

Housing Needs Survey Report May/June 2014

Warton Parish

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



Cumbria Rural Housing Trust

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Warton 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 20th 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 snapshot 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 75km² 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 area¹ 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 AONBs². 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.

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

² Section 85 of the Countryside and Rights of Way Act 2000

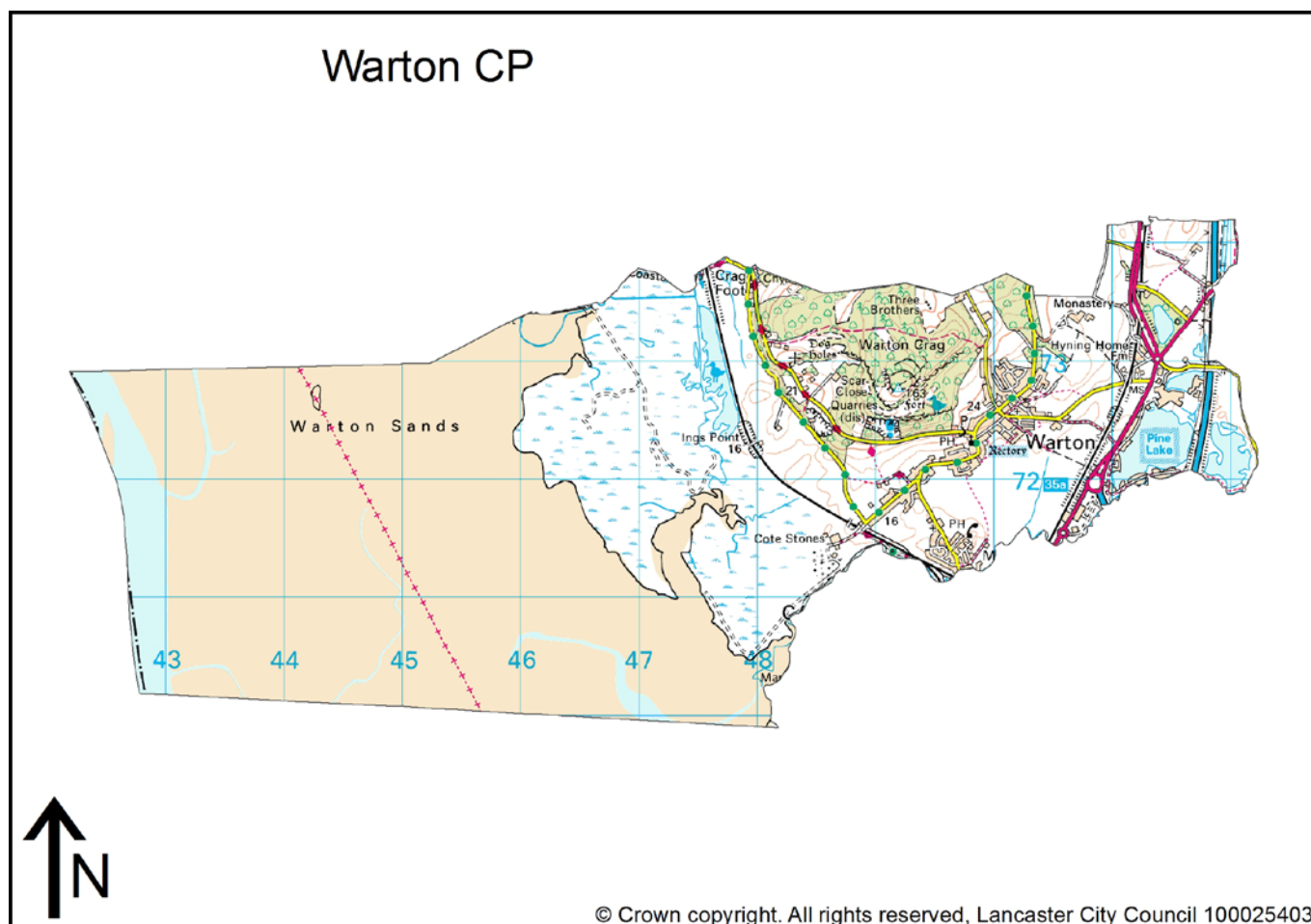
Arnside & Silverdale AONB

 AONB Boundary



2. Parish and AONB Information

Warton parish, in Lancashire, falls within the Arnsdale and Silverdale Area of Outstanding Natural Beauty.



2011 census data states the parish contains 1,065 households, housing 2,360 residents, of these:

- Almost $\frac{1}{4}$ (23.9%) of the population are over 65.
- Properties are mainly semi-detached (36.4%), terraced houses (31.9%), detached houses (28.3%), flats; either purpose built or other (0.5%), and other dwellings (1.4%).
- 83.2% households are owner occupied, 5.5% are social rented, 8.6% are privately rented and 2.6% 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
Warton	16 th June 2014	813	275	33.83%

Affordable housing requirements, tenure and dwelling type

Recommended affordable housing tenure and dwelling type	General Accommodation		Older (over 55) Accommodation	Other Accommodation	Total
	1 or 2 Bedroom house/flat	3+ Bedroom house	1 or 2 Bedroom Bungalow/flat	Sheltered Housing	
Rent	4	1	1		6
Intermediate Housing/ Discounted sale	2	4			6
Other					
Total	6	5	1		12

Respondents in affordable housing need

- 28 respondents (10.18%) stated they or someone living in the household had a need to move in the next 5 years.
- 12 are in need of affordable housing.
- The main need is for 1/2 bedroom flats or houses (6) followed by 3+ bedroom house (5), 1/2 bedroom bungalow/flat for older households (1).
- The main tenure required is rented property (6) and Intermediate housing (6).
- 3 respondents in need are registered with Ideal Choice Homes/Council list. A further respondent deemed not in need is also registered with Ideal Choice Homes.

Respondents not in need

- 16 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 housing need is mainly for two bed roomed properties.
- The aspiration of housing type is mainly for houses and then accommodation on one level including bungalows and flats. There are two specific requests for sheltered housing/Extra care and four respondents are interested in self-build as a housing option.
- Demographic changes and the growing ageing population may well be having an impact on the demand for open market housing types.

All household survey responses

- Of all the survey responses, 56.3 % of respondents would support the construction of new homes in the parish for local people, 37.8% would not and 5.9% did not respond.
- In the view of all respondents new homes are mainly required for young people, no further homes are needed and small families. (For full list see survey graph, housing required, part 1).

Other housing information

- 71.43% of the respondents stating they had a need to move felt there was a lack of suitable existing housing to meet their needs. 17.85% said no and 10.72% did not respond.
- There are a small number of existing social rented properties and Council owned stock in the parish.
- The average property price in the parish over the last year is £184,303.
- 5 of the 28 respondents stating a need to move indicated an interest in self build as a housing option.

The return rate of 33.83% % 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

28 respondents (10.18%) 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 12 respondents in Warton Parish are in need of affordable housing within the next 5 years.

Who is in need?

- The majority of the need is for families, followed by adult children and single people.
- Respondents are either in private rented accommodation stating they wish to move/buy or have more security or they are living at home with their parents who wish to set up home for the first time.
- Those currently in council or housing association accommodation are either under occupying or require a larger property they are advised to contact their housing provider with any housing issues.

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	Total
Now	2		1	1	1	5
12 months	1	1		2		4
3 years		1		1		2
5 years	1					1
Total	4	2	1	4	1	12

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	2				2
Rent from private Landlord	1	2	2		5
Own home with mortgage					
Tied accommodation to job					
Live with parents or relatives	2	2		1	5
Lodging with another household					
Other					
Total	5	4	2	1	12

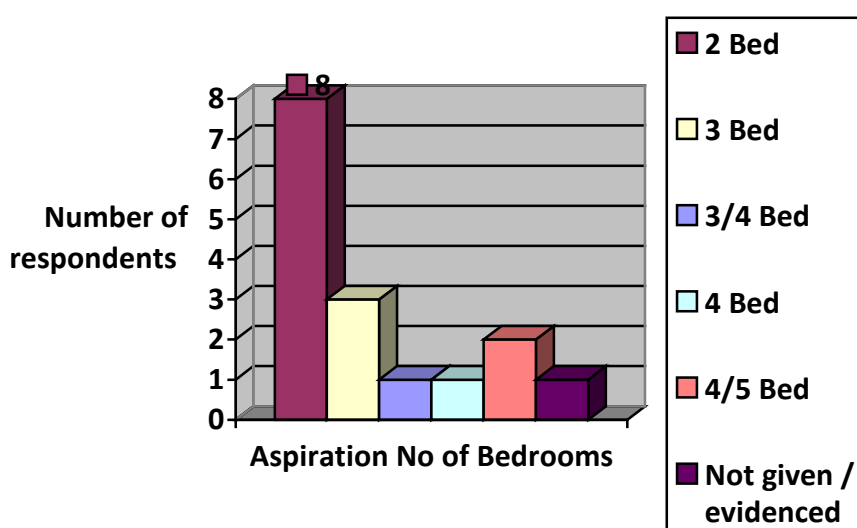
*Bedroom numbers have taken into consideration creating a mix of 1/2 and 3+ bed properties to satisfy future needs and be more sustainable, rather than numbers based on The Welfare Reform Act 2012.

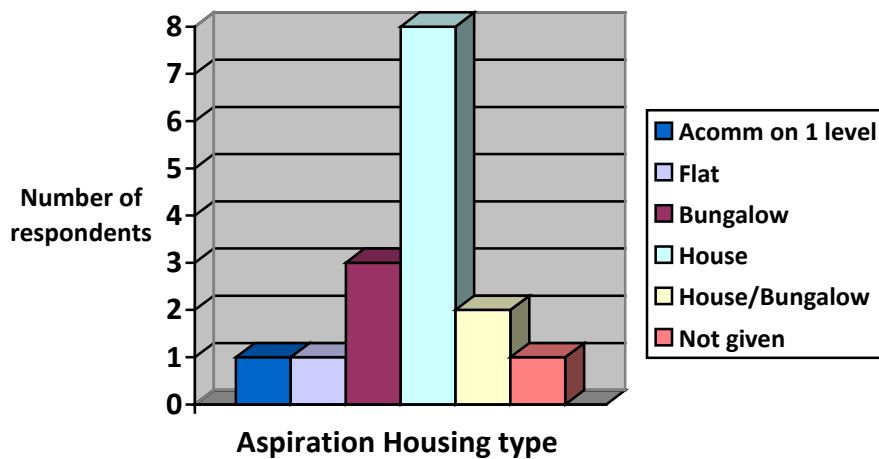
Householders deemed not to be in need of affordable housing in the parish

Not in need of affordable housing in the parish	Number
Unsuitably housed, could satisfy needs on open market	7
Present accommodation suitable for needs	3
Insufficient evidence to determine a need, possible emerging independent household	1
Insufficient evidence to determine a need	1
Could satisfy needs on open market	4
Total	16

- The respondents defined as “unsuitably housed, could satisfy needs on the open market”, are 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 of the respondents indicated that their present accommodation is suitable for their needs. Their need to move may be a desire to upgrade their current accommodation, or they are currently in council or housing association properties.
- Some respondents provided insufficient information to determine a need. This includes an adult child who may be an emerging household.
- 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 number of bedrooms for non-affordable housing is mainly for two bedroom properties. The aspiration of housing type is for mainly for houses and then accommodation on one level, including bungalows and flats. There are two specific requests for sheltered housing/Extra care and four respondents are interested in self-build as a housing option.

It is clear that demographic changes and the growing ageing population is having an impact on the demand for open market housing types. There are households able to afford to their own needs but there appears to be a lack of suitable housing for them to move to. This includes accommodation on one level, sheltered and extra care housing.



