

**LANCASTER DISTRICT
RURAL SETTLEMENTS
REPORT**

2011



CONTENTS

1 INTRODUCTION3

1.2 RESPONSE RATE FOR THE RURAL SETTLEMENTS.....3

1.3 DATA VALIDITY4

1.4 SURVEY WEIGHTING4

1.5 BOLTON-LE-SANDS5

1.6 GALGATE7

1.7 HALTON-WITH-AUGHTON.....9

1.8 CATON & BROOKHOUSE 11

1.9 WRAY 13

1.10 SILVERDALE 15

1.11 SLYNE-WITH-HEST..... 17

1.12 HORNBY 19

TABLES

TABLE 1-1 RURAL SETTLEMENTS3

TABLE 1-2 RESPONSE RATE3

1 INTRODUCTION

1.1.1 This Sub-Report provides the key findings for the eight Rural Settlements identified within the Core Strategy.

1.1.2 In this report for each of the eight rural settlements we will cover the following:-

- Current housing situation;
- Previous location and reason for moving into the rural area;
- Moving outside Lancaster District;
- Moving within Lancaster District;
- Existing households moving to each rural settlement.

1.1.3 The eight rural settlements and the wards in which they are contained are listed in the table below.

Table 1-1 Rural Settlements

Rural Settlements	Ward
Bolton-Le-Sands	Bolton-Le-Sands
Galgate	Ellel
Halton-with-Aughton	Halton-with-Aughton
Caton & Brookhouse	Lower Lune Valley
Wray	Lower Lune Valley
Silverdale	Silverdale
Slyne-with-Hest	Slyne-with-Hest
Hornby	Upper Lune Valley

1.2 Response Rate for the Rural Settlements

1.2.1 The response rate from the eight rural settlements was 858 (31.3%) with a confidence level of + 3.4%.

Table 1-2 Response Rate

Settlement	Sample	Returns	Response rate (%)	Confidence Interval \pm %
Bolton-Le-Sands	400	100	25.0	10.0
Galgate	400	104	26.0	9.8
Halton-with-Aughton	400	134	33.5	8.6
Caton & Brookhouse	375	129	34.4	8.8
Wray	190	57	30.0	--
Silverdale	400	149	37.3	8.2
Slyne with Hest	300	90	30.0	--
Hornby	272	95	34.9	--
Total	2,737	858	31.3	3.4

Source: Lancaster Housing Survey Data 2011

1.3 Data Validity

- 1.3.1 Five areas reached response levels based on household numbers adequate to ensure statistical validity at the confidence level of 95%. The confidence interval ranged from $\pm 10.0\%$ to $\pm 8.2\%$ at settlement level and was $\pm 3.4\%$ overall.
- 1.3.2 These levels have resulted in a total sample adequate to ensure that the findings of the survey are representative of the population and sufficiently large to overcome bias.

1.4 Survey Weighting

- 1.4.1 The data file was checked against the 2001 Census Tenure data and the Council's Housing Strategy Statistical Appendix (HSSA) for bias and re-weighted where necessary. A copy of the weighting carried out in this survey is provided with the Survey Data Tables.
- 1.4.2 Given the nature of the random sample of households within agreed sub-areas embodied in the postal survey, tenure type is expected to provide the main validation that the sample is representative of the whole population.
- 1.4.3 The data set out below on household population and tenure is based on the Council Tax number of resident households at ward level. Private sector tenure has been re-weighted to be in line with the 2001 Census data, with allowance for nine further years development. The social housing stock has been weighted to the number of units in the 2010 HSSA Statistical Appendix by ward (supplied by the City Council).
- 1.4.4 The overall data set is therefore representative of the district ward population and is the basis for the calculation of all the subsequent tables i.e. all responses are given the weight appropriate to the actual tenure balance of each ward.
- 1.4.5 It should be borne in mind that the rural settlements which do not constitute the whole ward have been weighted as the whole ward as this is the only data available.

1.5 Bolton-Le-Sands

1.5.1 Current Housing

- 91.5% (1,630 implied) of respondents living in Bolton-le-Sands are owner occupiers, 6.3% (97 implied) live in private rent and 2.2% (40 implied) in Council rented accommodation.
- The main tenure type is semi-detached at 51.9% (926 implied), followed by detached at 30.6% (545 implied).
- 41.0% (732 implied) of properties contain 3 bedrooms and 36.6% (653) contain 2 bedrooms.

