

Housing Needs Survey Report

**A summary of the combined parish reports
within the
Arnside & Silverdale
Area of Outstanding Natural Beauty**



Cumbria Rural Housing Trust

Redhills House, Redhills Business Park, Penrith, Cumbria, CA11 0DT

T: 01768 210264 **E:** email@crht.org.uk **W:** www.crht.org.uk

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



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1. The Housing Needs Survey

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

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

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

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

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

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

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

Methodology and approach

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

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

It aims to identify the following:

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

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

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

The CRHT survey form comprises two sections:

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

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

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

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

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

2. Information and map of area surveyed

Arnside & Silverdale Area of Outstanding Natural Beauty (AONB)

Arnside & Silverdale AONB is a unique landscape of national importance. It was designated in 1972 and covers an area of 75km² in south Cumbria and north Lancashire. Recognised as one of England's finest landscapes, the area is especially celebrated for its characteristic limestone landscape and diversity of wildlife.

The primary purpose of AONB designation is to conserve and enhance the natural beauty of the area¹ and all local authorities have a statutory duty to pay 'due regard' to this purpose in carrying out their functions in relation to, or so as to affect, land in AONBs². The National Planning Policy Framework provides specific guidance for development planning in relation to AONBs and Paragraph 115 confirms that AONBs '*have the highest status of protection in relation to landscape and scenic beauty*'.

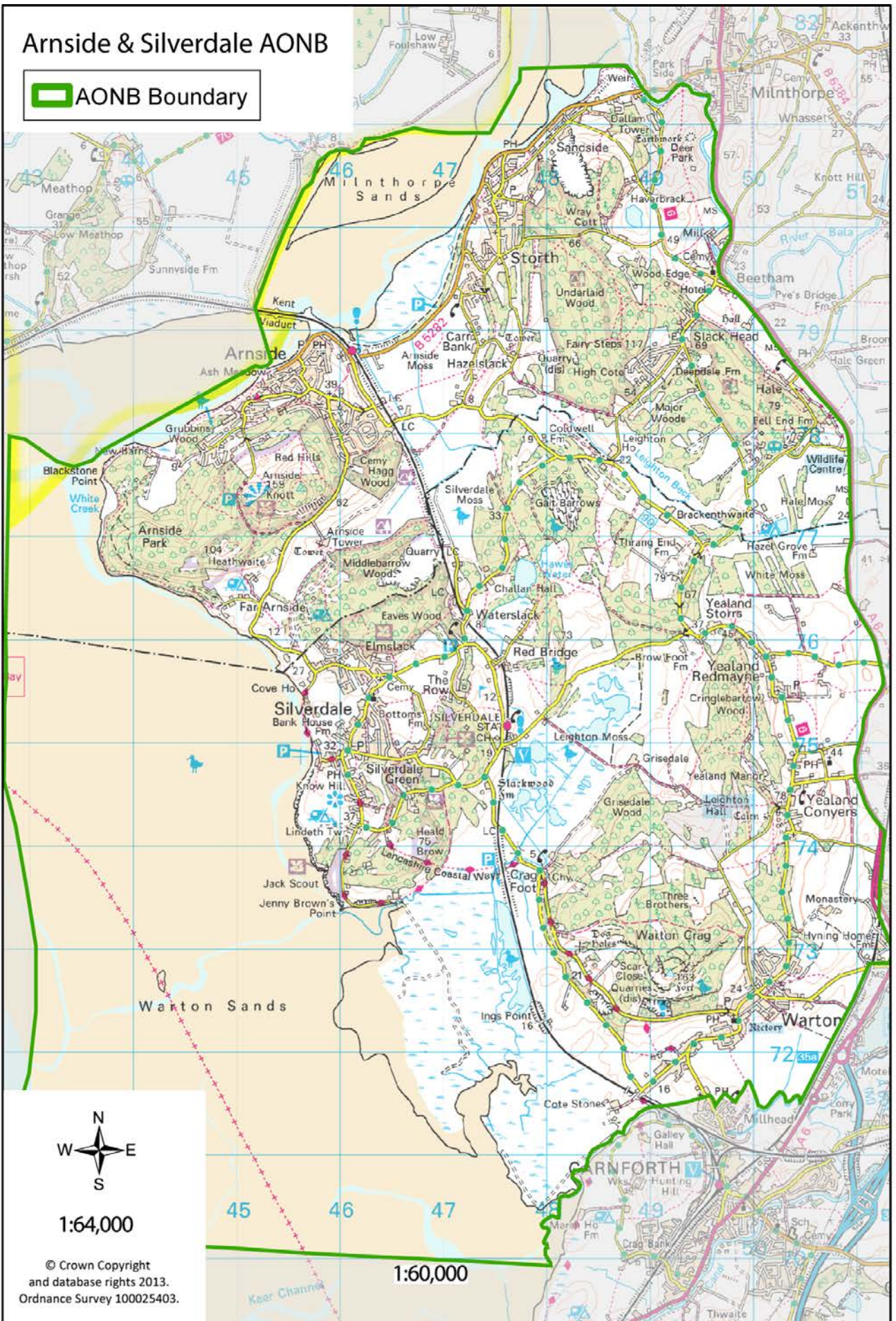
The statutory Arnside & Silverdale AONB Management Plan 2014-19 sets out a shared Vision for the area and describes how the area will be managed to conserve and enhance it for the future. The AONB Development Plan Document will act as a companion document to the Management Plan so that, together, both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