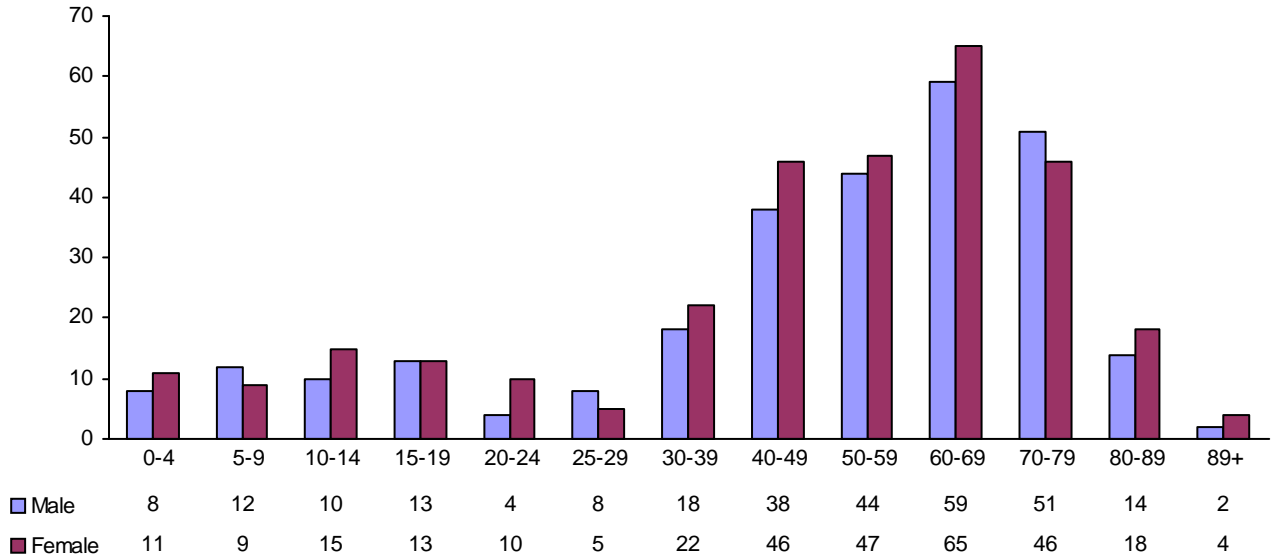
Warton 2014

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

813 survey forms issued 275 survey forms returned

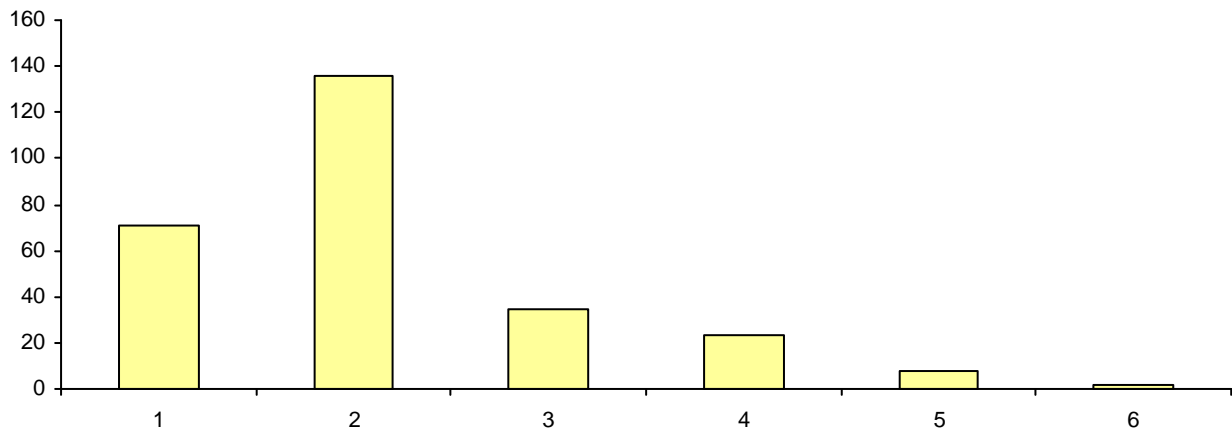
1. YOUR HOUSEHOLD

Number of people living in your home ...



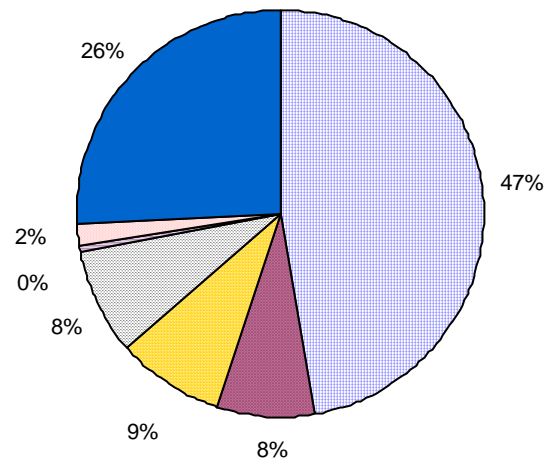
275 survey forms completed this question

Number of people living in your home ...



Describe your household ...

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



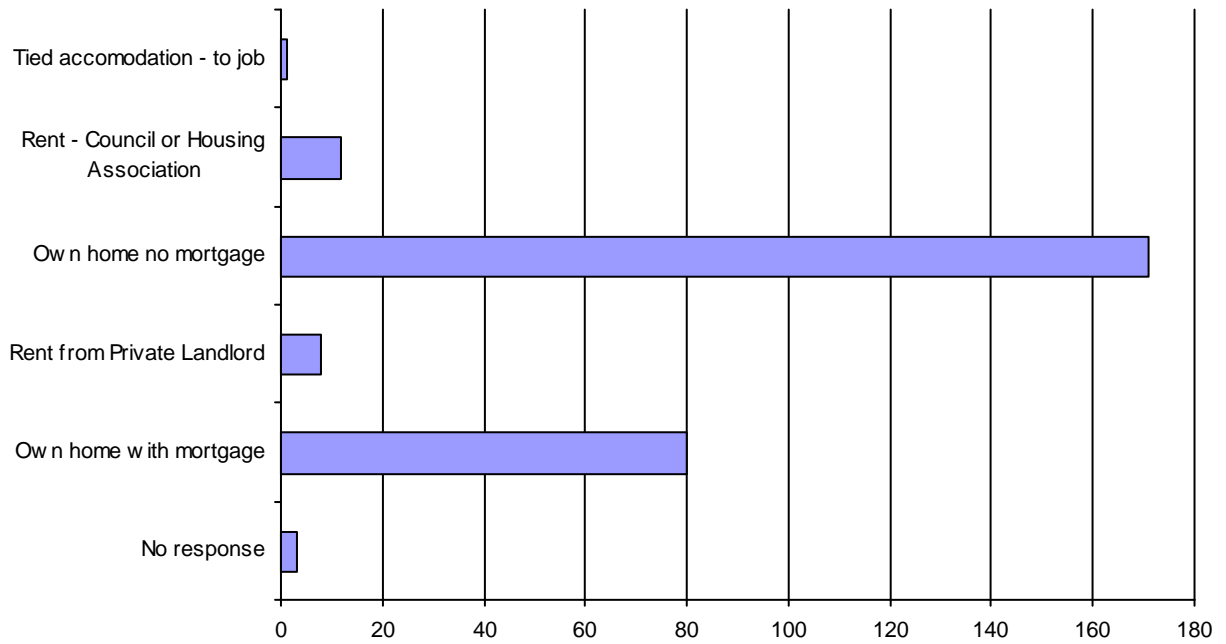


Warton 2014

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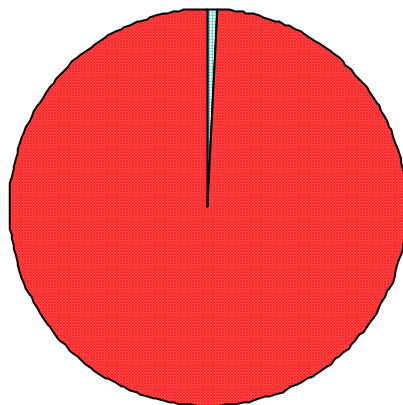
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2. WHAT IS THE TENURE OF YOUR HOME?



Is this home ... ?

2



No response Permanent residence

273



Warton 2014

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

813 survey forms issued

275 survey forms returned

3. YOUR HOUSEHOLD'S OCCUPATION

Occupations of your household ...

3	Accountant	1	Accounts assistant	1	Accounts Manager
3	Administrator	1	Aerospace Engineer	1	Airport Engineer
1	Architect	1	Area Sales Manager	1	Assistant Manager
1	Banker	1	Bar worker	3	Builder
3	Care Worker	3	Carer	1	Cashier
1	Charity Worker	1	Chartered Accountant	1	Chef
1	Chemical Engineer	1	Child and Youth Owrker	1	Childminder
1	Civil Servant	2	Cleaner	1	Cleaning
2	Clerical	1	College Lecturer	1	College Tutor
1	Commercial Grower	1	Community Nurse	4	Company Director
1	Computer Technician	3	Consultant	1	Contract Cleaning
1	Contract Manager	2	Cook	1	Counselling
1	Creche Worker	1	Cycle Retailer	1	Decorator
2	Delivery Driver	1	Dentist	3	Designer
1	Dinner lady	3	Doctor	1	Dog Walker
1	Driver	1	Education support worker	1	Eduction Co-ordinator
1	Employment Agent	7	Engineer	1	Environmental Manager
1	Examiner (overseas)	1	Factory Worker	1	Farm worker
5	Farmer	1	Finance Assistant	2	Finance Manager
1	Financial Planner	1	Fitter	1	Garden Designer
2	Gardener	2	GP	2	Hairdresser
2	Handyman	1	Headteacher	1	HGV Driver
1	HGV Mechanic	1	HNS	1	Home Carer
1	Housekeeping Manager	5	Housewife	2	Housing Officer
1	HR Manager	1	Insurance	1	Invigilator
1	IT	1	IT Training Consultant	2	Joiner
1	Labourer	1	Landlord	1	Lawyer
10	Lecturer	1	Legal Secretary	1	Leisure Manager
1	Lengthman	5	Local Govt. Officer	1	Locum Lawyer
7	Manager	1	Mechanic	1	Nuclear Scientist
5	Nurse	3	Office Manager	1	Officer Worker
1	Operations Manager	1	Paper Mill Supervisor	1	Personal Assistant
1	Personnel Manager	2	Physiotherapist	2	Police
1	Police Officer	1	Printer	1	Prison Officer
1	Professional	1	Property developer	1	Psychotherapist
1	Pub Manager	1	Publisher	1	Radiographer
2	Receptionist	1	Research Chemist	3	Retail Assistant
1	Retail worker	227	Retired	1	Sales
1	School Administrator	1	SE Builder	1	SE Health Operative
1	Secretary	4	Self employed	1	Semi retired
2	Senior Lecturer	1	Senior PR Executive	1	Service Manager
1	Shop Manager	1	Sign Maker	1	Social Support Assistant
1	Social Worker	1	Software Developer	1	Speech & Language Ther
1	Stone Merchant	6	Student	1	Supermarket Employee
1	Supply Teacher	3	Support Worker	1	TA in School
7	Teacher	4	Teaching Assistant	1	Telecom Engineer
1	Test Analyst	1	Train Driver	1	Trainee Manager
3	Unemployed	1	University	1	Vehicle Technician
1	Vet	1	Waitress	1	Workshop Manager

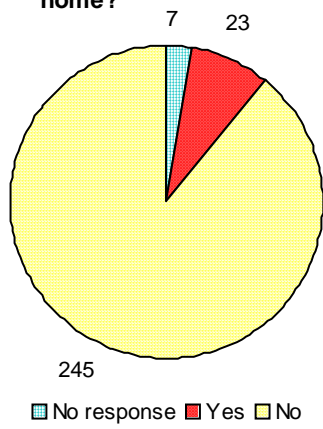


Warton 2014

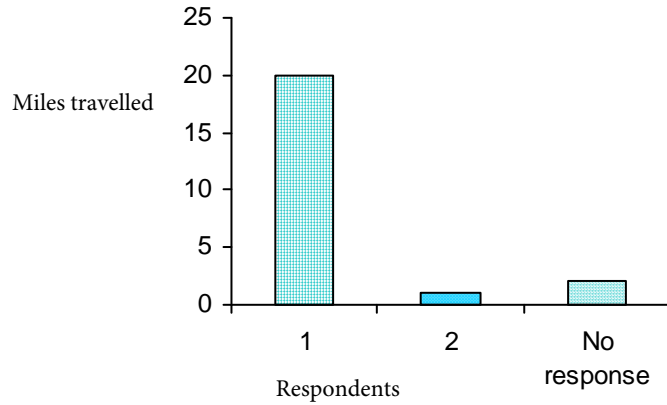
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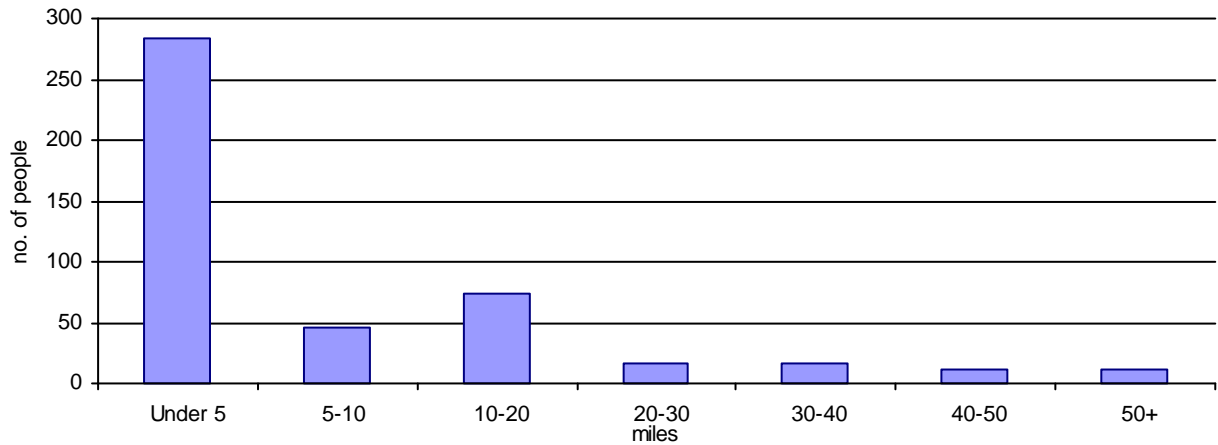
Does any of your household work from home?