1.5.2 Previous Location

- 63.5% (1,132) of residents responding have lived in Bolton-le-Sands for over 10 years, only 13.2% (236 implied) have lived in their current property for less than 3 years.
- 56.3% (110 implied) previously lived within Lancaster District; 21.0% (41 implied) in South Lakeland and 22.7% (44 implied) elsewhere in the UK.
- The main reasons for the move include, better quality area at 50.3% (191 implied), move from urban to rural at 32.2% (122 implied) and to be near a relative at 21.2% (81 implied).

1.5.3 Moving Outside Lancaster District

- 58.4% (170 implied) of all households intending to move within the next three years intend to move out of Lancaster District. 51.8% (88 implied) are existing households and 48.2% (82 implied) are concealed households forming.
- 26.6% (53 implied) of all households moving are thinking of moving elsewhere in the North West and 26.6% (53 implied) elsewhere in the UK. 20.7% (41 implied) are thinking of moving to Preston.
- The main reasons for the move outside Lancaster are employment / access to work (43.9%; 69 implied) and financial reasons (43.9%; 69 implied). Retirement and family reasons also featured quite highly at 33.3% (53 implied) and 32.9% (52 implied) respectively.

1.5.4 Moving within Lancaster District

- 41.6% (121 implied) of all households intending to move within the next three years intend to move within Lancaster District. 23.1% (28 implied) are existing households and 76.9% (93 implied) are concealed households.

1.5.5 Existing households requiring a move to Bolton-le-Sands

- 39.5% (126 implied) of movers to Bolton-le-Sands were going to move within 1 year, with a further 22.2% (70 implied) within 1-2 years.
- The main type of accommodation required is bungalow at 47.5% (156 implied) and 25.2% (83 implied) detached. 14.9% (49 implied) require a semi-detached property and 12.4% (41 implied) a flat/maisonette.
- 56.3% (192 implied) require 2 bedrooms, 15.0% (51 implied) require 3 bedrooms and 28.8% (98 implied) require 4 bedrooms.

- The main tenure preferred is owner occupation at 61.5% (195 implied), followed by Council rent at 16.7% (53 implied). 12.8% (41 implied) prefer shared ownership and 5.1% (16 implied) HA Rent. 3.8% (12 implied) prefer private rent.
- 75.6% (73 implied) of moving households currently living in Bolton-le-Sands would prefer to stay in Bolton-le-Sands.
- The main reasons for the choice of location include nearer family at 74.7% (255 implied), better quality of area at 36.3% (124 implied) and closer / easier to commute to work at 27.5% (94 implied).
- 57 households require supported housing, of which 69.5% (40 implied) was for independent accommodation with external support, 49.9% (28 implied) for Council / HA Sheltered housing, 9% (5 implied) for Private sheltered housing and 28.4% (16 implied) for a residential nursing home.

1.5.6 Concealed households requiring a move to Bolton-le-Sands

- 50.6% (42 implied) of concealed movers to Bolton-le-Sands were going to move within 1-2 years, with a further 49.4% (41 implied) between 2-3 years.
- The main type of accommodation required is a detached house at 49.4% (41 implied) followed by a bungalow at 38.6% (32 implied). 12% (10 implied) require a semi-detached property.
- All households (88 implied) require 2 bedrooms.
- The main tenure preferred is shared ownership at 57% (41 implied), followed by owner occupation at 43% (31 implied) and HA rent at 22.2% (16 implied).
- The main reasons for the choice of location include nearer family mentioned by all households (138 implied) and always lived here at 40.6% (56 implied). Closer / easier to commute to work (78.3%; 108 implied), near employment and accessibility to public transport were all factors in choice of location.

1.6 Galgate

1.6.1 Current Housing

- 74.9% (1,050 implied) of respondents living in Galgate live in owner occupied accommodation, 20.1% (282 implied) in private rent and 2.9% (41 implied) in Council rented accommodation.
- The main tenure type is semi-detached at 56.7% (795 implied), followed by terraced at 35.7% (501 implied).
- 42.3% (589 implied) of properties contain 3 bedrooms and 35.8% (498 implied) contain 2 bedrooms.

