordable housing.
- The main need is for 1/2 bedroom flats or houses (13) followed by 1/2 bedroom flat/ bungalows for older households (4), 3+ bedroom properties (2) and 1 for sheltered housing.
- The main tenure required is for rented properties (12), followed by Intermediate housing (7) and sheltered housing (1).
- 2 of the respondents in need are registered on Choice based lettings. A further respondent in need is registered on a private landlord list.



### **Respondents not in need**

- 11 respondents stated they needed to move, but are deemed not to be in need of affordable housing.
- The desired number of bedrooms of those deemed not in need is mainly for two bedrooms with one three and one four bedoomed accommodation.
- The aspiration of housing type, of those deemed not in need, is in the main for accommodation on one level. There is one specific request for sheltered housing and two indicated an interest in self–build.
- Demographic changes and the growing ageing population are obviously having an impact on the demand for open market housing types.

### **All household survey responses**

- Of all of the survey responses, 71% would support the construction of new homes in the parish for local people, 21% would not and 8% did not respond.
- In the view of all respondents new homes are required for young people, small families, no further homes are needed and elderly people. (For full list see survey graph, housing required, part 1).

### **Other housing information**

- 80.65% of the responses stating they had a need to move felt there was a lack of suitable existing housing to meet their needs, 6.45% did not and 12.9% did not respond.
- There are a small number of existing social rented properties in the parish.
- The average property price over the last year in the parish £263,723.58. Prices will vary in the AONB area.
- 2 of the 31 respondents stating a need to move indicated an interest in self build as a housing option.

The return rate of 33.19% is above the average of 30.88% for this type of parish survey, conducted by Cumbria Rural Housing Trust since 2006.

Cumbria Rural Housing Trust would like to say thank you to all respondents for taking the time to complete the survey and providing information for this consultation.

## 4. Key Findings

31 respondents (9.90%) stated that their household or someone living within the household needed to move to another home in the parish within the next 5 years.

**The survey shows that that 20 respondents in Beetham Parish are in need of affordable housing within the next 5 years. 3 of the respondents are outside the AONB area and 17 are within the AONB area.**

### Who is in need?

- Households in private rented accommodation make up a large proportion of those in need, many stating that they wish to move/buy or have more security. (Households include families, couples and single people).
- There are also a number of adult children who are living at home with their parents and wish to set up home for the first time in need.
- There are 3 families in need of 2/3 bedroom properties.
- There is a small need for sheltered housing.

The following tables show Cumbria Rural Housing Trust's assessment of the affordable housing needs: the type of housing required, when and the existing tenure of the households.

Recommended affordable housing needs & when needed	1/2 bedroom House/flat Rent	1/2 bedroom House/flat Intermediate housing/ Discounted sale	3+ bedroom House Rent	3+ bedroom House Intermediate housing/ Discounted sale	1/2 bedroom Bungalow/ flat (over 55) Rent	1/2 bedroom Bungalow/ flat (over 55) Intermediate housing/ discounted sale	Sheltered housing	Total
<b>Now</b>	3	2			2	1		<b>8</b>
<b>12 months</b>	1	1						<b>2</b>
<b>3 years</b>	1 not AONB	1	1					<b>3</b>
<b>5 years</b>	1 + 2 not AONB	1		1	1		1	<b>7</b>
<b>Total</b>	<b>8</b>	<b>5</b>	<b>1</b>	<b>1</b>	<b>3</b>	<b>1</b>	<b>1</b>	<b>20</b>

Existing tenure of households deemed to be in need	Move now	Move within 12 Months	Move within 3 years	Move within 5 years	Total
Rent from council or Housing Association					
Rent from private Landlord	4	2	2	2	<b>10</b>
Own home with mortgage					
Tied accommodation to job					
Live with parents or relatives	4		1 not AONB	1+ 2 not AONB	<b>8</b>
Lodging with another household					
Other				2	<b>2</b>
<b>Total</b>	<b>8</b>	<b>2</b>	<b>3</b>	<b>7</b>	<b>20</b>

\*Bedroom numbers have taken into consideration creating a mix of 1/2 and 3+ bed properties to satisfy future needs and be more sustainable, rather than numbers based on The Welfare Reform Act 2012.

Beetham parish does not completely fall within the AONB area. For the purpose of this survey we have broken the respondents need into those which fall outside of the AONB area and those which fall within the AONB area.

Of the 31 respondents stating a need, six of them resided outside the AONB area. Of these six, three were found to be in need.

#### Affordable housing requirements, tenure and dwelling type outside the AONB area

Recommended affordable housing tenure and dwelling type	General Accommodation		Older (over 55) Accommodation	Other	Total
	1 or 2 Bedroom house/flat	3+ Bedroom house	1 or 2 Bedroom Bungalow/flat	Sheltered Housing	
Rent	3				3
Intermediate Housing/ Discounted sale					
Other					
<b>Total</b>	<b>3</b>				<b>3</b>

#### Affordable housing requirements, tenure and dwelling type inside the AONB area

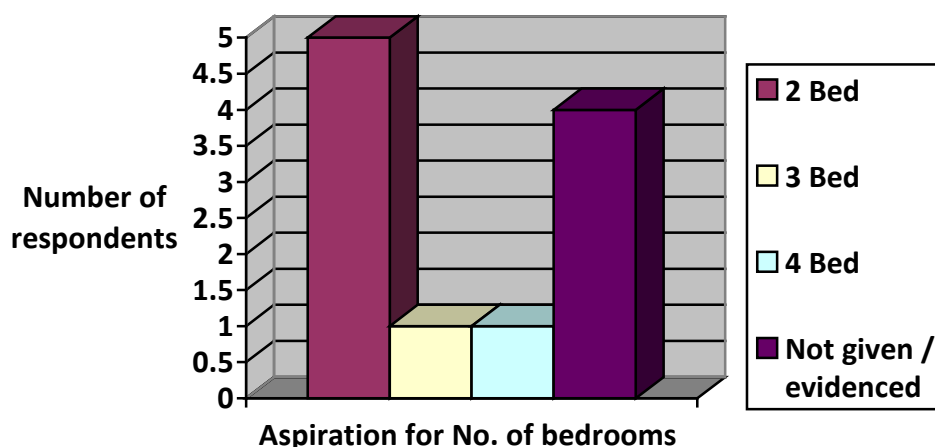
Recommended affordable housing tenure and dwelling type	General Accommodation		Older (over 55) Accommodation	Other	Total
	1 or 2 Bedroom house/flat	3+ Bedroom house	1 or 2 Bedroom Bungalow/flat	Sheltered Housing	
Rent	5	1	3		9
Intermediate Housing/ Discounted sale	5	1	1		7
Other				1	1
<b>Total</b>	<b>10</b>	<b>2</b>	<b>4</b>		<b>17</b>

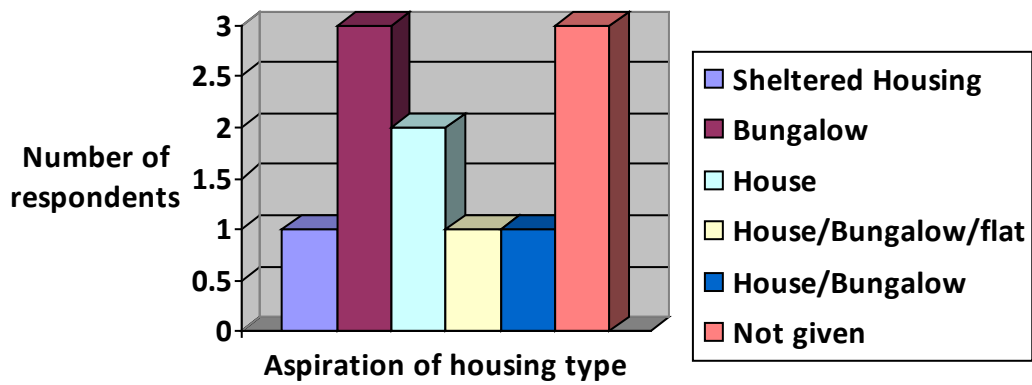
## Householders deemed not to be in need of affordable housing in the parish

Not in need of affordable housing in the parish	Number
Unsuitably housed, could satisfy needs on open market	6
Insufficient evidence to determine a need, possible emerging independent household	2
Insufficient evidence to determine a need	1
Could satisfy needs on open market	2
<b>Total</b>	<b>11</b>

- The respondents defined as “unsuitably housed, could satisfy needs on the open market”, either they, or someone in the household is over the age of 55 and have stated they would like to move as their current housing is too large, too expensive, difficult to maintain, cannot manage stairs or wish to have level access accommodation. Their current home is an asset, contributing to their affordability potential and ability to satisfy their needs on the open market.
- Some respondents provided insufficient information to determine a need. This includes a small number of adult children who may be emerging households.
- Those who could satisfy their needs are often home owners. Their current home is an asset, contributing to their affordability potential or they have sufficient income and are able to satisfy their needs on the open market.

Desire and housing aspiration of those deemed not in need can highlight areas where there may be a lack of suitable open market housing/accommodation. The charts below show the stated number of bedrooms and housing type desired.





The desired type and tenure for non-affordable housing is mainly for two bedroom properties. There is one specific request for sheltered housing and two indicated an interest in self-build.

There are households able to afford their own housing, but they feel there is a lack of suitable housing for them to move to. It is clear that demographic changes and the growing ageing population is having an impact on the demand for open market housing types.



# Beetham 2014

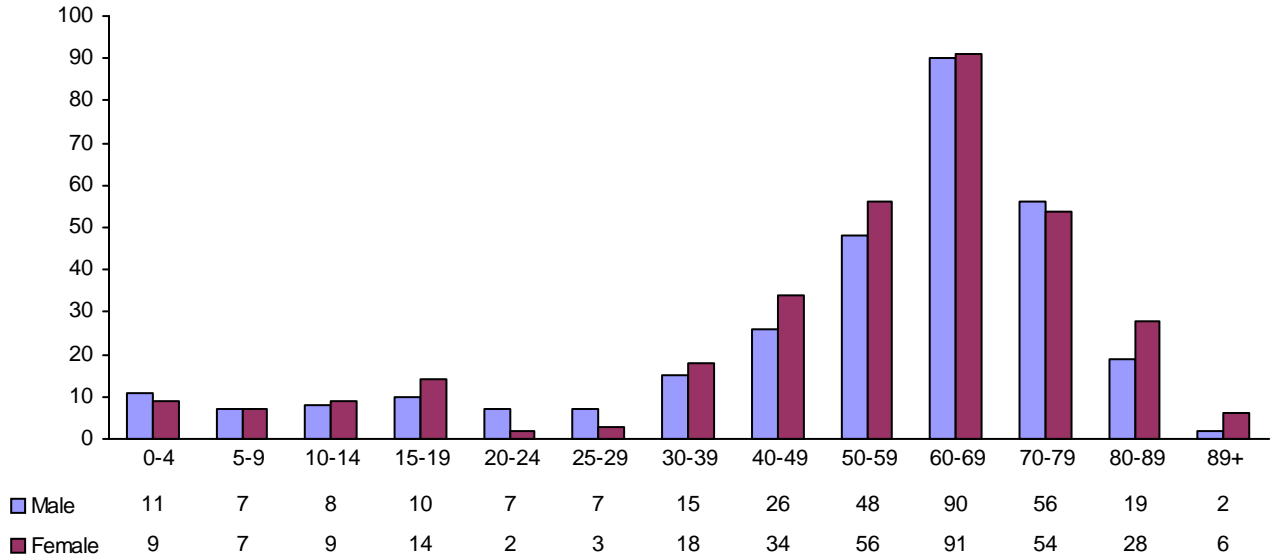
## Responses to Part 1 (Questions 1 to 8) - completed by everyone

943 survey forms issued

313 survey forms returned

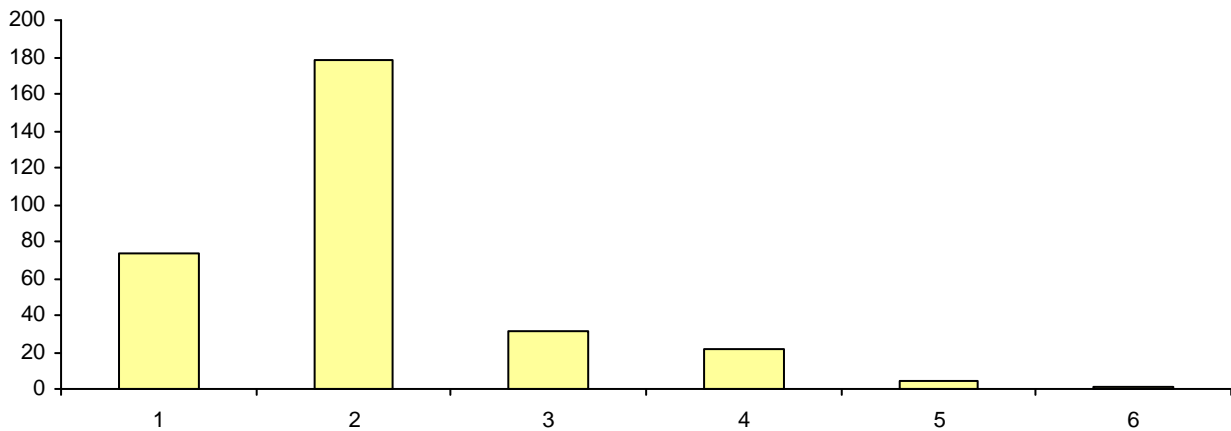
### 1. YOUR HOUSEHOLD

Number of people living in your home ...



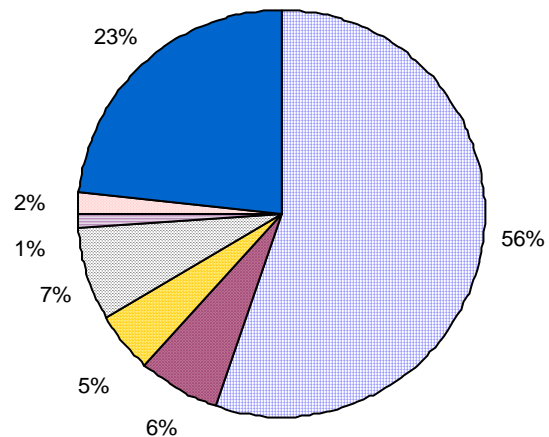
310 survey forms completed this question

Number of people living in your home ...



Describe your household ...

- Couple
- Family - adult children
- Family - teenage children
- Family - young children
- No response
- Other
- Single



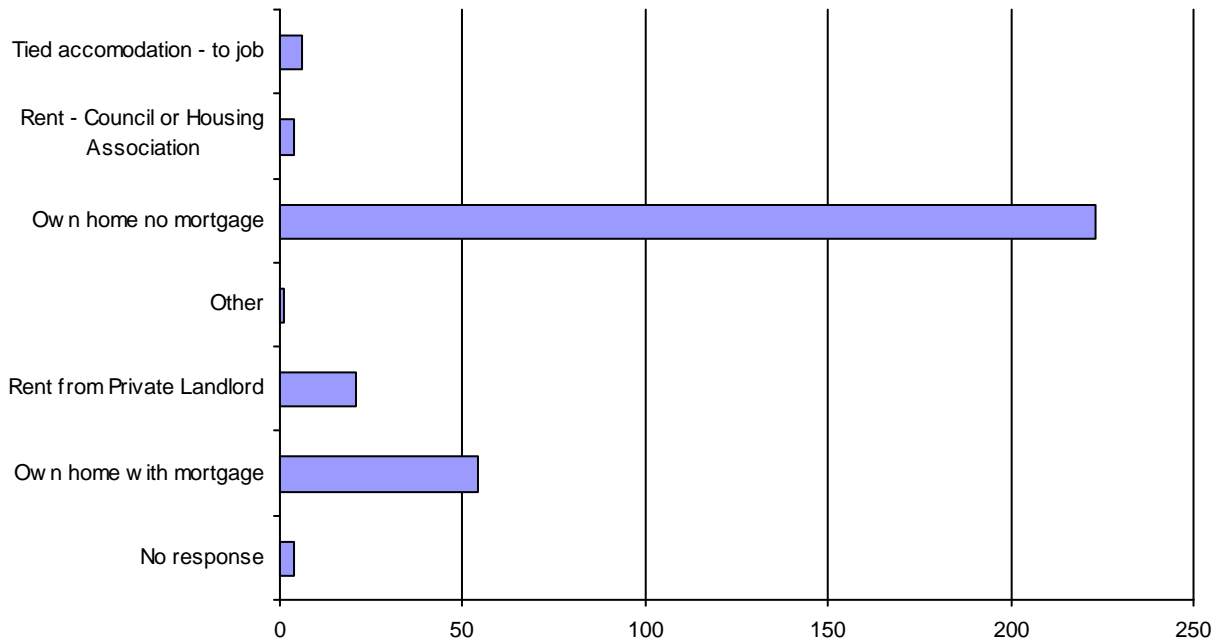


# Beetham 2014

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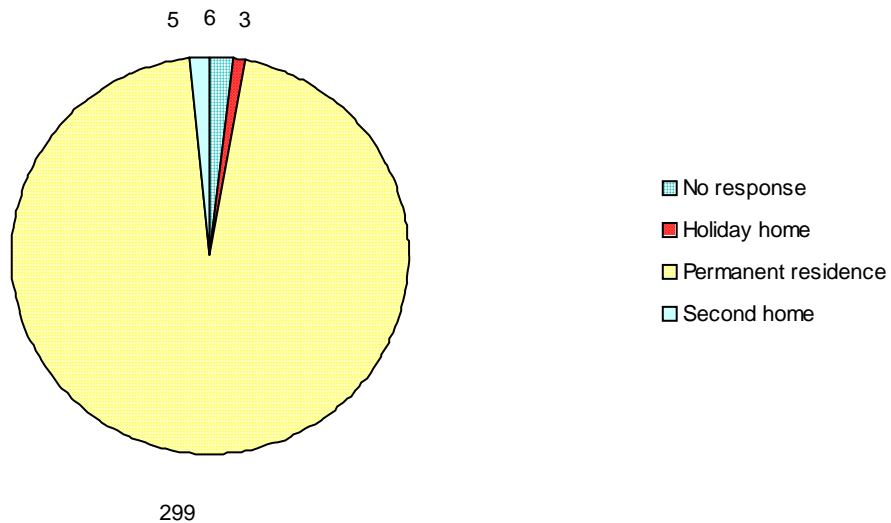
### 2. WHAT IS THE TENURE OF YOUR HOME?