No. of people working from home



Average miles travelled to work (distance one way)





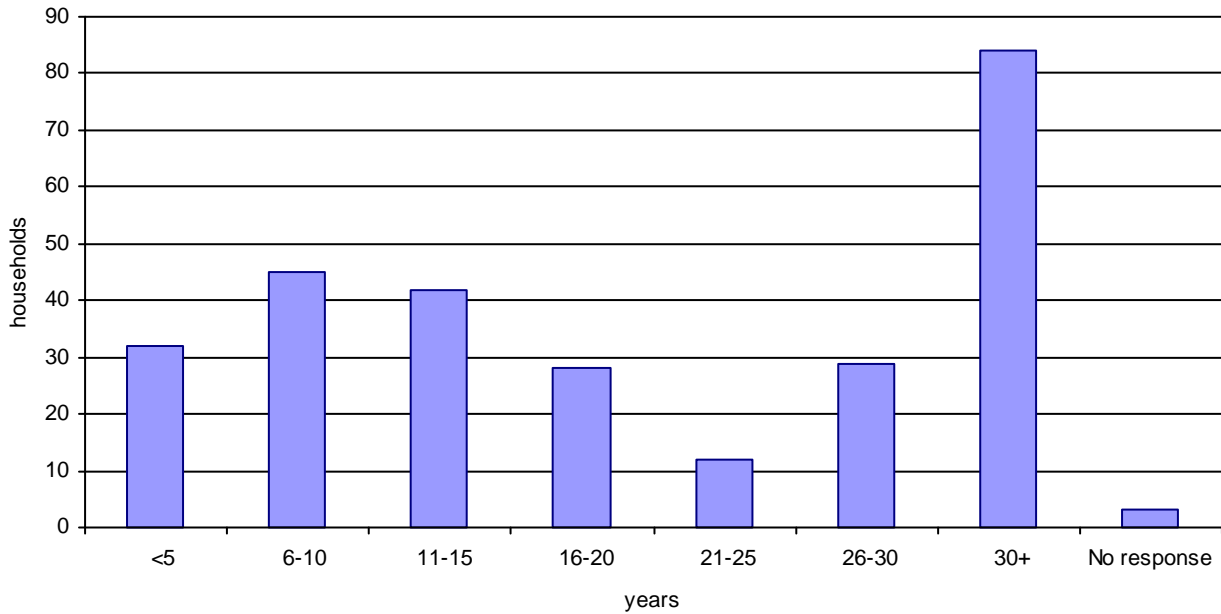
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4. LENGTH OF RESIDENCE IN THIS PARISH?

How long have you lived in the parish?





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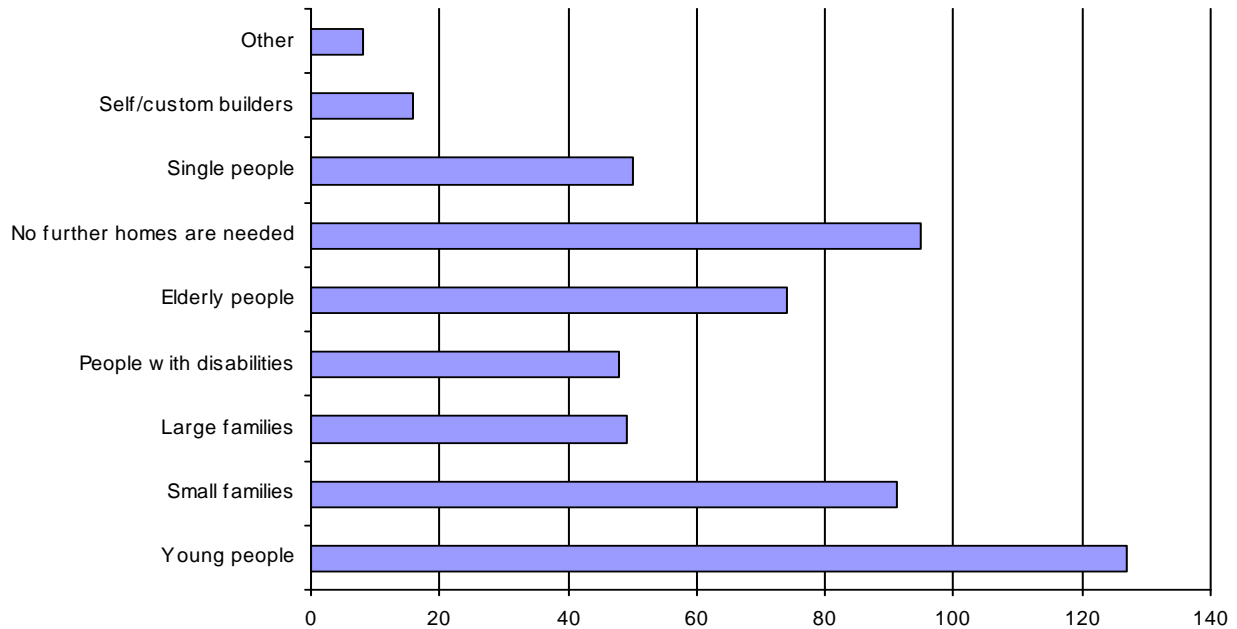
Responses to Part 1 (Questions 1 to 8) - completed by everyone

813 survey forms issued

275 survey forms returned

5. HOUSING REQUIRED

Who requires homes in the parish?



Other:

- 1 A balance of all types
- 1 Anyone
- 1 it would need to be SOCIAL & AH
- 1 Relations
- 1 Young families

- 1 Affordability rather than type
- 1 Anyone who chooses to live here
- 1 only minor development needed
- 1 Sheltered accommodation



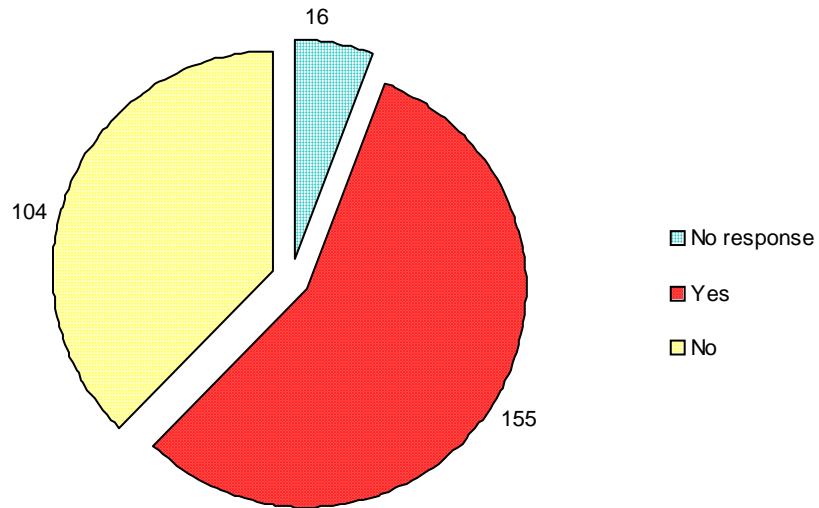
Warton 2014

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 ...

- | | |
|--|--|
| <ul style="list-style-type: none"> AONB Spoil beautiful area/loss of open space/village character Lack of infrastructure Lack of employment Lack of facilities/amenities Lots of houses for sale Enough empty properties Drainage Roads/traffic issues Loss of greenbelt/space No suitable sites Too many 2nd homes/holiday lets Depends where and design Enough houses already Only if for local people Only if affordable/starter homes + small scale Parking | <ul style="list-style-type: none"> Too much/no more development Poor access Village already overcrowded/too large Flood Plain If demand proven/not on greenbelt Never for locals Not large developments Not sure Only for those indicated in Q5 If required to support families Last AH not for local people and too much Maybe if brownfield Rurality significantly reduced Too little space between villages now Reuse old buildings Would make a ribbon development Supposed to be a village |
|--|--|



Warton 2014

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

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7. POTENTIAL SITES

Sites suitable for housing ...

Number of responses

2	Galley Hall	2	Carnforth
1	Behind Bowling Green	2	Lancaster
1	Queens Hotel	1	Brownfield sites in Lancaster
1	The Nib car park LA5 9HN	1	Carnforth between booth - Truckhaven
		1	Graves & Son yard
11	Millhead	1	Morecombe
1	By the river Keer	1	Steam Town
1	Keer Bridge at Millhead	1	Silverdale outskirts
1	Keer Bridge	1	You work it out!
1	Gravesons land, Millhead	1	By Yealand Village Hall
		1	Carnforth Iron Works
1	Roods Estate	1	Tewitfield
1	Roods Playground	1	Old Garden Centre nr. Waterslack
		1	Brownfield sites in Carnforth
1	East of Westover (link road needed)	1	Brownfield sites in Morecambe
1	Fields below school		
1	Westover Avenue		
1	Westover Estate		
16	Sand Lane		
6	Coach Road		
4	Mill Lane		
3	Town End		
5	Derelict buildings		
1	Empty homes		
1	Fields below crag on New Road		
1	Hag Lane		
1	North End Estates		
1	Pine Lane		
1	The gap between pub and housing		
1	The roads to the east		
1	Wasteland		
4	Brownfield sites		
3	Infill sites		
2	Borwick Lane		
3	Newcroft		
1	Redevelopment of existing properties		
1	Roads/Chapel Walk		
1	Crag Road		
1	Fields at back		
1	Not green sites		
1	Silverdale Road		
1	Warehouse site, Warton		
1	Warton Road		
1	West of Railway line		
1	Behind Churhill Avenue		

* Some responses have been grouped



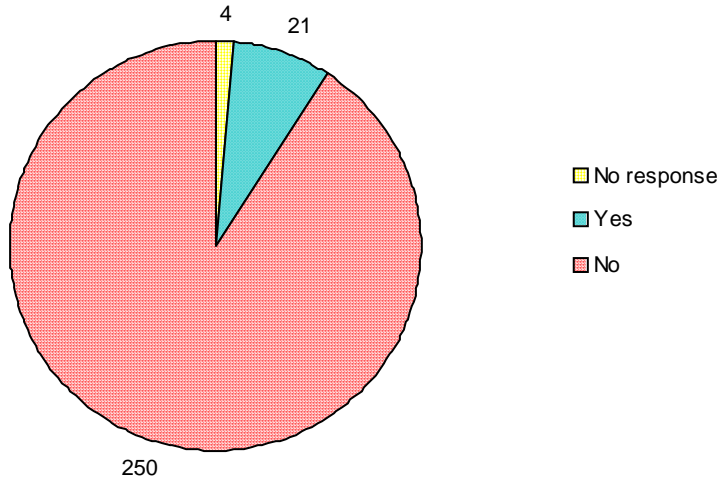
Warton 2014

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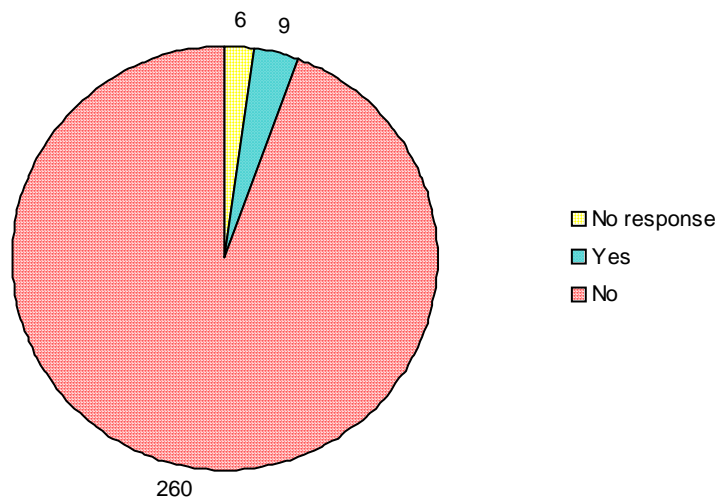
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8. FUTURE HOUSING NEED IN THIS PARISH

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.

