

APPENDIX I

POSTAL QUESTIONNAIRE

LANCASTER DISTRICT HOUSING SURVEY



**Shaping
a better future**



Promoting City, Coast & Countryside

Dear Householder

I am writing to ask for your help with an important survey, which is being carried out in Lancaster district. Households are being asked to take part in this survey; it will help Lancaster City Council develop its housing and planning policies to meet the needs of people in the coming years.

The council has appointed **DCA**, independent consultants, to carry out the survey. Approximately **11,000** randomly selected residents have been sent the attached questionnaire and we would be grateful if you could spare a few moments to fill it in. Whether you own or rent your home, **we need your views**. Even if you are not planning to move or change your personal circumstances, **please reply**. We want to hear from people who do not need to move as well as those that do, as this will give us a more complete picture.

I would like to assure you that the survey **is confidential** and no name or address is required, the form is coded only to identify your area of residency. None of the completed questionnaires will be seen by either the council or any 3rd party. The data will be seen by the council only in generalised statistical form and will be used for research and planning purposes on an area basis.

If you have any queries, need a copy of this survey in large print or need help or advice in completing the form, please contact the **DCA Research Team free on 0800 169 7865** or e-mail research@dcauk.com. Alternatively, please contact Kathy Sinclair on 01524 582724 or e-mail ksinclair@lancaster.gov.uk.

Please help us by completing the questionnaire and returning it in the pre-paid envelope provided by **25th February 2011**.

I want to take this opportunity to thank you for your support in helping us meet the future housing needs of the district.

Yours faithfully

Maurice Brophy

**Maurice Brophy
Planning and Housing Policy Manager**

| | |
|---|--|
|  | DATA PROTECTION The information you provide on this form will be kept strictly confidential and will not be used to identify you or your household. DCA are independent consultants, registered as a Data Controller with the Information Commissioner's Office (Registration Number Z4683342). For more information please visit www.dcauk.com/dataprotection , or contact us free on 0800 169 7865 |
|---|--|



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TO BE COMPLETED BY THE HOUSEHOLDER

5121114511

Please answer the questionnaire on behalf of everyone in the household - that is everyone for whom this is their main residence (including any children away at college and lodgers).

Cross one box only for each question unless instructed otherwise, using a black pen.

e.g. **A: ABOUT YOUR EXISTING HOUSING****1 Is your present home :-**

Owner occupied (paying mortgage) ¹ Owner occupied (no mortgage) ² Private rented ³ Lancaster City Council rented ⁴
 Housing Association rented ⁵ Shared Ownership (part rent / part buy) ⁶ Tied to your employment ⁷ Living rent free ⁸

2 What type of property is your home?

Detached house ¹ Semi - Detached house ² Terraced house ³ Detached bungalow ⁴ Semi - Detached bungalow ⁵
 Terraced bungalow ⁶ Flat / Maisonette ⁷ Bedsit ⁸ Caravan / Mobile home / Houseboat ⁹

3 How many bedrooms are in your current home?

Bed-sit ¹ One ² Two ³ Three ⁴ Four ⁵ Five or more ⁶

4 How long have you lived at your present address?

Less than 1 year ¹ Between 1 and 2 years ² Between 2 and 3 years ³ Between 3 and 5 years ⁴ Between 5 and 10 years ⁵ Over 10 years ⁶

GO TO 6 **GO TO 6** **GO TO 6****5a If you have moved in the last three years, where did you previously live?**

Within Lancaster district ¹ Blackpool ² Preston ³ Blackburn ⁴ Ribble Valley ⁵ South Lakeland ⁶ Craven ⁷
 Elsewhere in Lancashire ⁸ Elsewhere in Cumbria ⁹ Elsewhere in the UK ¹⁰ Abroad ¹¹

5b What was the tenure of your previous home?

Owner occupied ¹ Private rented ² Council / Housing Association rented ³ Shared Ownership (part rent / part buy) ⁴ Tied to your employment ⁵ Lived with family / friends ⁶

5c If you have moved in the last three years, is this your first home of your own as an adult?

Yes ¹ No ²

5d What was the most important reason for your choice of location? (please cross up to three boxes)

New job / employment ¹ Closer / easier to commute to work ² To be near family / relative ³ Relationship / family break down ⁴ Quality of local schools ⁵ Retirement ⁶
 Health reasons / personal care ⁷ Move from rural to urban location ⁸ Move from urban to rural location ⁹ Able to afford local housing ¹⁰ Better quality of housing ¹¹ Better quality area ¹²

6 If you live in shared accommodation, what facilities do you share with other residents who are not in your household? e.g. A bedsit with a shared bathroom. Cross all that apply

None ¹ Toilet ² Bath / Shower ³ Kitchen ⁴ Eating area ⁵ Living room ⁶

7 In your opinion, is your present accommodation adequate for your needs?

Yes ¹ **GO TO 9** No ² **GO TO 8a**

8a If in your opinion, your present accommodation is not adequate for your needs, what are the reasons?

Please cross all that apply

Needs improvements / repairs ¹ Too costly to heat ² Too large ³ Too small ⁴ Insufficient no. of bedrooms ⁵ Unsuitable due to needs of disabled / elderly household member ⁶
 Rent / mortgage too expensive ⁷ Tenancy insecure ⁸ Suffering harassment ⁹ Inadequate facilities ¹⁰ No heating / insufficient heating ¹¹ Lack of local amenities ¹²

8b If your present accommodation is not adequate for your needs, do you need to move to resolve the difficulty?

Yes 1 No 2
GO TO 8c GO TO 9

8c If yes, could you afford to buy a home of a suitable size in the district?

Yes 1 No 2

9 Does any member of your existing household have a disability or a limiting long term illness?

Yes 1 No 2
GO TO 10a GO TO 11

The shaded boxes are provided for a second household member, if required

10a If yes, how many members of your household have a disability or have a limiting long-term illness?

One 1 Two 2

10b What age groups are they?

Member 1 0 - 15 1 16 - 24 2 25 - 34 3 35 - 59 4 60 - 74 5 75+ 6
Member 2 0 - 15 1 16 - 24 2 25 - 34 3 35 - 59 4 60 - 74 5 75+ 6

10c What is the nature of the disability or limiting long-term illness? Please cross all that apply

Member 1 Member 2 Member 1 Member 2 Member 1 Member 2 Member 1 Member 2
Wheelchair User 1 2 Walking difficulty (not in wheelchair) 3 4 Learning Disability / Mental health problem 5 6 Drug & Alcohol abuse 7 8
Visual / hearing impairment 9 10 Asthmatic / respiratory problem 11 12 Other physical disability 13 14 Limiting long-term illness 15 16

10d Do any members of the household require care / support?

Yes 1 2 No 3 4
GO TO 11

10e If yes, are they currently receiving sufficient care / support?

Yes 1 2 No 3 4
GO TO 10g

10f If they are currently receiving sufficient care / support, who provides it?

Registered care agency / voluntary body 1 2 Family / neighbour / friend 3 4

10g If they are not receiving sufficient care / support, which of the following do you / they require help with:

Please cross all that apply

Member 1 Member 2 Member 1 Member 2 Member 1 Member 2 Member 1 Member 2
Claiming welfare benefit / managing finances 1 2 Someone to act for you 3 4 Establishing social contact / activities 5 6 Personal care 7 8
Establishing personal safety / security 9 10 Looking after your home 11 12 Accessing training / employment 13 14 Help with memory loss / dementia 15 16

11 Has your home, or the access to it, been built or adapted to meet the needs of a disabled resident?

Yes 1 No 2
GO TO 12 GO TO 13

12 If yes, what facilities have been provided? Please cross all that apply

Wheelchair adaptations 1 Access to property 2 Vertical lift /stair lift 3 Bathroom adaptations 4
Extension 5 Ground floor toilet 6 Handrails / grabrails 7 Other 8

13 What facilities, if any, need to be provided to ensure current members of your household can remain in your property?

Please cross all that apply

Wheelchair adaptations 1 Access to property 2 Vertical lift /stair lift 3 Bathroom adaptations 4
Extension 5 Ground floor toilet 6 Handrails / grabrails 7 Other 8

14a Do you have elderly relatives who may need to move to the district within the next three years?