1.6.2 Previous Location

- 46.1% (646 implied) of residents responding have lived in Galgate for over 10 years, 17.3% (241 implied) have lived in their current property for less than 3 years.
- 74.0% (159 implied) previously lived within Lancaster District; 11.9% (26 implied) in Preston and 7.9% (17 implied) elsewhere in Lancashire.
- The main reasons for the move include, to be near a relative at 31.0% (82 implied), better quality area at 30.0% (80 implied) and closer / easier to commute at 29.5% (78 implied).

1.6.3 Moving Outside Lancaster District

- 29.3% (115 implied) of all households intending to move within the next three years intend to move out of Lancaster District. 85.2% (98 implied) are existing households and 14.8% (17 implied) are concealed households.
- 33.3% (44 implied) of all households moving are thinking of moving to elsewhere in the North West, 20.4% (27 implied) to elsewhere in the UK and 20.4% (27 implied) to elsewhere in Lancashire.
- The main reason for the move outside Lancaster is employment / access to work at 68.0% (78 implied). Other reasons which featured quite highly were quality of neighbourhood at 29.7% (34 implied) and Retirement at 17.2% (20 implied).

1.6.4 Moving within Lancaster District

- 70.7% (278 implied) of all households who intend to move within the next three wish to move within Lancaster District. 90.3% (251 implied) are existing households and 9.7% (27 implied) are concealed households.

1.6.5 Existing households requiring a move to Galgate

- 45.3% (59 implied) of movers to Galgate were going to move within 1-2 years, with a further 19.6% (26 implied) between 2-3 years.
- The main type of accommodation required is semi-detached at 57.8% (70 implied) and terraced properties at 42.2% (51 implied).
- 7% (10 implied) require 1 bedroom, 24.7% (35 implied) require 2 bedrooms, 45.4% (64 implied) require 3-bedrooms and 22.9% (32 implied) require 4 bedrooms.

- The main tenure required is owner occupation at 75.3% (106 implied), followed by private rent at 18.2% (26 implied) and Council rent at 6.4% (9 implied).
- 39.5% (99 implied) of movers to Galgate are currently living in Galgate.
- The main reasons for the choice of location include closer / easier to commute to work at 70.8% (92 implied), nearer family at 52.2% (68 implied), better quality of area at 46.8% (61 implied) Quality of local schools was also a high factor at 45.3% (59 implied).
- 57 households require supported housing, of which 69.5% (40 implied) was for independent accommodation with external support, 49.9% (28 implied) for Council / HA Sheltered housing, 9% (5 implied) for Private sheltered housing and 28.4% (16 implied) for a residential nursing home.

1.6.6 Concealed households requiring a move to Galgate

- 39% (51 implied) of movers to Galgate were going to move within 1 year, with a further 20.8% (27 implied) within 1-2 years. 20.8% within 2-3 years and a further 18% within 3-5 years.
- The main type of accommodation needed is semi-detached at 33.8% (44 implied) and 19.2% (25 implied) a terraced property. 18.5% (24 implied) need a bedsit.
- 31.4% (44 implied) require 1 bedroom, 31.4% (44 implied) require 2 bedrooms and 17.9% (25 implied) require 3 bedrooms. 18.6% (26 implied) need a 4 bedroom property.
- The main tenure preferred is owner occupation 38.6% (54 implied) followed by Council rent 35.7% (50 implied). Private rent was needed by 36 implied households (25.7%).
- The main reasons for the choice of location include nearer family mentioned by 82% households (115 implied), always lived here, closer / easier to commute to work, quality of local schools and greater availability of housing sought were all factors in choice of location.

1.7 Halton-with-Aughton

1.7.1 Current Housing

- 85.4% (840 implied) of respondents living in Halton-with-Aughton live in owner occupied accommodation, 8.2% (81 implied) in private rent and 4.0% (39 implied) in Council rented accommodation.
- The main tenure type is detached at 42.9% (422 implied), closely followed by semi-detached at 41.8% (411 implied).
- 43.6% (430 implied) of properties contain 3 bedrooms and 25.2% (249 implied) contain 4 bedrooms.

1.7.2 Previous Location

- 62.5% (600 implied) of residents responding have lived in Halton-with-Aughton for over 10 years, only 14.0% (134 implied) have lived in their current property for less than 3 years.
- 85.7% (132 implied) previously lived within Lancaster District; 6.1% (9 implied) lived elsewhere in the UK and 5.1% (8 implied) elsewhere in Lancashire.
- The main reasons for the move include better quality area at 40.6% (70 implied), quality of local schools at 36.5% (63 implied) and to be near a relative at 35.1% (60 implied).