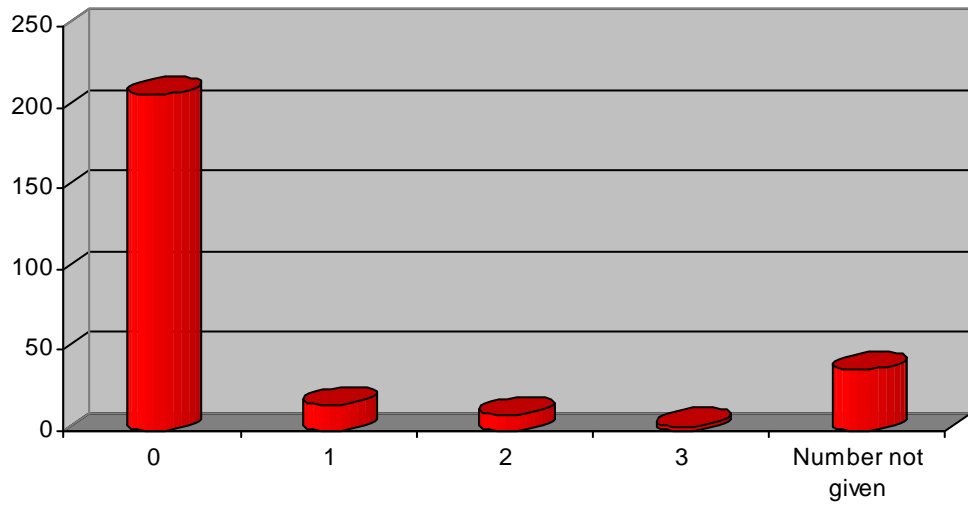


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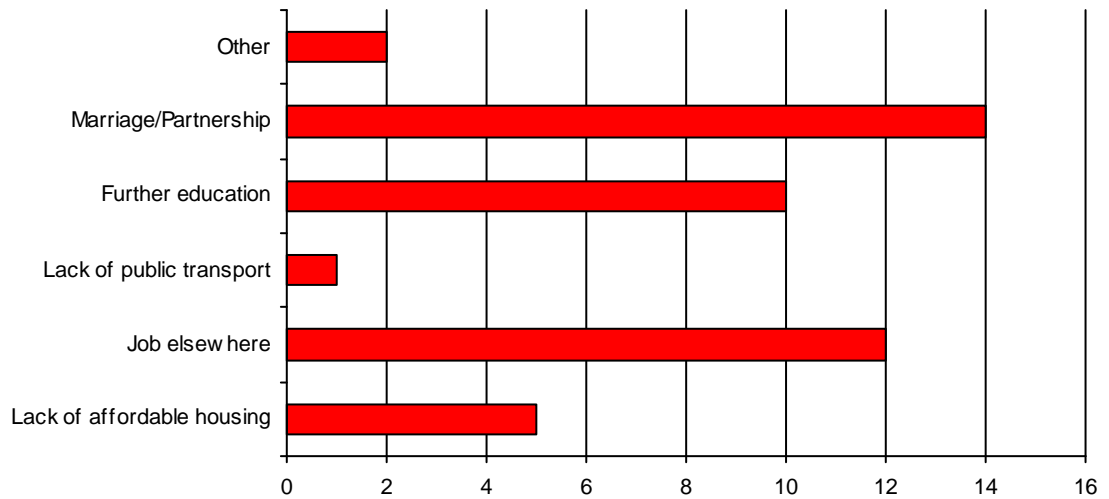
Responses to Part 1 (Questions 1 to 8) - completed by everyone

813 survey forms issued 275 survey forms returned

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



Reason for leaving ...



Other:

1 No jobs



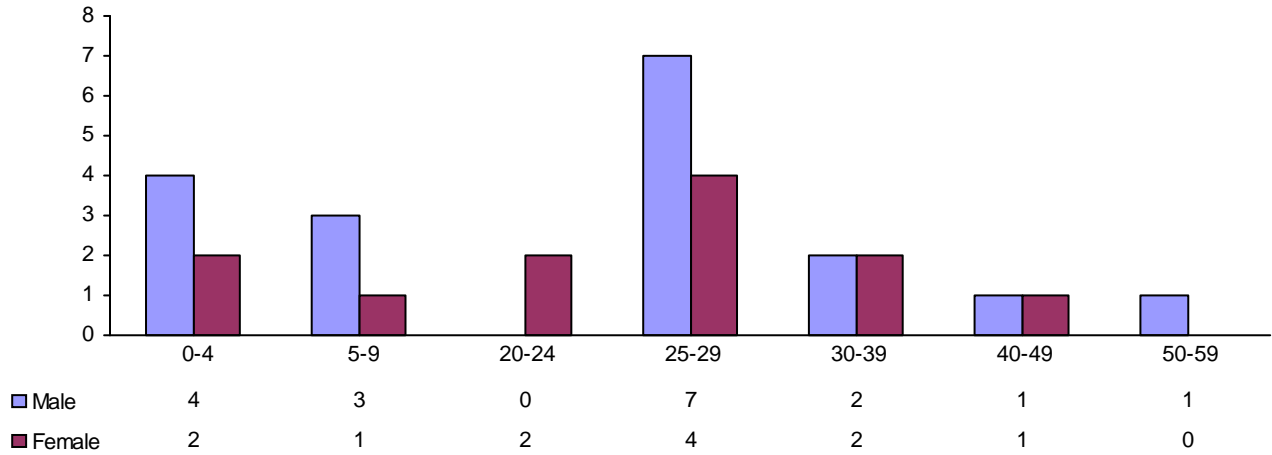
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Part 2a - Responses from those assessed to be in need of affordable housing

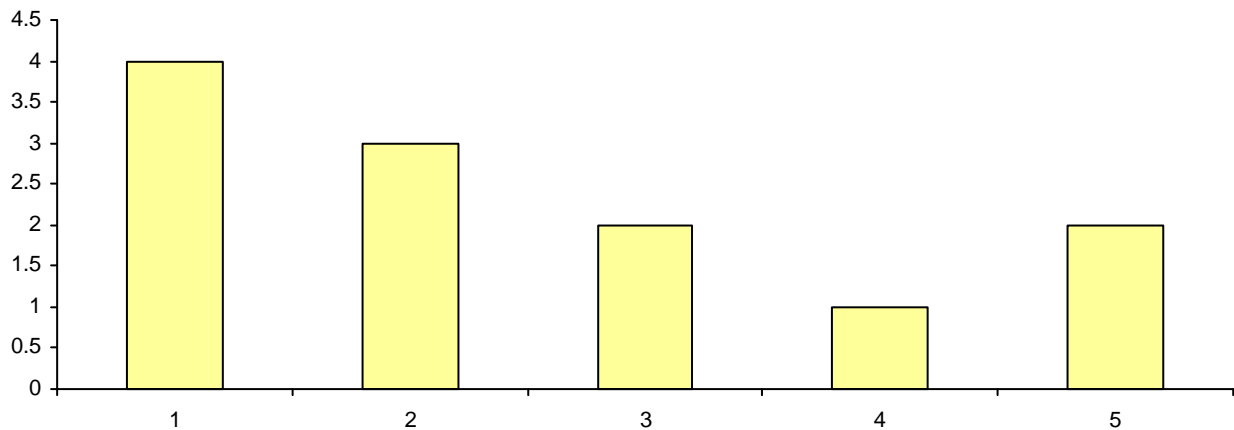
12 new/existing households in need

9. HOUSING NEED

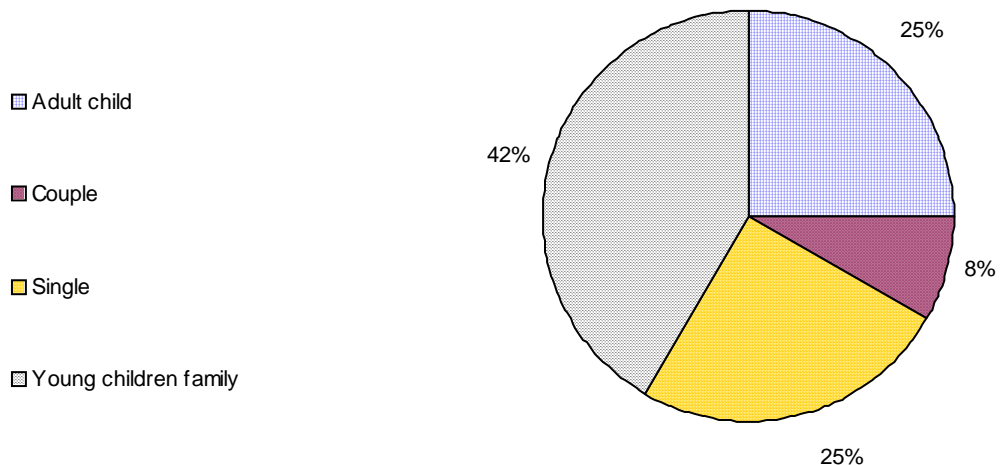
Details of household that needs to move ...



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



CRHT Assessment: Household type ...



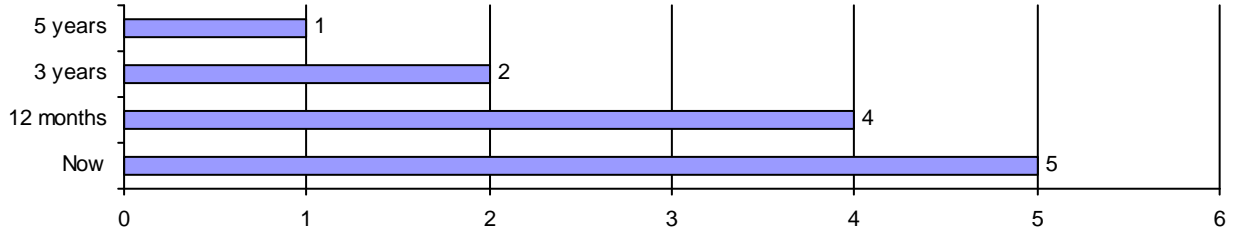


Warton 2014

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

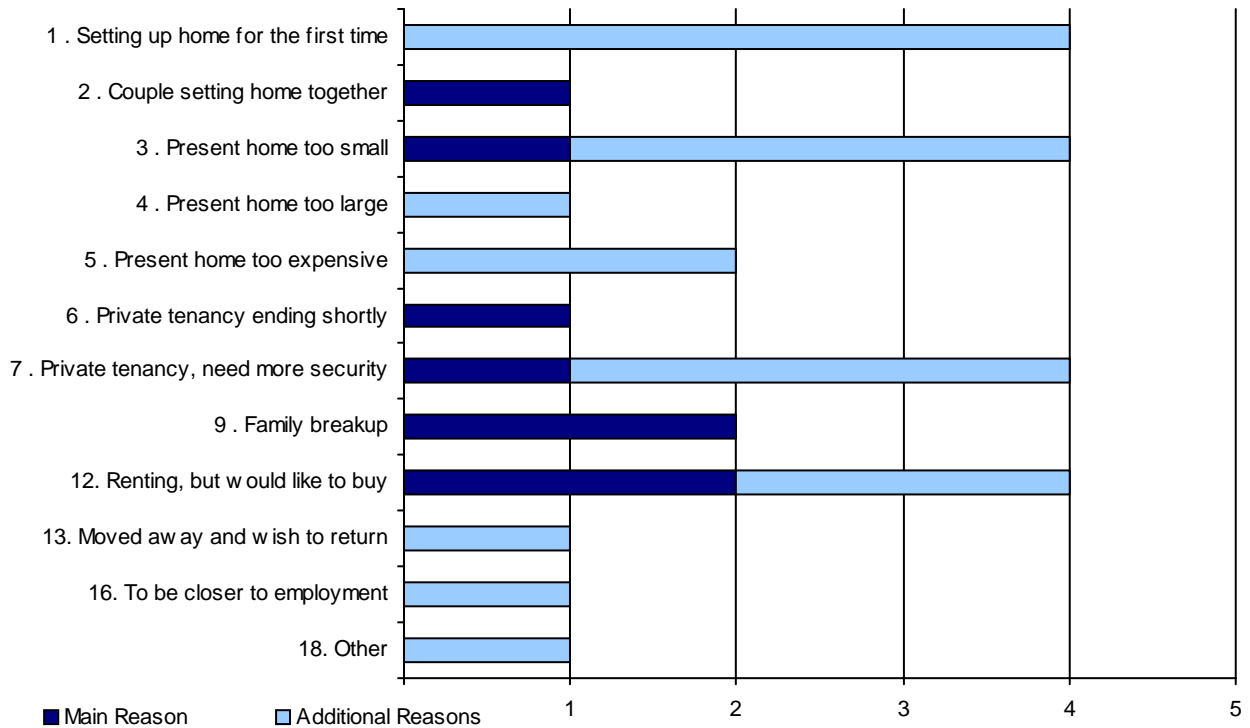
12 new/existing households in need

When are you in need of housing in this Parish?



10. REASONS FOR HOUSING NEED

Why do you need to move?