Yes 1 No 2
GO TO 14b GO TO 15a

14b If yes, what kind of accommodation might they need? Please cross all that apply

Live with you (existing home adequate) 1 Live with you (need extension / adaptation) 2 Private sheltered housing 3 Council / Housing Association sheltered housing 4 Extra care sheltered housing (for frail elderly people) 5
Residential care / nursing home 6 Owner occupied property 7 Private rented property 8 Shared ownership 9 Council / Housing Association property 10

15a How many people live in your home (including yourself)? Please put the number.

| | | | | |
|---|---|--|---|---|
| | | e.g. <table border="1" style="display: inline-table; vertical-align: middle;"> <tr> <td style="width: 30px; height: 30px; text-align: center;">0</td> <td style="width: 30px; height: 30px; text-align: center;">3</td> </tr> </table> | 0 | 3 |
| 0 | 3 | | | |

15b Which of these categories best describes the ethnic origin of your household? Please **cross** the appropriate box

| | | | | |
|--|---|---|---|--|
| White | Mixed | Asian or Asian British | Black or Black British | Other Ethnic |
| British <input type="checkbox"/> ¹ | White & Black Caribbean <input type="checkbox"/> ⁵ | Indian <input type="checkbox"/> ⁹ | Caribbean <input type="checkbox"/> ¹³ | Chinese <input type="checkbox"/> ¹⁶ |
| Irish <input type="checkbox"/> ² | White & Black African <input type="checkbox"/> ⁶ | Pakistani <input type="checkbox"/> ¹⁰ | African <input type="checkbox"/> ¹⁴ | Gypsy / Traveller <input type="checkbox"/> ¹⁷ |
| Other White <input type="checkbox"/> ³ | White & Asian <input type="checkbox"/> ⁷ | Bangladeshi <input type="checkbox"/> ¹¹ | Other Black Background <input type="checkbox"/> ¹⁵ | Any other <input type="checkbox"/> ¹⁸ |
| EU Accession <input type="checkbox"/> ⁴ | Other Mixed Background <input type="checkbox"/> ⁸ | Other Asian Background <input type="checkbox"/> ¹² | | |

PLEASE COMPLETE ONE LINE PER PERSON IN THE TABLE BELOW FOR EACH PERSON LIVING IN YOUR HOME, WHETHER MEMBERS OF YOUR FAMILY OR NOT (E.G. INCLUDE LODGERS). INSTRUCTIONS ARE BELOW.

Column C (Gender) Please **cross** the appropriate box
Column D (Age) Please **cross** the appropriate box

Column E (Employment) Please write the number which best describes each member's employment type from the following list;

- | | | |
|---|--|--|
| Full time employee (30+ hours) 1 | Part time employee (up to 30 hours) 2 | Self - employed 3 |
| On Government Training Scheme 4 | Full time education (age 16+) 5 | Unemployed & available for work 6 |
| Permanently sick / disabled 7 | Wholly retired from work 8 | Looking after the home 9 |
| Full / part time carer 10 | | |

Column F (Occupation) Please write the number which best describes each member's occupation type from the following list;

- | | | | |
|----------------------------|---------------------------------|------------------------------|--------------------------|
| Professional 1 | Managerial & Technical 2 | Skilled, non-manual 3 | Skilled, manual 4 |
| Partially skilled 5 | Unskilled 6 | Other 7 | |

Column G (Work Place) Please write the number which best describes each member's place of work from the following list;

- | | | | | |
|-------------------------------------|--------------------------|-------------------------|------------------------------|-------------------------------|
| Within Lancaster district 01 | Blackpool 02 | Bolton 03 | Blackburn 04 | Preston 05 |
| Elsewhere in Lancashire 06 | South Lakeland 07 | Other Cumbria 08 | Greater Manchester 09 | Elsewhere in the UK 10 |
| Abroad 11 | Work from Home 12 | | | |

Column H (Travel to Work) Please write the number which best describes how each member of the household travels to work / college from the following list;

- | | | | | | |
|--------------|--------------|----------------|----------------|---------------|----------------|
| Car 1 | Bus 2 | Train 3 | Cycle 4 | Walk 5 | Other 6 |
|--------------|--------------|----------------|----------------|---------------|----------------|

| Household Member | C Gender | | D Age | | | | | | | E Employ-ment | F Occup-ation | G Work Place | H Travel to Work |
|------------------|---------------------------------------|--|---------------------------------------|---------------------------------------|---------------------------------------|--|---------------------------------------|---------------------------------------|---------------------------------------|--|--|--|--|
| | M | F | 0-10 | 11-15 | 16-24 | 25-34 | 35-59 | 60-74 | 75+ | | | | |
| EXAMPLE | <input type="checkbox"/> ¹ | <input checked="" type="checkbox"/> ² | <input type="checkbox"/> ³ | <input type="checkbox"/> ⁴ | <input type="checkbox"/> ⁵ | <input checked="" type="checkbox"/> ⁶ | <input type="checkbox"/> ⁷ | <input type="checkbox"/> ⁸ | <input type="checkbox"/> ⁹ | <input type="checkbox"/> ¹⁰ | <input type="checkbox"/> ¹¹ | <input type="checkbox"/> ¹² | <input type="checkbox"/> ¹³ |
| Self | <input type="checkbox"/> ¹ | <input type="checkbox"/> ² | <input type="checkbox"/> ³ | <input type="checkbox"/> ⁴ | <input type="checkbox"/> ⁵ | <input type="checkbox"/> ⁶ | <input type="checkbox"/> ⁷ | <input type="checkbox"/> ⁸ | <input type="checkbox"/> ⁹ | <input type="checkbox"/> ¹⁰ | <input type="checkbox"/> ¹¹ | <input type="checkbox"/> ¹² | <input type="checkbox"/> ¹³ |
| Spouse/Partner | <input type="checkbox"/> ¹ | <input type="checkbox"/> ² | <input type="checkbox"/> ³ | <input type="checkbox"/> ⁴ | <input type="checkbox"/> ⁵ | <input type="checkbox"/> ⁶ | <input type="checkbox"/> ⁷ | <input type="checkbox"/> ⁸ | <input type="checkbox"/> ⁹ | <input type="checkbox"/> ¹⁰ | <input type="checkbox"/> ¹¹ | <input type="checkbox"/> ¹² | <input type="checkbox"/> ¹³ |
| Child 1 | <input type="checkbox"/> ¹ | <input type="checkbox"/> ² | <input type="checkbox"/> ³ | <input type="checkbox"/> ⁴ | <input type="checkbox"/> ⁵ | <input type="checkbox"/> ⁶ | <input type="checkbox"/> ⁷ | <input type="checkbox"/> ⁸ | <input type="checkbox"/> ⁹ | <input type="checkbox"/> ¹⁰ | <input type="checkbox"/> ¹¹ | <input type="checkbox"/> ¹² | <input type="checkbox"/> ¹³ |
| Child 2 | <input type="checkbox"/> ¹ | <input type="checkbox"/> ² | <input type="checkbox"/> ³ | <input type="checkbox"/> ⁴ | <input type="checkbox"/> ⁵ | <input type="checkbox"/> ⁶ | <input type="checkbox"/> ⁷ | <input type="checkbox"/> ⁸ | <input type="checkbox"/> ⁹ | <input type="checkbox"/> ¹⁰ | <input type="checkbox"/> ¹¹ | <input type="checkbox"/> ¹² | <input type="checkbox"/> ¹³ |
| Child 3 | <input type="checkbox"/> ¹ | <input type="checkbox"/> ² | <input type="checkbox"/> ³ | <input type="checkbox"/> ⁴ | <input type="checkbox"/> ⁵ | <input type="checkbox"/> ⁶ | <input type="checkbox"/> ⁷ | <input type="checkbox"/> ⁸ | <input type="checkbox"/> ⁹ | <input type="checkbox"/> ¹⁰ | <input type="checkbox"/> ¹¹ | <input type="checkbox"/> ¹² | <input type="checkbox"/> ¹³ |
| Child 4 | <input type="checkbox"/> ¹ | <input type="checkbox"/> ² | <input type="checkbox"/> ³ | <input type="checkbox"/> ⁴ | <input type="checkbox"/> ⁵ | <input type="checkbox"/> ⁶ | <input type="checkbox"/> ⁷ | <input type="checkbox"/> ⁸ | <input type="checkbox"/> ⁹ | <input type="checkbox"/> ¹⁰ | <input type="checkbox"/> ¹¹ | <input type="checkbox"/> ¹² | <input type="checkbox"/> ¹³ |
| Partner of Child | <input type="checkbox"/> ¹ | <input type="checkbox"/> ² | <input type="checkbox"/> ³ | <input type="checkbox"/> ⁴ | <input type="checkbox"/> ⁵ | <input type="checkbox"/> ⁶ | <input type="checkbox"/> ⁷ | <input type="checkbox"/> ⁸ | <input type="checkbox"/> ⁹ | <input type="checkbox"/> ¹⁰ | <input type="checkbox"/> ¹¹ | <input type="checkbox"/> ¹² | <input type="checkbox"/> ¹³ |
| Grandchild 1 | <input type="checkbox"/> ¹ | <input type="checkbox"/> ² | <input type="checkbox"/> ³ | <input type="checkbox"/> ⁴ | <input type="checkbox"/> ⁵ | <input type="checkbox"/> ⁶ | <input type="checkbox"/> ⁷ | <input type="checkbox"/> ⁸ | <input type="checkbox"/> ⁹ | <input type="checkbox"/> ¹⁰ | <input type="checkbox"/> ¹¹ | <input type="checkbox"/> ¹² | <input type="checkbox"/> ¹³ |
| Grandchild 2 | <input type="checkbox"/> ¹ | <input type="checkbox"/> ² | <input type="checkbox"/> ³ | <input type="checkbox"/> ⁴ | <input type="checkbox"/> ⁵ | <input type="checkbox"/> ⁶ | <input type="checkbox"/> ⁷ | <input type="checkbox"/> ⁸ | <input type="checkbox"/> ⁹ | <input type="checkbox"/> ¹⁰ | <input type="checkbox"/> ¹¹ | <input type="checkbox"/> ¹² | <input type="checkbox"/> ¹³ |
| Parent 1 | <input type="checkbox"/> ¹ | <input type="checkbox"/> ² | <input type="checkbox"/> ³ | <input type="checkbox"/> ⁴ | <input type="checkbox"/> ⁵ | <input type="checkbox"/> ⁶ | <input type="checkbox"/> ⁷ | <input type="checkbox"/> ⁸ | <input type="checkbox"/> ⁹ | <input type="checkbox"/> ¹⁰ | <input type="checkbox"/> ¹¹ | <input type="checkbox"/> ¹² | <input type="checkbox"/> ¹³ |
| Parent 2 | <input type="checkbox"/> ¹ | <input type="checkbox"/> ² | <input type="checkbox"/> ³ | <input type="checkbox"/> ⁴ | <input type="checkbox"/> ⁵ | <input type="checkbox"/> ⁶ | <input type="checkbox"/> ⁷ | <input type="checkbox"/> ⁸ | <input type="checkbox"/> ⁹ | <input type="checkbox"/> ¹⁰ | <input type="checkbox"/> ¹¹ | <input type="checkbox"/> ¹² | <input type="checkbox"/> ¹³ |
| Lodger 1 | <input type="checkbox"/> ¹ | <input type="checkbox"/> ² | <input type="checkbox"/> ³ | <input type="checkbox"/> ⁴ | <input type="checkbox"/> ⁵ | <input type="checkbox"/> ⁶ | <input type="checkbox"/> ⁷ | <input type="checkbox"/> ⁸ | <input type="checkbox"/> ⁹ | <input type="checkbox"/> ¹⁰ | <input type="checkbox"/> ¹¹ | <input type="checkbox"/> ¹² | <input type="checkbox"/> ¹³ |
| Lodger 2 | <input type="checkbox"/> ¹ | <input type="checkbox"/> ² | <input type="checkbox"/> ³ | <input type="checkbox"/> ⁴ | <input type="checkbox"/> ⁵ | <input type="checkbox"/> ⁶ | <input type="checkbox"/> ⁷ | <input type="checkbox"/> ⁸ | <input type="checkbox"/> ⁹ | <input type="checkbox"/> ¹⁰ | <input type="checkbox"/> ¹¹ | <input type="checkbox"/> ¹² | <input type="checkbox"/> ¹³ |
| Other | <input type="checkbox"/> ¹ | <input type="checkbox"/> ² | <input type="checkbox"/> ³ | <input type="checkbox"/> ⁴ | <input type="checkbox"/> ⁵ | <input type="checkbox"/> ⁶ | <input type="checkbox"/> ⁷ | <input type="checkbox"/> ⁸ | <input type="checkbox"/> ⁹ | <input type="checkbox"/> ¹⁰ | <input type="checkbox"/> ¹¹ | <input type="checkbox"/> ¹² | <input type="checkbox"/> ¹³ |