#### Other ...

- 1 Family house

### Is this home ... ?





# Beetham 2014

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### 3. YOUR HOUSEHOLD'S OCCUPATION

#### Occupations of your household ...

5	Accountant	3	Administration	1	Administration Assistant
1	Arborist	1	Artist	1	Assessor
2	B&B Owner	2	Bank Manager	1	Bank Official
1	Biomedical Scientist	1	BT Manager	1	Builder
1	Building Surveyor	1	Business Manager	1	Butcher
1	Café owner	1	Carer	2	Catering
1	Catering Manager	1	Chartered Surveyor	1	Chef
1	Civil Engineer	1	Civil Servant	2	Clerical
1	Community Nurse	4	Company Director	1	Company Secretary
2	Computer Manager	4	Consultant	1	Cook
1	Dairyman	1	Dentist	1	Designer
1	Dietician	3	Director	1	Disabled
1	Dispensary Manager	1	District Nurse	1	Doctor
1	Doctors Receptionist	1	Dog Behaviourist	1	Domestic
1	Drilling Engineer	1	Electrical Engineer	2	Electrician
1	Employment Support Allowance	6	Engineer	1	Engineering Support
1	Environmental Chemist	1	EPO	1	Factory Manager
1	Family Advisor	5	Farmer	1	Field Advisor IT
1	Financer	1	Financial Advisor	1	Fire Fighter
1	Floor layer	1	Forecourt Attendant	1	Freelance Consultant
1	Further Education Manager	1	Gamekeeper	2	Gardener
1	Glazing Surveyor	2	GP	1	Graphic Designer
1	H&S Manager	1	Hairdresser	1	Heating Engineer
1	HGV Driver	1	Hospitality Executive	1	Hotel Deputy Manager
1	Housekeeper	4	Housewife	1	HR Officer
1	Hydropower Consultant	1	Indoor Office Plant supplier	1	Insurance Surveyor
1	Interviewer	2	IT consultant	1	Jeweller
1	Joiner	1	Lab Technican	1	Landlord
3	Lecturer	1	Loan Manager	2	Local Government Officer
3	Manager	1	Manager Air traffic	2	Managing Director
1	Marketing Director	1	Marketing Trainer	1	Medical massage
1	Metallurgy	1	Middy Supervisor	1	Nature reserve officer
1	Nature reserve warden	1	NHS	1	Night Porter
2	Not given	1	Not working due to illness	3	Nurse
1	Office	1	On-line sales Assistant	1	Operations Manager
1	Own business	1	P/t Account Manager	1	Paper Mill
1	Paper Mill shift manager	1	Park Manager	1	Parts Assistant
3	Pharmacist	2	Photographer	1	Pilot
1	Planner	1	Plasterer	1	Probation Officer
1	Production Manager	1	Professional	1	Project Manager
1	Purchase Ledger Clerk	1	Quantity Surveyor	1	Quarry Manager
1	Quarry Operative Engineer	1	Receptionist	1	Research Chemist
1	Retail Manager	301	Retired	2	S/E
1	Sales	1	Sales Co-ordinator	1	Salon Manager
3	School	1	School Administrator	2	School Student
3	Secretary	4	Self employed	1	Semi-retired
1	Senior Law Lecturer	1	Sewing Machinist	1	Signwriter
1	Social worker	1	Software Engineer	1	Specialist needs teaching
1	Staff Nurse	5	Student	2	Supermarket
2	Supervisor	1	Taxi Driver	13	Teacher
2	Teaching Assistant	1	Training Advisor	1	University
1	University Student	1	Vehicle Technican	1	Vicar
1	Violinist	1	Warehouse Operative	1	Warehouse/driver
1	Welder				



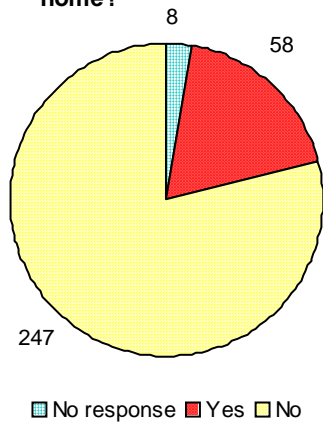


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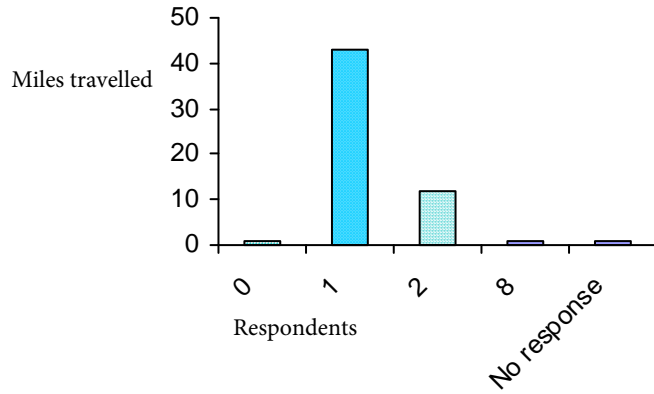
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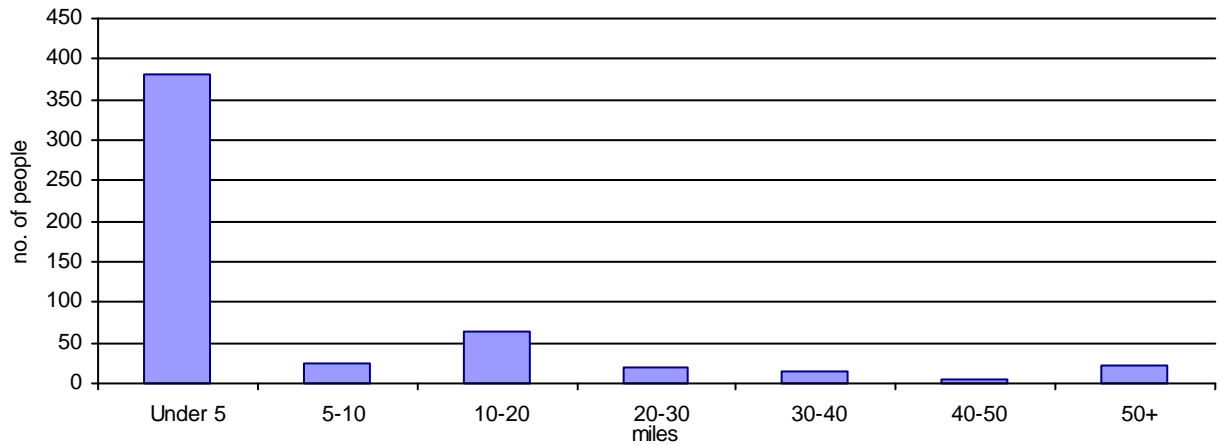
Does any of your household work from home?



No. of people working from home



Average miles travelled to work (distance one way)





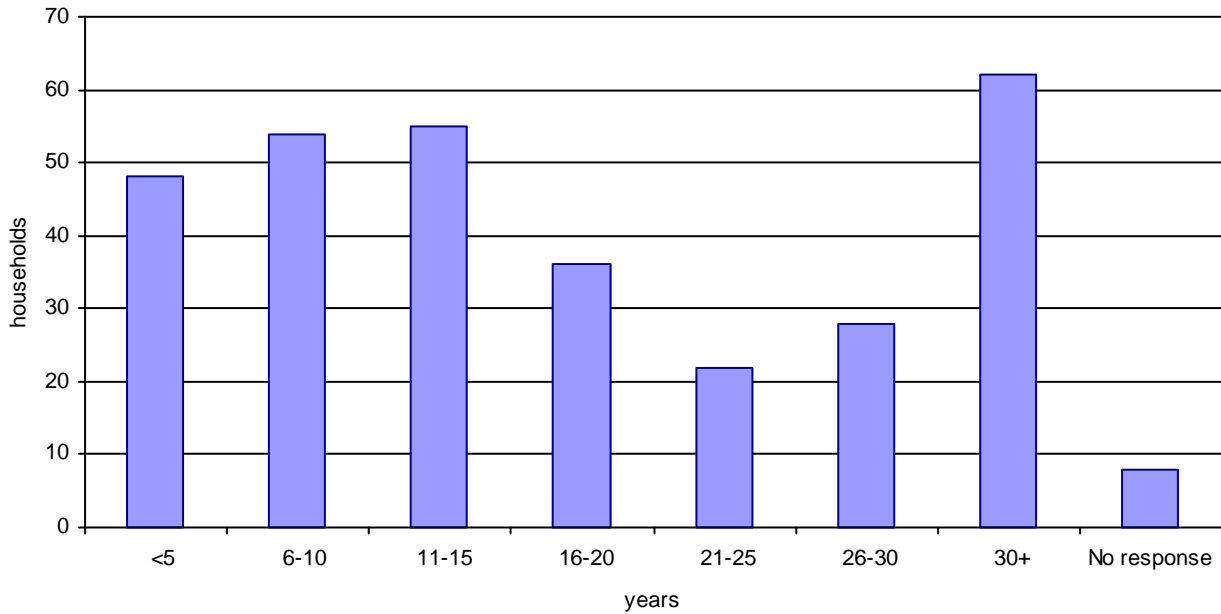
# Beetham 2014

## Responses to Part 1 (Questions 1 to 8) - completed by everyone

943 survey forms issued    313 survey forms returned

### 4. LENGTH OF RESIDENCE IN THIS PARISH?

How long have you lived in the parish?





# Beetham 2014

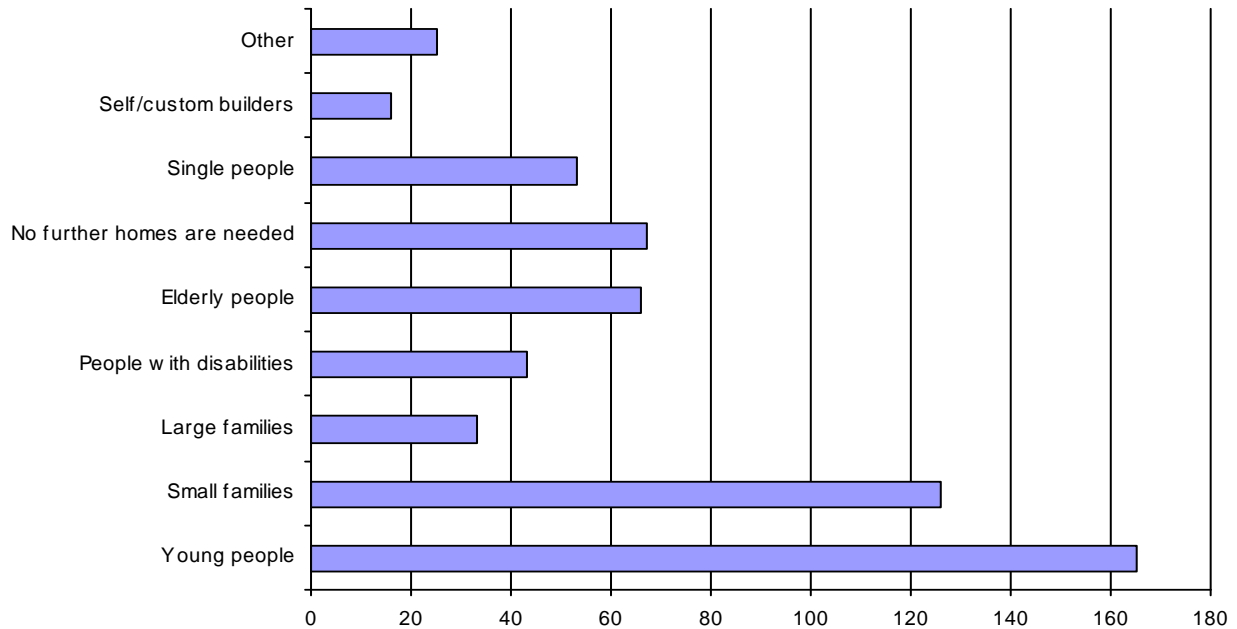
## Responses to Part 1 (Questions 1 to 8) - completed by everyone

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### 5. HOUSING REQUIRED

Who requires homes in the parish?



**Other:**

- |  |   |
|--|---|
| 12 Don't know                              | 1 Affordable/starter/special needs        |
| 1 All types                                | 1 Couples who work on basic pay/no assets |
| 1 Don't know anybody who requires a home   | 1 Families with young children            |
| 1 Maybe any, but wonder about transport    | 1 No more retired people please           |
| 1 No view                                  | 1 Not able to comment                     |
| 1 Remove holiday homes to house youngsters | 1 Small houses needed                     |
| 1 Unaware of shortage of homes.            | 1 Warden controlled/sheltered housing     |
| 1 Working couples or families              |   |



# Beetham 2014

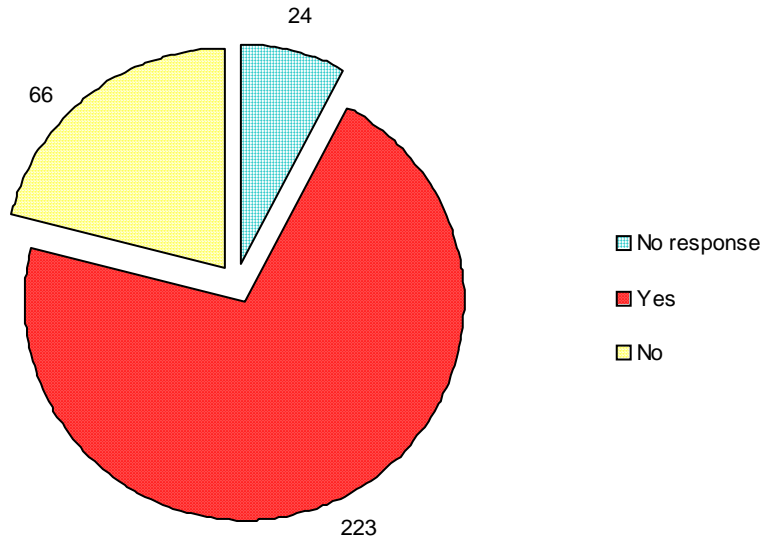
## Responses to Part 1 (Questions 1 to 8) - completed by everyone

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### 6. OBJECTIONS

Would you support the construction of new homes in the parish for local people?



**If No, explain your concerns ...**

- AONB
- Spoil beautiful area/loss of open space/character
- Lack of infrastructure
- Lack of employment
- Lack of facilities/amenities/public transport
- Enough buildings already
- Traffic congestion/narrow roads
- Lots of houses for sale
- Enough empty properties
- No suitable sites/restricted access
- Of the right type & location
- Provided not too many & in keeping
- But only on brownfield sites/infill
- Enough traffic racing through village
- If sites were carefully selected
- If, only permanent not 2nd/holiday homes
- Increase traffic, anti-social behaviour
- Lack of demand, infrastructure
- Limited number
- Loss of greenfield sites
- No executive housing but modest housing Small parish with small facilities
- Would they be sold or stay for locals?

