

## **SLDC Housing Advisory Group Meeting**

**14 November 2014 at 10.00 – Georgian Room, Kendal Town Hall**

### **AGENDA**

1. Welcome and apologies
2. Minutes of the meeting held on 20/3/14 (attached) and matters arising
3. Cumbria Choice Review and Skipping (report to be sent after the Cumbria Choice Board meeting on 6/11/14) – Julie Jackson, Principal Housing Strategy Officer
4. Affordable House Price Review 2014 (report attached) – Tony Whittaker, Housing Strategy & Delivery Manager
5. Self/Custom Build (verbal update) – Simon Anstey, Affordable Housing Officer
6. Affordable Housing Programme 2014 – 2024 (attached) – Tony Whittaker, Housing Strategy & Delivery Manager
7. Any other business
8. Next meeting: 17 March 2015, 10.00 Kendal Town Hall

**South Lakeland DC Housing Advisory Group**  
**Minutes to Meeting Held 10.00 a.m., Thursday 20 March 2014**  
**Georgian Room, Kendal Town Hall**

1. Welcome & Apologies

**Present:** Jonathan Brook – Housing Portfolio Holder SLDC (Chair)  
Tony Whittaker – SLDC  
Dave Pogson – NPS Group  
Dan Hudson – SLDC  
Simon Anstey - SLDC  
Andy Lloyd- CRHT  
Julie Jackson – SLDC  
Michael Bullock – Arc 4 Ltd  
Anne-Marie Willmott – Impact HA  
John McCreech – South Lakes CALC  
Greg Denwood- Two Castles HA  
Paula Allen – LDNPA  
Martyn Nicholson – Russell Armer Homes  
Paul Fenton – Story Homes

**Apologies:** Anne Hall (SLDC and LDNPA), Graham Hale (Cumbria CC),  
Peter Thomas (South Lakes Housing)

2. **Minutes of meeting held 31-10-13 and matters arising**

DP asked if PT had provided any update on the Right to Buy in Rural Areas issue which he had talked about at the last meeting. TW advised that no news had been reported to this meeting but he was aware that a lobby group had been to Parliament with the issue. PA confirmed this and reported that the feedback is that more evidence is required to support the case.

TW reported that the Affordable House Price Review had been approved by Cabinet.

3. **Strategic Housing Market Assessment (SHMA) Update.**

Michael Bullock, of Arc4 Ltd, who SLDC commissioned to carry out an update of the SHMA, presented the draft findings of the Assessment which has been updated in light of the 2011 Census data and other sources.

There were a number of figures which were queried or needed further clarification, so the slides of Michael's presentation are not attached to these minutes but will be forwarded when amended.

The timetable for the update of the SHMA is that MB will amend the report and present the final findings to the Eden & South Lakeland Housing Market Partnership meeting on 20 May 2014 before it is considered by the Council's Cabinet on 28 May 2014.

#### **4. Local Lettings Policy – Julie Jackson, SLDC**

JJ presented the proposed Local Lettings Policy which covers applicants seeking to rent former Council houses and bungalows in rural areas, together with the Local Connection Policy which applies to homes provided under SLDC's Affordable Housing policy.

The policy is being reviewed in light of how it has been operating in practice as well as taking into account recent Government guidance.

Key changes include a greater degree of flexibility to enable applicants who live just outside a parish to qualify, a move to satisfy rural need in the larger centres of Kendal and Ulverston, extension to victims of hate crime and domestic violence and extension to bereaved spouses of armed forces personnel.

Comments and suggestions are welcomed from members of the Housing Advisory Group. The draft Policies will be circulated to Parish Councils, CRHT, the South Lakes Housing Tenants' Committee, and Board members. It was agreed that the draft Policies will also be circulated to Members. The plans are for the Policies to be submitted to the Overview and Scrutiny Committee in July and the Cabinet in September.

#### **5. Any other Business.**

PA advised that the LDNPA their Housing Provision SPD has now been adopted. In terms of local connection criteria it now includes five distinctive areas (no longer based on LAP areas).. Their website is to be updated.

PA – Encouragement for custom build was raised in the budget therefore a consultation exercise is to go ahead. AL advised that there is discussion about a self build trust around the Staveley area.