HOUSE PRICES ARE A RECOGNISED ISSUE IN LANCASTER DISTRICT AND WE WOULD BE GRATEFUL IF YOU WOULD COMPLETE THE FOLLOWING QUESTION(S) ON SAVINGS AND INCOME. THE INFORMATION PROVIDED IS CONFIDENTIAL AND IS USED ONLY ON AN AREA BASIS.

16 Please advise what savings and equity your household has by completing columns A, B, C AND D

| | | | |
|---|--|---|--|
| <p>a) How much does your household have in savings? (please estimate)</p> <p>No Savings <input type="checkbox"/> 1</p> <p>Under £5,000 <input type="checkbox"/> 2</p> <p>£5,000 - £10,000 <input type="checkbox"/> 3</p> <p>£10,001 - £15,000 <input type="checkbox"/> 4</p> <p>£15,001 - £20,000 <input type="checkbox"/> 5</p> <p>£20,001 - £30,000 <input type="checkbox"/> 6</p> <p>Above £30,000 <input type="checkbox"/> 7</p> | <p>b) If you are a home owner, roughly how much equity value do you own? (i.e. estimated current value minus mortgage owed)</p> <p>Negative Equity <input type="checkbox"/> 1</p> <p>Under £10,000 <input type="checkbox"/> 2</p> <p>£10,000 - £30,000 <input type="checkbox"/> 3</p> <p>£30,001 - £50,000 <input type="checkbox"/> 4</p> <p>£50,001 - £100,000 <input type="checkbox"/> 5</p> <p>£100,001 - £200,000 <input type="checkbox"/> 6</p> <p>Above £200,000 <input type="checkbox"/> 7</p> | <p>c) Please give <u>total annual</u> income of combined self & partner <u>only</u> (before tax and deductions, but not including benefits / allowances).</p> <p>None <input type="checkbox"/> 1</p> <p>Under £10,000 <input type="checkbox"/> 2</p> <p>£10,000 - £20,000 <input type="checkbox"/> 3</p> <p>£20,001 - £27,500 <input type="checkbox"/> 4</p> <p>£27,501 - £45,000 <input type="checkbox"/> 5</p> <p>£45,001 - £60,000 <input type="checkbox"/> 6</p> <p>£60,001 - £75,000 <input type="checkbox"/> 7</p> <p>£75,001 - £100,000 <input type="checkbox"/> 8</p> <p>Above £100,000 <input type="checkbox"/> 9</p> | <p>d) How much rent or mortgage do you pay, including that covered by Housing Benefit</p> <p>Under £57pw / £250pcm <input type="checkbox"/> 1</p> <p>£57 - £80pw / £250 - £350pcm <input type="checkbox"/> 2</p> <p>£81 - £103pw / £351 - £450pcm <input type="checkbox"/> 3</p> <p>£104 - £127pw / £451 - £550pcm <input type="checkbox"/> 4</p> <p>£128 - £150pw / £551 - £650pcm <input type="checkbox"/> 5</p> <p>£151 - £173pw / £651 - £750pcm <input type="checkbox"/> 6</p> <p>£174 - £196pw / £751 - £850pcm <input type="checkbox"/> 7</p> <p>Above £196pw / £850pcm <input type="checkbox"/> 8</p> |
|---|--|---|--|

16e If your household receives any financial support, please indicate what type:- Please cross all that apply

| | | | |
|--|---|--|--|
| Housing Benefit <input type="checkbox"/> 1 | Income Support <input type="checkbox"/> 2 | Job Seekers Allowance <input type="checkbox"/> 3 | Working Family Tax Credit <input type="checkbox"/> 4 |
| Pension Credits <input type="checkbox"/> 5 | Disability Allowance <input type="checkbox"/> 6 | Council Tax Benefit <input type="checkbox"/> 7 | Other <input type="checkbox"/> 8 |

WE WOULD NOW LIKE TO ASK ABOUT THE FUTURE HOUSING REQUIREMENTS OF YOU AND THE OTHER MEMBERS OF YOUR HOUSEHOLD

17a Are you intending to move, or is any member of your household currently, or likely to require their own accommodation over the next three years?

Yes 1 **GO TO 17b** Wish to move but Cannot 2 **GO TO 17e** No 3 **THANK YOU FOR COMPLETING THE QUESTIONNAIRE**

17b If YES, please cross the appropriate box(es) below:-

Moving within Lancaster district

The existing household is moving 1 **GO TO SECTION B ON PAGE 5** Of those currently living with you a member is forming a new home 2 **GO TO SECTION C ON PAGE 6**

Moving outside Lancaster district

The existing household is moving 3 **GO TO 17 c+d** Of those currently living with you a member is forming a new home 4 **GO TO 17 c+d**

17c If moving outside the district, where are you thinking of moving to?