- No knowledge of local requirements
- Not aware of a need
- Not enough experience
- Not sustainable
- Affordable housing will reduce prices
- Buildings consistent to beauty of area
- But needs local bus service
- Depending on site
- Don't know.
- If for local people & affordable
- If small amounts in each village
- Inappropriate development
- Infill and affordable
- It would depend on the details of plans
- Local - Meaningless expression
- Love the feeling of openness
- New homes would be too expensive for locals
- No, because you can't define local
- Second homes
- Renovate old empty ones instead
- Tend to be sold off
- Yes, if for local young people.
- Want village to stay small
- Within reason, need green spaces
- Yes, if numbers were limited

\*Some responses have been grouped



## Beetham 2014

### Responses to Part 1 (Questions 1 to 8) - completed by everyone

943 survey forms issued 313 survey forms returned

#### 7. POTENTIAL SITES

##### Sites suitable for housing ...

Number of responses

25	Quarry Lane	14	Don't know
14	None	6	Milnthorpe
6	Travis Perkins site	5	Storth
4	Brownfield sites	4	Holme
3	Arnside	3	Behind the school
3	In each village	2	Carnforth
2	Redundant buildings/land	1	A6 between Beetham - Burton-in-Kendal
1	A6 towards Hale	1	Alongside existing flats at Sandside
1	Beetham	1	Beetham village
1	Behind Kings Arms, Hale	1	Behind Meadow Bank
1	Behind the mains	1	Between Hale and Holme
1	Between Heversham/Milnthorpe	1	Between Warton and Milnthorpe (main rd)
1	Blackdyke area of Arnside	1	Burton
1	Carnforth, Lancaster	1	Carr Bank
1	Carr Bank flood plain	1	Church Street opp cemetery
1	Cockshot Lane	1	Cornill Lane field
1	Crossroads at Landward end of Storth Rd	1	Difficult!
1	East of A6 at Hale	1	Edge of field on Mill Lane
1	Empty properties	1	Extend near Church (Yard)
1	Extend near school	1	Extend small areas of Milnthorpe
1	Field on Guard Hill	1	Field opp end of paddock way
1	Field to east of Storth Village	1	Fields across from graveyard
1	Fields in Beetham back of Mains	1	Fields in Storth
1	Fields to right of Cockshot lane	1	Former coal yard site adj Arnside stn
1	Four lanes end	1	Good & safe access, parking & facilities
1	Guard Hill lane	1	In area north west of Carr Bank
1	Individual infill plots	1	Infill sites where possible
1	Keasdale Rd, Cockshot lane	1	Kendal
1	Land at rear Hazelwood Slackhead	1	Land behind Storth Rd
1	Land between Hale and A6 Beetham	1	Leighton Beck Road
1	M6 at Hale	1	Meadow bank
1	Near Dallam school	1	Near Farm behind church
1	Near other villages	1	Not in Hale
1	Not on a flood plain	1	Not Storth roads will not support it.
1	Not sure where you would fit any in	1	Off Sandside Rd
1	On edge of villages	1	Opp Four land ends
1	Opp Old Myse, Storth	1	Opposite playing fields
1	Paper mill area	1	Parish farm
1	Peoples gardens	1	Possible extension of Meadowbank
1	Possible sites in Hale	1	Redundant agricultural buildings
1	Residents building in gardens for family	1	Retain village character & style
1	Road up from Meadow bank opp graveyard	1	Sandside
1	See SLDC planning strategy & local plan	1	Silverdale
1	Small infill only	1	South end of village near existing house
1	Spare land owned by Nat Trust/farmers	1	Storth field opp playing field Yans lane
1	Storth opposite Burntbarrow	1	Storth/Sandside
1	Surely this is councils job to decide	1	Unaware of any, need to consider traffic
1	Unused non agricultural land	1	Within villages
1	Yans Lane	1	YHA in Arnside



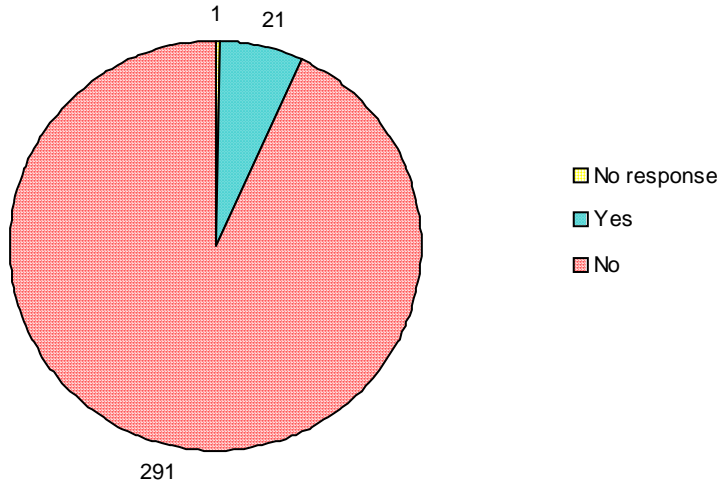
# Beetham 2014

## Responses to Part 1 (Questions 1 to 8) - completed by everyone

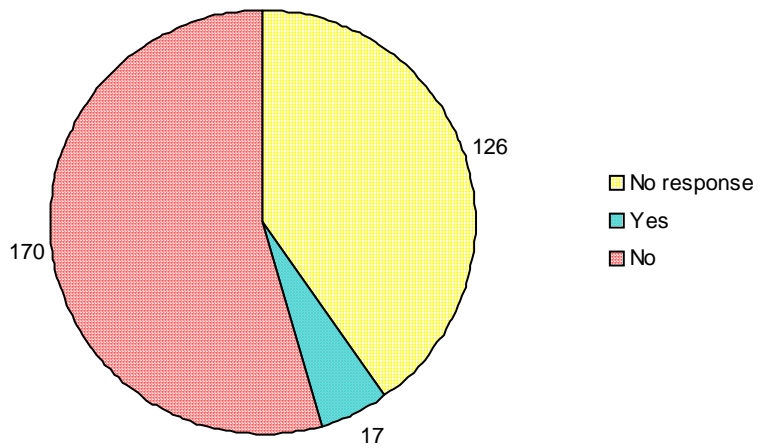
943 survey forms issued    313 survey forms returned

### 8. FUTURE HOUSING NEED IN THIS PARISH

Do you need to move to another home in this parish now or in the next 5 years?



Does anyone living with you need a separate home now or in the next 5 years?



Note: Respondents can answer “yes” to each question as both current and newly forming households may be included on the same form.

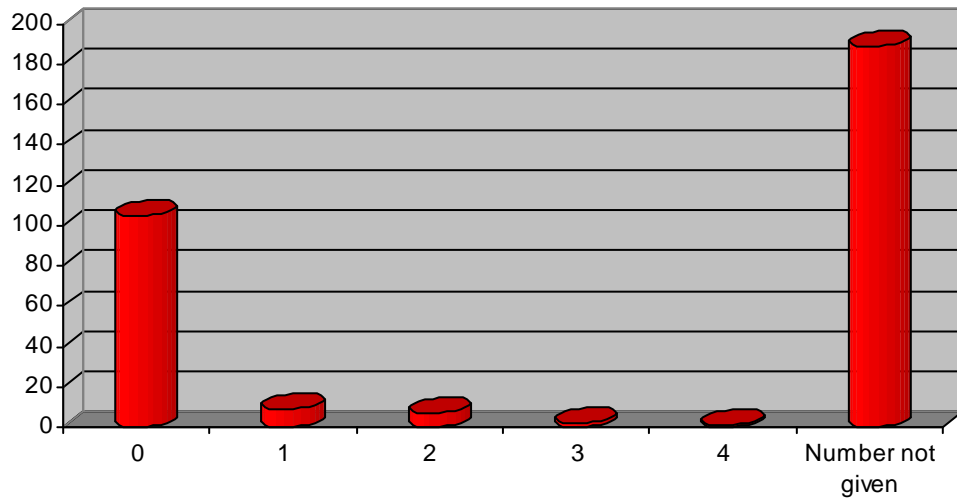


# Beetham 2014

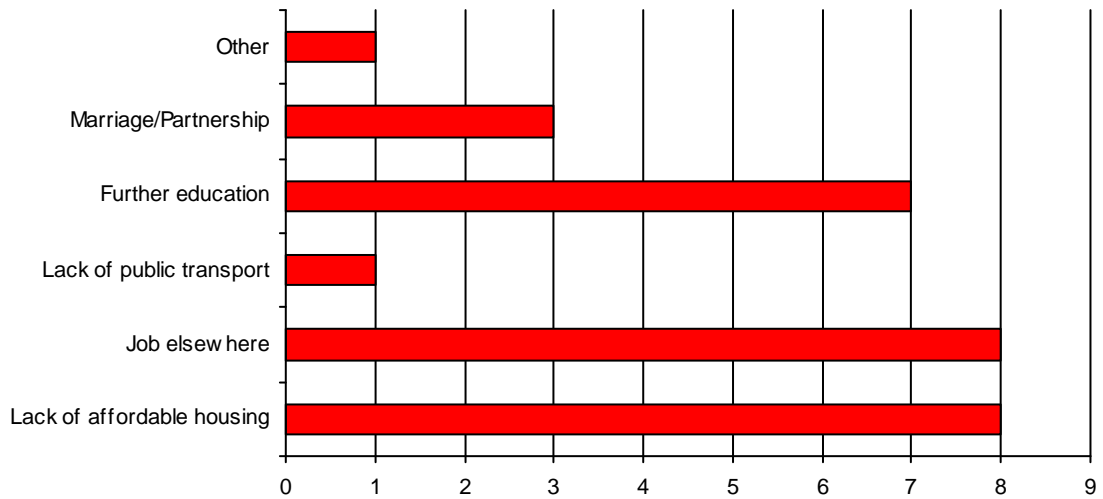
## Responses to Part 1 (Questions 1 to 8) - completed by everyone

943 survey forms issued    313 survey forms returned

How many members of your family have left this parish in the last 5 years?



Reason for leaving ...



**Other:**

1 Death



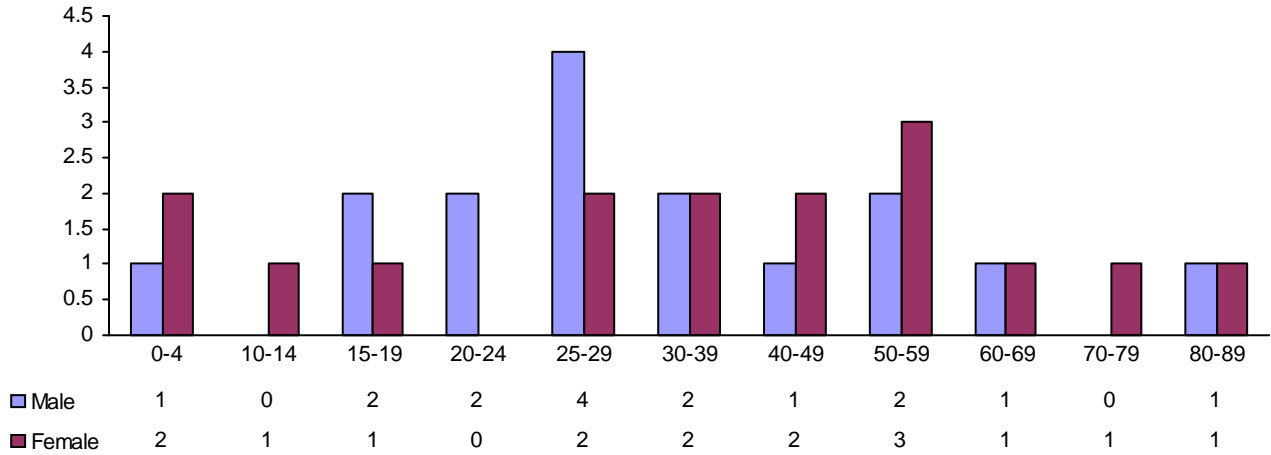
# Beetham 2014

## Part 2a - Responses from those assessed to be in need of affordable housing

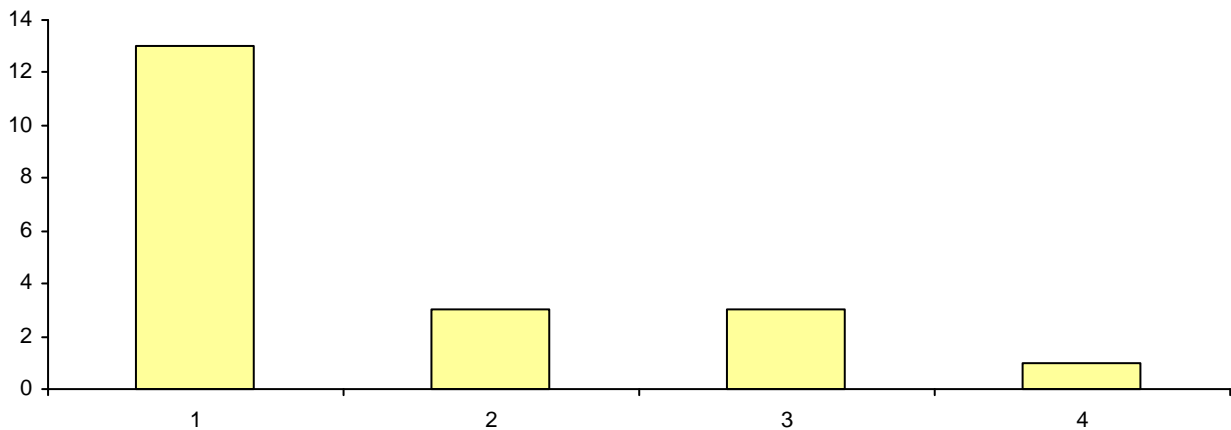
20 new/existing households in need

### 9. HOUSING NEED

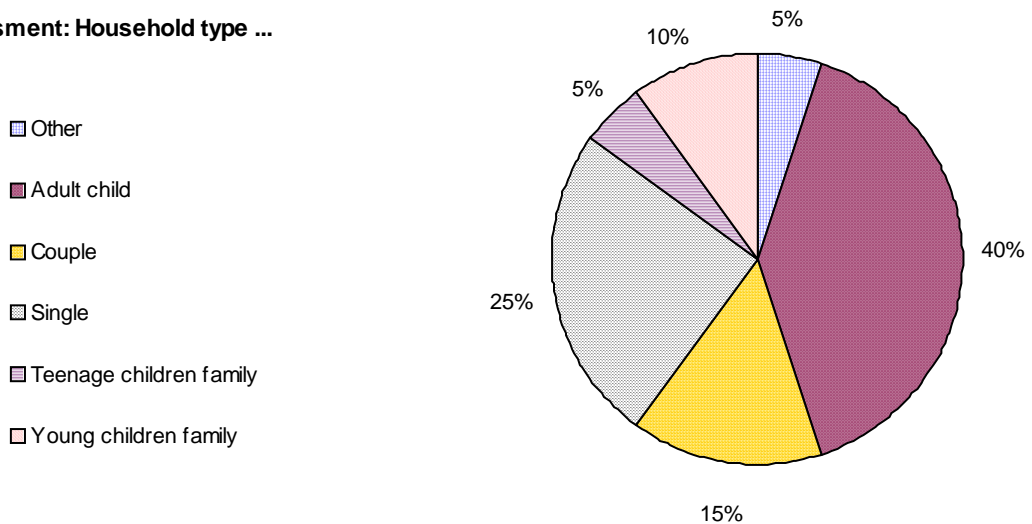
Details of household that needs to move ...



Number of people in the household that needs to move ...



CRHT Assessment: Household type ...





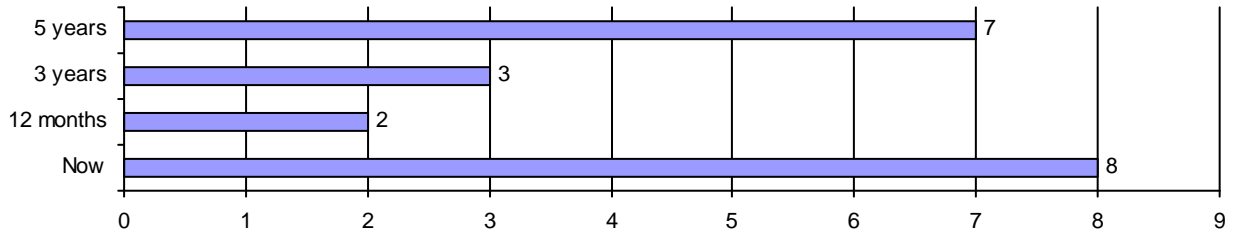


# Beetham 2014

## Part 2a - Responses from those assessed to be in need of affordable housing

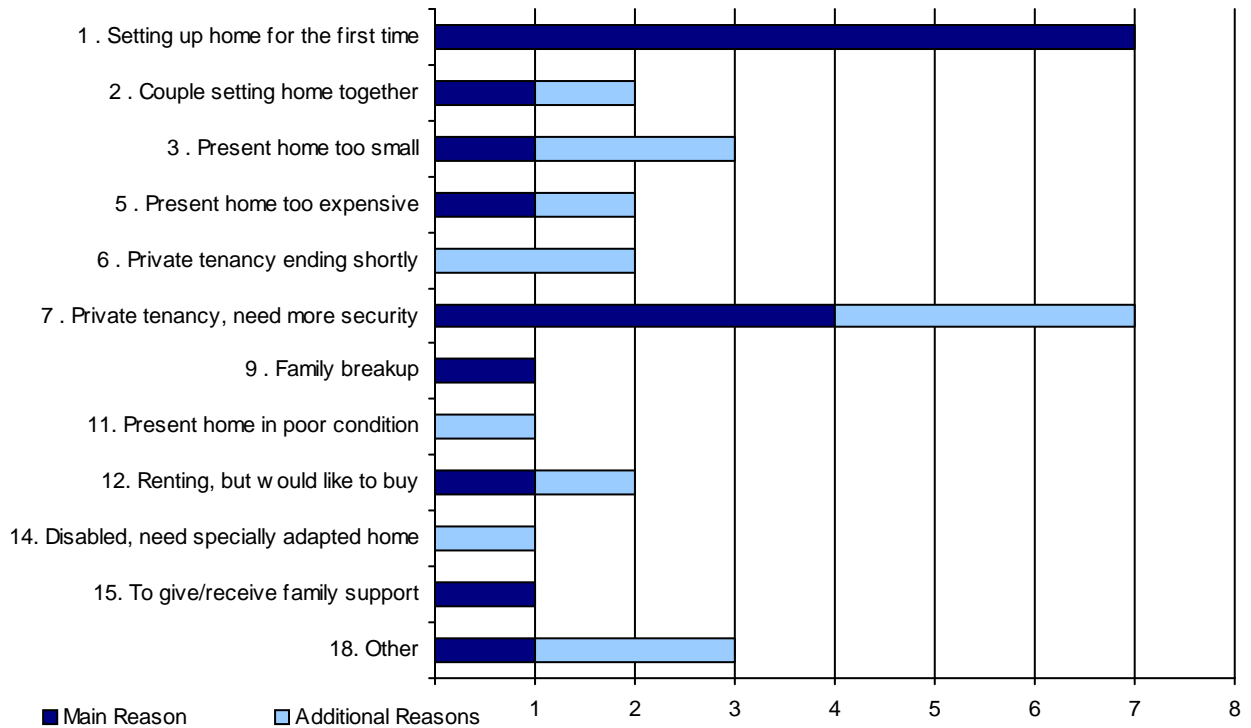
20 new/existing households in need

When are you in need of housing in this Parish?



### 10. REASONS FOR HOUSING NEED

Why do you need to move?