Other:

About to have a baby

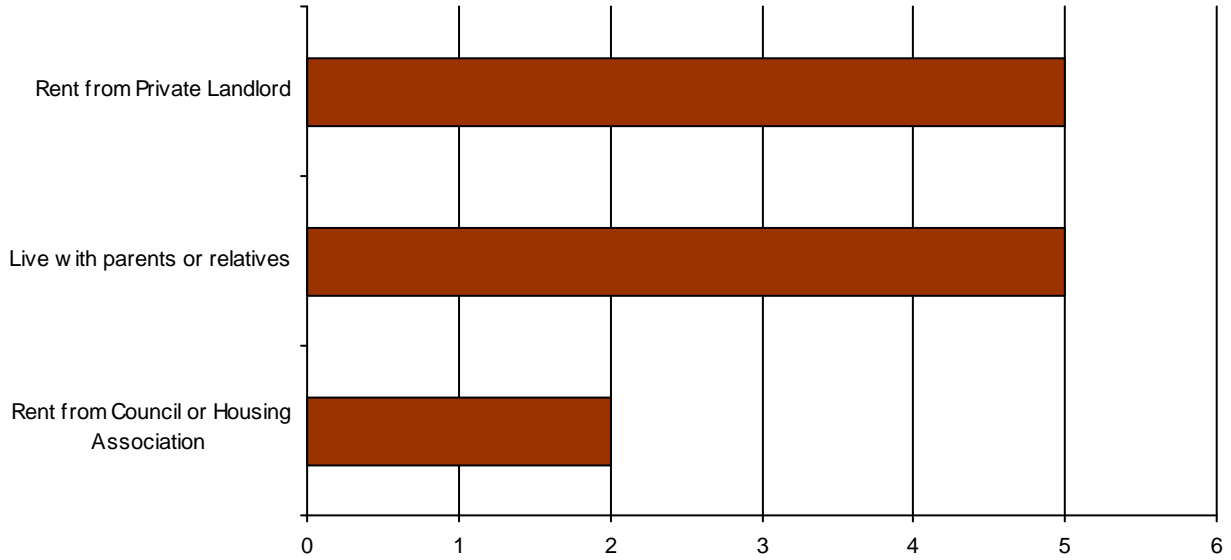


Warton 2014

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

12 new/existing households in need

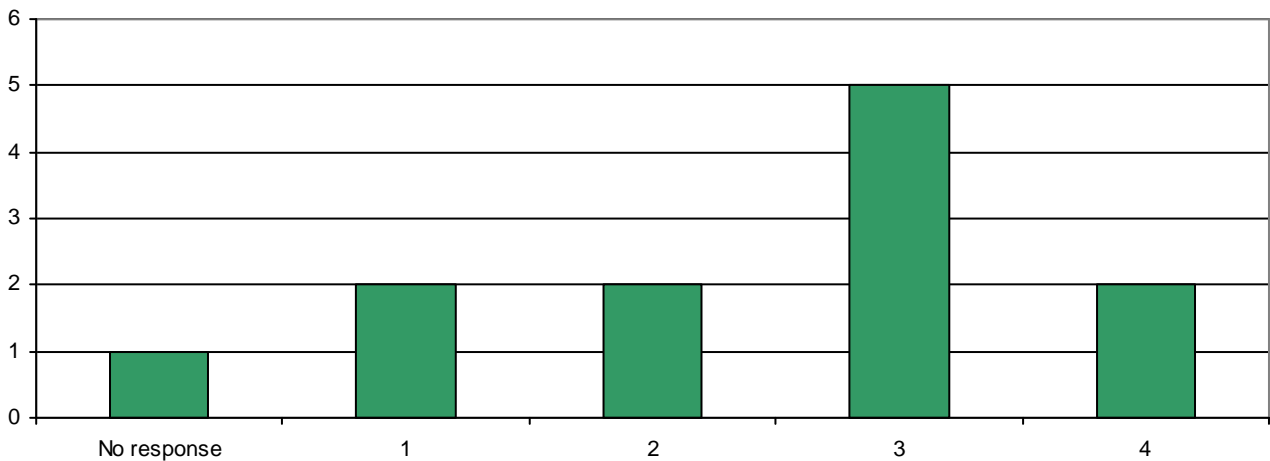
11. YOUR PRESENT HOUSING CIRCUMSTANCES



What kind of house do you live in?

- 1 Bungalow
- 1 Detached
- 1 Granny flat
- 1 Terrace
- 1 Council house
- 1 Flat
- 6 Semi detached

How many bedrooms does your home have?





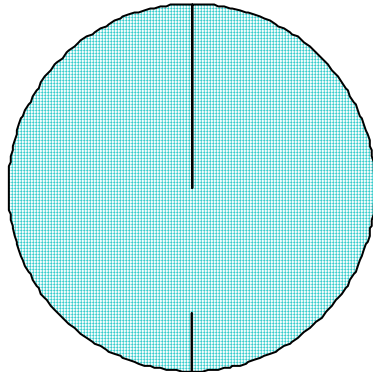
Warton 2014

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

12 new/existing households in need

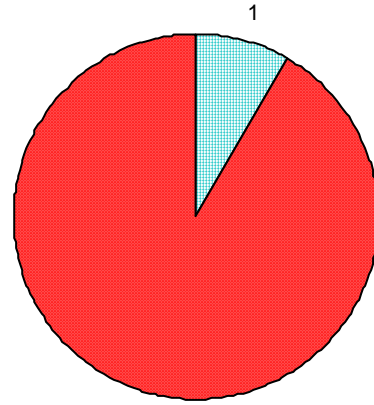
11. YOUR PRESENT HOUSING CIRCUMSTANCES (continued)

Do you have central heating?



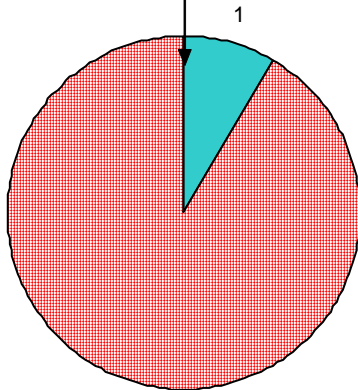
Yes
100%

Do you have double glazing?



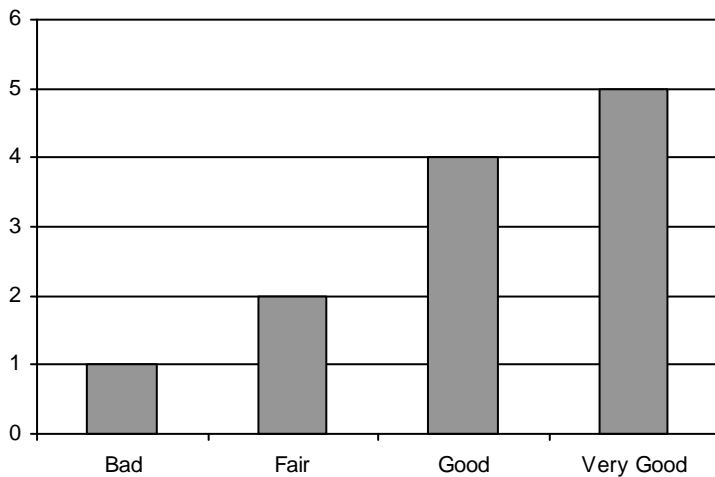
No response Yes

If Yes, is it?



Electric Gas

What condition is your home in?





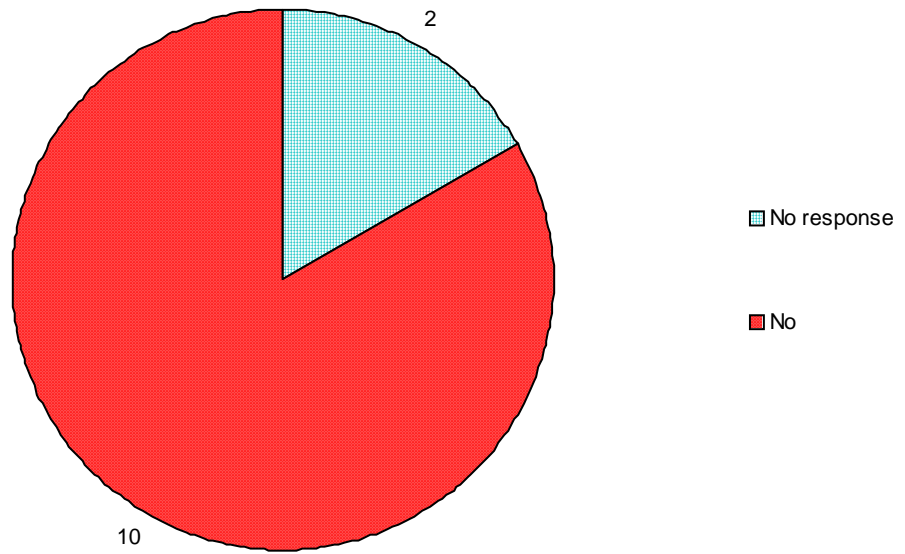
Warton 2014

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

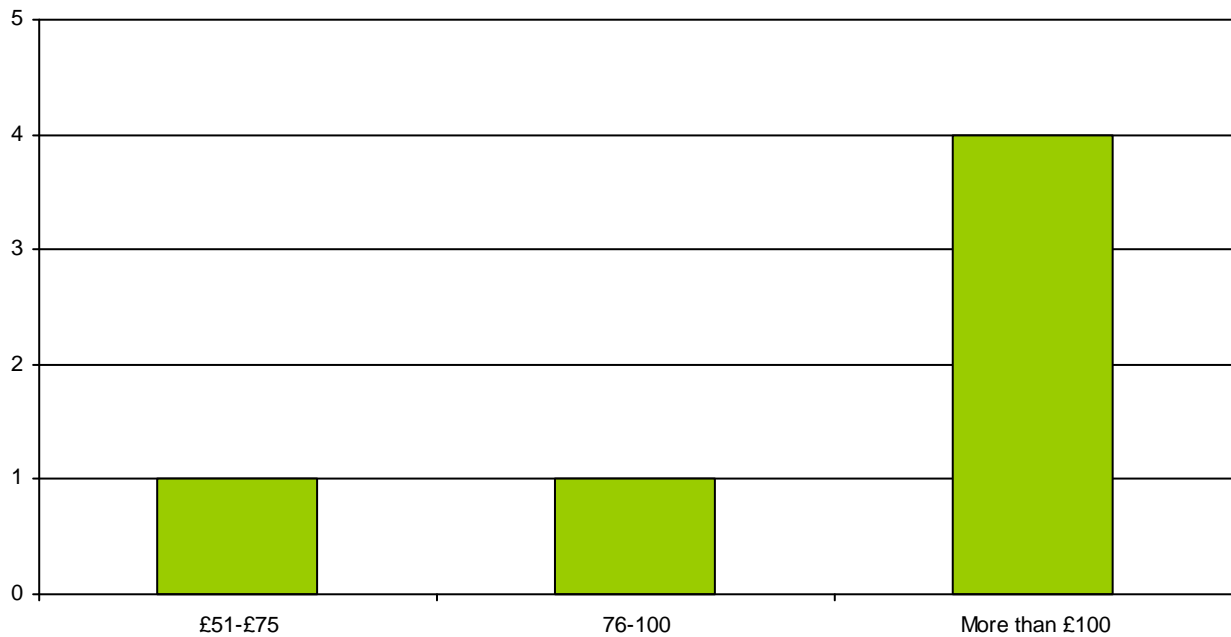
12 new/existing households in need

12. RENTING

Do you receive Housing Benefit?



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





Warton 2014

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

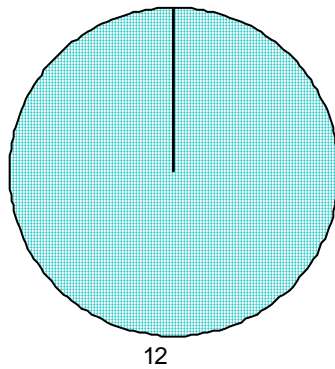
12 new/existing households in need

13. HOME OWNERS

How much do you think your property is worth?

No information submitted.

Do you have a mortgage on your current home?