**Action Point – Self/Custom build to be put on the agenda for the next meeting.**

**Action point- Update on Building Regs to be discussed at the next Eden and South Lakeland Housing Market Partnership meeting.**

Next meeting for the Housing Advisory Group 17 July 2014. Georgian Room Kendal Town Hall. Refreshments 9.45 for 10am start.

# SLDC Housing Advisory Group

## Affordable House Price Review 2014

**Report from:** Tony Whittaker, Housing Strategy & Delivery Manager

**Date:** November 2014

### Summary

The statistics below show that income and house prices have increased. As a result affordability, measured by the income to house price ratio, has marginally improved. The recent South Lakeland Strategic Housing Market Assessment update (2014) identified an increased number of households in need of affordable housing.

Given the above it is recommended that the current affordable house prices are retained.

### Median Income

2014	£26,957	+4.6%
2013	£25,780	
2012	£26,611	
2011	£28,052	

### Median House Price

2014	£203,038	+3.4%
2013	£196,326	
2012	£208,709	
2011	£210,977	

### Median Income to Median House Price Ratio

2014	7.5	
2013	7.6	
2012	7.8	
2011	7.5	

### Households in Need of Affordable Housing

	Total
2006	3425
2011	3200
2014	3435

### Current Affordable House Prices

1 bed flat	£70,000
2 bed flat	£80,000
1 bed house or bungalow	£85,000
2 bed house or bungalow	£95,000
3 bed house	£110,000
4 bed house	£125,000

## South Lakeland Affordable Housing Programme (last updated October 2014, next update due Jan 2015)

The details below show plans for new affordable housing in South Lakeland from 2014 to 2024. It includes:

Completed schemes (where an actual complete date is shown)

Schemes under construction (where an actual start date is shown)

Potential schemes which may be built in the future. Inclusion of potential schemes is no indication that planning permission will be granted.

Completed homes	Rent	Sale	Total
1/1/14 to 31/3/14	26	5	31
1/4/14 to 30/9/14	52	8	60
Grand total	78	13	91

### Allocated housing sites

These are sites allocated for housing by the Planning Authority where the principle of development has been agreed but planning applications are required to consider the proposed housing scheme details. These are highlighted below.

SLDC	Lake District	Yorks Dales
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See SLDC Land Allocations: <http://www.southlakeland.gov.uk/building-and-planning/south-lakeland-local-plan/land-allocations-dpd/>

### HCA funding

HCA funding refers to Government funding secured by housing associations through the Homes and Communities Agency (HCA).

### Completions in 2013/14 (Jan-March)

Scheme	Rent Homes	Sale Homes	Actual Start Date	Actual Complete Date	Planning Permission	HCA Funding	Notes	Rent Homes Complete	Sale Homes Complete	Housing Association
Baycliff Farm, Baycliff	0	3		Mar-14	Approved	None		0	3	N/A
Auction Mart, Kendal	7	0		Mar-14	Approved	Allocated		7	0	Home
Burneside Rd, Kendal	3	0		Mar-14	Approved	None		3	0	N/A
Victoria Tavern, Kendal	6	0		Mar-14	Approved	None		6	0	N/A
Guldrey Lane, Sedbergh	10	0		Mar-14	Approved	Allocated		10	0	Two Castles
Union Lane, Ulverston	0	2		Mar-14	Approved	None		0	2	N/A
<b>Total affordable homes</b>	<b>26</b>	<b>5</b>						<b>26</b>	<b>5</b>	