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

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

Arnside & Silverdale AONB

 AONB Boundary



3. Housing Needs Survey Summary

This report draws together the individual parish housing needs survey results for the AONB. For the purpose of this report information from Beetham parish reflects the results from only those households in the AONB area.

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

Parish Surveyed	Return Date	Surveys issued	Surveys returned	Return rate
Arnside	16 th June 2014	1290	499	38.68%
Silverdale		815	317	38.90%
Beetham (AONB)		851	286	33.60%
Warton		813	275	33.83%
Yealand Redmayne		153	50	32.68%
Yealand Conyers		109	46	42.20%
		4031	1473	35.69%

Affordable housing requirements, tenure and dwelling type required in Arnside and Silverdale Area of Outstanding Natural Beauty (all parishes)

Recommended affordable housing tenure and dwelling type	General Accommodation		Older (over 55) Accommodation	Other Accommodation	Total
	1 or 2 Bedroom house/flat	3+ Bedroom house	1 or 2 Bedroom Bungalow/flat	Sheltered Housing	
Rent	24	3	9		36
Intermediate Housing/ Discounted sale	16	13	3		32
Other				4	4
Total	40	16	12	4	72

Respondents in affordable housing need

- 167 respondents (11.33%) in the AONB area stated that they or someone living in the household had a need to move in the next 5 years.
- 72 (4.88%) are in need of affordable housing.
- The main affordable need is for 1/2 bedroom flats or houses (40), followed by 3+ bedroom houses (16), 1/2 bedroom bungalow/flat for older households (12) and 4 specific requests for sheltered housing .
- The main tenure required is for rented property (36), followed by Intermediate housing/discounted sale (32) and sheltered housing (4).
- 11 respondents are registered on Choice based lettings/Ideal Choice Homes or on a local private landlord list.

Respondents not in need

- 95 respondents stated they needed to move but are deemed not to be in need of affordable housing.
- The desired number of bedrooms of those deemed not in need is mainly for two and three bedroom accommodation.
- The aspiration of housing type of those deemed not in need is in the main for accommodation on one level, including flats and bungalows. There are six requests for sheltered housing/residential care/Extra care. Four people stated self-build as their first choice with a further eleven stating self-build as a housing option.
- Demographic changes and the growing ageing population are obviously having an impact on the demand for open market housing types.

All household survey responses

- Of all the survey responses, 66.74% would support the construction of new homes in the parish for local people, 26.95% would not and 6.31% did not respond.
- In the view of all respondents new homes are mainly required for young people, small families and elderly people. (For full list see survey graph, page 17).

Other housing information

- There are some affordable/Council owned properties within the AONB area.
- Of the 167 respondents stating they had a need to move 68.26 % felt there was a lack of suitable existing housing to meet their needs, 15.57% said no and 16.17% did not respond.

- The average property price in the AONB over the last year is £343,310.63.
- 16 respondents stating a need to move indicated an interest in self build as a housing option.

The overall return rate of 35.69% is above the average of 30.88% for this type of parish survey, conducted by Cumbria Rural Housing Trust since 2006.

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

Individual needs by parish

Arnside - Affordable housing requirements, tenure and dwelling type

Recommended affordable housing tenure and dwelling type	General Accommodation		Older (over 55) Accommodation	Other Accommodation	Total
	1 or 2 Bedroom house/flat	3+ Bedroom house	1 or 2 Bedroom Bungalow/flat	Sheltered Housing	
Rent	6	1	2		9
Intermediate Housing/ Discounted sale	2	4			6
Other				1	1
Total	8	5	2	1	16

Silverdale - Affordable housing requirements, tenure and dwelling type

Recommended affordable housing tenure and dwelling type	General Accommodation		Older (over 55) Accommodation	Other Accommodation	Total
	1 or 2 Bedroom house/flat	3+ Bedroom house	1 or 2 Bedroom Bungalow/flat	Sheltered Housing	
Rent	6		1		7
Intermediate Housing/ Discounted sale	6	4	2		12
Other				2	2
Total	12	4	3	2	21

Beetham - Affordable housing requirements, tenure and dwelling type (AONB)