Blackpool 1 Bolton 2 Blackburn 3 Preston 4 Elsewhere in Lancashire 5 South Lakeland 6 Elsewhere in Cumbria 7

Elsewhere in North West 8 Elsewhere in the UK 9 Abroad 10

17d If moving outside the district, please indicate your reasons for moving away:-

Family reasons 1 Employment / access to work 2 Education 3 Retirement 4

Financial reasons 5 Unable to afford to buy a home locally 6 Lack of affordable rented housing 7 Quality of neighbourhood 8

Please cross all that apply

17e If you wish to move but are not able to, which of the following reasons are preventing you? Please cross all that apply

Unable to afford to buy a home 1 In negative equity 2 Do not wish to move from school catchment area 3 Family reasons 4 Location of employment 5 Lack of affordable rented housing 6

THANK YOU FOR COMPLETING THE QUESTIONNAIRE. PLEASE RETURN IT IN THE PRE-PAID ENVELOPE PROVIDED

B: EXISTING HOUSEHOLD MOVING

Complete this section **ONLY** if your existing household intends or needs to move **WITHIN** Lancaster district in the next five years

18 When do you plan to move?

Within 1 year ¹ Between 1 and 2 years ² Between 2 and 3 years ³ Between 3 and 5 years ⁴

19 What type of accommodation is required?

Semi - Detached house ¹ Detached house ² Terraced house ³ Flat / Maisonette ⁴
Bedsit ⁵ Bungalow ⁶ Supported housing (including sheltered) ⁷ Caravan / Mobile home / Houseboat ⁸

20 If you require supported housing, which of the following types do you require? Please cross **all** that apply

Independent accommodation with visiting support ¹ Independent accommodation with live-in carer ² Private sheltered housing ³
Council / Housing Association sheltered housing ⁴ Extra care sheltered housing (self contained units with facilities and 24hr support) ⁵ Residential / nursing home ⁶

21 How many bedrooms are required?

One ¹ Two ² Three ³ Four ⁴ Five or more ⁵

22 What tenure is required?

Owner occupation ¹ Private rent ² Council rent ³ Housing Association rent ⁴ Shared ownership (part rent / part buy) ⁵ Tied to employment ⁶

23 Are you registered on any of the following Housing Waiting Lists? Please cross **all** that apply

Lancaster City Council ¹ Housing Association ² Another Council ³

24 From the list of areas below, where is accommodation required? Please cross up to **two** locations

Lancaster South of the River Lune ¹ Lancaster North of the River Lune ² Morecambe ³ Heysham ⁴ Carnforth ⁵
Bolton-le-Sands ⁶ Caton and Brookhouse ⁷ Halton ⁸ Hornby ⁹ Galgate ¹⁰
Silverdale ¹¹ Slyne-with-Hest ¹² Wray ¹³ Elsewhere in the Rural Area ¹⁴

25 Why are your choice of locations preferred? Please cross **all** that apply

Always lived here ¹ To be near family / friends ² New job / employment ³ Closer / easier to commute to work ⁴ Accessibility to public transport ⁵ Nearer / better shopping / leisure / entertainment facilities ⁶ Quality of local schools ⁷
Retirement ⁸ Health / personal care reasons ⁹ Move from urban to rural location ¹⁰ Move from rural to urban location ¹¹ Able to afford local housing ¹² Greater availability of type of housing sought ¹³ Better quality of area ¹⁴

IF A NEW HOUSEHOLD IS ALSO FORMING,  GO TO SECTION C ON PAGE 6 OTHERWISE THANK YOU FOR COMPLETING THE QUESTIONNAIRE. PLEASE RETURN IT IN THE PRE-PAID ENVELOPE PROVIDED

C: NEWLY FORMING HOUSEHOLDS

If a member, or members, of your household intend or may need to set up a home of their own WITHIN Lancaster district within the next five years, please provide details for up to two "new" households likely to form. The shaded boxes are provided for a second household forming, if required.

26 Who is looking / likely to look for accommodation in the next five years?

| | Household | |
|---------------------------|----------------------------|----------------------------|
| | 1 | 2 |
| Parent / Grandparent..... | 1 <input type="checkbox"/> | 2 <input type="checkbox"/> |
| Child (16+)..... | 2 <input type="checkbox"/> | 2 <input type="checkbox"/> |
| Partner / Spouse..... | 3 <input type="checkbox"/> | 2 <input type="checkbox"/> |
| Lodger..... | 4 <input type="checkbox"/> | 2 <input type="checkbox"/> |
| Friend..... | 5 <input type="checkbox"/> | 2 <input type="checkbox"/> |
| Other Relative..... | 6 <input type="checkbox"/> | 2 <input type="checkbox"/> |

26a Please advise the reason this new household is being formed? Please write in below

27a Is the "new" household being formed as a single person or with a partner?

| | Household | |
|-------------|----------------------------|----------------------------|
| | 1 | 2 |
| Single..... | 1 <input type="checkbox"/> | 2 <input type="checkbox"/> |
| Couple..... | 2 <input type="checkbox"/> | 2 <input type="checkbox"/> |

27b If a couple household is being formed, is the partner currently living :-

| | Household | |
|--|----------------------------|----------------------------|
| | 1 | 2 |
| In your existing household..... | 1 <input type="checkbox"/> | 2 <input type="checkbox"/> |
| Elsewhere within Lancaster district..... | 2 <input type="checkbox"/> | 2 <input type="checkbox"/> |
| Outside Lancaster district..... | 3 <input type="checkbox"/> | 2 <input type="checkbox"/> |

27c What is the age of each adult in each "new" household

| | Household 1 | | Household 2 | |
|--------------|----------------------------|----------------------------|----------------------------|----------------------------|
| | Adult 1 | Adult 2 | Adult 1 | Adult 2 |
| 16 - 19..... | 1 <input type="checkbox"/> | 2 <input type="checkbox"/> | 1 <input type="checkbox"/> | 2 <input type="checkbox"/> |
| 20 - 24..... | 2 <input type="checkbox"/> | 2 <input type="checkbox"/> | 2 <input type="checkbox"/> | 2 <input type="checkbox"/> |
| 25 - 44..... | 3 <input type="checkbox"/> | 2 <input type="checkbox"/> | 3 <input type="checkbox"/> | 2 <input type="checkbox"/> |
| 45 - 59..... | 4 <input type="checkbox"/> | 2 <input type="checkbox"/> | 4 <input type="checkbox"/> | 2 <input type="checkbox"/> |
| 60 - 74..... | 5 <input type="checkbox"/> | 2 <input type="checkbox"/> | 5 <input type="checkbox"/> | 2 <input type="checkbox"/> |
| 75+..... | 6 <input type="checkbox"/> | 2 <input type="checkbox"/> | 6 <input type="checkbox"/> | 2 <input type="checkbox"/> |

27d How many children under 16 will be in each "new" household?

| | Household | |
|------------------|----------------------------|----------------------------|
| | 1 | 2 |
| Child due..... | 1 <input type="checkbox"/> | 2 <input type="checkbox"/> |
| One..... | 2 <input type="checkbox"/> | 2 <input type="checkbox"/> |
| Two or more..... | 3 <input type="checkbox"/> | 2 <input type="checkbox"/> |
| None..... | 4 <input type="checkbox"/> | 2 <input type="checkbox"/> |

28 What tenure is a) needed, and b) preferred for each "new" household?

| | Needed | | Preferred | |
|--|----------------------------|----------------------------|----------------------------|----------------------------|
| | 1 | 2 | 1 | 2 |
| Owner occupation..... | 1 <input type="checkbox"/> | 2 <input type="checkbox"/> | 1 <input type="checkbox"/> | 2 <input type="checkbox"/> |
| Private Rent..... | 2 <input type="checkbox"/> | 2 <input type="checkbox"/> | 2 <input type="checkbox"/> | 2 <input type="checkbox"/> |
| Council Rent..... | 3 <input type="checkbox"/> | 2 <input type="checkbox"/> | 3 <input type="checkbox"/> | 2 <input type="checkbox"/> |
| Housing Association Rent..... | 4 <input type="checkbox"/> | 2 <input type="checkbox"/> | 4 <input type="checkbox"/> | 2 <input type="checkbox"/> |
| Shared ownership (part rent / part buy)..... | 5 <input type="checkbox"/> | 2 <input type="checkbox"/> | 5 <input type="checkbox"/> | 2 <input type="checkbox"/> |
| Tied to employment..... | 6 <input type="checkbox"/> | 2 <input type="checkbox"/> | 6 <input type="checkbox"/> | 2 <input type="checkbox"/> |