1.7.3 Moving Outside Lancaster District

- 18.8% (33 implied) of all households intending to move within the next three years intend to move out of Lancaster District. 42.4% (14 implied) are existing households and 57.6% (19 implied) are concealed households.
- 83.4% (24 implied) of all households moving are thinking of moving to elsewhere in the UK and 16.6% (5 implied) to South Lakeland.
- The main reason for the move outside Lancaster is Education at 83.4% (24 implied). Employment / access to work, financial reasons and lack of affordable rented housing also featured quite highly all at 31.9% (9 implied).

1.7.4 Moving within Lancaster District

- 81.2% (143 implied) of all households intending to move within the next three years intend to move within Lancaster District. 62.9% (90 implied) are existing households and 37.1% (53 implied) are concealed households.

1.7.5 Existing households requiring a move to Halton-with-Aughton

- 24.9% (68 implied) of movers to Halton-with-Aughton were going to move within 1 year, with a further 46.9% (127 implied) within 1-2 years.
- The main type of accommodation required is bungalow at 34.1% (89 implied), followed by terraced house at 26.4% (69 implied) and detached at 23.2% (61 implied). Only 2.9% (8 implied) prefer a flat / maisonette.
- 55.6% (151 implied) require 2 bedrooms and 25.0% (68 implied) require 3 bedrooms. 19.4% (53 implied) require a 4 bed property.

- The main tenure required is owner occupation at 55.4% (150 implied), followed by Council rent at 36.5% (99 implied). 5.4% (15 implied) require HA rent and 2.8% (8 implied) prefer private rent.
- 60.4% of households currently living in Halton-with-Aughton would prefer to stay in Halton-with-Aughton.
- The main reasons for the choice of location include nearer family at 45.6% (124 implied), better quality of area at 37.4% (101 implied) and closer / easier to commute to work at 36.8% (100 implied).
- 16 households moving to Halton-with-Aughton require supported housing, of which all need was for Council / HA Sheltered housing.

1.7.6 Concealed households requiring a move to Halton-with-Aughton

- 78.4% (69 implied) of movers to Halton-with-Aughton were going to move within 1-2 years, with a further 17% (15 implied) within 2-3 years and a further 5.7% (5 implied) between 3-5 years.
- The main type of accommodation required is bungalow at 36% (32 implied), followed by semi-detached (15 implied), terraced house (37 implied) and supported housing (5 implied).
- 6% (5 implied) require 1 bedroom, 53% (47 implied) require 2 bedrooms and 42% (37 implied) require a 3 bed property.
- The main tenure required is Council rent at 42% (37 implied), followed by HA rent at 18.2% (16 implied). 18.2% (16 implied) need owner occupation and 17% (15 implied) need shared ownership. Need for private rent was 5.7% (5 implied).
- The main reasons for the choice of location include nearer family and always lived here mentioned by the majority of households, employment and closer / easier to commute to work, better facilities for families and young people and greater availability of housing sought were all factors in choice of location.

1.8 Caton & Brookhouse

1.8.1 Current Housing

- 81.3% (772 implied) of respondents living in Caton & Brookhouse are owner occupiers, 9.7% (92 implied) live in private rent and 8.1% (77 implied) in Council rented accommodation.
- The main tenure type is semi-detached at 48.4% (454 implied), followed by detached at 28.5% (267 implied).
- 45.7% (429 implied) of properties contain 3 bedrooms and 22.8% (214 implied) contain 2 bedrooms.

1.8.2 Previous Location

- 51.0% (472 implied) of residents responding have lived in Caton & Brookhouse for over 10 years; 23.9% (221 implied) have lived in their current property for less than 3 years.
- 64.2% (162 implied) previously lived within Lancaster District; 13.6% (34 implied) lived elsewhere in the UK and 8.2% (21 implied) lived elsewhere within Lancashire.
- The main reasons for the move include being near a relative at 27.3% (72 implied), better quality area at 26.7% (71 implied) and closer / easier to commute at 19.8% (53 implied).