Other:

Need to care for frail elderly parents

rented house going on market

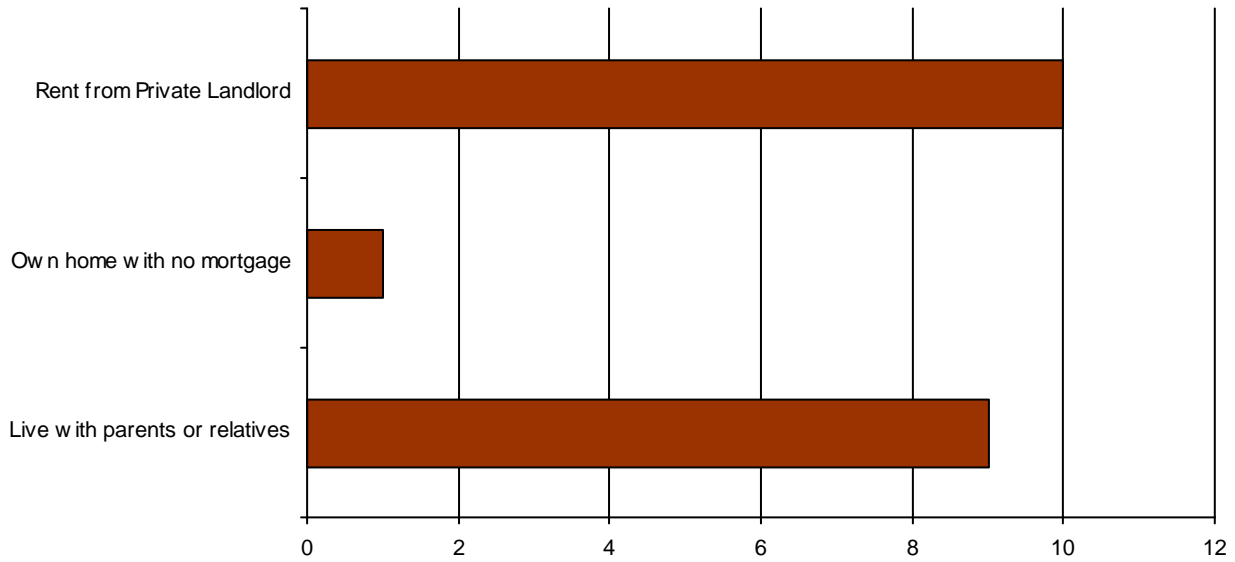


# Beetham 2014

## Part 2a - Responses from those assessed to be in need of affordable housing

20 new/existing households in need

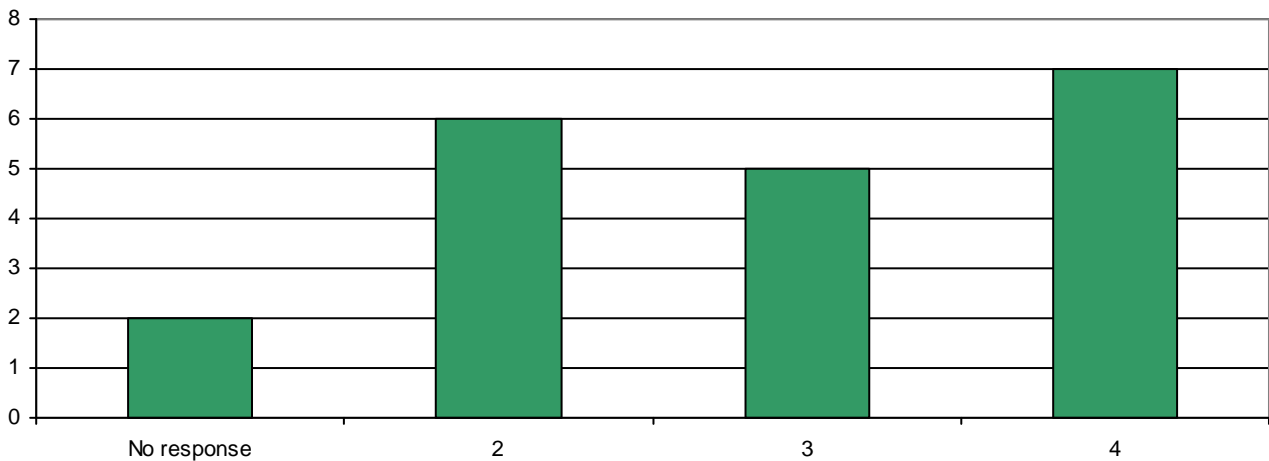
### 11. YOUR PRESENT HOUSING CIRCUMSTANCES



### What kind of house do you live in?

- 2 Bungalow
- 1 Cottage
- 1 Detached Bungalow
- 1 Flat
- 6 Semi detached
- 1 Terraced
- 1 Conversion
- 3 Detached
- 1 Flat/Semi
- 1 Terraced cottage

### How many bedrooms does your home have?





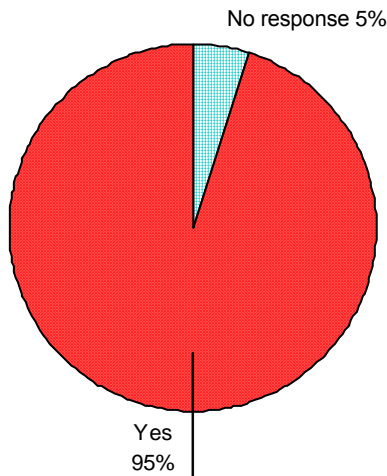
# Beetham 2014

## Part 2a - Responses from those assessed to be in need of affordable housing

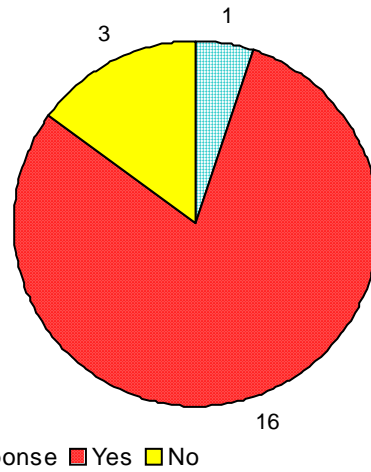
20 new/existing households in need

### 11. YOUR PRESENT HOUSING CIRCUMSTANCES (continued)

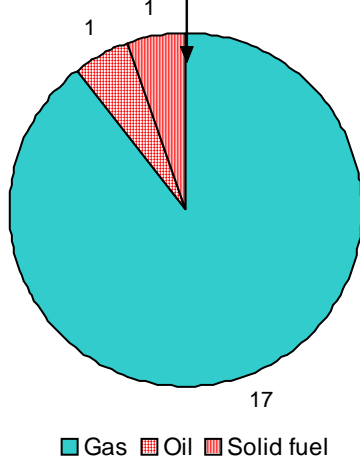
Do you have central heating?



Do you have double glazing?



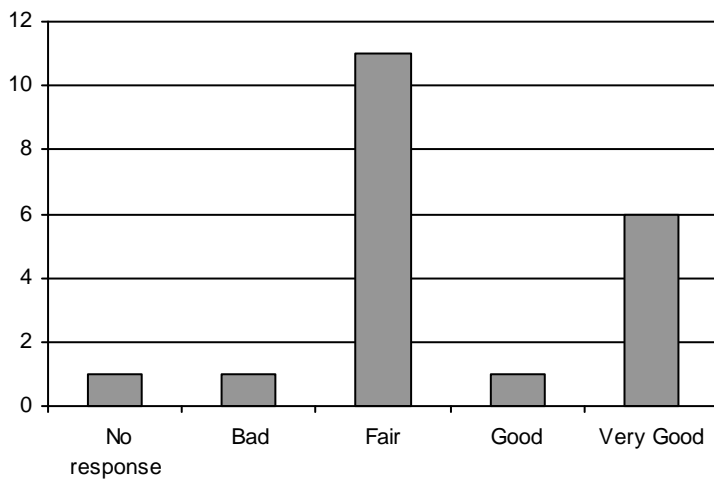
If Yes, is it?



If "no central heating", how is your home heated?

Also have logs & solar panels

What condition is your home in?



If 'bad' or 'very bad', why?

- Partial DG
- Mould, damp, cold
- Damp is bad, subsidence in garden
- V damp, musty if no heating on for few days or if no heating on for a few days or windows left open
- Roof needs attention



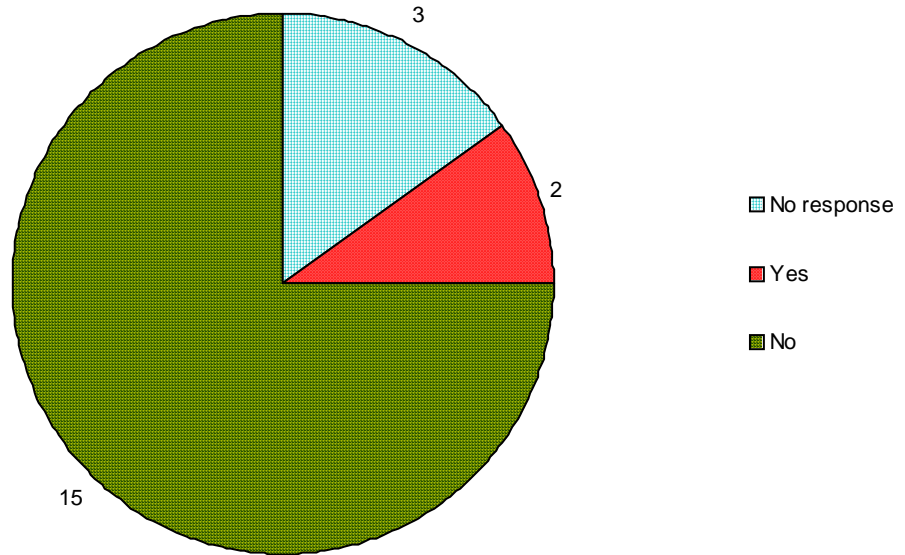
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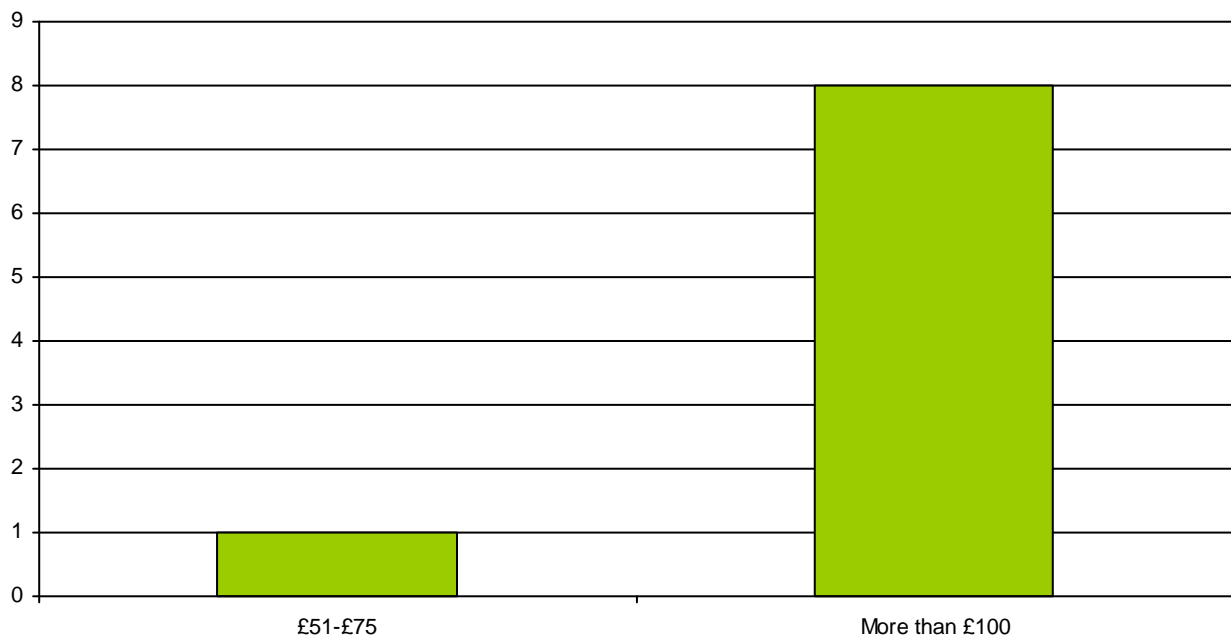
20 new/existing households in need

### 12. RENTING

Do you receive Housing Benefit?



If you rent your home, how much do you pay each week?





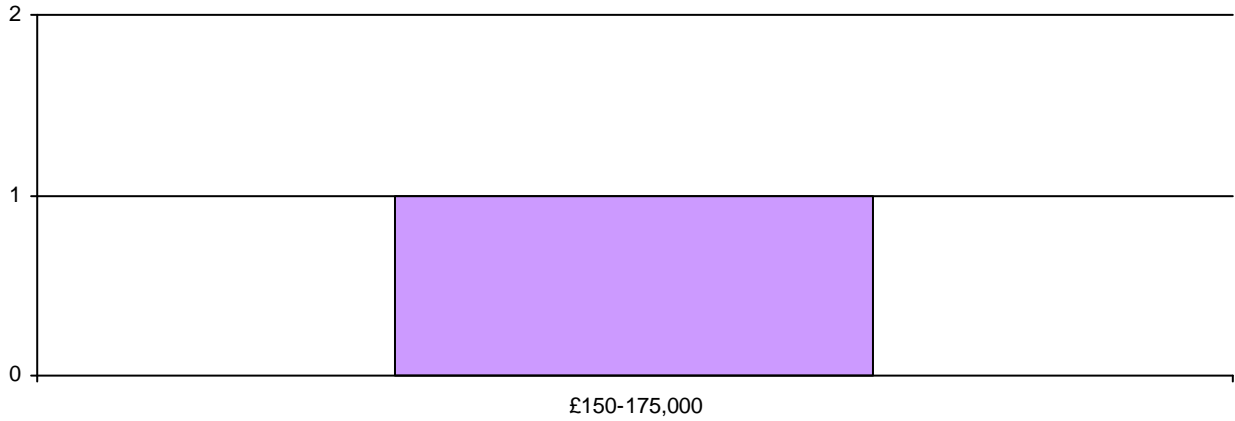
# Beetham 2014

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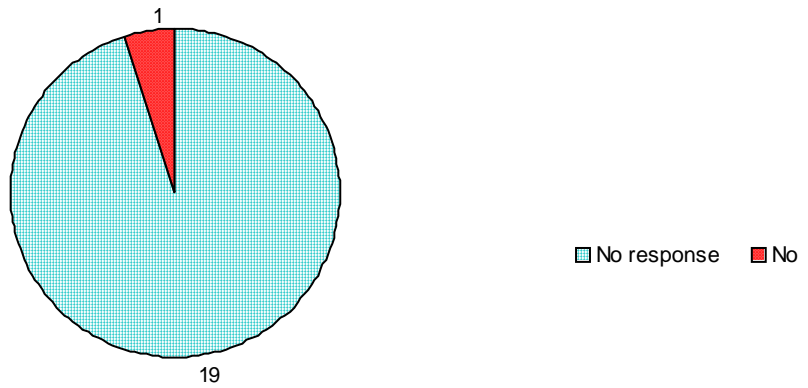
20 new/existing households in need

### 13. HOME OWNERS

How much do you think your property is worth?



Do you have a mortgage on your current home?





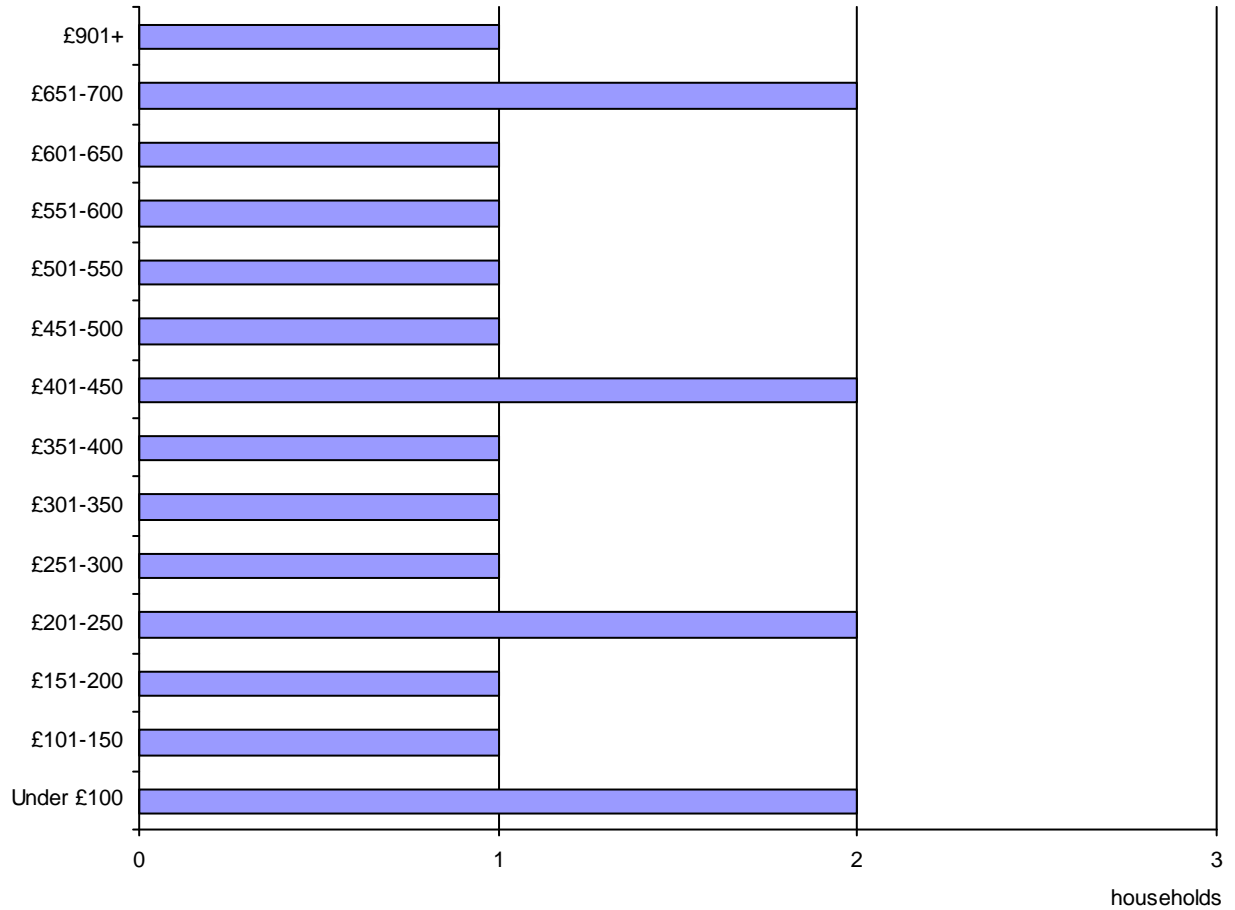
# Beetham 2014

## Part 2a - Responses from those assessed to be in need of affordable housing

20 new/existing households in need

### 14. INCOME

Gross (before tax) combined weekly income for those people who need to move.