29 When will each "new" household need their home?

| | Household | |
|----------------------------|----------------------------|----------------------------|
| | 1 | 2 |
| Within 1 year..... | 1 <input type="checkbox"/> | 2 <input type="checkbox"/> |
| Between 1 and 2 years..... | 2 <input type="checkbox"/> | 2 <input type="checkbox"/> |
| Between 2 and 3 years..... | 3 <input type="checkbox"/> | 2 <input type="checkbox"/> |
| Between 3 and 5 years..... | 4 <input type="checkbox"/> | 2 <input type="checkbox"/> |

30a What type of accommodation is a) needed, and b) preferred for each "new" household?

| | Needed | | Preferred | |
|--|----------------------------|----------------------------|----------------------------|----------------------------|
| | 1 | 2 | 1 | 2 |
| Semi - Detached house..... | 1 <input type="checkbox"/> | 2 <input type="checkbox"/> | 1 <input type="checkbox"/> | 2 <input type="checkbox"/> |
| Detached house..... | 2 <input type="checkbox"/> | 2 <input type="checkbox"/> | 2 <input type="checkbox"/> | 2 <input type="checkbox"/> |
| Terraced house..... | 3 <input type="checkbox"/> | 2 <input type="checkbox"/> | 3 <input type="checkbox"/> | 2 <input type="checkbox"/> |
| Flat / Maisonette..... | 4 <input type="checkbox"/> | 2 <input type="checkbox"/> | 4 <input type="checkbox"/> | 2 <input type="checkbox"/> |
| Bedsit..... | 5 <input type="checkbox"/> | 2 <input type="checkbox"/> | 5 <input type="checkbox"/> | 2 <input type="checkbox"/> |
| Bungalow..... | 6 <input type="checkbox"/> | 2 <input type="checkbox"/> | 6 <input type="checkbox"/> | 2 <input type="checkbox"/> |
| Supported housing (including sheltered)..... | 7 <input type="checkbox"/> | 2 <input type="checkbox"/> | 7 <input type="checkbox"/> | 2 <input type="checkbox"/> |
| Private Sheltered Housing..... | 8 <input type="checkbox"/> | 2 <input type="checkbox"/> | 8 <input type="checkbox"/> | 2 <input type="checkbox"/> |

30b How many bedrooms are a) needed, and b) preferred for each "new" household?

| | Needed | | Preferred | |
|-------------------|----------------------------|----------------------------|----------------------------|----------------------------|
| | 1 | 2 | 1 | 2 |
| One..... | 1 <input type="checkbox"/> | 2 <input type="checkbox"/> | 1 <input type="checkbox"/> | 2 <input type="checkbox"/> |
| Two..... | 2 <input type="checkbox"/> | 2 <input type="checkbox"/> | 2 <input type="checkbox"/> | 2 <input type="checkbox"/> |
| Three..... | 3 <input type="checkbox"/> | 2 <input type="checkbox"/> | 3 <input type="checkbox"/> | 2 <input type="checkbox"/> |
| Four or more..... | 4 <input type="checkbox"/> | 2 <input type="checkbox"/> | 4 <input type="checkbox"/> | 2 <input type="checkbox"/> |

31 Is the "new" household registered on any Housing Waiting Lists? Please cross all that apply

| | Household | |
|-----------------------------|----------------------------|----------------------------|
| | 1 | 2 |
| Lancaster City Council..... | 1 <input type="checkbox"/> | 2 <input type="checkbox"/> |
| Housing Association..... | 2 <input type="checkbox"/> | 2 <input type="checkbox"/> |
| Another Council..... | 3 <input type="checkbox"/> | 2 <input type="checkbox"/> |

32 From the list of wards below, where is accommodation required?

Please cross up to **two** locations

| | Household | |
|---|-----------------------------|--------------------------|
| | 1 | 2 |
| Lancaster South of the River Lune..... | 1 <input type="checkbox"/> | <input type="checkbox"/> |
| Lancaster North of the River Lune | 2 <input type="checkbox"/> | <input type="checkbox"/> |
| Morecambe..... | 3 <input type="checkbox"/> | <input type="checkbox"/> |
| Heysham..... | 4 <input type="checkbox"/> | <input type="checkbox"/> |
| Carnforth..... | 5 <input type="checkbox"/> | <input type="checkbox"/> |
| Bolton-le-Sands..... | 6 <input type="checkbox"/> | <input type="checkbox"/> |
| Caton and Brookhouse..... | 7 <input type="checkbox"/> | <input type="checkbox"/> |
| Halton..... | 8 <input type="checkbox"/> | <input type="checkbox"/> |
| Hornby..... | 9 <input type="checkbox"/> | <input type="checkbox"/> |
| Galgate..... | 10 <input type="checkbox"/> | <input type="checkbox"/> |
| Silverdale..... | 11 <input type="checkbox"/> | <input type="checkbox"/> |
| Slyne-with-Hest..... | 12 <input type="checkbox"/> | <input type="checkbox"/> |
| Wray..... | 13 <input type="checkbox"/> | <input type="checkbox"/> |
| Elsewhere in the Rural Area..... | 14 <input type="checkbox"/> | <input type="checkbox"/> |

33 Why are the locations above preferred?

Please cross **all** that apply

| | Household | |
|---|-----------------------------|--------------------------|
| | 1 | 2 |
| Always lived here..... | 1 <input type="checkbox"/> | <input type="checkbox"/> |
| Near family / friends..... | 2 <input type="checkbox"/> | <input type="checkbox"/> |
| New job / employment..... | 3 <input type="checkbox"/> | <input type="checkbox"/> |
| Closer / easier to commute to work..... | 4 <input type="checkbox"/> | <input type="checkbox"/> |
| Accessibility to public transport..... | 5 <input type="checkbox"/> | <input type="checkbox"/> |
| Better shopping / leisure / entertainment facilities..... | 6 <input type="checkbox"/> | <input type="checkbox"/> |
| Quality of local schools/colleges..... | 7 <input type="checkbox"/> | <input type="checkbox"/> |
| Better public transport..... | 8 <input type="checkbox"/> | <input type="checkbox"/> |
| Better facilities for families and young people..... | 9 <input type="checkbox"/> | <input type="checkbox"/> |
| Better range of affordable housing..... | 10 <input type="checkbox"/> | <input type="checkbox"/> |
| Greater availability of type of housing sought..... | 11 <input type="checkbox"/> | <input type="checkbox"/> |

34 Is the "new" household likely to be claiming Housing Benefit?

| | Household | |
|----------|----------------------------|--------------------------|
| | 1 | 2 |
| Yes..... | 1 <input type="checkbox"/> | <input type="checkbox"/> |
| No..... | 2 <input type="checkbox"/> | <input type="checkbox"/> |

35a How much would each "new" household be able and willing to pay in rent and mortgage costs per month?

| | Household | |
|--------------------------------------|----------------------------|--------------------------|
| | 1 | 2 |
| Below £57 pw / £250 pm..... | 1 <input type="checkbox"/> | <input type="checkbox"/> |
| £57 - £80 pw / £250 - £350 pm..... | 2 <input type="checkbox"/> | <input type="checkbox"/> |
| £81 - £103 pw / £351 - £450 pm..... | 3 <input type="checkbox"/> | <input type="checkbox"/> |
| £104 - £127 pw / £451 - £550 pm..... | 4 <input type="checkbox"/> | <input type="checkbox"/> |
| £128 - £150 pw / £551 - £650 pm..... | 5 <input type="checkbox"/> | <input type="checkbox"/> |
| £151 - £173 pw / £651 - £750 pm..... | 6 <input type="checkbox"/> | <input type="checkbox"/> |
| £174 - £196 pw / £751 - £850 pm..... | 7 <input type="checkbox"/> | <input type="checkbox"/> |
| Above £196 pw / £850 pm..... | 8 <input type="checkbox"/> | <input type="checkbox"/> |

35b What savings does each household have to meet a deposit and legal costs?

| | Household | |
|------------------------|----------------------------|--------------------------|
| | 1 | 2 |
| No Savings..... | 1 <input type="checkbox"/> | <input type="checkbox"/> |
| Under £1,000..... | 2 <input type="checkbox"/> | <input type="checkbox"/> |
| £1,000 - £5,000..... | 3 <input type="checkbox"/> | <input type="checkbox"/> |
| £5,001 - £10,000..... | 4 <input type="checkbox"/> | <input type="checkbox"/> |
| £10,001 - £20,000..... | 5 <input type="checkbox"/> | <input type="checkbox"/> |
| £20,001 - £30,000..... | 6 <input type="checkbox"/> | <input type="checkbox"/> |
| Over £30,000..... | 7 <input type="checkbox"/> | <input type="checkbox"/> |

35c Will each "new" household get help with a deposit from parents / relatives?