**Possible completions in 2014/15 (subject to planning permission)**

At 30/9/14 At 30/9/14

Scheme	Rent Homes	Sale Homes	Actual Start Date	Actual Complete Date	Planning Permission	HCA Funding	Notes	Rent Homes Complete	Sale Homes Complete	Housing Association
Wanlass Howe, Ambleside	11	3	May-13		Approved	None				Impact
Barratt's Croft, Coniston	5	0	Mar-14		Submitted	Allocated				Home
Berners Close, Grange	32	11	Mar-14		Approved	Allocated				Two Castles
Bethel Chapel, Kendal	3	0		Jun-14	Approved	None		3	0	N/A
Nobles Place, Kendal	8	0		Apr-14	Approved	Allocated		8	0	Impact
NE Sandylands, Kendal	15	9	Sep-13		Approved	None	Phase 1	12	6	Impact
Auction Mart, Kendal	40	0	Mar-12		Approved	Allocated		13	0	Home
Gallowbarrow Mill, Kendal	0	2	Jun-14		Approved	None				N/A
Hill Close, Kendal	1	0		Aug-14	Existing house	Allocated		1	0	South Lakes H
Hayclose Crescent, Kendal	1	0		Sep-14	Existing house	Allocated		1	0	South Lakes H
Windermere Rd, Kendal	27	0	Sep-13		Approved	Allocated				Two Castles
Binfold, Kirkby Lonsdale	10	0	Mar-14		Approved	Allocated				South Lakes H
Mill Farm, Newby Bridge	14	0		Apr-14	Approved	Allocated		14	0	Home
Crook Road, Staveley	18	0	Mar-14		Approved	Allocated				Two Castles
<b>Total affordable homes</b>	185	25						52	6	



**Possible completions 2015 to 2018 (subject to planning permission)**

Scheme	Rent Homes	Sale Homes	Actual Start Date	Actual Complete Date	Planning Permission	HCA Funding	Notes	Rent Homes Complete	Sale Homes Complete	Housing Association
S of Green Lane, Allithwaite	4	4			Yet to submit					
Rear of Bankfield, Allithwaite	0	3			Yet to submit					
Rear of Barn Hey, Allithwaite	5	5			Yet to submit					
North of Jack Hill, Allithwaite	4	5			Yet to submit					
Almond Bank, Allithwaite	2	2			Yet to submit					
Loughrigg Meadow, Ambleside	30	0			Yet to submit					Impact
Briery Bank, Arnside	14	0			Yet to submit					Home
Fern Bank, Bowness	5	0			Yet to submit					Mitre
North Terrace, Bowness	17	0			Yet to submit	Allocated				Home
Opp Wheatsheaf, Brigsteer	4	0			Yet to submit					
E of Foxfield Rd, Broughton	3	3			Yet to submit					
E of Boon Town, Burton	4	4			Yet to submit					
E of Hutton Close, Burton	3	3			Yet to submit		Phase 1			
Haggs Lane, Cartmel	7	7			Yet to submit	None				
Pit Farm, Cartmel	11	0			Submitted	Allocated				Home
Racecourse, Cartmel	2	3			Yet to submit					
Yewdale Road, Coniston	7	0			Yet to submit	Allocated				Two Castles
St Mary's Green, Crosthwaite	19	0			Yet to submit					
Ghyll Side, Dent	6	6			Yet to submit					
Glebe Fold, Dent	4	4			Yet to submit					
Allithwaite Rd, Flookburgh	4	4			Yet to submit					
Winder Lane, Flookburgh	3	3			Yet to submit					
Fox Rock, Grange	0	4			Approved	None				N/A
N of Carter Rd, Grange	7	7			Approved	None				