1.8.3 Moving Outside Lancaster District

- 47.2% (91 implied) of all households intending to move within the next three years intend to move out of Lancaster District. 47.2% (43 implied) are existing households and 52.8% (48 implied) are concealed households.
- 46.9% (43 implied) of all households moving outside of Lancaster are thinking of moving to elsewhere in the UK and 17.1% (16 implied) to elsewhere in Cumbria.
- The main reasons for the move outside Lancaster are employment / access to work at 57.7% (53 implied), family reasons at 37.8% (34 implied) and unable to afford to buy a home locally at 23.4% (21 implied).

1.8.4 Moving within Lancaster District

- 52.8% (102 implied) of all households intending to move within the next three years intend to move within Lancaster District. 79.4% (81 implied) are existing households and 20.6% (21 implied) are concealed households.

1.8.5 Existing households requiring a move to Caton & Brookhouse

- 43.9% (184 implied) of movers to Caton & Brookhouse were going to move within 1 year, with a further 13.8% (58 implied) within 1-2 years.
- The main type of accommodation required is detached at 51.2% (202 implied), followed by semi-detached at 24.7% (97 implied). 22% (87 implied) require a bungalow and 2.1% (8 implied) a terraced house.
- 40.1% (168 implied) require 4 bedrooms, 34.4% (144 implied) require 3 bedrooms. 19.7% (83 implied) require 2 bedrooms and 5.7% (24 implied) require 5+ bedrooms.

- The main tenure required is owner occupation at 87.9% (368 implied), followed by private rent at 6.1% (25 implied) and Council rent at 6% (25 implied).
- 36.5% of households currently living in Caton & Brookhouse would prefer to stay in Caton & Brookhouse
- The main reasons for the choice of location include better quality of area at 54.3% (227 implied), nearer family at 41.3% (173 implied) and move from urban to rural at 34.1% (143 implied).
- 25 households moving to Caton & Brookhouse require supported housing, of which all need was for Council / HA Sheltered housing, there was additional need from 64.2% (16 implied) for independent accommodation with external support and residential / nursing home.

1.8.6 Concealed households requiring a move to Caton & Brookhouse

- 70% (56 implied) of movers to Caton & Brookhouse were going to move within 1-2 years, with a further 22.5% (18 implied) within 2-3 years and a further 7.5% (6 implied) between 3-5 years.
- The main type of accommodation required is bungalow at 40% (32 implied), followed by terraced house (16 implied), semi-detached (10 implied), detached (6 implied), flat (6 implied) and supported housing all at 12.5% (10 implied).
- 40% (32 implied) require 1 bedroom and 52.5% (42 implied) require 2 bedrooms. 7.5% (6 implied) require a 3 bed property.
- Tenure was widely spread over all rented tenures including Council rent (12.5%; 10 implied), HA rent (20%; 16 implied), private rent (20%; 16 implied) and owner occupation (47.5%; 38 implied).
- The main reasons for the choice of location include nearer family and employment and closer / easier to commute to work. Accessibility to public transport and greater availability of housing sought were all factors in choice of location.

1.9 Wray

1.9.1 Current Housing

- 80.6% (332 implied) of respondents living in Wray are owner occupiers, 54.3% (224 implied) with no mortgage and 19.4% (80 implied) live in private rented accommodation.
- The main tenure type is semi-detached at 32.8% (146 implied), followed by detached at 31.4% (187 implied).
- 53.3% (220 implied) of properties contain 3 bedrooms and 28.6% (34 implied) contain 2 bedrooms.

1.9.2 Previous Location

- 67.2% (278 implied) of residents responding have lived in Wray for over 10 years, only 13.5% (56 implied) have lived in their current property for less than 3 years.
- 89.7% (50 implied) previously lived within Lancaster District and 10.3% (6 implied) lived elsewhere in Lancashire.
- The main reasons for the move include better quality area at 65.0% (43 implied), closer / easier to commute at 34.9% (23 implied) and to be near a relative at 34.9% (23 implied).

1.9.3 Moving Outside Lancaster District

- 35.2% (37 implied) of all households intending to move within the next three years intend to move out of Lancaster District. 16.2% (6 implied) are existing households and 83.8% (31 implied) are concealed households.
- 59.7% (25 implied) of all households moving are thinking of moving to elsewhere in the UK, 26.8% (11 implied) to South Lakeland and 13.5% (6 implied) are thinking of moving elsewhere in Lancashire.
- The reasons for the move outside Lancaster are employment / access to work (53.4%; 20 implied), family reasons (46.6%; 17 implied) and unable to afford to buy a home locally (46.6%; 17 implied). 15.6% (6 implied) said it was due to financial reasons.