| | Household | |
|------------------------|----------------------------|--------------------------|
| | 1 | 2 |
| By a loan..... | 1 <input type="checkbox"/> | <input type="checkbox"/> |
| By a gift..... | 2 <input type="checkbox"/> | <input type="checkbox"/> |
| No need..... | 3 <input type="checkbox"/> | <input type="checkbox"/> |
| No help available..... | 4 <input type="checkbox"/> | <input type="checkbox"/> |

35d Please give total annual HOUSEHOLD income for the person or couple in each new household (including benefits & allowances but before tax and deductions)

| | Household | |
|------------------------|----------------------------|--------------------------|
| | 1 | 2 |
| Under £10,000..... | 1 <input type="checkbox"/> | <input type="checkbox"/> |
| £10,001 - £15,000..... | 2 <input type="checkbox"/> | <input type="checkbox"/> |
| £15,001 - £20,000..... | 3 <input type="checkbox"/> | <input type="checkbox"/> |
| £20,001 - £25,000..... | 4 <input type="checkbox"/> | <input type="checkbox"/> |
| £25,001 - £30,000..... | 5 <input type="checkbox"/> | <input type="checkbox"/> |
| £30,001 - £35,000..... | 6 <input type="checkbox"/> | <input type="checkbox"/> |
| £35,001 - £40,000..... | 7 <input type="checkbox"/> | <input type="checkbox"/> |
| £40,001 - £60,000..... | 8 <input type="checkbox"/> | <input type="checkbox"/> |
| Above £60,000..... | 9 <input type="checkbox"/> | <input type="checkbox"/> |

THANK YOU FOR COMPLETING THE QUESTIONNAIRE. PLEASE RETURN IN THE PRE-PAID ENVELOPE PROVIDED TO: DAVID COUTTIE ASSOCIATES, FREEPOST HF2416, HUDDERSFIELD, HD1 2XY

APPENDIX II

PROMOTIONAL POSTER



Lancaster City Council Housing Survey



Shaping
a better future

Help us to help you!

Lancaster City Council has asked its housing consultants, David Coultie Associates, (DCA) to send questionnaires to 11,000 households throughout Lancaster district at the beginning of February 2011.

The information requested is very important to our community as it will help the council assess present and future housing needs.

Completed forms need to be returned by 25 February 2011.

Thank you for your support.

For further information contact:
DCA Research Team on **0800 169 7865**
or e-mail **research@dcauk.com**

LANCASTER
CITY COUNCIL
Promoting City, Coast & Countryside

APPENDIX III

RESIDENT LETTER



Dear Householder,

Lancaster City Council Housing Needs Survey

Lancaster City Council is carrying out a major study to find out more about local residents' housing circumstances and their current and future needs over the next five years. The information is very important because it will help the Council to develop its housing and planning policies to help meet the needs of local people in the coming years.

We have commissioned an independent research company, David Coultie Associates (DCA) to conduct the study and as part of this we are conducting face-to-face interviews with 200 households across the District. Your household has been randomly selected to be part of this survey and I hope that you will be willing and able to assist us. Not everyone who has been selected will be interviewed, but we are sending this letter in order that you know what to expect if an interviewer calls.

If you do not wish to be interviewed please contact the DCA Research Team free on 0800 169 7865 and your name will be removed from our list.

If you are selected, an interviewer from Mill Field Services, working on behalf of DCA and Lancaster City Council, will call between 14th and 20th February 2011.

The interviewer will have an identity card, which you should ask to see.

The interview should last no more than twenty minutes. All the information you provide will be totally confidential and will not be used to identify you or your household.

The information is very important because it will help us to develop our housing and planning policies to help meet the needs of local people in the coming years. This will assist in applying for funding to meet the needs identified through the survey.

There is nothing you need to do in response to this letter. However, if you have any queries or want more information about the study, please contact the DCA Research Team free on 0800 169 7865 or email at research@dcauk.com. Alternatively you can also call Kathy Sinclair or Maurice Brophy at Lancaster City Council on 01524 582724 or 01524 582330.

Thank you for your help with this important piece of work for Lancaster City Council.

Yours faithfully,

Maurice Brophy

Maurice Brophy
Planning and Housing Policy Manager

Andrew Dobson
Head of Regeneration and Policy



SECONDARY DATA SOURCES

Secondary Data Sources

| DATA SOURCE | DESCRIPTION | SOURCE LOCATION | COVERAGE | FREQUENCY OF RELEASE | NEXT RELEASE DATE | SAMPLE | COST |
|--|--|------------------------------------|---------------------------|----------------------|-------------------------------|--|--|
| 2010 Annual Survey of Hours and Earnings (ASHE) | <p>The Annual Survey of Hours and Earnings (ASHE) provides information about the level, distribution and make-up of earnings and hours paid for employees within industries, occupations and regions.</p> <p>The ASHE was developed to replace the New Earnings Survey (NES) in 2004.</p> <p>The ASHE contains UK data on earnings for employees by sex and full-time/part-time workers. Further breakdowns include by region, occupation, industry, region by occupation and age-groups. These breakdowns are available for the following variables: gross weekly pay, weekly pay excluding overtime, basic pay including other pay, overtime pay, gross hourly pay, hourly pay excluding overtime, gross annual pay, annual incentive pay, total paid hours, basic paid hours and paid overtime hours.</p> | National Statistics Online / NOMIS | Nationally | Annually | November 2011 | Approximately 1% sample of employees on the Inland Revenue PAYE register | Free |
| 2009 Annual Business Inquiry | The Annual Business Inquiry (ABI) is conducted in two parts: one dealing with employment, the other with financial information. The financial inquiry covers about two thirds of the UK economy including: production; construction; distribution and service industries; agriculture (part), hunting, forestry and fishing. The coverage of the employment inquiry is wider. | National Statistics Online / NOMIS | Local Authority and above | Annually | December 2011 (ABI year 2010) | (ABI) estimates cover all UK businesses registered for Value Added Tax (VAT) and/or Pay As you Earn (PAYE), classified to the 1992 or 2003 standard industrial Classification. | Limited data from NOMIS available free Full access to ABI data is restricted. You must first obtain a Chancellor of the Exchequer's Notice from ONS. |

| DATA SOURCE | DESCRIPTION | SOURCE LOCATION | COVERAGE | FREQUENCY OF RELEASE | NEXT RELEASE | SAMPLE | COST |
|--|--|--|---------------------------|---|---|--|------|
| 2009/10 ONS Annual Population Survey | The ONS Annual Population Survey is a residence based labour market survey encompassing population, economic activity, economic inactivity and qualifications. | National Statistics Online / NOMIS | Local Authority and above | Annually and Updated Quarterly | March 2011 | There are approximately 170,000 households and 360,000 persons per dataset. However this varies from year to year. | Free |
| Census 2001 | The Census is a count of all people and all households. It the most complete source of information about the population that we have. The most recent census was on 29 April 2001. It covers everyone at the same time and asks the same core questions which makes it easy for comparisons in different parts of the country. | Office for National Statistics | Nationally | Every 10 years | Next Census undertaken 27th March 2011. Data available generally two years later (2013) | | Free |
| Census 1991 | See description above | Office for National Statistics | Nationally | Every 10 years | As above | | Free |
| Core HA New lettings Data 2009/10 | CORE records information on the characteristics of both HA and LA new social housing tenants and the homes they rent and buy. A Housing Association with more than 250 units or 250 bedspaces is required by the Tenant Services Authority to complete CORE logs fully and accurately. | CORE website www.core.ac.uk | Nationally | Updated each time a letting or sale is made | Ongoing | | Free |
| Tenant Services Authority (TSA) (Formerly Housing Corporation) | The TSA regulates social housing landlords and sets high standards of management across housing association homes and in the future Local Authority social homes. . | www.tenantservicesauthority.org | Nationally | N/A | | | Free |
| Homes and Community Agency (HCA) (Formerly Housing Corporation) | The HCA will make sure that homes are built in an economically, socially and environmentally sustainable way, as well as promoting good design. It also has a key role in regenerating communities and will base its approach on the Government's regeneration framework – Transforming Places; Changing Lives. | www.homesandcommunities.co.uk | Nationally | N/A | | | Free |

| DATA SOURCE | DESCRIPTION | SOURCE LOCATION | COVERAGE | FREQUENCY OF RELEASE | NEXT RELEASE DATE | SAMPLE | COST |
|---|--|--|-------------------------------------|----------------------|---|--------|--|
| Housing Strategy Statistical Appendix (HSSA) | The HSSA contains 14 sections of Local Authority statistical information. It is a handy reference document which brings together data items from many different housing areas. The purpose of the Appendix is to bring together statistical information relevant to the formulation of the Housing Strategy. | www.communities.gov.uk | Nationally | Annually | Generally available from June each year – 2011 HSSA available June 2011 | | Free |
| Land Registry House Price Index | The Land Registry House Price Index is the most accurate independent house price index available. It includes figures at national, regional, county and local authority level. It allows you to obtain lists of average house prices from 1995 onwards in any area of England and Wales for any range of months. | www.landregistry.gov.uk | Postcode, Local Authority and above | Monthly & Quarterly | Quarterly | | Monthly updated data is free but quarterly data available for a fee. Contact land Registry |
| P1(e) Returns | P1(e) returns are the primary source of data for statutorily homeless households. The purpose of the P1(e) returns is to collect information on applications, acceptances by priority need groups, households provided with temporary accommodation and households leaving temporary accommodation.. | Local Authority | Local Authority | Quarterly | - | | Free |
| December 2009 ONS Claimant Count | The claimant count records the number of people claiming Jobseekers Allowance (JSA) broken down by age, duration and their sought or usual occupation. | National Statistics Online / NOMIS | Local Authority and above | Monthly | - | | Free |