S of Thornfield Rd, Grange	12	12			Appeal made					
Yewbarrow depot, Grange	3	0			Yet to submit	None				South Lakes H
Bankfield Hall, Gt Urswick	0	2			Approved	None				N/A
Smithy Bridge, Grasmere	10	0			Yet to submit	Allocated				Two Castles
Grandy Close, Grasmere	3	0			Yet to submit					Home
Old Vicarage, Greenodd	3	4			Yet to submit					
Old Bank, Haverthwaite	14	0			Yet to submit					Two Castles
E of Milnthorpe Rd, Holme	4	4			Yet to submit		Phase 1			
NE Sandylands, Kendal	9	14			Approved	None	Phase 2			Impact
Waterside, Kendal (SLH)	12	0			Submitted					South Lakes H
Burland Grove, Kendal	14	0			Approved	Allocated				Two Castles
Eskdale House, Kendal	2	2			Yet to submit					
Kendal Parks, Kendal	10	11			Yet to submit		Phase 1			
Natland Mill Beck, Kendal	13	13	Sep-14		Approved	None				South Lakes H
West of High Garth, Kendal	4	4			Yet to submit					
W of Oxenholme Rd, Kendal	17	18			Yet to submit					
Stainbank Green, Kendal	10	11			Yet to submit		Phase 1			
Vicarage Drive, Kendal	2	3			Approved	None				
S of Lumley Road, Kendal	10	11			Yet to submit		Phase 1			
Four Lane Ends, K Furness	2	2			Yet to submit					
Burlington Sch, K Furness	7	7			Yet to submit					
Cedar Hse Sch, K Lonsdale	3	4			Yet to submit					Home
Derry Cottages, Millthrop	5	5			Yet to submit					
South and East of Milnthorpe	3	4			Yet to submit		Phase 1			
St Anthony's Cl, Milnthorpe	0	3			Yet to submit					
W of Sedgwick Rd, Natland	5	5			Yet to submit					
S of Fell Close, Oxenholme	10	11			Yet to submit					
Rawthey Gardens, Sedbergh	8	0			Yet to submit					
Rowan Side, Sedbergh	30	0			Yet to submit					Two Castles
The Plough, Selside	0	2		Apr-14	Approved	None		0	2	N/A
Seedfield, Staveley	36	0			Yet to submit					
Cross-a-Moor, Swarthmoor	28	28			Yet to submit					
Old Hall Road, Troutbeck Br	5	0			Yet to submit					

Gascow Farm, Ulverston	10	11			Yet to submit		Phase 1			
Nook Farm, Ulverston	10	11			Yet to submit		Phase 1			
West End Farm, Ulverston	5	5			Yet to submit		Phase 1			
West End Nursery, Ulverston	5	5			Yet to submit		Phase 1			
N of Watery Lane, Ulverston	3	3			Yet to submit					
Morecambe Rd, Ulverston	2	2			Yet to submit					
Mid Town Farm, Urswick	0	3			Yet to submit		Phase 1			
ex-garden Centre, Windermere	11	0			Yet to submit					
Langstone, Windermere	3	0			Yet to submit					Two Castles
Orrest Head, Windermere	49				Yet to submit					Home
Church Road, Witherslack	5	0			Yet to submit					
N of Parish Hall, Witherslack	5	0			Yet to submit					
<b>Total affordable homes</b>	567	287								

#### Possible completions 2018 to 2024 (subject to planning permission)

Scheme	Rent Homes	Sale Homes	Actual Start Date	Actual Complete Date	Planning Permission	HCA Funding	Notes	Rent Homes Complete	Sale Homes Complete	Housing Association
High Sparrowmire, Kendal	24	0			Yet to submit		SLDC site			South Lakes H
E of Hutton Close, Burton	2	3			Yet to submit		Phase 2			
Sycamore Cl, Endmoor	17	18			Yet to submit					
Manorside, Flookburgh	5	5			Yet to submit					
Low Fell Gate, Grange	8	8			Yet to submit					
Wof Cardrona Rd, Grange	5	5			Yet to submit					
W of Burton Rd, Holme	5	5			Yet to submit					
E of Milnthorpe Rd, Holme	5	5			Yet to submit		Phase 2			
Castle Green Rd, Kendal	10	11			Yet to submit					
Valley Drive, Kendal	10	11			Yet to submit					
Kendal Parks, Kendal	24	25			Yet to submit					
S of Lumley Road, Kendal	11	11			Yet to submit		Phase 2			
Stainbank Green, Kendal	22	23			Yet to submit		Phase 2			

Underbarrow Rd, Kendal	27	27			Yet to submit					
S and E of Milnthorpe	5	5			Yet to submit		Phase 2			
Burton Rd, Oxenholme	4	4			Yet to submit					
Gascow Farm, Ulverston	16	17			Yet to submit		Phase 2			
Nook Farm, Ulverston	26	26			Yet to submit		Phase 2			
West End Farm, Ulverston	11	12			Yet to submit		Phase 2			
West End Nurs, Ulverston	11	11			Yet to submit		Phase 2			
S of Lund Farm, Uverston	15	16			Yet to submit					
Mid Town Farm, Urswick	3	3			Yet to submit		Phase 2			
<b>Total affordable homes</b>	266	239								