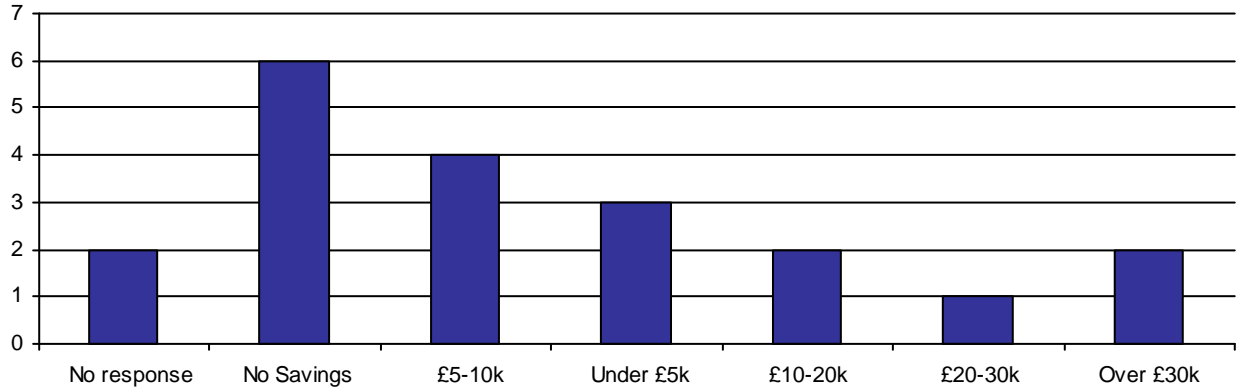
# Beetham 2014

## Part 2a - Responses from those assessed to be in need of affordable housing

20 new/existing households in need

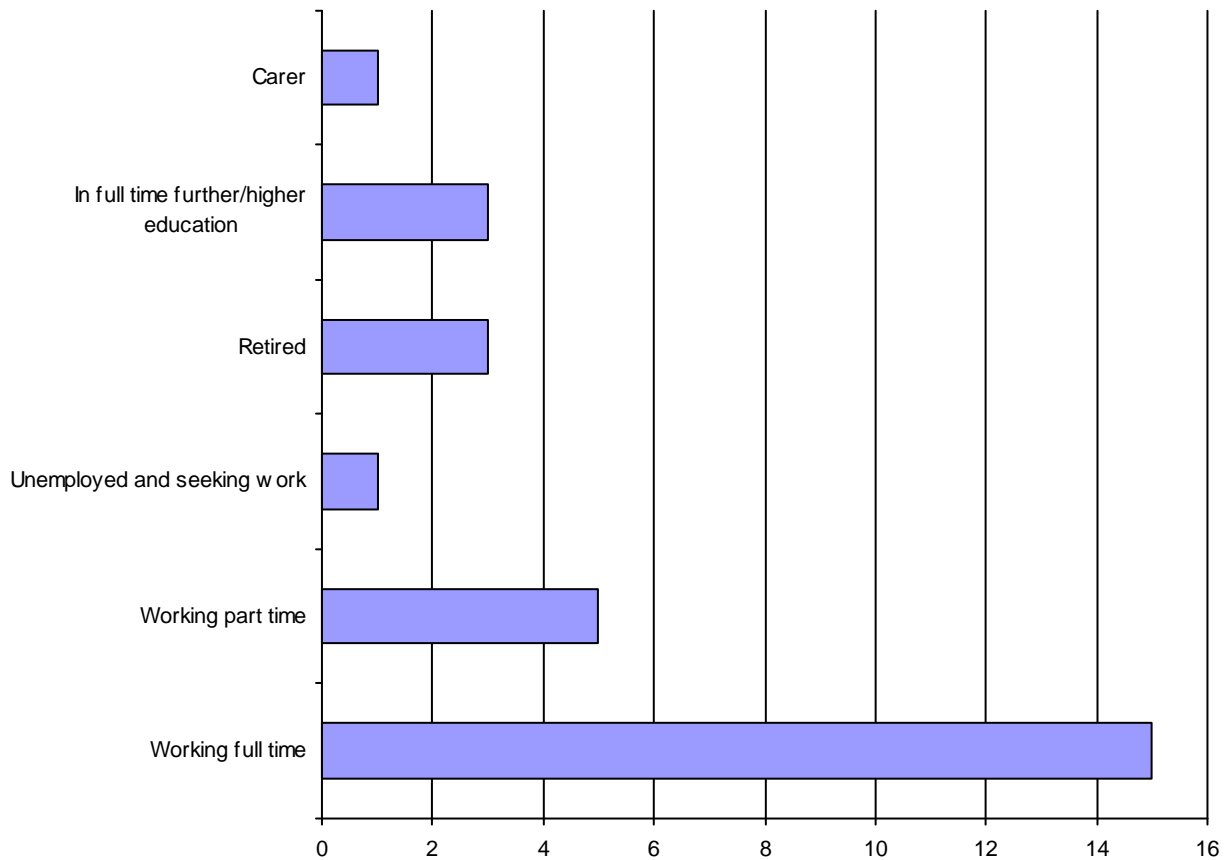
### 15. YOUR SAVINGS

Savings that could be used to buy a home.



### 16. YOUR OCCUPATION

How many people who need to move are in the following types of employment?





# Beetham 2014

## Part 2a - Responses from those assessed to be in need of affordable housing

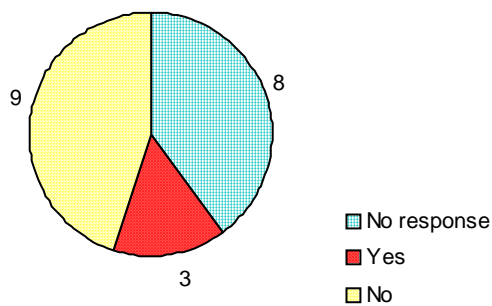
20 new/existing households in need

### 16. YOUR OCCUPATION (Continued)

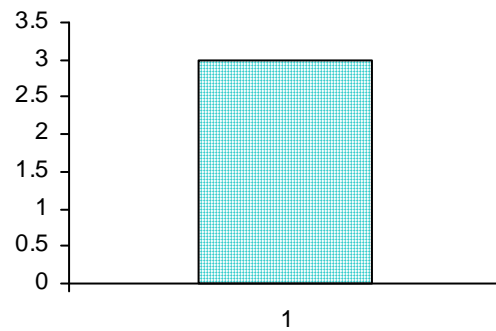
**Jobs ...**

- 6 Professional occupations
- 2 Associate professional & technical
- 1 Administrative & secretarial
- 3 Skilled trade occupations
- 4 Sales & customer service occupations
- 1 Student

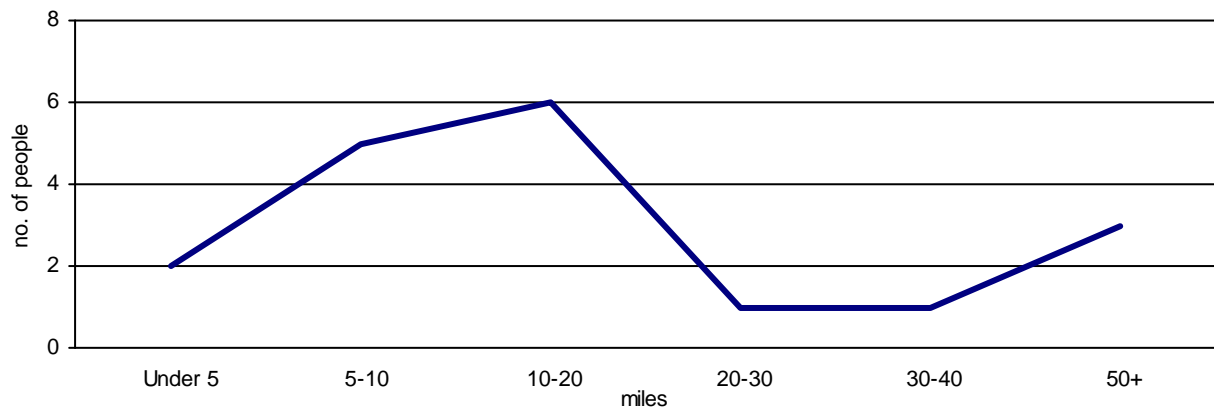
**Do any of those needing to move work from home?**



**Number, of those needing to move, who work from home**



**Average miles travelled to work (one way) of those needing to move.**



**In which villages/towns do those needing to move work and how long have they worked in each place**

Location	Less 1 yr	1-3 yrs	3-5 yrs	5+ yrs
Barrow	0	1	0	0
Country wide	0	0	0	1
Crooklands	0	0	1	0
Holme	0	0	0	1
Kendal	1	0	0	2
Kirkby Lonsdale	1	0	0	0
Milnthorpe	1	0	0	0
Morecombe/Wigan	0	0	0	1
North West/Scotland	0	1	0	0
Ulverston	0	0	0	1





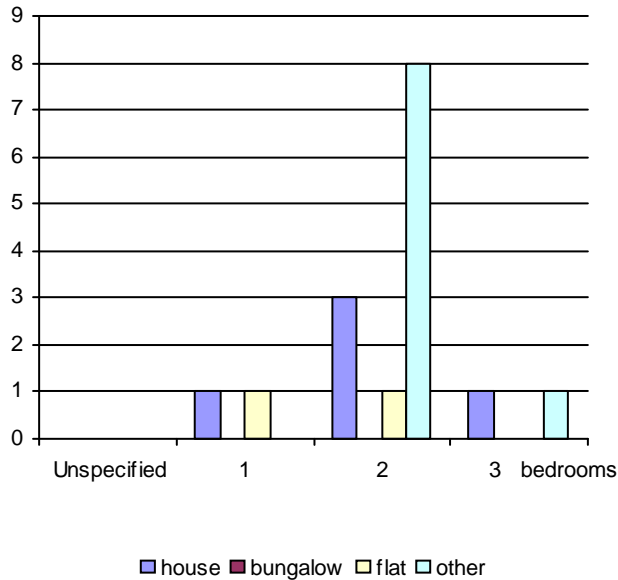
# Beetham 2014

## Part 2a - Responses from those assessed to be in need of affordable housing

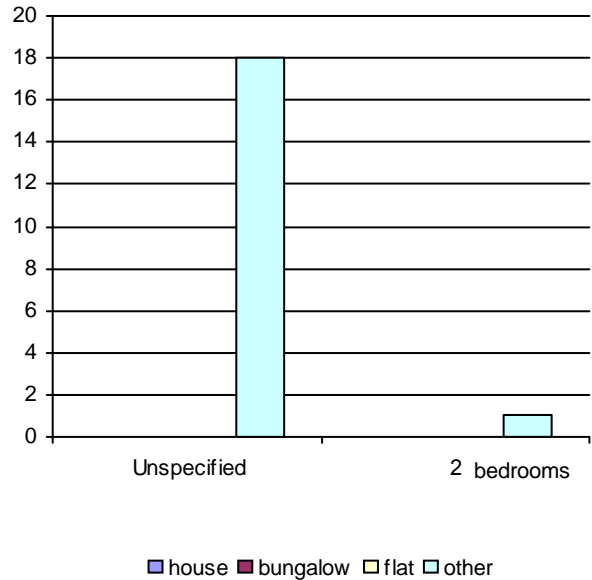
20 new/existing households in need

### 17. TYPE OF HOME NEEDED

Survey responses ...



CRHT Assessment ...



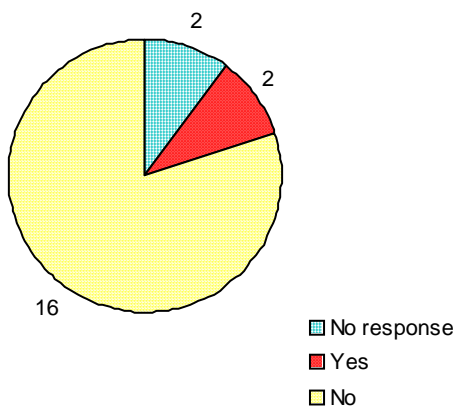
**Other:**

- House/Flat
- House/Bungalow
- House/Flat
- House/Flat
- Adapted
- house/bungalow/flat
- House/Bungalow
- House/Bungalow
- House/Bungalow/Flat
- House/Bungalow/Flat

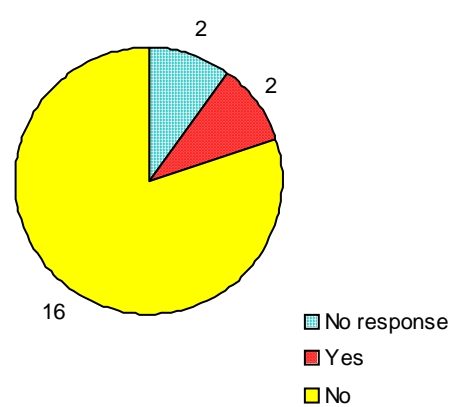
**Other:**

- 1 or 2 Bed flat/bungalow
- 2 Bed house/flat
- 3+ Bed house
- 1 or 2 Bed house/flat
- 1 or 2 Bed house/flat
- 1 or 2 Bed house/flat
- 1 or 2 Bed Bungalow/flat
- 1 or 2 Bed house/flat
- 1 or 2 Bed house/flat
- 1 or 2 Bed house/flat
- 1 or 2 Bed house/flat

#### Are you registered with Choice Based Lettings/Council register?



#### Are you registered on any local Private Landlord waiting list?





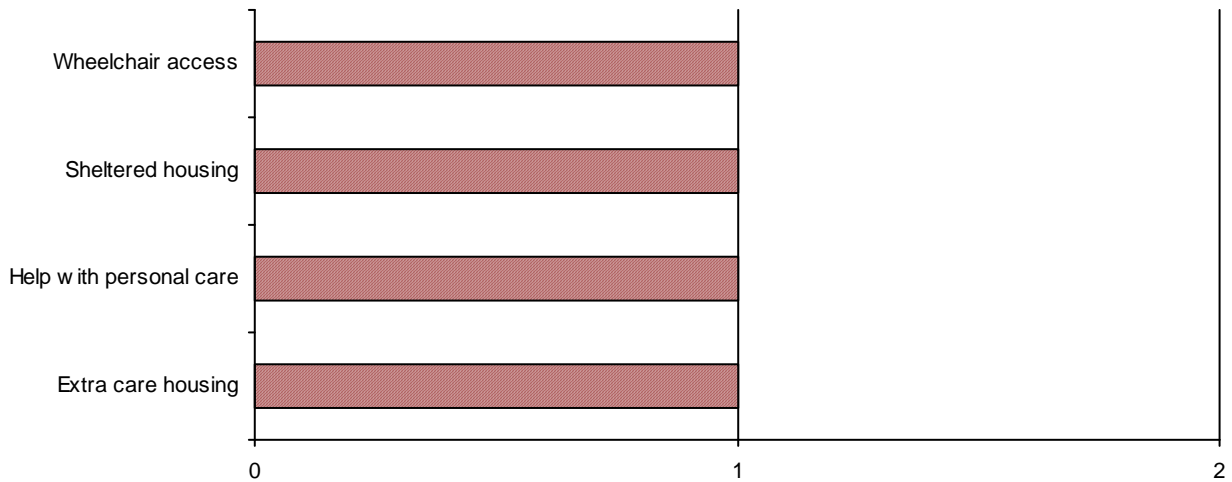
# Beetham 2014

## Part 2a - Responses from those assessed to be in need of affordable housing

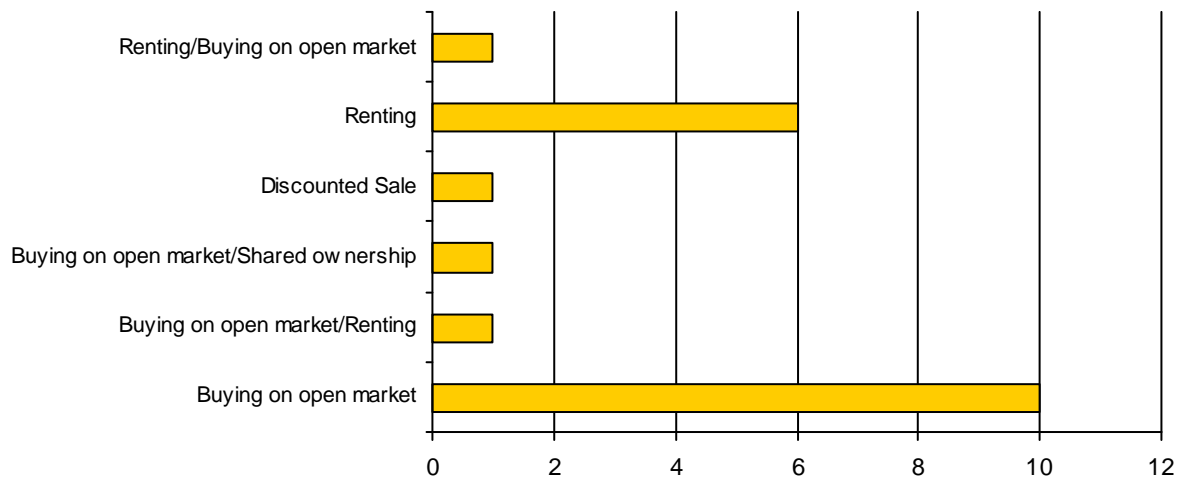
20 new/existing households in need

### 17. TYPE OF HOME NEEDED (continued)

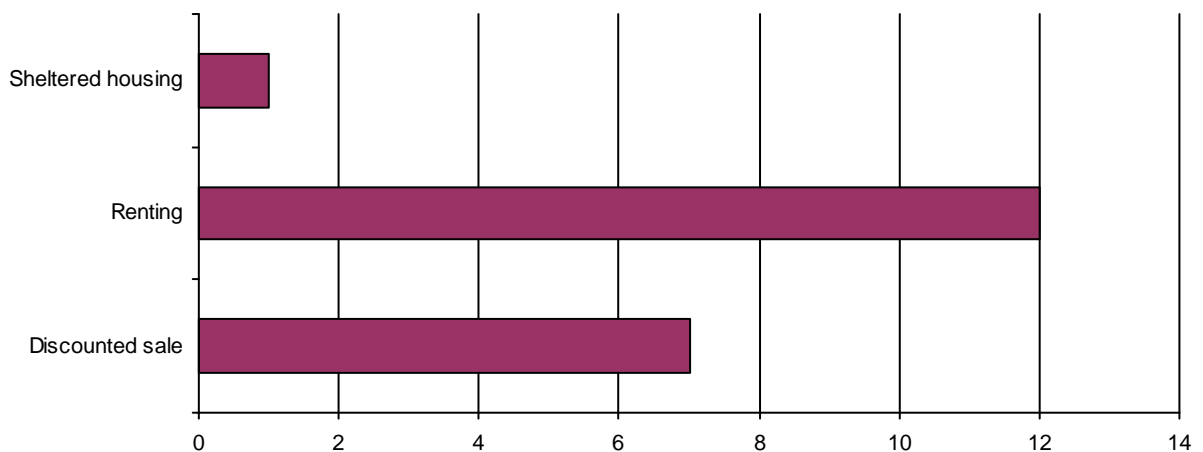
Does anyone needing to move require ...