1.9.4 Moving within Lancaster District

- 64.8% (68 implied) of all households intending to move within the next three years intend to move within Lancaster District. 91.2% (62 implied) are existing households and 8.8% (6 implied) are concealed households.

1.9.5 Existing households requiring a move to Wray

- 26.6% (23 implied) of movers to Wray were going to move within 1 year, with a further 13.3% (12 implied) within 1-2 years. The majority are moving between 3-5 years at 53.5% (46 implied).
- The main type of accommodation required is semi-detached at 68.4% (55 implied), detached at 17.4% (14 implied). There was small need of 7.1% (6 implied) for terraced properties and bungalows respectively.
- The most popular size is 3 bedrooms at 78.6% (63 implied) and 21.4% (17 implied) for a 2 bed property.

- All households planning a move to Wray require owner occupation (86 implied).
- 46.7% of households currently living in Wray would prefer to move within Wray.
- The main reasons for the choice of location include better quality of area at 66.7% (58 implied), nearer family at 63.9% (55 implied) and retirement at 50.6% (44 implied).
- 6 households moving to Wray require supported housing, of which all need was for independent accommodation with external support.

1.9.6 Concealed households requiring a move to Wray

- 63% (10 implied) of movers to Wray were going to move within 1-2 years, with a further 37% (6 implied) within 2-3 years.
- All movers needed terraced housing (16 implied).
- 37% (6 implied) require 1 bedrooms and 63% (10 implied) require 2 bedrooms.
- All movers needed private rent (16 implied).
- The main reasons for the choice of location include nearer family and always lived here mentioned by the majority of households, employment and closer / easier to commute to work were also factors in choice of location.

1.10 Silverdale

1.10.1 Current Housing

- 85.5% (721 implied) of respondents living in Silverdale are owner occupiers, 52.2% (440 implied) without a mortgage. 11.0% (93 implied) live in private rented accommodation.
- The main tenure type is detached at 64.1% (538 implied), followed by semi-detached at 24.7% (207 implied).
- 28.6% (242 implied) of properties contain 2 bedrooms and 39.9% (337 implied) contain 3 bedrooms.

1.10.2 Previous Location

- 55.1% (465 implied) of residents responding have lived in Silverdale for over 10 years, 16.2% (137 implied) have lived in their current property for less than 3 years.
- 27.8% (39 implied) previously lived elsewhere in Lancashire, 24.6% (35 implied) within Lancaster District and 23.5% (33 implied) previously lived in South Lakeland.
- The main reasons for the move include better quality area at 52.8% (94 implied), 34.6% (61 implied) to be near a relative and 31.9% (957 implied) for retirement.

1.10.3 Moving Outside Lancaster District

- 40.4% (44 implied) of all households intending to within the next three years intent to move out of Lancaster District. 29.5% (13 implied) are existing households and 70.5% (31 implied) are concealed households.
- 30.6% (13 implied) of all households moving are thinking of moving elsewhere in the UK and 26.5% (12 implied) to South Lakeland.
- The main reasons for the move outside Lancaster are employment / access to work (36.7%; 16 implied) and family reasons (30.6%; 13 implied).

1.10.4 Moving within Lancaster District

- 59.6% (65 implied) of all households intending to move within the next three years intend to move within Lancaster District. 86.2% (56 implied) are existing households and 13.8% (9 implied) are concealed households.

1.10.5 Existing households requiring a move to Silverdale

- 40.6% (56 implied) of movers to Silverdale were going to move within 1 year, with a further 17.5% (24 implied) within 1-2 years. The majority are moving between 3-5 years at 41.9% (58 implied).
- The main type of accommodation required is detached at 41.3% (58 implied), followed by semi-detached at 24.0% (33 implied). 16.9% (24 implied) require a flat/maisonette and 14.5% (20 implied) a bungalow.
- The main size of accommodation required is 4 bedrooms at 35.3% (47 implied), followed by 3-bedrooms at 32.3% (43 implied), 23.9% (32 implied) require 2 bedrooms and 8.6% (12 implied) a 1 bed property.