■ No response



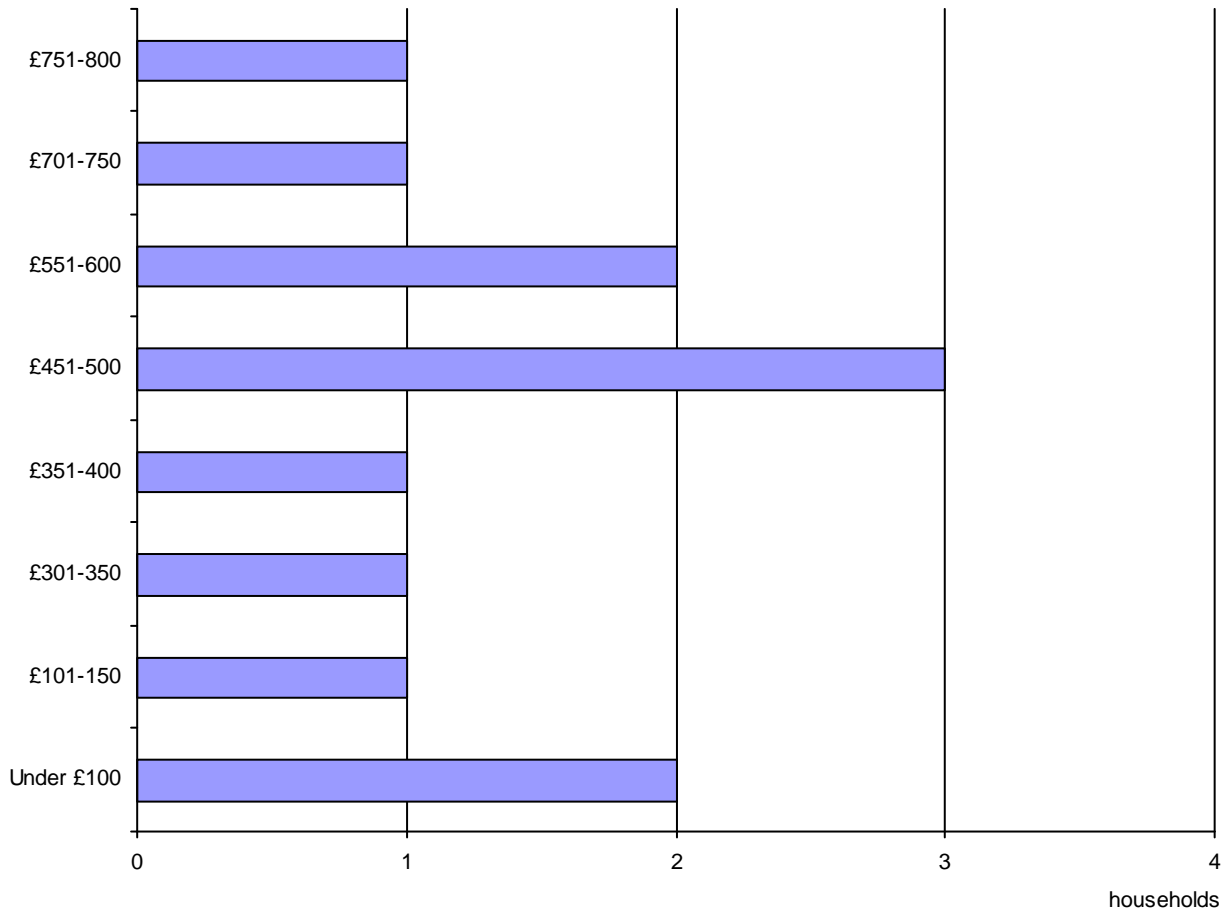
Warton 2014

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

12 new/existing households in need

14. INCOME

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





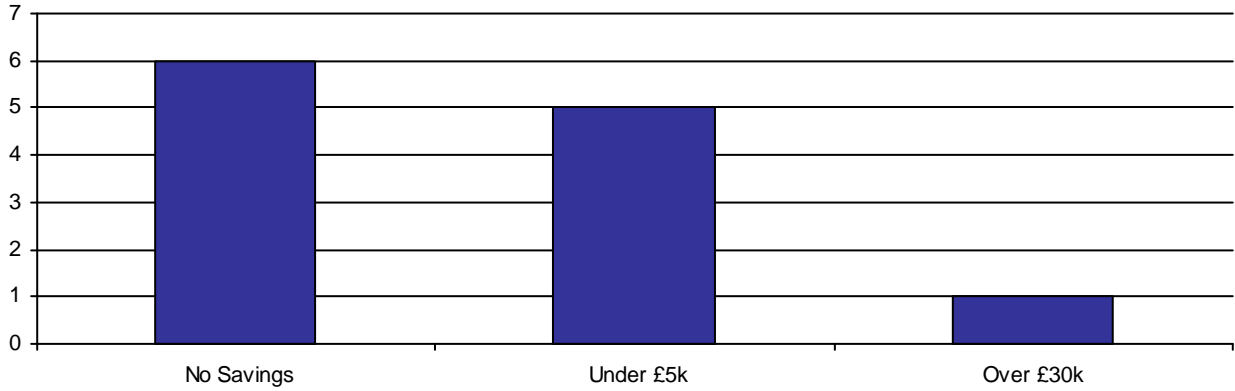
Warton 2014

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

12 new/existing households in need

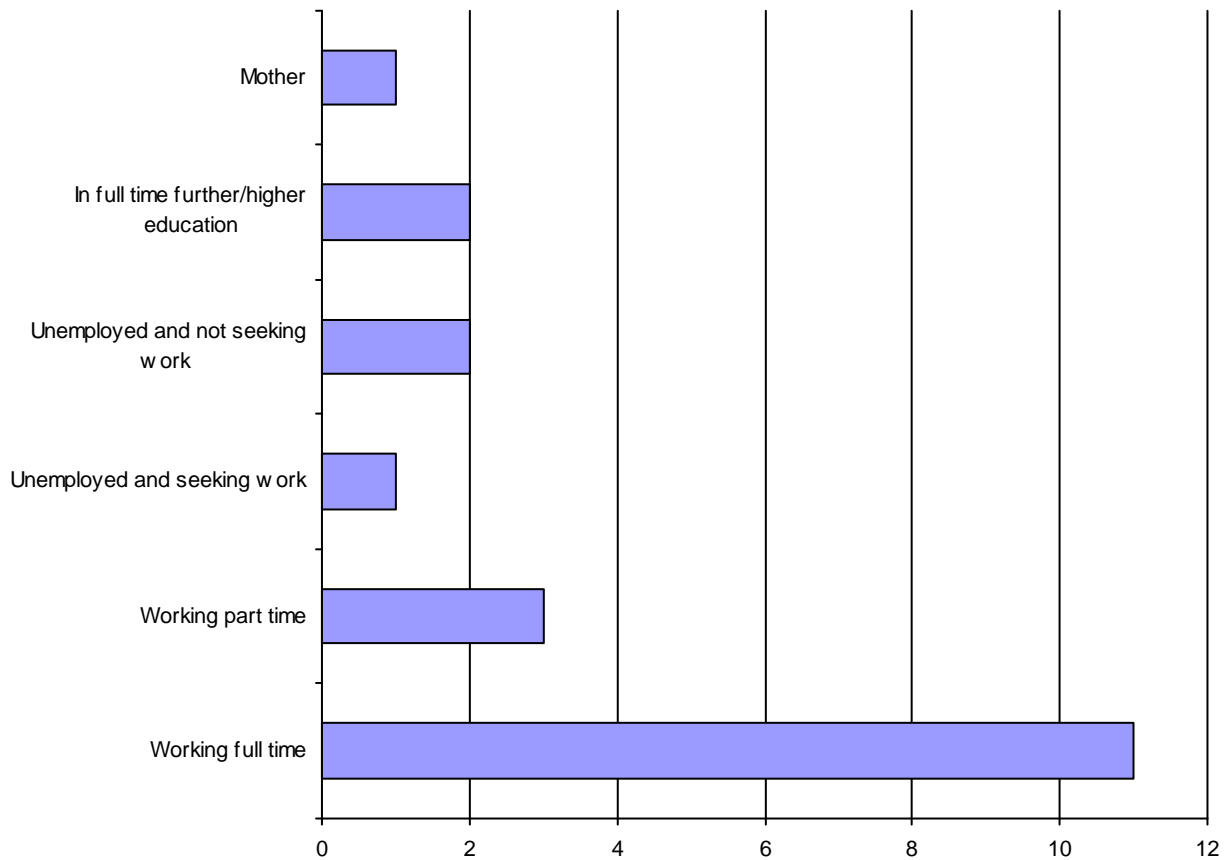
15. YOUR SAVINGS

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?





Warton 2014

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

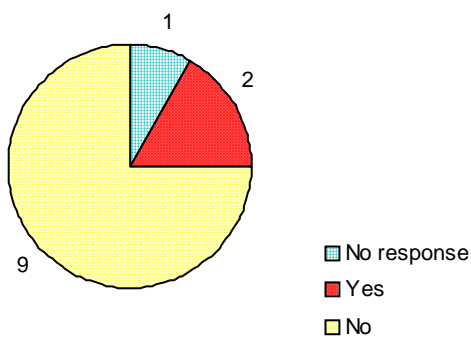
12 new/existing households in need

16. YOUR OCCUPATION (Continued)

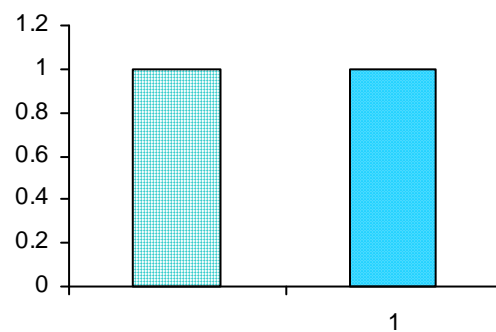
Jobs ...

- 1 Managers and senior officials
- 1 Professional occupation
- 1 Associate professional & technical
- 2 Skilled trades occupations
- 2 Personal service occupations
- 2 Sales and Customer service occupations
- 1 Student
- 1 Self-employed

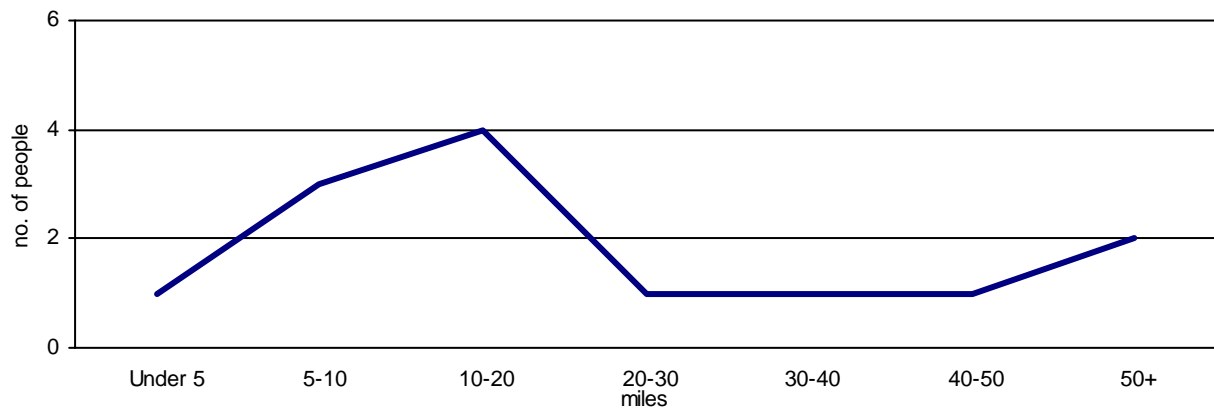
Do any of those needing to move work from home?



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
Arnside	1	0	0	0
Clitheroe	0	1	0	0
Lancaster	0	0	0	1
Preston/Accrington/Priest Hutton	1	0	0	0
Silverdale	0	0	0	1
Whasset	0	0	0	1



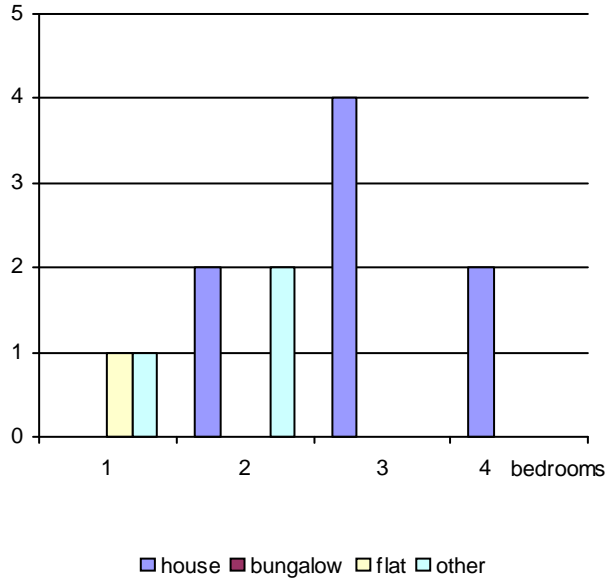
Warton 2014

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

12 new/existing households in need

17. TYPE OF HOME NEEDED

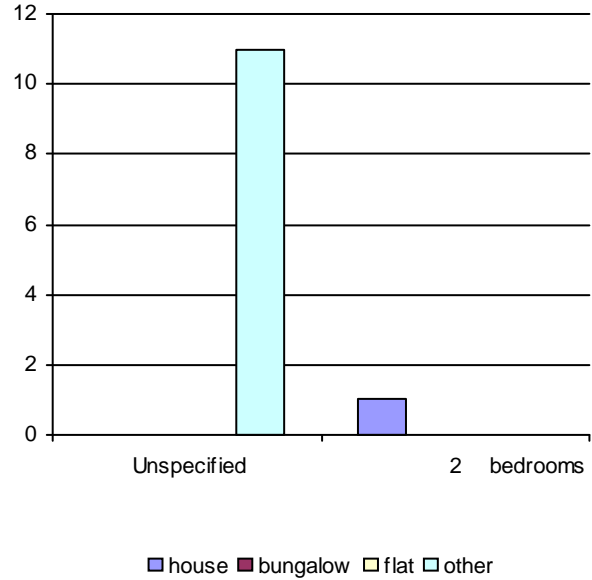
Survey responses ...



Other:

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

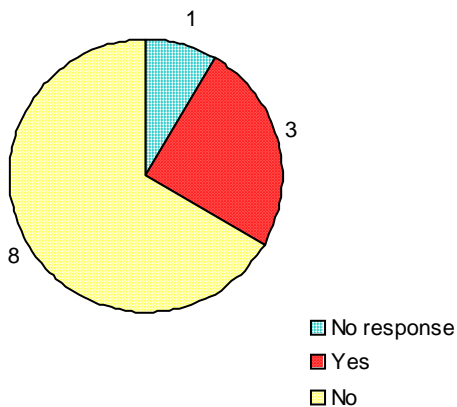
CRHT Assessment ...