Which would best suit your housing need?



CRHT Assessed "Housing Need"





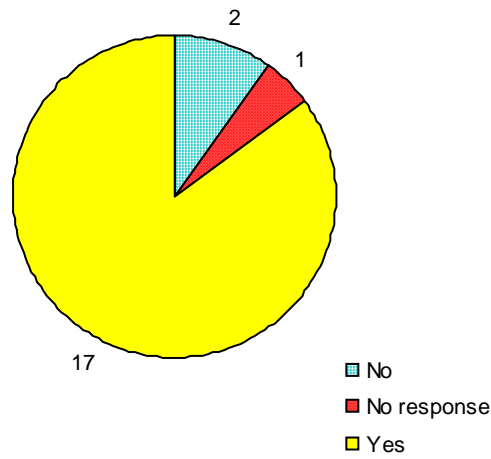
# Beetham 2014

## Part 2a - Responses from those assessed to be in need of affordable housing

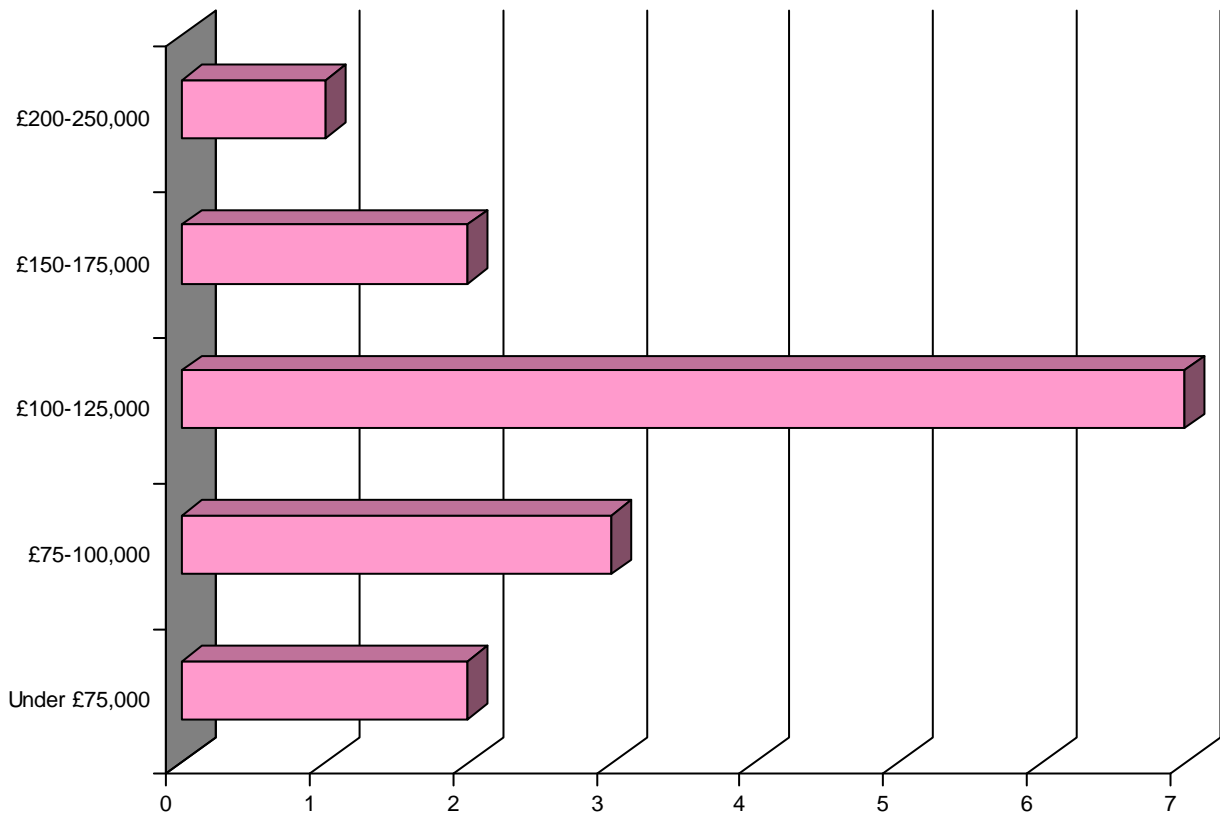
20 new/existing households in need

### 17. TYPE OF HOME NEEDED (continued)

Do you feel there is a lack of suitable existing housing to meet your needs?



If in a position to buy your own home, what could you afford?





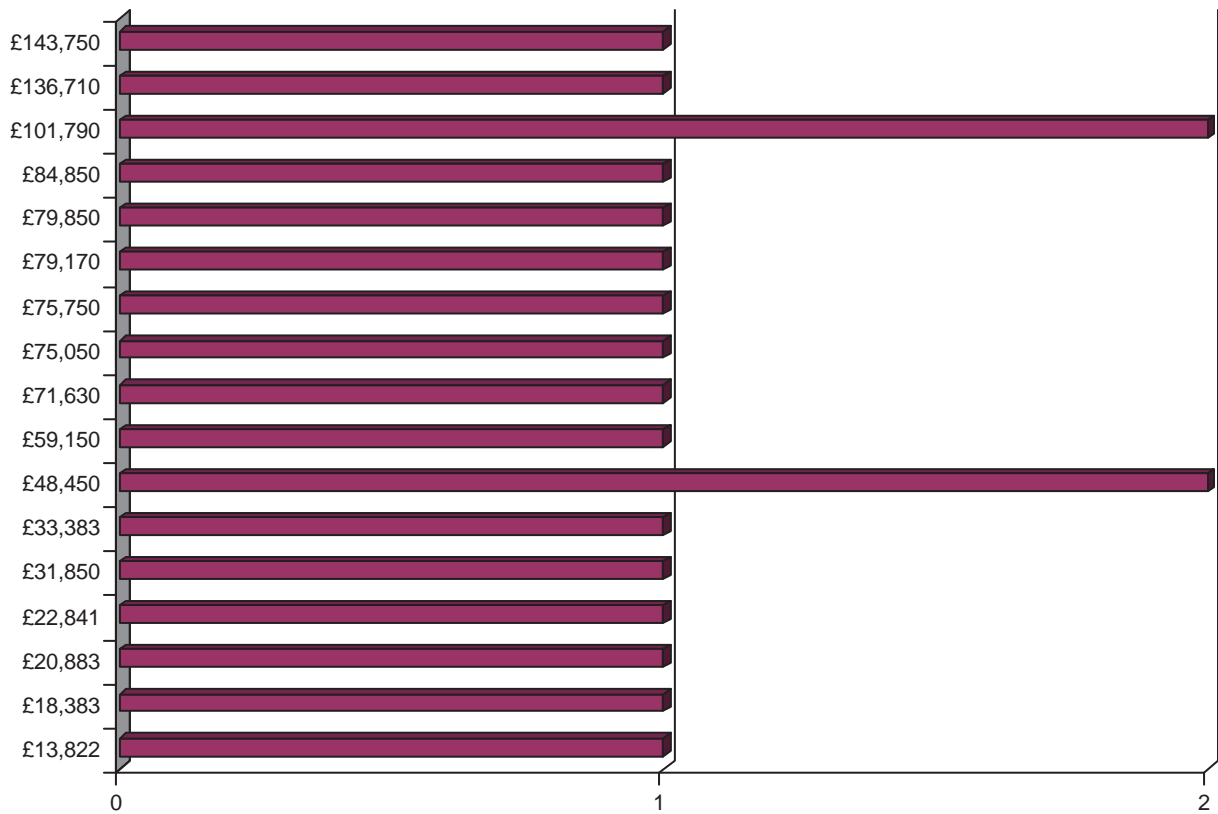
# Beetham 2014

## Part 2a - Responses from those assessed to be in need of affordable housing

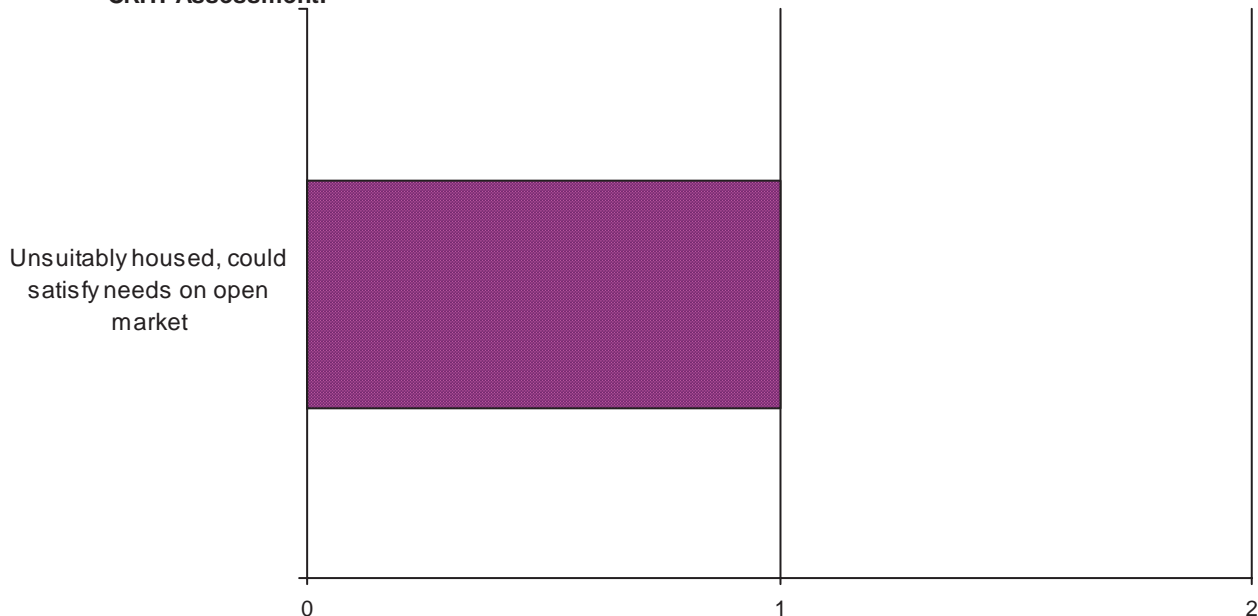
20 new/existing households in need

### 17. TYPE OF HOME NEEDED (continued)

CRHT Assessed "Affordability Potential"  
(Income, savings and equity are evaluated to work out respondents AP).



CRHT Assessment:





# Beetham 2014

## Part 2a - Responses from those assessed to be in need of affordable housing

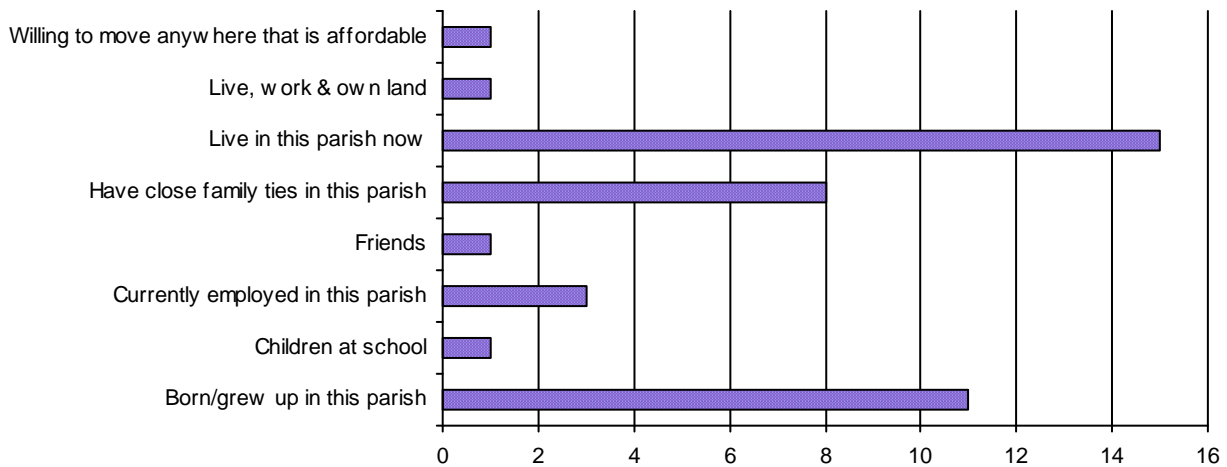
20 new/existing households in need

### 18. WHERE WOULD YOU LIKE TO LIVE?

Numer of responses

Preference	Response	Count	Response	Count
1st Preference	Anywhere local	1	Arnside	2
	Beetham	5	Beetham parish	1
	Carr Bank	1	In a 10 mile radius	1
	Kendal +/- 5 miles	1	Open minded	1
	South Cumbria	1	Storth	3
	Within a 10 mile radius	1		
2nd Preference	Burton-in-Kendal	1	Carr Bank	1
	Hale	2	Milnthorpe	2
	Near Farleton	1	Storth	2
3rd Preference	Arnside	1	Beetham	1
	Between Kendal & Milnthorpe	1	Cragg Bank	1
	Holme	1	Storth	3

### Reason for your first choice



Note: Respondents were able to select more than one reason.



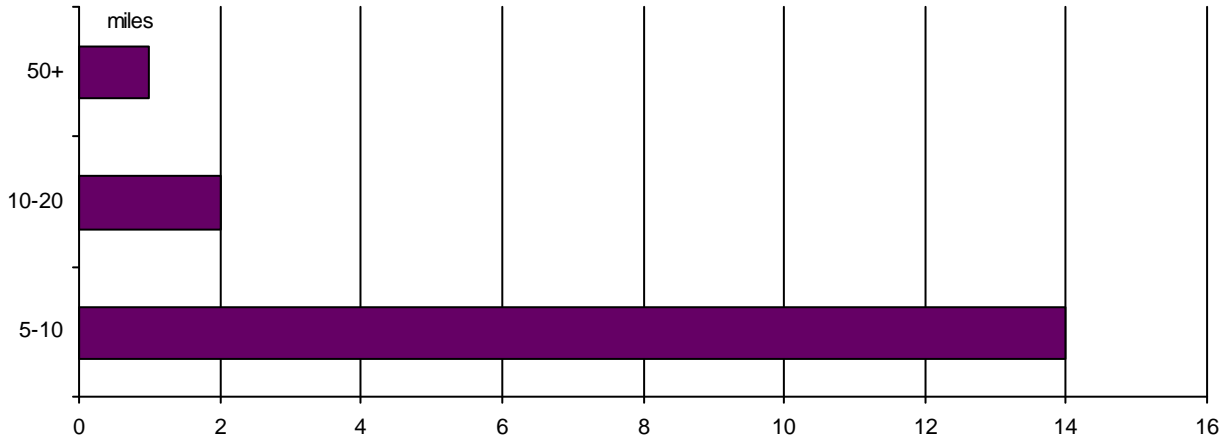
# Beetham 2014

## Part 2a - Responses from those assessed to be in need of affordable housing

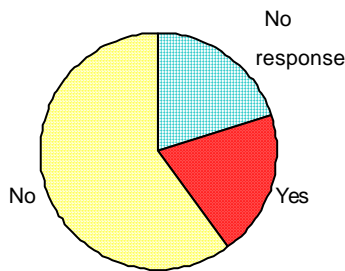
20 new/existing households in need

### 18. WHERE WOULD YOU LIKE TO LIVE? (Continued)

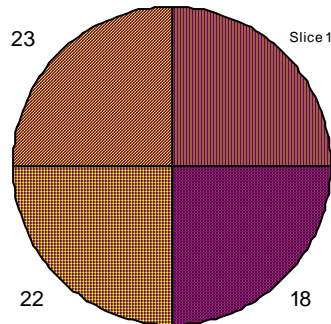
What is the furthest away you would be prepared to move?