- The main tenure required is owner occupation at 80.5% (108 implied), followed by private rent at 14.2% (19 implied) and Council rent at 5.4% (7 implied).
- 81.4% of households currently living in Silverdale would prefer to stay in Silverdale.
- The main reasons for the choice of location include better quality of area at 59.4% (83 implied), nearer family at 43.1% (60 implied) and retirement at 24.2% (34 implied).
- 12 households moving to Silverdale require supported housing, of which all need was spread over 38.4% (4 implied) independent accommodation with external support, 61.6% (7 implied) Council / HA sheltered housing, 38.4% (4 implied) private sheltered housing and 38.4% (4 implied) for extra care housing.

1.10.6 Concealed households requiring a move to Silverdale

- 70% (17 implied) of movers to Silverdale were going to move within 1-2 years, with a further 30% (7 implied) within 2-3 years.
- All households needed a flat / maisonette (12 implied).
- 36.2% (7 implied) require 1 bedroom and 22.5% (4 implied) require 2 bedrooms. 41.3% (8 implied) require a 3 bed property.
- The main tenure needed was owner occupation at 77.5% (15 implied) followed by 22.5% (4 implied) Council rent.
- The main reasons for the choice of location include nearer family mentioned by all households, accessibility to public transport, employment and closer / easier to commute to work, better facilities for families and young people and greater availability of housing sought including a better range of affordable housing were all factors in choice of location.

1.11 Slyne-with-Hest

1.11.1 Current Housing

- 95.2% (1,189 implied) of respondents living in Slyne-with-Hest are owner occupiers, 60.8% (759 implied) with no mortgage. 3.3% (42 implied) live in private rent and 1.4% (18 implied) in Council rented accommodation.
- The main tenure type is detached at 55.6% (694 implied), followed by semi-detached at 38.4% (479 implied).
- 52.1% (644 implied) of properties contain 3 bedrooms and 25.8% (319 implied) contain 4 bedrooms.

1.11.2 Previous Location

- 61.3% (765 implied) of residents responding have lived in Slyne-with-Hest for over 10 years, only 10.8% (135 implied) have lived in their current property for less than 3 years.
- 47.3% (64 implied) previously lived within Lancaster District; 35.0% (47 implied) elsewhere in the UK and 17.7% (24 implied) previously lived abroad.
- The main reasons for the move include new job at 39.3% (72 implied), to be near a relative at 39.0% (71 implied) and better quality area at 28.4% (52 implied).

1.11.3 Moving Outside Lancaster District

- 40.8% (82 implied) of all households intending to move within the next three years intend to move out of Lancaster District. 42.7% (35 implied) are existing households and 57.3% (47 implied) are concealed households.
- 71.6% (59 implied) of all households moving are thinking of moving to elsewhere in the UK, 14.2% (12 implied) Preston and 14.2% (12 implied) are thinking of moving elsewhere in the North West.
- The main reasons for the move outside Lancaster are family reasons at 42.6% (35 implied) and education at 29.0% (24 implied).

1.11.4 Moving within Lancaster District

- 59.2% (119 implied) of all households intending to move within the next three years intend to move within Lancaster District. 79.8% (95 implied) are existing households and 20.2% (24 implied) are concealed households.

1.11.5 Existing households requiring a move to Slyne-with-Hest

- 56.3% (201 implied) of movers to Silverdale were going to move within 1 year, with a further 18.5% (66 implied) within 1-2 years.
- The main type of accommodation required is detached at 50.5% (186 implied), followed by bungalow at 19.7% (73 implied). 14% (52 implied) require a semi-detached property and 15.8% (58 implied) a flat / maisonette.
- The main size of accommodation required is 3-bedrooms at 47.6% (181 implied) followed by 4-bedrooms at 29.9% (114 implied). 13.4% (51 implied) require a 2 bed property and 9.1% (35 implied) a 1 bed property.

- The main tenure required is owner occupation at 80.2% (306 implied), followed by Council rent at 16.6% (63 implied). Only 3.2% (12 implied) prefer private rent.
- 74.9% of households currently living in Slyne-with-Hest would prefer to stay in Slyne-with-Hest
- The main reasons for the choice of location include better quality of area at 55.7% (212 implied), nearer family at 42.9% (164 implied) and quality of local schools at 26.1% (99 implied) and accessibility to public transport at 28.1% (107 implied).
- 63 households moving to Slyne-with-Hest require supported housing, of which all households showed a need for Council / HA sheltered housing (63 implied). Further interest was also shown for independent accommodation with external support 25.6% (16 implied) and 25.6% (16 implied) for residential / nursing home.