GLOSSARY OF TERMS

GLOSSARY

| | |
|---|---|
| ABI | Annual Business Inquiry. |
| Affordability | <p>A measure of whether households can access and sustain the costs of private sector housing. DCA use two types of affordability: mortgage and rental.</p> <p><u>Mortgage affordability</u> measures whether households can afford a deposit and a mortgage; <u>rental affordability</u> measures whether a household can afford a private rental.</p> <p>Mortgage affordability is based on conditions set by mortgage lenders - a minimum level of household income and savings. We use a 3 times multiple of gross income. Rental affordability is defined as the rent being less than a proportion of a household's gross income. We use a 25% level of rental affordability.</p> |
| Affordable Housing | <p>Affordable housing is that provided, with subsidy¹, for people who are unable to resolve their housing requirements, in the general housing market because of the relationship between local housing costs and incomes.</p> <p>The definition in PPS3 is:-</p> <p><i>“Affordable housing includes social rented housing and intermediate housing, provided to specified eligible households whose needs are not met by the market”</i></p> <p>This definition covers housing for social rent and intermediate housing through shared ownership, shared equity and sub-market rent.</p> |
| Affordable Rent | A form of social housing, involving homes being made available at a rent level of up to 80% of market rent (inclusive of service charges). |
| CLG Bedroom Standard² | <p>The standard number of bedrooms allocated to each household in accordance with its age/sex/marital status composition and the relationship of the members to one another.</p> <p>A separate bedroom is allocated to each married couple, any person aged 21 or over, each pair of adolescents aged 10 – 20 of the same sex, and each pair of children under 10. Any unpaired person aged 10 – 20 is paired, if possible with a child under 10 of the same sex, or, if that is not possible, he or she is given a separate bedroom, as is any unpaired child under 10. This standard is then compared with the actual number of bedrooms available for the sole use of the household and the differences are tabulated.</p> |
| BME | Black & Minority Ethnic. |
| Choice Based Lettings (CBL) | Choice Based Lettings allows applicants for social housing (and tenants who want to transfer) to apply for vacancies which are advertised widely in the neighbourhood. Applicants can see the full range of available properties and can apply for any home to which they are matched. |
| CLG | Communities and Local Government. CLG has responsibility for local and regional government, housing, planning, fire, regeneration, social exclusion and neighbourhood renewal with the ambition to create sustainable communities for all. Previously known as DETR, DTLR, ODPM and DCLG. |

¹ This subsidy is not always public subsidy.

² This definition is taken from the Survey of English Housing, CLG.

| | |
|---|--|
| CML | Council of Mortgage Lenders |
| Concealed Household | A Concealed Household is someone living within a household wanting to move to their own accommodation and form a separate household (e.g. adult children living with their parents). |
| CORE | The Continuous Recording System (Housing Association and Local Authority Lettings / New Tenants). |
| DETR | Government body superseded by CLG. (See CLG) |
| DfT | Department for Transport |
| Discounted Market Rented Housing | New Units utilising the equity from the discounted or free land from the planning process where Housing Associations could build at only development cost and provide, without grant, units which would be available at lower than private rented market cost but above Housing Corporation rent caps. |
| Existing Household | An existing household encompasses the household in its entirety. |
| FTB | First Time Buyer – Term used for people who have not previously owned a home |
| HMO | House in Multiple Accommodation – A house which is occupied by persons who do not form a single household |
| Homeless Household | A household is accepted as statutorily homeless by the authority if it meets the criteria set out in the Housing Act 1996. |
| Household | The Census definition of a household is:- <i>“A household comprises either one person living alone or a group of people (not necessarily related) living at the same address with common housekeeping - that is, sharing at least one meal a day or sharing a living room or sitting room.”</i> |
| Housing Demand | Is the quantity and type / quality of housing which households wish to buy or rent and are able to afford. It therefore takes account of preferences and ability to pay. |
| Housing Need | Refers to households lacking their own housing or living in housing which is inadequate or unsuitable, who are unlikely to be able to meet their needs in the local housing market without some assistance. |
| Housing Register | A register of people waiting for affordable housing. It may have two components: a list for those not currently occupying affordable housing (more properly known as the Housing Register) and a Transfer List for those tenants who wish to move to another affordable home within the same District. |
| HRA | Habitat Regulations Assessment –Some areas of Morecambe/Heysham are part of a Special Area of Conservation and this regulation has to be considered by planners on any application. |

| | |
|--|--|
| HSSA | The Housing Strategy Statistical Appendix. |
| Implied Numbers | The “numbers implied” column inserted in some of the tables is DCA’s assessment of the total numbers to be derived after applying the appropriate weighting factor based on sub area location and tenure responses to that sub-areas household numbers. Where multiple choice is not involved, this will generally equate to the household population of the Local Authority as a whole but some individual questions may not be answered by all respondents, giving a marginally lower total. |
| Inadequate Housing | Housing which is inadequate or unsuitable in meeting the needs of the household, comprising a range of criteria on house condition, size, cost and security of tenure. These criteria are used to assess whether the unsuitability can be resolved by improvements to the dwelling, or whether the household has to move to another home. |
| Intermediate Housing | Housing at prices or rents above those of social rented but below market prices or rents. This includes shared ownership, shared equity and sub-market renting. |
| LA | Local Authority. |
| LCHO | Low Cost Home Ownership. |
| LDF | Local Development Framework. This is a folder of local development documents that outlines how planning will be managed within a Local Authority area. |
| LTV | Loan to Value - the percentage of loan a person needs against the value of the property. |
| Nuclear NPS | Nuclear National Policy Statement - The Government wanted a planning system for major infrastructure which is rapid, predictable and accountable. The energy National Policy Statements (NPSs) will be a blueprint for decision-making on individual applications for development consent for nationally significant energy infrastructure. |
| NOMIS | National On-line Manpower Information System. |
| ONS | Office for National Statistics. |
| Over Occupation / Over occupation | Over occupation / Overcrowding occurs when, using the bedroom standard , there are insufficient bedrooms in the property based on the number of residents and their age/sex/marital status composition. Over occupation is more common in the public sector than the private sector. |
| PPS | Planning Policy Statement. PPSs are prepared by the government after public consultation to explain statutory provisions and provide guidance to local authorities and others on planning policy and the operation of the planning system. |
| PPS3 | Planning Policy Statement 3 Housing (June 2010) |

| | |
|--|--|
| Relets | RSL rented accommodation that becomes vacant due to the departure of a previous tenant; therefore the accommodation can be re-let to another tenant or new applicant on the Housing Register. |
| Registered Social Landlords (RSL) | A Housing Association or a not-for-profit company, registered by the Tenants Services Authority (TSA), providing social housing. |
| Right to Buy (RTB) | The Right To Buy Scheme gives eligible council tenants the right to buy their property from their council at a discount. Many RSL tenants have similar rights under the Right To Acquire. |
| Survey of English Housing (SHE) | The Survey of English Housing is a continuous household survey that collects information from nearly 20,000 households about the characteristics of their housing and their attitudes to housing and related issues. |
| Sheltered Accommodation | Sheltered Accommodation is housing which is purpose built for older people with associated facilities and services. |
| SHG – Social Housing Grant | Capital provided by the HCA, or Local Authority, to fully or partially fund RSLs when developing social housing. SHG is paid under s18 of the Housing Act 1996. |
| SO – Shared Ownership | Either newly built or existing properties purchased by a housing provider, which are then sold on a part rent / part buy basis under a shared ownership lease. The shared owner buys a percentage of the property, funded by mortgage and / or savings. The remaining percentage is still owned by the housing provider who charges a rent on it. Purchasers can, in some cases ‘staircase out’ to full ownership. |
| SSA | Strategic Siting Assessment – the name of the assessment made by the Department for Trade and Industry on the appraisal of potential sites for Nuclear Power Stations |
| Transfer | A local Authority or RSL tenant who have transferred to another LA or RSL property |
| Transfer List | A list of Local Authority and RSL tenants that have applied for alternative Local Authority housing. Housing Associations may keep their own Transfer Lists and some authorities may combine transfer applicants in one Housing Register. |
| Under Occupation | A household is under-occupying if more than one spare bedroom is available, using the bedroom standard as a test. Under-occupation is common in the private sector. |