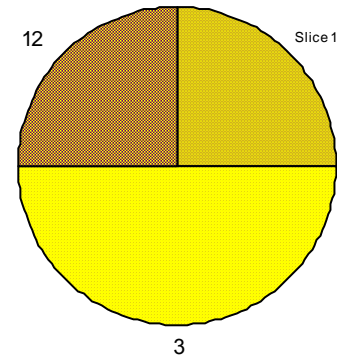
Are you a former resident of this Parish who needs to return?



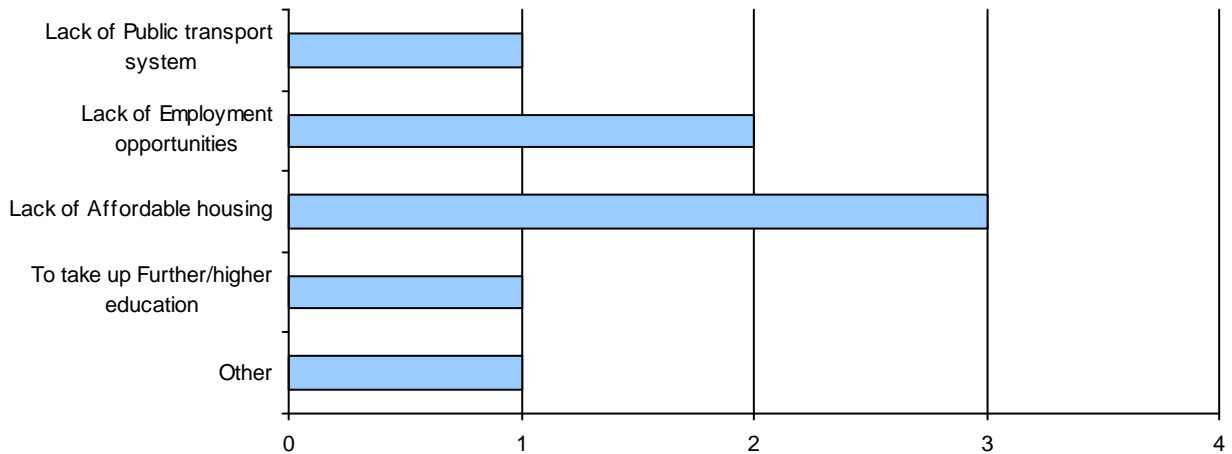
Former residents: how long did you live in the parish (years)?



Former residents: how long ago did you leave (years)?



If yes, reason for leaving



## 6. Survey comments

The following comments are taken from the survey responses.

*Some comments have been edited to ensure anonymity of the respondent.*

- Difficult to get on property ladder.
- It is a small parish with small facilities village cannot sustain it.
- This is a beautiful area and over the past few years had had houses built into gardens and areas in Beetham. I suggest that this is now enough in this area as the amenities for here and Milnthorpe are already struggling.
- Employment is one concern, people need to live nearer their place of work or opportunities.
- Sustainable sites with employment as a key component of this. Not rural sites in my opinion. Along with better public transport to work.
- New homes - yes to keep people resident in the locality. No public transport, poor roads, no amenities. AONB.
- None presently available as nearly all land owned by Dallam Estate.
- We know you need some more housing, but you need infrastructure to suit. Road network, schools are all part of the equation. Storth village can't cope with any additional housing.
- Jobs are required to enable people to be able to afford them with a mortgage/rent.
- The combination of extra housing and caravan parks would overwhelm roads and infrastructure. This would lead to the destruction of the AONB. Where would people work? Extra pressure of facilities is not a good idea.
- Hope that before any building work took place the infrastructure would be considered. Lack of demand, infrastructure unable to cope with increased demand.
- Brownfield sites only for housing throughout the UK.
- Both my children want to move out of the family home to set up their own home and to get on the property ladder but cant afford the price of houses round here. They are both locally born and bred as we are.
- Storth is a small village, I want it to stay that way.
- Increase in traffic, anti-social behaviour and environmental damage.
- We have already suffered from vandalism, trespass into our property, aggressive teenage behaviour and noise pollution. Any further developments in this area would mean that these issues would increase and instead of staying in this parish we would be forced out of it.

- There should be no development on greenfield sites, especially in the AONB area.
- This area should be protected from any large scale development. Its on or borders an AONB and should be preserved for future generations.
- East and north narrow perimeter of Storth playing field and Sandside quarry. Unaware of shortage of homes. There is a number for sale.
- Poor winter highways maintenance. There's no work, lack of pavements. Parking no highway management, payable parking Milnthorpe? No safe road crossings, no speed bumps. Constant threat of hospital closure.
- The area needs to be maintained with a sustainable infrastructure before we create even more problems. Maybe speed bumps would be a start - the roads are dangerous and lack of paths and safe crossing. I guess someone will have to be killed before there is pro action.
- I suspect the majority of the respondents to this survey will be NIMBY's. Retired, affluent and articulate respondents. Like many others in insecure private rented properties without children to be secure housing tenants is a pipe dream. Every time a single mum pops out a baby, we go further down the housing list.
- We had to leave one property in the area as we could not afford to stay. The only property suitable to accommodate our needs is rather high rent for us. Our other family are scattered and we would prefer being able to put them up as they cannot afford to pay to visit.
- There needs to be more local jobs to attract people. Travel costs are too high by bus/train.
- The problems in this area concern the wetlands, proximity to Kent Estuary, high transports costs and limited job opportunities. The survey questions do not really help to address the impact of why is foolhardy to build in the parish. Most properties are fairly large or of retirement apartments. We have at least two new completed large properties, plus another with double planning permission. I do not know how it is to be resolved.
- Very happy with home, hope not to be forced to move for health reasons to care home.
- Many of the smaller (and more reasonable cost) properties seem to be bought by developers and extended to beyond the range of first time buyers. A sheltered housing development could be useful in freeing up family properties.
- The area where I live has houses dotted around all over within a 4/5 mile radius but to build a lot more or housing estate would spoil it.
- This is a small village with few facilities and limited road access. Whilst some development is welcome it should be in keeping with the village



infrastructure. The industrial "waste land" in Quarry lane could accommodate housing providing the roads were upgraded. Four lanes end has greenfield opportunity for development.

- If you can't afford to live here now then the area is not for you.
- If local people can't find homes locally, they should travel like I had to do, work hard and save up!! Like I did. Large number of elderly occupied homes to become empty in medium term.
- House prices have thankfully come down in recent years as people have realised this is not a retirement area. There are only services available to fit a rural population. We will see a long term stagnation of property prices is not a further reduction, what we don't want/need is more retirement homes.
- Villages need to retain their character and size otherwise urban sprawl. We are moving out of the area and expect to move during June 2014.
- Space for new homes - there appears to be a lot of unused land along Quarry land, Sandside that would be ideal. I am concerned that Councils may pursue inappropriate over development in order to pacify central government.
- Alternative to new-build could be re-use of defunct buildings e.g. YHA in Arnside becoming flats for single people/couples - locals not holiday flats.
- Enough houses for sales without the need to build more.
- We have lived and worked from this area for 35+ years, our two eldest children have had to move from the area (because of nonsense prices). The area does not need more incomers with money. It requires affordable housing for our children and their families.
- Considering moving jobs/overseas as can not really afford to live and work here. Our Teenager will never be able to afford it! Many homes in Carr Bank owned by landowners who com on holiday here. Prices astronomical. Even a small semi = £180,000. Too many people have retired here and pushed up house prices, too many holiday homes this also has negative affect on demographics of area.
- Beetham has already been assessed by the SLDC 25 year plan for potential site for new housing. Trouble is built for local people, who eventually sell them to retired couples from elsewhere.
- Homes provided for local people at an affordable price, are eventually re-sold (as they move on) and are often snapped up by buyers from elsewhere. The internet advertises them such properties so local buyers face competition from buyers from more affluent areas who can afford to pay top price. Thus eventually affordable homes become unaffordable to local bottom end buyers once more. So more affordable homes are then built and so on.

- Compulsory purchase of large plots currently for sale for smaller local dwellings and use of redundant buildings/land.
- I feel very sorry for elderly or frail locals who have to move out of area because we have no sheltered housing. I think we need to provide more supported housing for local elderly or those who become disabled/in need of support. We also need affordable housing for those who will care for them and shops/community centres in walking distance (satellite GP surgeries, Citizens Advice, Jobcentre/etc. I might be willing to erect one home for own use on own land if nothing else available.
- Only after existing unoccupied housing is made available.
- There are two houses visible from our property which have been unoccupied for a number of years. These are not holiday homes, the previous occupants have died but no new tenants/owners have been sought.
- Local - This is a meaningless expression. UK has complete mobility, anyone can live where they want/can afford. 21 properties surrounding this one, eight are second homes, rarely anyone living in them.
- Reservations that local amenities are not over stretched by the introduction of extra housing.
- Some of the question involved giving personal confidential information which I am not prepared to give to anyone.
- The type of houses needed are affordable 2/3 bedroom starter homes. Similar to the old style council houses, but for rent only with no option to buy at vastly reduced prices. There are plenty of larger more expensive houses on the market.
- About as non-sustainable as you get. Greenfield site development. Need for further infrastructure, destruction of AONB land bristling with SSSI's.
- The problem is one of too many people - not too few houses. Instead of permanently and unsustainably building more to accommodate 100's of thousands extra each year, attention should be addressed to reducing the increase in the UK population. This could (should) start with an immigration policy which achieves an influx:outflux ratio of 1. Any greenfield development is unsustainable, by definition, unless an equal acreage of developed land is returned to pristine greenfield condition.
- Only if small amounts of homes built in each village. No housing estates or flats.
- There is a desperate need for provision for employment in the area. New houses in the area should be planned sensitively to blend in with the environment and not be an eyesore.

## 7. Housing Market

Sold house prices and open market prices are used as markers to assess those who can afford open market housing and those in need of affordable housing. See Eligibility Criteria for guidelines.

The housing market is more positive than in recent years and is seeing an increase in house prices. The Arnside and Silverdale AONB with its extraordinary protected landscape, wildlife and interesting history, places a further premium on properties making house prices higher in this area.

### Houses sold

Properties sold in Beetham Parish										
Jun 13 – Jun 14 From Land Registry										
	Detached		Semi-detached		Terraced		Flat/Maisonette		Overall	
	Av Price	Sales	Av Price	Sales	Av Price	Sales	Av Price	Sales	Av Price	Sales
Beetham	£312,775	5	£253,250	4	£194,200	5		0	£253,419	14
Sandside	£254,444	9	£252,500	4		0		0	£253,846	13
Hale	£310,000	2	£285,000	1	£285,000	1		0	£297,500	4
Farleton (not AONB)	£448,000	1	£185,000	1		0		0	£332,500	2
<b>Combined</b>	<b>£ 291,404</b>	<b>17</b>	<b>£ 249,300</b>	<b>10</b>	<b>£209,333</b>	<b>6</b>		<b>0</b>	<b>£263,723</b>	<b>33</b>

### Houses for sale within the AONB

House prices from Rightmove.co.uk 1 <sup>st</sup> July 2014	Property Type	Number of Bedrooms	Open Market Price
Sandside	Semi detached	5	£695,000.00
Carr Bank Rd	Detached	4	£675,000.00
Guard Hill Lane	Detached	5	£650,000.00
Hale Bank	Detached	5	£590,000.00
High Cote Lane	Detached	4	£575,000.00
Dallam Drive	Detached	5	£499,950.00
Carr Bank Rd	Semi detached	3	£499,000.00
Sandside Road	Detached	4	£497,500.00
Leighton Back Road	Detached	5	£499,950.00
Carr Bank Rd	Detached	3	£495,000.00
Storth	Detached	5	£475,000.00
Leighton Drive	Detached	4	£440,000.00
Shaw Lane	Detached	4	£395,000.00
Haverbrack	Detached	4	£365,000.00
Leighton Drive	Detached	3	£365,000.00
Langdale Crest	Detached	4	£335,000.00
Thorney Croft	Semi detached	2	£315,000.00
Storth	Semi detached	4	£310,000.00

Slackhead	Detached	3	£299,950.00
Deepdale Close	Detached	3	£299,950.00
Sandside	Detached	3	£299,950.00
storth	attached	3	£284,950.00
Leighton Beck Road	attached	3	£275,000.00
Storth Road	Detached	3	£269,950.00
Storth	Detached	2	£260,000.00
Storth	Semi detached	3	£249,950.00
Millhead	Detached	4	£239,950.00
Paddock Way	Detached	2	£235,000.00
Storth Road	Terrace	3	£230,000.00
Storth	Semi detached	3	£215,000.00
Carr Bank Rd	Detached	4	£185,000.00
Storth	Semi detached	2	£150,000.00

### Private Rented Accommodation within the AONB

As at the 1<sup>st</sup> July 2014 there was one property on the market to rent in Beetham Parish.

Houses for Rent from Rightmove.co.uk 1 <sup>st</sup> July 2014	Property Type	Number of Bedrooms	Rent pw	Rent pcm
Leighton Hall Est	Detached	4	£346.00	£1,500.00

### Houses for sale outside the AONB

House prices from Rightmove.co.uk 1 <sup>st</sup> July 2014	Property Type	Number of Bedrooms	Open Market Price
Bela Bridge	Detached	4	£595,000.00
Farleton	Detached	5	£525,000.00
Whassett	Detached	3	£279,950.00

### Private Rented Accommodation outside the AONB

As at the 1<sup>st</sup> July 2014 there was one property on the market to rent in Beetham Parish.

Houses for Rent from Rightmove.co.uk 1 <sup>st</sup> July 2014	Property Type	Number of Bedrooms	Rent pw	Rent pcm
Farleton	Terrace	2	£127.00	£550

## **Second Homes and Holiday Lets and Empty Properties**

The number of second homes and holiday lets can have an impact on rural communities and the sustainability of existing services. Council Tax records state there are 50 Second homes and 6 holiday lets in Beetham parish.

Empty properties can have a negative impact on a local community, often being unsightly and the target for vandalism and crime.

South Lakeland District Council is currently working to reduce the number of empty properties within the area. They can provide advice and assistance to owners of empty properties that they would like to sell or rent out. For further information, please contact the Empty Homes Officer: Tel: 01539 793375. Email: [Empty.Homes@southlakeland.gov.uk](mailto:Empty.Homes@southlakeland.gov.uk).

## **Returnees and Employees**

There is often frustration regarding the lack housing, affordable or market led, for people who have left the parish and wish to return, many to provide family support. Likewise, the lack of housing options can affect individuals employed in the parish.

Three of the respondents indicating a housing need stated they were a former resident wishing to return.

## **Current Supply of Affordable Housing and Turnover**

There are a small number of affordable houses in the parish.

### **South Lakes Housing Association:**

5 x 3 Bedroom properties.

There is a small number of affordable houses in some of the surrounding parishes as well as in Kendal.

Two of the households indicating a need stated that they were on the Choice Based Lettings /Council Register or Private landlord list. A further respondent in was registered on a private landlord list. It may be a role for the Parish Council to encourage households, especially young people, to register. Anyone aged 16 years or over may apply for rented or low cost home ownership properties.

**Contact Cumbria Choice [www.cumbriachoice.org.uk](http://www.cumbriachoice.org.uk)  
Or alternatively one the Cumbria Choice Partner Landlords.**

## **8. Affordable Housing Definition**

Affordable housing is a term that is applied to housing with house prices or rents less than open market prices or rents. This does not mean that it is affordable to everyone but there is a range of affordable housing products that cater for different incomes.

Affordable housing is generally restricted to people who can't afford open market house prices or rents and who have a local connection to the area (this varies from housing scheme to scheme).

### **Social Rented Housing**

Homes let by social landlords (usually housing associations) at rents significantly lower than open market rents charged by private landlords. The Council's housing stock was transferred to South Lakes Housing in March 2012.

### **Affordable Rented Housing**

Homes let at rents higher than social rents but no more than 80% of local market rents. These are sometimes called intermediate rents. They are generally managed by housing associations.

### **Shared Ownership**

This is where you purchase a share of the property (its equity – generally between 25% and 80%) and the rest is owned by a housing organisation (usually a housing association). A small rent is payable (the smaller the equity share bought the higher the rent will be). Generally purchasers will be able to purchase more of the equity as they can afford to do so.

### **Shared Equity**

This is similar to shared ownership but there is no rent payable.

### **Discounted Sale**

Homes sold by private developers at a discount where the initial sale price is restricted in line with the Council's Affordable Housing Prices. When the home is sold the sale price has to be discounted in line with the original discount percentage to make it more affordable for future purchasers. Applicants must complete an Affordable Housing Application Form (contact the council's Affordable Homes Officer).

### **SLDC Affordable Housing Prices**

The council sets affordable housing prices for each property type in order to restrict the initial sale price for new affordable housing for sale. These are currently:

- £70,000 for a one bedroom flat;
- £80,000 for a two bedroom flat;
- £95,000 for a two bedroom house or bungalow;
- £110,000 for a three bedroom house;
- £125,000 for a four bedroom house.

An independent valuation is obtained in order to calculate the discount. An example is shown below:

1 bedroom flat: market value £140,000; initial sale price £70,000. Discount = 50%.

If the home is sold in later years and the market value increased to £160,000 the home would need to be sold for £80,000.

### **Homebuy**

This is the Government's term used for its affordable housing products to buy a home. In Cumbria Homebuy is administered by The Dane Group you should register with them if you are interested in shared ownership.

Tel: **0300 790 0570**

Email: [info@helptobuynw.org.uk](mailto:info@helptobuynw.org.uk).