Other:

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





Warton 2014

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

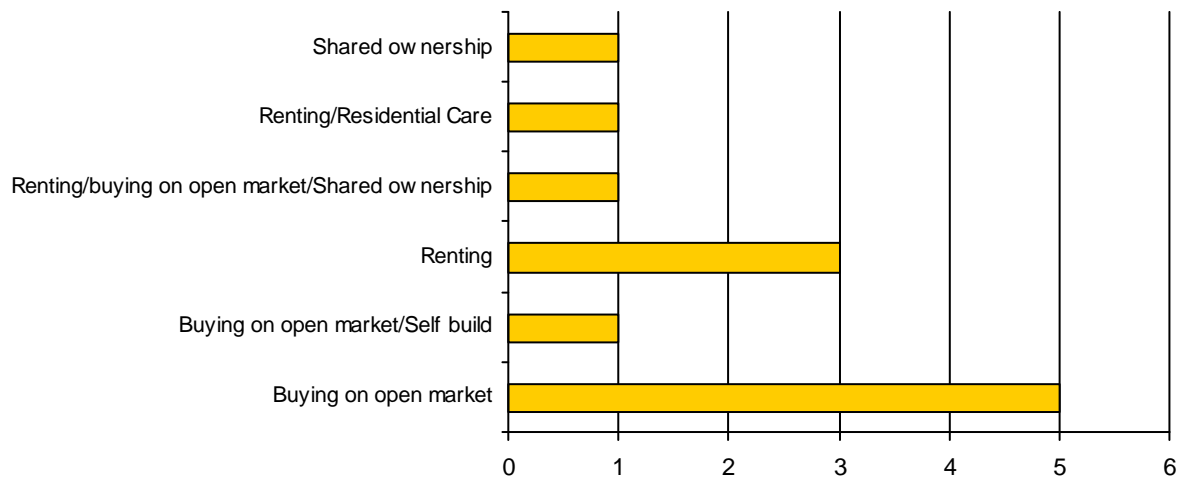
12 new/existing households in need

17. TYPE OF HOME NEEDED (continued)

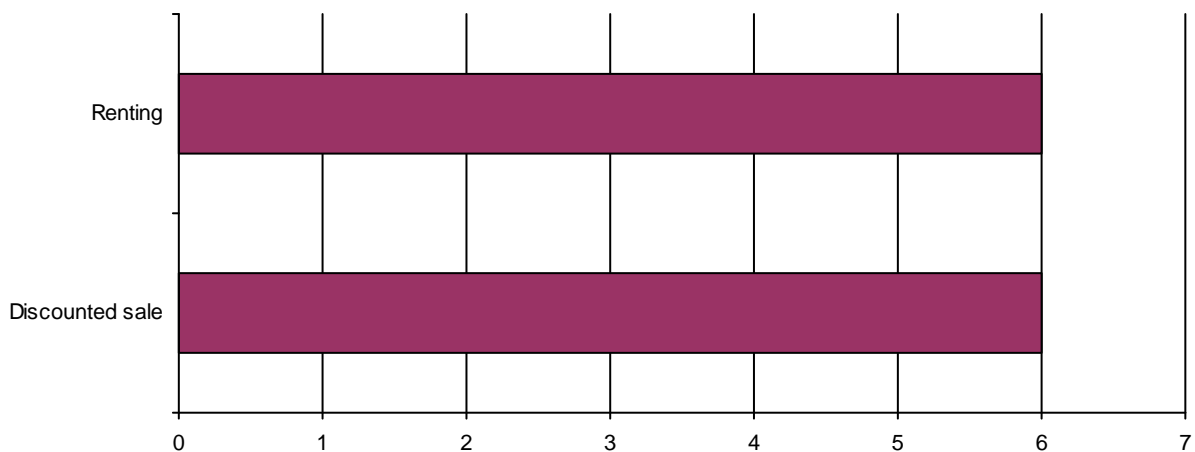
Does anyone needing to move require wheelchair access, sheltered housing, personal care or extra care housing?

No requirement stated by respondents.

Which would best suit your housing need?



CRHT Assessed "Housing Need"





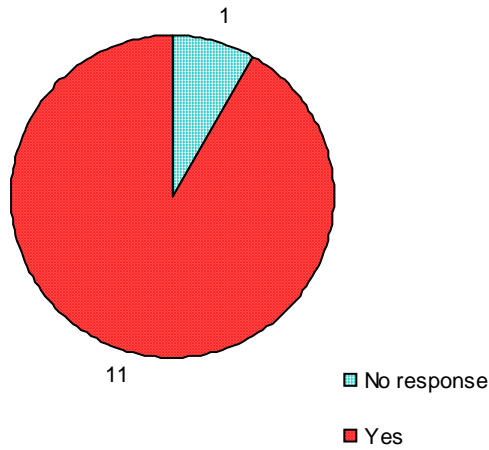
Warton 2014

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

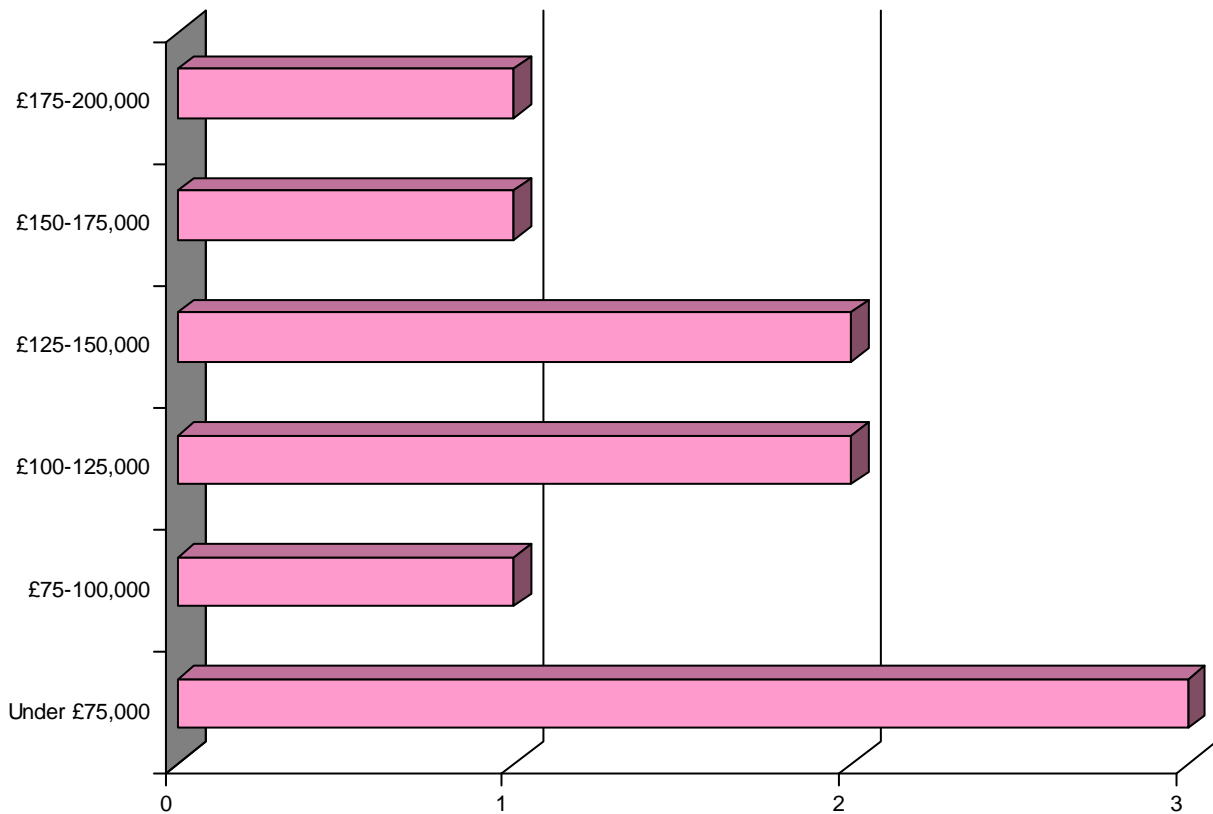
12 new/existing households in need

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?





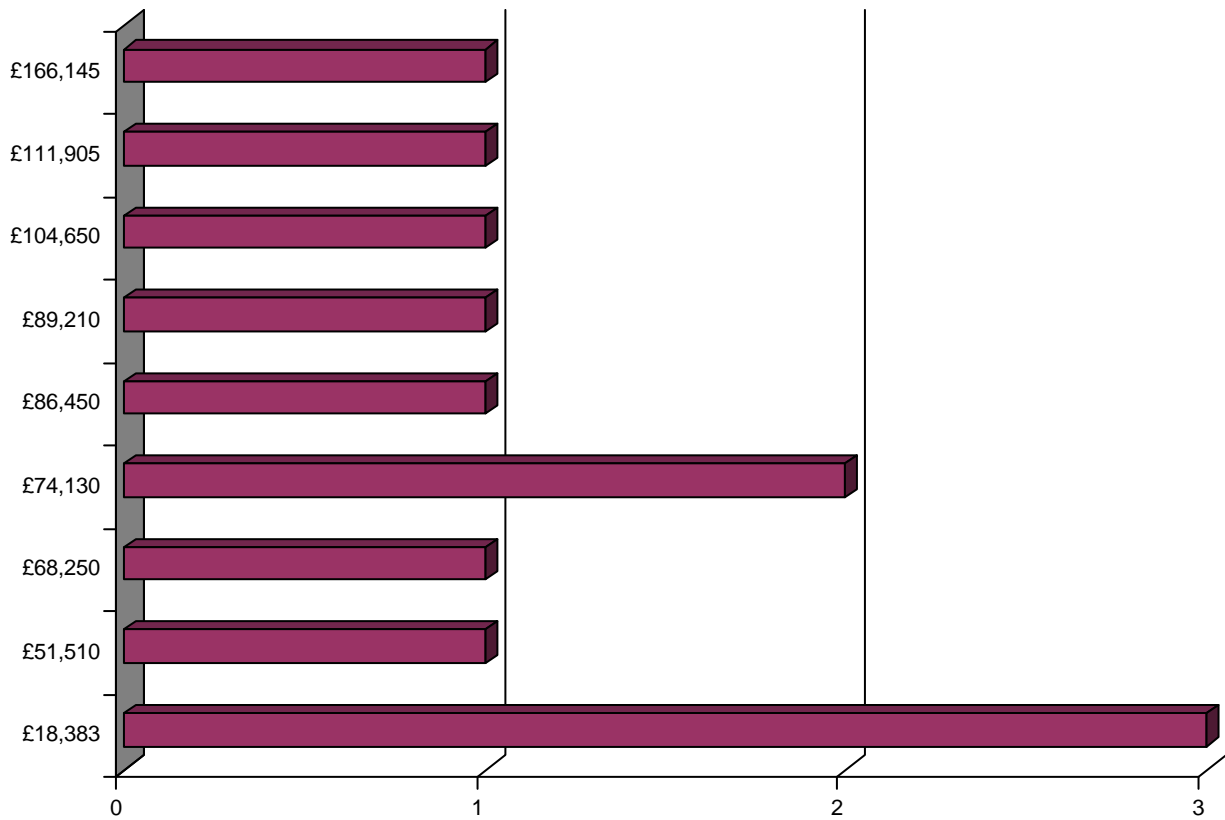
Warton 2014

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

12 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:





Warton 2014

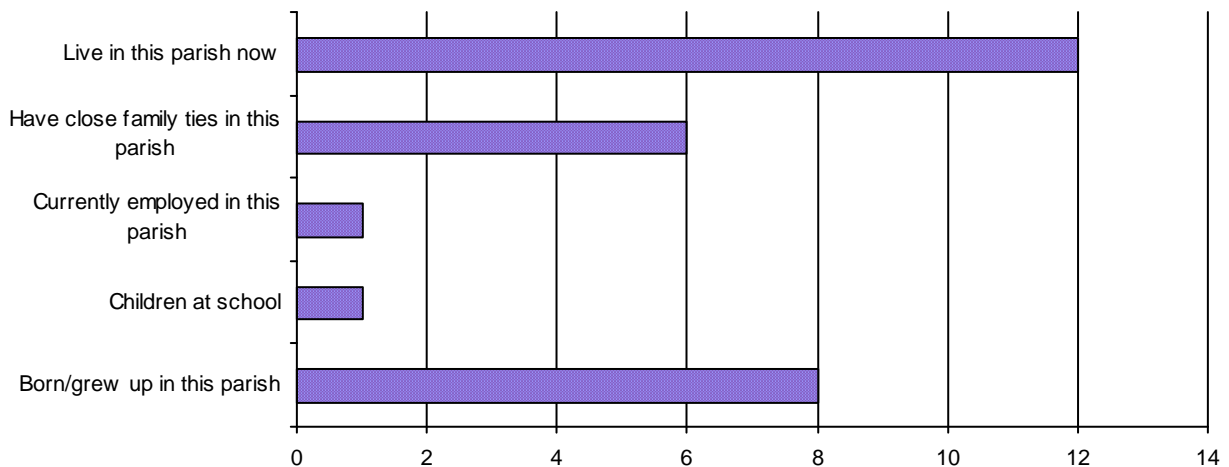
Part 2a - Responses from those assessed to be in need of affordable housing

12 new/existing households in need

18. WHERE WOULD YOU LIKE TO LIVE?

	Nuner of responses			
1st Preference	1	Bolton-le-sands	1	Carnforth
	1	Crag Bank	1	Holme
	8	Warton		
2nd Preference	1	Burton	4	Carnforth
	1	Over Kellet/Warton/Nether Kellet		
3rd Preference	1	Halton/Caton	1	Local Area
	1	Millhead	2	Warton