LAND REGISTRY DATA

LAND REGISTRY HOUSE PRICE DATA

House Price Inflation England & Wales

% change in prices for the period Oct - Dec 2009 to Oct - Dec 2010 inclusive

| | Detached Price | | Semi Detached Price | | Terraced Price | | Flat/Maisonette Price | | Overall Price | |
|----------------|----------------|--------|---------------------|--------|----------------|--------|-----------------------|--------|---------------|--------|
| Oct - Dec 2009 | £315,102 | + 6.6% | £190,605 | + 4.2% | £179,861 | + 4.6% | £202,117 | + 7.8% | £219,832 | + 5.8% |
| Oct - Dec 2010 | £335,779 | | £198,602 | | £188,048 | | £217,840 | | £232,628 | |

Source: Land Registry, © Crown Copyright

House Price Inflation North West

% change in prices for the period Oct - Dec 2009 to Oct - Dec 2010 inclusive

| | Detached Price | | Semi Detached Price | | Terraced Price | | Flat/Maisonette Price | | Overall Price | |
|----------------|----------------|--------|---------------------|--------|----------------|-------|-----------------------|-------|---------------|-------|
| Oct - Dec 2009 | £275,996 | + 4.4% | £154,072 | + 0.4% | £109,030 | -2.2% | £124,484 | -1.8% | £158,559 | -0.1% |
| Oct - Dec 2010 | £288,192 | | £154,634 | | £106,657 | | £122,256 | | £158,434 | |

Source: Land Registry, © Crown Copyright

House Price Inflation Lancashire

% change in prices for the period Oct - Dec 2009 to Oct - Dec 2010 inclusive

| | Detached Price | | Semi Detached Price | | Terraced Price | | Flat/Maisonette Price | | Overall Price | |
|----------------|----------------|-------|---------------------|-------|----------------|-------|-----------------------|-------|---------------|-------|
| Oct - Dec 2009 | £259,678 | -2.7% | £150,345 | -1.8% | £100,238 | -0.9% | £126,029 | -9.7% | £155,026 | -3.6% |
| Oct - Dec 2010 | £252,658 | | £147,602 | | £99,355 | | £113,850 | | £149,510 | |

Source: Land Registry, © Crown Copyright

House Price Inflation Lancaster City Council

% change in prices for the period Oct - Dec 2009 to Oct - Dec 2010 inclusive

| | Detached Price | | Semi Detached Price | | Terraced Price | | Flat/Maisonette Price | | Overall Price | |
|----------------|----------------|-------|---------------------|-------|----------------|-------|-----------------------|--------|---------------|-------|
| Oct - Dec 2009 | £261,795 | -5.7% | £150,019 | -1.9% | £125,919 | -6.3% | £108,433 | + 7.9% | £157,190 | -2.6% |
| Oct - Dec 2010 | £246,884 | | £147,164 | | £117,949 | | £117,036 | | £153,124 | |

Average House Prices by Property Type North West

Oct - Dec 2010

| Detached | | Semi Detached | | Terraced | | Flat/Maisonette | | Overall | |
|-----------|-------|---------------|-------|-----------|-------|-----------------|-------|-----------|--------|
| Av. Price | Sales | Av. Price | Sales | Av. Price | Sales | Av. Price | Sales | Av. Price | Sales |
| £288,192 | 2,944 | £154,634 | 5,830 | £106,657 | 5,747 | £122,256 | 1,722 | £158,434 | 16,243 |

Source: Land Registry, © Crown Copyright

Average House Prices by Property Type Lancashire

Oct - Dec 2010

| Detached | | Semi Detached | | Terraced | | Flat/Maisonette | | Overall | |
|-----------|-------|---------------|-------|-----------|-------|-----------------|-------|-----------|-------|
| Av. Price | Sales | Av. Price | Sales | Av. Price | Sales | Av. Price | Sales | Av. Price | Sales |
| £252,658 | 713 | £147,602 | 1,153 | £99,355 | 1,249 | £113,850 | 244 | £149,510 | 3,359 |

Source: Land Registry, © Crown Copyright

Average House Prices by Property Type Lancaster City Council

Oct - Dec 2010

| Detached | | Semi Detached | | Terraced | | Flat/Maisonette | | Overall | |
|-----------|-------|---------------|-------|-----------|-------|-----------------|-------|-----------|-------|
| Av. Price | Sales | Av. Price | Sales | Av. Price | Sales | Av. Price | Sales | Av. Price | Sales |
| £246,884 | 86 | £147,164 | 182 | £117,949 | 143 | £117,036 | 54 | £153,124 | 465 |

Source: Land Registry, © Crown Copyright

AFFORDABLE RENTS

Affordable Rent Levels – Lancaster Council (LC) & RSLs

Carnforth Affordable Housing v Private Rent Levels

| Carnforth | AVERAGE COUNCIL RENT | AVERAGE RSL RENT | AVERAGE PRIVATE RENT | 60% of PRS | 70% of PRS | 80% of PRS |
|-----------|----------------------|------------------|----------------------|------------|------------|------------|
| 1-Bed | £247 | £256 | no data | no data | no data | no data |
| 2-Bed | £275 | £312 | £568 | £341 | £398 | £454 |
| 3-Bed | £310 | £346 | £579 | £347 | £405 | £463 |

Morecambe/Heysham Affordable Housing v Private Rent Levels

| Morecambe / Heysham | AVERAGE COUNCIL RENT | AVERAGE RSL RENT | AVERAGE PRIVATE RENT | 60% of PRS | 70% of PRS | 80% of PRS |
|---------------------|----------------------|------------------|----------------------|------------|------------|------------|
| 1-Bed | £247 | £256 | £369 | £221 | £258 | £295 |
| 2-Bed | £275 | £312 | £506 | £304 | £354 | £405 |
| 3-Bed | £310 | £346 | £602 | £361 | £421 | £482 |

Lancaster North Affordable Housing v Private Rent Levels

| Lancaster North | AVERAGE COUNCIL RENT | AVERAGE RSL RENT | AVERAGE PRIVATE RENT | 60% of PRS | 70% of PRS | 80% of PRS |
|-----------------|----------------------|------------------|----------------------|------------|------------|------------|
| 1-Bed | £247 | £256 | £395 | £237 | £277 | £316 |
| 2-Bed | £275 | £312 | £511 | £307 | £358 | £409 |
| 3-Bed | £310 | £346 | £577 | £346 | £404 | £462 |

Lancaster South Affordable Housing v Private Rent Levels

| Lancaster South | AVERAGE COUNCIL RENT | AVERAGE RSL RENT | AVERAGE PRIVATE RENT | 60% of PRS | 70% of PRS | 80% of PRS |
|-----------------|----------------------|------------------|----------------------|------------|------------|------------|
| 1-Bed | £247 | £256 | £505 | £303 | £354 | £404 |
| 2-Bed | £275 | £312 | £587 | £352 | £411 | £470 |
| 3-Bed | £310 | £346 | £523 | £314 | £366 | £418 |

Rural Affordable Housing v Private Rent Levels

| Rural | AVERAGE COUNCIL RENT | AVERAGE RSL RENT | AVERAGE PRIVATE RENT | 60% of PRS | 70% of PRS | 80% of PRS |
|-------|----------------------|------------------|----------------------|------------|------------|------------|
| 1-Bed | £247 | £256 | no data | no data | no data | no data |
| 2-Bed | £275 | £312 | £572 | £343 | £400 | £458 |
| 3-Bed | £310 | £346 | £582 | £349 | £407 | £466 |

Whole of Lancaster Affordable Housing v Private Rent Levels

| Lancaster Total | AVERAGE LC RENT | AVERAGE RSL RENT | AVERAGE PRIVATE RENT | 60% of PRS | 70% of PRS | 80% of PRS |
|-----------------|-----------------|------------------|----------------------|------------|------------|------------|
| 1-Bed | £247 | £256 | £386 | £232 | £270 | £309 |
| 2-Bed | £275 | £312 | £523 | £314 | £366 | £418 |
| 3-Bed | £310 | £346 | £584 | £350 | £409 | £467 |