1.11.6 Concealed households requiring a move to Slyne-with-Hest

- All concealed movers (74 implied) to Slyne-with-Hest were going to move within 1-2 years.
- The main type of accommodation required is flat / maisonette at 56.8% (42 implied) followed by a bungalow at 43.2% (32 implied).
- 56.8% (42 implied) require 2 bedrooms and 43.2% (32 implied) require a 3 bed property.
- The main tenure needed was private rent at 56.7% (42 implied) followed by HA rent and owner occupation (21.6%;16 implied respectively).
- The main reasons for the choice of location include nearer family and always lived here mentioned by the majority of households, employment and closer / easier to commute to work, accessibility to public transport and greater availability of housing sought were all factors in choice of location.

1.12 Hornby

1.12.1 Current Housing

- 71.8% (437 implied) of respondents living in Hornby are owner occupiers, 21.1% (128 implied) live in private rent and 4.6% (28 implied) in Council rented accommodation.
- The main tenure type is detached at 38.4% (232 implied), followed by terraced at 29.6% (179 implied).
- 30.1% (182 implied) of properties have 2 bedrooms, 34.6% (209 implied) three and 23.2% (140 implied) have 4-bedrooms.

1.12.2 Previous Location

- 48.5% (293 implied) of residents responding have lived in Hornby for over 10 years, 15.7% (95 implied) have lived in their current property for less than 3 years.
- 52.8% (51 implied) previously lived within Lancaster District; 19.8% (32 implied) lived elsewhere in the UK and 16.2% (16 implied) in Craven.
- The main reasons for the move include better quality area at 31.9% (32 implied), better quality of housing at 27.1% (27 implied) and retirement at 25.0% (25 implied).

1.12.3 Moving Outside Lancaster District

- 21.8% (86 implied) of all households intending to move within the next three years intend to move out of Lancaster District. 54.2% (17 implied) are existing households and 45.8% (13 implied) are concealed households.
- 44.9% (11 implied) of all households moving are thinking of moving to elsewhere in the North West and 34.8% (8 implied) to elsewhere in Cumbria. 20.3% (5 implied) are thinking of moving to elsewhere in the UK.
- The reasons for the move outside Lancaster are quality of neighbourhood at 55.1% (13 implied), employment / access to work at 44.9% (11 implied) and retirement at 34.8% (8 implied).

1.12.4 Moving within Lancaster District

- 78.2% (86 implied) of all households intending to move within the next three years intend to move within Lancaster District. 80.2% (69 implied) are existing households and 19.8% (17 implied) are concealed households.

1.12.5 Existing households requiring a move to Hornby

- 13.4% (29 implied) of movers to Silverdale were going to move within 1 year, with a further 10.3% (22 implied) within 1-2 years. The majority are moving between 3-5 years at 72.4% (155 implied).
- The main type of accommodation required is semi-detached at 51.2% (110 implied) followed by detached at 29.3% (63 implied). 13.8% (30 implied) require a terraced property and 5.7% (12 implied) a bungalow.
- The main size of accommodation required is 3-bedrooms at 69.0% (148 implied) followed by 2 bed at 27.2% (58 implied) and 4 bed at 3.9% (8 implied).

- 86.2% (185 implied) require owner occupation followed by private rent at 8.8% (19 implied). 5% (11 implied) expressed a preference for HA rent.
- 68.9% of households currently living in Hornby would prefer to stay in Hornby
- The main reasons for the choice of location include a move from urban to rural 53.3% (115 implied), better quality of area at 25.4% (55 implied), nearer family at 22.2% (48 implied) and nearer family at 22.2% (48 implied).
- There was no need from households moving to Slyne-with-Hest for supported housing.

1.12.6 Concealed households requiring a move to Hornby

- All concealed movers to Hornby (6 implied) were going to move within 1 year.
- All 6 implied movers needed a one bedroomed terraced property.
- All 6 implied movers needed private rent.
- The main reasons for the choice of location include nearer family, better public transport and better shopping / leisure facilities were all factors in choice of location.