Help to Buy North West  
13-15 Rodney Street  
Liverpool  
L1 9EF

### **Registered Social Landlords in the AONB area**

**South Lakes Housing** – tel. 0845 0570080.

[www.southlakeshousing.co.uk](http://www.southlakeshousing.co.uk)

**Two Castles** – tel. 01539 733319.

[www.twocastles.org.uk](http://www.twocastles.org.uk)

**Home Group** – tel. 0845 6063033.

[www.homegroup.org.uk](http://www.homegroup.org.uk)

**Adactus Housing**- tel. 01942 608715.

[www.adactushousing.co.uk](http://www.adactushousing.co.uk)

**Lancaster City Council** – tel. 01524 582005.

[www.lancaster.gov.uk/idealchoicetohomes](http://www.lancaster.gov.uk/idealchoicetohomes)

Lancaster City Council's new way of allocating council accommodation in the district is through Ideal Choice Homes. The scheme also includes rented accommodation from Registered Providers of Social Housing (Housing Association), private rented accommodation, and shared ownership properties for sale. Automated bidding line (24hrs) 0845 **5058230**.

In Cumbria all Housing Associations participate in the Cumbria Choice scheme, [www.cumbriachoice.org.uk](http://www.cumbriachoice.org.uk) it is used for allocating social and affordable rented housing. Please contact any of the above to register your interest in such housing. This will then enable you to apply for specific housing when it is advertised.

For further help, please contact South Lakelands Affordable Homes Officer on: **01539 733333 ext. 3377** or look on the Council's website **www.southlakeland.gov.uk**.



## Eligibility Criteria

The following offers guidance to the eligibility of affordable housing.

1. Applicants must satisfy the local connection and housing need qualification in the s106 agreement as well as immigration status criteria (as defined by the Council's Housing Allocation Scheme).

2. For new low cost home ownership, applicant's income and capital will be assessed (proof will be required). Applicant's gross income will be multiplied by a factor of 3.5 (2.9 for joint applicants) and added to their capital. (See household income calculator table).

To qualify for affordable properties, which must be suitable to their needs, the total must be less than the entry-level property price for the relevant housing market area (shown as Lower Quartile Prices in the Council's Strategic Housing Market Assessment Table B23, see extract for Kendal Rural below).

### Type - Lower Quartile Prices (£)

Market Area	Detached	Flat	Semi-detached	Terraced	All
Kendal Rural	£235,000	£120,000	£165,000	£145,500	£167,000

However, households able to afford the open market price of an affordable property (using the calculation above) will not qualify (see note below). In the case of re-sales where the affordable price is more than the entry-level price the total must be no more than the affordable price of the property applied for.

3. For new private rented affordable properties and re-lets, applicants will only qualify if 25% of their total gross weekly or monthly income is less than the market rent for a property type suitable to their needs.

4. For new low cost home ownership (the first sale), the affordable home must be suitable to the applicant's needs, i.e.:

- single person (under fifty five years) – one or two bedroom flat;
- couple (under fifty five years) – one or two bedroom flat or house;
- single person (over fifty five years) – one or two bedroom flat or bungalow;
- couple (over fifty five years) – one or two bedroom flat or bungalow;
- family with one child – two or three bedroom flat or house;
- family with two children – two or three bedroom house;
- family with three or more children – three or four bedroom house.

If no appropriate applicants are forthcoming (in terms of property suitability) the Council may allow some discretion to the developer or it may ask the developer to re-advertise the properties.

## Affordability Calculations

To determine whether households could afford to buy a house on the open market, the following Household Income Calculator is used, in addition to income, savings and other factors are also considered to reach a total for each householder's Affordability Potential

Household Income	Annual Income (x 52)	Mortgage (x 2.9) Dual Income	Mortgage (x 3.5) Single Income
Less than £100 / week	£5,252	£15,230	£18,383
£101 - £150 / week	£5,252 - £7,800	£15,230 - £22,620	£18,383 - £27,300
£151 - £200 / week	£7,801 - £10,400	£22,621 - £30,160	£27,301 - £36,400
£201 - £250 / week	£10,401 - £13,000	£30,161 - £37,700	£36,401 - £45,500
£251 - £300 / week	£13,001 - £15,600	£37,701 - £45,240	£45,501 - £54,600
£301 - £350 / week	£15,601 - £18,200	£45,241 - £52,780	£54,601 - £63,700
£351 - £400 / week	£18,201 - £20,800	£52,781 - £60,320	£63,701 - £72,800
£401 - £450 / week	£20,801 - £23,400	£60,321 - £67,860	£72,801 - £81,900
£451 - £500 / week	£22,401 - £26,000	£67,861 - £75,400	£81,901 - £91,000
£501 - £550 / week	£26,001 - £28,600	£75,401 - £82,940	£91,001 - £100,100
£551 - £600 / week	£28,601 - £31,200	£82,941 - £90,480	£100,101 - £109,200
£601 - £650 / week	£31,201 - £33,800	£90,481 - £98,020	£109,201 - £118,300
£651 - £700 / week	£33,801 - £36,400	£98,021 - £105,560	£118,301 - £127,400
£701 - £750 / week	£36,401 - £39,052	£105,561 - £113,250	£127,401 - £136,682
£751 - £800 / week	£39,053 - £41,600	£113,250 - £120,640	£136,683 - £145,600
£800 + / week	£41,601 +	£120,640+	£145,601+

## Secondary data

As part of the research for this report other data sources have been consulted, including:

- House price data derived from the Land Registry.
- Housing Association lettings data and Housing waiting list information.
- Cumbria Observatory and Census Data.
- South Lakeland District Council Tax Department.



Cumbria Rural Housing Trust



# BEETHAM PARISH HOUSING NEEDS SURVEY

By Cumbria Rural Housing Trust

Commissioned by South Lakeland District Council and Lancaster City Council

with support from Arnsdale & Silverdale AONB Partnership

May/June 2014

**.....We need your help!!!**

A dedicated Development Plan Document (DPD) is being prepared by South Lakeland District Council and Lancaster City Council for the whole of the Arnsdale and Silverdale Area of Outstanding Natural Beauty (AONB). Once complete, the DPD will form part of both authorities' Local Plans. It will identify sites for new housing and employment to meet local needs and will set out planning policies to ensure that development reflects the AONB designation.

We must ensure that this important document uses up-to-date evidence, including a local housing needs survey. This survey will help to identify how many new dwellings are needed and of what type. It will also help make policy for future development in the AONB.

To ensure that the housing needs survey produces as accurate an assessment as possible and the most useful evidence, we need you (and as many other local people as possible!) to complete and return the survey.

**Please can every household complete Part 1 of the survey.**

**If anyone in your household is in need of affordable housing now, or in the next five years, please also complete Part 2.**

Please return the completed form in the self addressed envelope enclosed by:

**Monday 16<sup>th</sup> June 2014**

Thank you in advance for your help.

**Information given will be kept strictly confidential by Cumbria Rural Housing Trust under the Data Protection Act.**

If you have any questions about the survey contact:

Cumbria Rural Housing Trust, Redhills Business Park, Penrith, Cumbria. CA11 0DT. Tel: 01768 210264

Email: [email@crht.org.uk](mailto:email@crht.org.uk) Data Protection Registration Number Z810236X  
Beetham Housing Needs Survey 51

Charity No. 1064136 Company No. 2920997  
May/June 2014



Cumbria Rural Housing Trust



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*We must ensure that this important document uses up-to-date evidence, including a local housing needs survey. This survey will help to identify how many new dwellings are needed and of what type. It will also help make policy for future development in the AONB.*

*Although part of Beetham Parish falls outside of the AONB, it is important that up-to-date housing needs information is gathered for the whole Parish.*

*To ensure that the housing needs survey produces as accurate an assessment as possible and the most useful evidence, people living in the part of the Parish outside of the AONB should still complete and return the survey form complete and return the survey.*

**Please can every household complete Part 1 of the survey.**

**If anyone in your household is in need of affordable housing now, or in the next five years, please also complete Part 2.**

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Email: [enquiries@crht.org.uk](mailto:enquiries@crht.org.uk) Data Protection Registration Number 52810236X

Charity No. 1064136 Company No. 2920997



Alternative formats are available upon request.

Part 1: Every household should complete this section

1. Please fill in the number of people living in your home

Table with 2 main sections for age groups (0-4 to 30-39 and 40-49 to 89+) and gender (Male/Female).

Which of the following describes your household?

- Single, Couple, Family - young children, Family - adult children, Family - teenage children, Other (please explain)

2. What is the tenure of your home?

- Own home no mortgage, Own home with mortgage, Rent - Council or Housing Association, Rent from Private Landlord, Shared ownership with Housing Association, Tied accommodation - to job, Live with parents or relatives, Other (please explain)

Is this home...?

- Permanent residence, Holiday let, Holiday home, Second Home

3. List the occupations of your household and the average miles travelled to work?

Table with 2 columns: Occupation, Distance (one way)

Does any of your household work from home?

- Yes, How Many?, No

4. How long have you lived in the parish?

..... years.

5. In your view who requires homes in the parish? (tick as many as you want):

- Young people, Small families, Large families, Single people, People with disabilities, Elderly people, Self/custom builders, Other (please explain)

- No further homes are needed

6. Would you support the construction of new homes in the parish for local people?

- Yes, No

If no, explain your concerns:

7. Potential sites

Please list sites suitable for housing

- 1., 2., 3.

8. Future housing need in this parish

- Do you need to move to another home in this parish now or in the next 5 yrs? Yes No

If YES please complete part 2 ->

- Does anyone living with you need a separate home in this parish now or in the next 5 yrs? Yes No

If YES please complete part 2 ->

- How many members of your family have left this parish in the last 5 yrs? [ ]

Please give the reason for leaving.

- Lack of affordable housing, Job elsewhere, Lack of public transport, Further education, Marriage/Partnership, Other (please explain)

**Part 2: Complete this section if you need another home in the parish now or in the next 5 years.**

**9. Details of household that needs to move**

Age	0-4	5-9	10-14	15-19	20-24	25-29	30-39
Male							
Female							
Age	40-49	50-59	60-69	70-79	80-89	89+	
Male							
Female							

• When are you in need of housing in this Parish?

- Now                                       Within 12 months  
 Within 3 years                               Within 5 years

**10. Reasons for housing need**

• Why do you need to move? (tick all that apply)

- 1 Setting up home for the first time
- 2 Couple setting up home together
- 3 Present home too small
- 4 Present home too large
- 5 Present home too expensive
- 6 Private tenancy ending shortly
- 7 Private tenancy, need more security
- 8 In tied housing, need more security
- 9 Family breakup
- 10 Cannot manage stairs
- 11 Present home in poor condition
- 12 Renting, but would like to buy
- 13 Moved away and wish to return
- 14 Disabled, need specially adapted home
- 15 To give/receive family support
- 16 To be closer to employment
- 17 Homeless
- 18 Other (please explain)

• Which is the main reason for moving?

Write number .....

**11. What are your present housing circumstances?**

- Own home with no mortgage
- Own home with mortgage
- Rent from Private Landlord
- Rent from Council or Housing Association
- Shared ownership with Housing Association
- Tied accommodation – to job
- Live with parents or relatives
- Lodging with another household
- Other (please explain)

• What kind of house do you live in (flat, semi-detached, terraced etc)

• How many bedrooms does your home have? .....

• Do you have central heating?

- No     Yes, gas  
 Yes, oil     Yes, electric  
 Yes, solid fuel

• If no, how is your home heated?

• Do you have double glazing?

- Yes                                       No

• What condition is your home in?

- Very good       Good                       Fair  
 Bad                       Very bad

• If “bad” or “very bad”, please explain why (ie. cold, damp, draughty etc)

The answers in the next section help us assess how much you can afford to pay for new housing. **Any information given in this section Q12 – Q16 will be kept strictly confidential.**

**12. Renting**

• Do you receive housing benefit?

- Yes                                       No

• If you rent your home how much do you pay each week?

- Less than £50                                       £51 - £75  
 £76 - £100                                       More than £100

If more than £100 how much do you pay? £.....

**13. Home owners**

• How much do you think your property is worth?

- Less than £75,000                                       £75,000-£100,000  
 £100,000-£125,000                                       £125,000-£150,000  
 £150,000-£175,000                                       £175,000-£200,000  
 £200,000-£250,000                                       £250,000-£300,000  
 £300,000-£350,000                                       £350,000-£400,000  
 £400,000-£450,000                                       Over £450,000

• Do you have a mortgage on your current home?

- Yes                                       No

• How much do you owe? £.....

• How long does it have to run? ..... yrs

## 14. Income

• What is the gross (before tax) combined weekly income for those people who **need to move**.  
Income includes wages, pensions & Tax Credits. Do not include Housing Benefit, Child Benefit, Job Seekers Allowance or Council Tax Benefit. (tick one only)

• If this question not is filled in and you are in housing need, your response cannot be used to help justify the need for affordable housing.

- |                                     |                                    |                                    |
|-------------------------------------|------------------------------------|------------------------------------|
| <input type="checkbox"/> Under £100 | <input type="checkbox"/> £101-£150 | <input type="checkbox"/> £151-£200 |
| <input type="checkbox"/> £201-£250  | <input type="checkbox"/> £251-£300 | <input type="checkbox"/> £301-£350 |
| <input type="checkbox"/> £351-£400  | <input type="checkbox"/> £401-£450 | <input type="checkbox"/> £451-£500 |
| <input type="checkbox"/> £501-£550  | <input type="checkbox"/> £551-£600 | <input type="checkbox"/> £601-£650 |
| <input type="checkbox"/> £651-£700  | <input type="checkbox"/> £701-£750 | <input type="checkbox"/> £750-£800 |
| <input type="checkbox"/> £800-£850  | <input type="checkbox"/> £851-£900 | <input type="checkbox"/> £900+     |

## 15. Do you have any savings that could be used to buy a home?

- |                                      |                                      |                                     |
|--------------------------------------|--------------------------------------|-------------------------------------|
| <input type="checkbox"/> No savings  | <input type="checkbox"/> Under £5k   | <input type="checkbox"/> £5k - £10k |
| <input type="checkbox"/> £10k - £20k | <input type="checkbox"/> £20k - £30k | <input type="checkbox"/> Over £30k  |

If over £30k, please state amount: £.....

Please do not include any equity from your home. This is covered in Q 13.

## 16. How many people who need to move are in the following types of employment?

No.	Occupation type
	Working full time
	Working part time
	Unemployed and seeking work
	Unemployed and not seeking work
	Retired
	In full time further/higher education
	Other (please explain)

• List the occupations of **those needing to move** and the average miles travelled to work.

Occupation	Distance (one way)
1.	
2.	
3.	
4.	

• Do any of **those needing to move** work from home?

- Yes How Many? .....  No

• In which villages/towns do they work?

1.	
2.	
3.	
4.	

• How long have they worked in each place?

	Less 1 yr	1-3 yrs	3-5 yrs	5+ yrs
1.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 17. What type of home do you need?

	1 bed	2 bed	3 bed	4 bed	5 +
House	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bungalow	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please explain)					

.....  

	<b>Yes</b>	<b>No</b>
• Are you registered with Choice Based Lettings/Council register?	<input type="checkbox"/>	<input type="checkbox"/>

• Are you registered on any local Private Landlord waiting list?  Yes  No

• Does anyone **needing to move** require:

- |  |   |
|--|---|
| <input type="checkbox"/> Access for wheelchair | <input type="checkbox"/> Accommodation on one level |
| <input type="checkbox"/> Sheltered housing     | <input type="checkbox"/> Help with personal care    |
| <input type="checkbox"/> Extra Care housing    |   |

• Please tell us more about any health or mobility problems.

.....  
 • Which would best suit your housing need?

- |   |  |
|---|--|
| <input type="checkbox"/> Renting            | <input type="checkbox"/> Buying on open market   |
| <input type="checkbox"/> Residential care   | <input type="checkbox"/> Shared ownership        |
| <input type="checkbox"/> Sheltered housing  | <input type="checkbox"/> Self-build/custom build |
| <input type="checkbox"/> Extra Care housing | <input type="checkbox"/> Other (please explain)  |

.....  
 • Do you feel there is a lack of suitable existing housing to meet your needs?  Yes  No

• If in a position to buy your own home, what could you afford?

- |  |  |
|--|--|
| <input type="checkbox"/> Under £75,000     | <input type="checkbox"/> £75,000-£100,000  |
| <input type="checkbox"/> £100,000-£125,000 | <input type="checkbox"/> £125,000-£150,000 |
| <input type="checkbox"/> £150,000-£175,000 | <input type="checkbox"/> £175,000-£200,000 |
| <input type="checkbox"/> £200,000-£250,000 | <input type="checkbox"/> £300,000+         |

If more than £300,000, please state amount: £.....

## 18. Where would you like to live?

1. ....
2. ....
3. ....

• Please give the reasons for your first choice.

- I was born/grew up in this Parish
- I live in this Parish now
- I am currently employed in this Parish and I have been employed here for..... years  
If employed in parish only, where do you live now?  
.....
- I have close family ties in this Parish
- I need to move to take up employment in this Parish
- Other (please explain)

• What is the furthest away would you be prepared to move?

- 5-10 miles     10-20 miles     20-30 miles
- 30-40 miles     40-50 miles     50+ miles

• Are you a former resident of this Parish who needs to return?

- Yes                       No

• If yes, how long did you live in the parish?.....yrs

• If yes, how long ago did you leave?..... yrs

• If yes, reason for leaving.

- Lack of affordable housing
- Lack of employment opportunities
- Lack of effective public transport system
- To take up further/higher education
- Other (please explain)

### Contact details - optional

We may need to contact you for more information about your needs. Information will be kept strictly confidential by Cumbria Rural Housing Trust under the Data Protection Act. Your name and address will not be passed on to any other party.

Name:	Address:
	Postcode:
Tel:	Email:

### Comments/further info:

### Thank you

Thank you on behalf of Cumbria Rural Housing Trust for taking the time to complete the survey. Please return in the enclosed stamped addressed envelope.

**CLOSING DATE: Monday 16<sup>th</sup> June 2014**

If you have any questions about the survey contact:

Cumbria Rural Housing Trust, Redhills Business Park, Penrith, Cumbria. CA11 0DT.    Tel: 01768 210264

Email: [email@crht.org.uk](mailto:email@crht.org.uk)

Data Protection Registration Number Z810236X

Charity No. 1064136

Company No. 2920997/AONB