Reason for your first choice



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



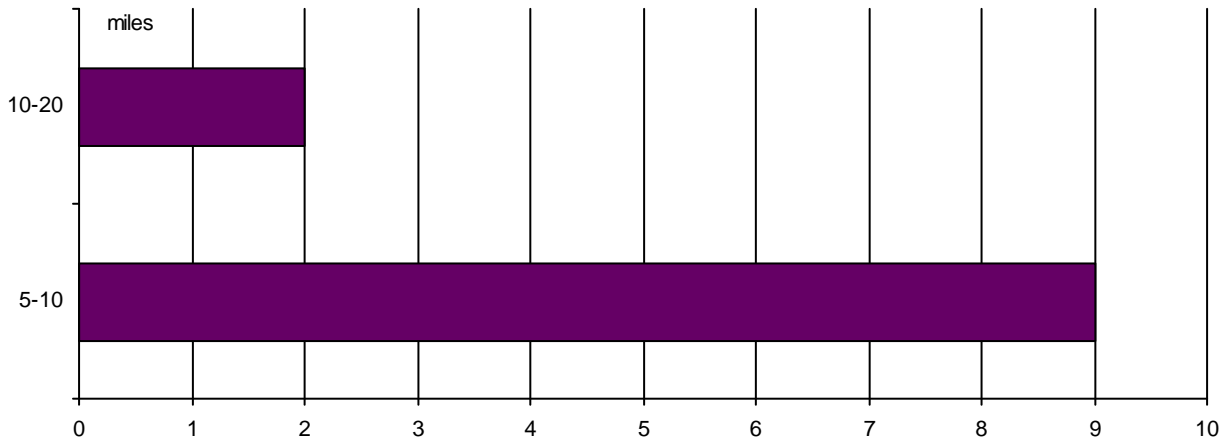
Warton 2014

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

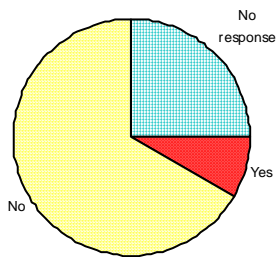
12 new/existing households in need

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

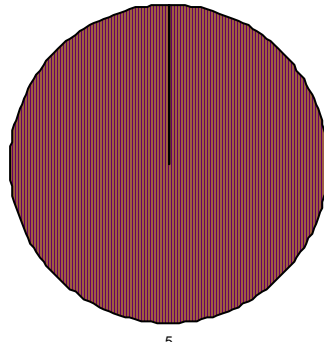
What is the furthest away you would be prepared to move?



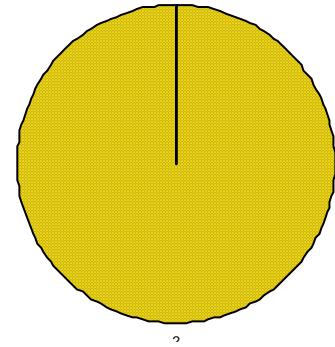
Are you a former resident of this Parish who needs to return?



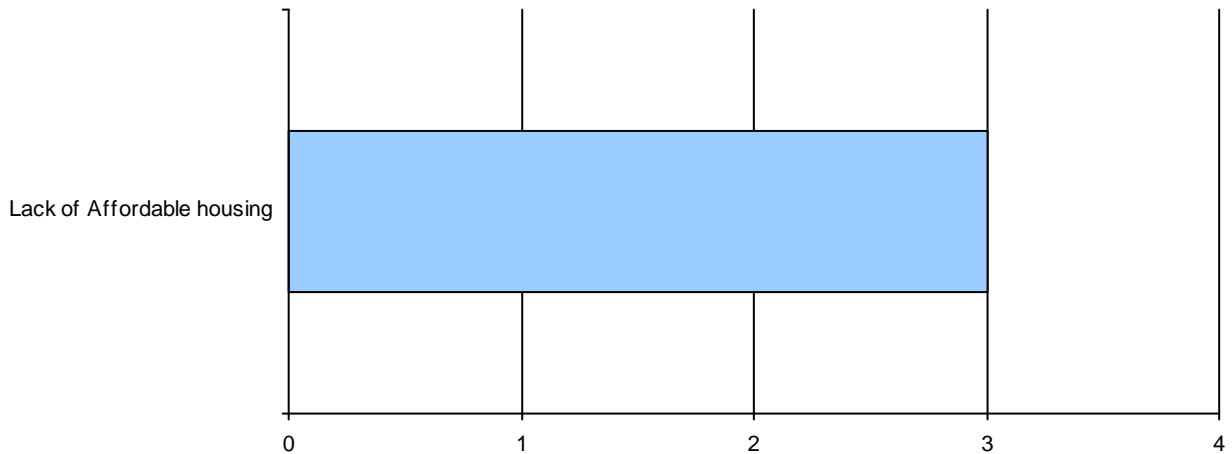
Former residents: how long did you live in the parish (years)?



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.

- AONB, keep village small.
- Access to Warton would need to be widened. (Borwick Lane).
- No intention of moving at the moment but as we age it is possible we may have to give up the car, then if buses are cut we would no longer be able to remain where we are. The thought makes us very sad.
- We don't need to move in the next few years but would consider moving if a smaller property, preferably new, became available as a potential downsize.
- Warton is a small village and has a busy main road. It would be more important to improve the traffic flow options, limit the size of large vehicles through the village, improve parking for locals etc. rather than build more homes. The Post Office, now almost non-existent, offers little in the way of shopping, a potential shop/store in the village could be encouraged also.
- Spoil the rural area.
- Warton needs to keep its village feel.
- There are areas in Morecambe and Lancaster which should be improved and used for new homes - at present derelict - before rural areas are built on. The road through Warton is already overused and there is no space to widen it or provide an alternative. Jobs are very limited in the village. Sewage systems and lighting are already barely adequate for the demand.
- People on low incomes also need a chance to move into the village. Please keep Warton village a lovely village. Houses are frequently for sale and to let.
- There would be congestion with parking and not enough school facilities.
- No - When built they are always too expensive for local people. It's just an excuse to make huge profit. The village is a nightmare to get through as it is with vehicles.
- What a waste of time and money!
- We feel there are enough houses in our village which would be spoiled by more new properties. Only if truly affordable housing and is proportionate to demand.
- Need to examine the full housing survey report for Lancaster district, out in a couple of months. The village (AONB) has plenty of available housing in types. Transport and traffic flow on Mill Lane is a problem. There is no village shop, so people must drive.

- I'm sure affordable Housing must be a need if young folk and their children to stay in the area (and give it life), but I've no idea about demand. Your five year horizon seems very short term, both from a demand and supply view. The sad demise of the library was a missed opportunity for helping people here.
- Not if plans for houses in fields which ruin the AONB. But on brownfield sites it is okay ie disused businesses. I am quite happy where I live, a lovely view. I hope to spend the rest of my life here.
- Affordable housing should be available for first time buyers (local) Unsuitable road access to Warton for increased traffic.
- Sheltered accommodation needed and apartments for people who want to stay in the village but without the responsibility of a garden.
- The village is very busy, parking is very poor. We no longer have a shop. Buses are only allowed through the village before 9 am and after 3 pm. With stock cars on a Sunday makes the roads very congested, with the added pressure of any further residents would make the roads very narrow. Busy roads very difficult to drive down. There are no suitable areas round the village for further housing entering onto the busy roads safely.
- Houses of all kinds for sale. Inadequate roads and facilities, poor bus service.
- We chose this area and village location because of its rural and open aspect. We moved from an area that was originally a small rural town and over 25 years we saw a creeping development (including that of affordable housing) erode the rural aspect of the area to the point that it was no longer rural. We do not want a repeat performance.
- I don't know, but please take care of all our woodland and pastures. Many village residents are concerned re 1. Lack of parking. 2. Lack of pavements for children/buggies/ wheelchairs & mobility scooters in much of village, especially along Main Street. 3. The effect extra housing would have on traffic; the local school.
- There are few locations to build without affecting the look of the village. Better to move elderly or single out of family homes.
- Possibly – Public Transport, shops, traffic problems in the village, inadequate infrastructure and facilities. Only minor development needed.

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 Arnsdale 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 Warton Parish Jun 2013 – Jun 2014 Rightmove									
Detached		Semi- detached		Terraced		Flat/Maisonette		Overall	
Av Price	Sales	Av Price	Sales	Av Price	Sales	Av Price	Sales	Av Price	Sales
£269,857	7	£175,615	13	£123,562	8		0	£184,303	28

Houses for sale

House prices from Rightmove.co.uk 1 st July 2014	Property Type	Number of Bedrooms	Open Market Price
Main St	attached	6	£ 660,000.00
Town End Fold	Detached	4	£ 449,000.00
Hutton gardens	Detached	5	£ 3,950,000.00
Main St	Terrace	4	£ 385,000.00
Back Lane	Detached	3	£ 345,000.00
Coach Road	Detached	3	£ 320,000.00
Main St	Detached	4	£ 295,000.00
Stoneycroft Drive	Semi detached	4	£ 285,000.00
Farleton Close	attached	3	£ 275,000.00
Borwick Lane	Detached	3	£ 245,000.00
Church Hill	Semi detached	3	£ 220,000.00
Westbourne Road	Semi detached	3	£ 208,000.00
Sand Lane	Detached	3	£ 200,000.00
Beech Grove	attached	2	£ 200,000.00
Main St	Semi detached	4	£ 197,000.00
Main St	Terrace	3	£ 195,000.00
Main St	Semi detached	3	£ 194,500.00
Sand Lane	Semi detached	3	£ 189,950.00
Main St	Semi detached	3	£ 187,000.00
The Roods	Semi detached	3	£ 165,000.00
Mill Lane	Semi detached	3	£ 150,000.00
Croftlands	Terrace	3	£ 149,950.00

Back Lane	Terrace	2	£	149,950.00
	Terrace	2	£	143,000.00
Sand Lane	Terrace	2	£	139,950.00
Grange View	Terrace	2	£	130,000.00
Millhead	Terrace	2	£	130,000.00
Millhead	Terrace	2	£	124,999.00
Millhead	Terrace	2	£	122,500.00
Warton Road	Terrace	2	£	120,000.00
	Terrace	2	£	115,500.00
Millhead	Terrace	2	£	110,000.00
Jackson Terrace	Terrace	2	£	105,000.00
Millhead	Terrace	3	£	105,000.00
	Terrace	2	£	90,000.00
Millhead	Terrace	2	£	85,000.00
Millhead	Terrace	2	£	49,950.00

Private Rented Accommodation

As at the 1st July 2014 there were no properties on the market to rent in Warton Parish.

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 (July 14) state there are 41 Second homes and 22 empty properties in Warton parish.

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

Lancaster City 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: 01524 582321.

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.

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

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.

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).

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,

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

Eligibility Criteria

Lancaster City Council's housing allocation policy details about how accommodation is allocated from their stock, and from Registered Social Landlords with whom they work in partnership.

The choice based lettings scheme, known as **Ideal Choice Homes** is the main route into social housing in the Lancaster district. The scheme also includes rented accommodation from Registered Providers of Social Housing (Housing Association), private rented accommodation, and shared ownership properties for sale.

Lancaster City Council will provide good quality housing advice to all applicants to enable them to make informed decisions about their housing options.

For more information on Lancaster City Councils Allocation Policy and guidance for applicants visit www.idealchoicetohomes.co.uk or www.lancaster.gov.uk/idealchoicetohome.

By telephone:

General enquiries (8am - 5pm) 01524 582005.

Automated bidding line (24hrs) 0845 5058230.

In writing to:

PO Box 4
Town Hall
Lancaster
LA1 1QR

In person at:

Customer Service Centre, Lancaster Town Hall, Dalton Square, Lancaster, LA1 1QR (9am - 5pm).

Customer Service Centre, Morecambe Town Hall, Marine Road East, Morecambe, LA4 5AF (9am - 5pm).

By e-mail:

idealchoicetohomes@lancaster.gov.uk.

Current Supply of Affordable Housing and Turnover

There is a small number of affordable housing and Council owned stock in the parish.

Adactus Housing:

1 x 3 Bedroom rent

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

Four households indicating a need stated that they were on the Ideal Choice Homes/Council 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.

Registered Social Landlords in the AONB area

South Lakes Housing – tel. 0845 0570080.

www.southlakeshousing.co.uk

Two Castles – tel. 01539 733319.

www.twocastles.org.uk

Home Group – tel. 0845 6063033.

www.homegroup.org.uk

Adactus Housing- tel. 01942 608715.

www.adactushousing.co.uk

Lancaster City Council – tel. 01524 582005.

www.lancaster.gov.uk/idealchoicehomes

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 the above Housing Associations participate in the Cumbria Choice scheme, 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.

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.
- Lancaster City Council Tax Department.



Cumbria Rural Housing Trust



WARTON PARISH HOUSING NEEDS SURVEY

By Cumbria Rural Housing Trust

Commissioned by South Lakeland District Council and Lancaster City Council

with support from Arnside & 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 Arnside 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 16th 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



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)					

.....

	Yes	No
• 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 16th 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 Data Protection Registration Number Z810236X Charity No. 1064136 Company No. 2920997