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

Warton - Affordable housing requirements, tenure and dwelling type

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

Yealand Redmayne - Affordable housing requirements, tenure and dwelling type

Recommended affordable housing tenure and dwelling type	General Accommodation		Older (over 55) Accommodation	Other Accommodation	Total
	Smaller 1/2 Bedroom	Larger 3+ Bedroom			
Rent	2		1		3
Intermediate Housing/ Discounted sale					
Other					
Total	2		1		3

Yealand Conyers - Affordable housing requirements, tenure and dwelling type

Recommended affordable housing tenure and dwelling type	General Accommodation		Older (over 55) Accommodation	Other Accommodation	Total
	Smaller 1/2 Bedroom	Larger 3+ Bedroom			
Rent	1		1		2
Intermediate Housing/ Discounted sale	1				1
Other					
Total	2		1		3

4. Key Findings

167 respondents (11.33%) stated their household or someone living within the household needed to move to another home in the parish within the next 5 years.

The survey shows that 72 respondents in the AONB area are in need of affordable housing within the next 5 years.

Who is in need?

- The largest majority of the need is for 1/2 bedroom accommodation for rent, followed by 1/2 bedroom accommodation for intermediate/discounted sale.
- Households in private rented accommodation make up the largest proportion of those in need, many stating that they wish to move/buy or have more security. (Households include families, couples and single people).
- There are a large number of adult children, who are living at home with their parents and wish to set up home for the first time, in need.
- Four of the respondents had a preference for sheltered housing.
- The largest proportion wish to move now.

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

Recommended affordable housing needs & when needed	1/2 bedroom House/flat Rent	1/2 bedroom House/Flat Intermediate housing/ Discounted sale	3+ bedroom House Rent	3+ bedroom House Intermediate housing/ Discounted sale	1/2 bedroom Bungalow/flat (over 55) Rent	1/2 bedroom Bungalow/flat (over 55) Intermediate Housing / Discounted sale	Sheltered Housing	Total
Now	6	5	1	6	5	2		25
12 months	4	3		3	1		2	13
3 years	2	7	1	2			1	13
5 years	11	1	1	2	4	1	1	21
Total	23	16	3	13	10	3	4	72

Existing tenure of households deemed to be in need	Move now	Move within 12 Months	Move within 3 years	Move within 5 years	Total
Rent from council or Housing Association	2	1			3
Rent from private Landlord	11	7	7	7	32
Own home with mortgage	2				2
Tied accommodation to job				1	1
Live with parents or relatives	10	4	5	11	30
Lodging with another household			1		1
Other		1		2	3
Total	25	13	13	21	72

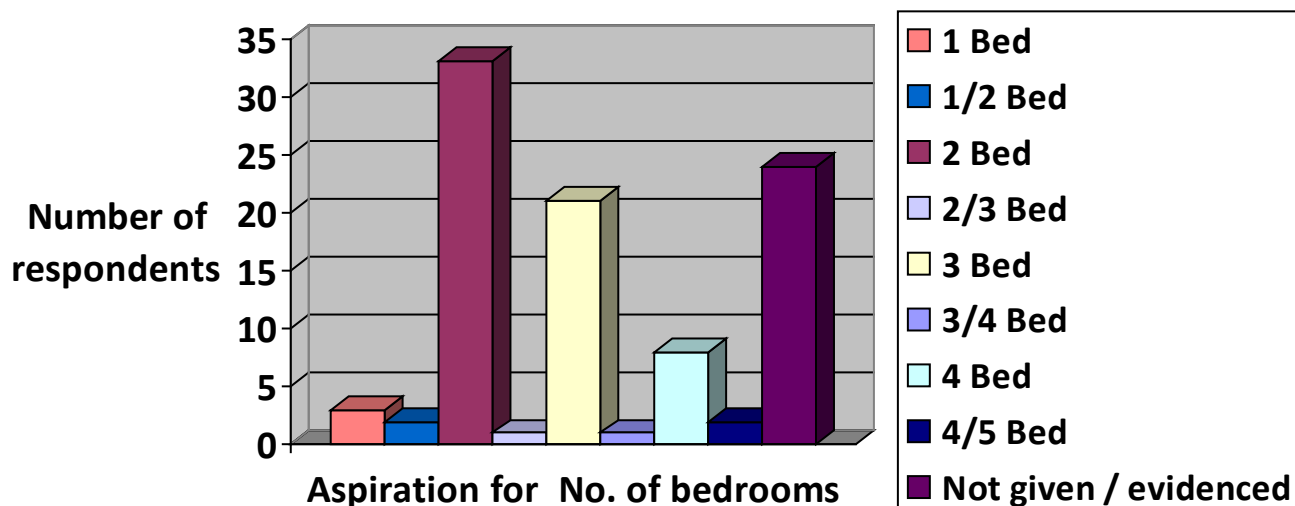
*Bedroom numbers have taken into consideration creating a mix of 1 or 2 and 3+ bed properties to satisfy future needs and be more sustainable, rather than numbers based on The Welfare Reform Act 2012.

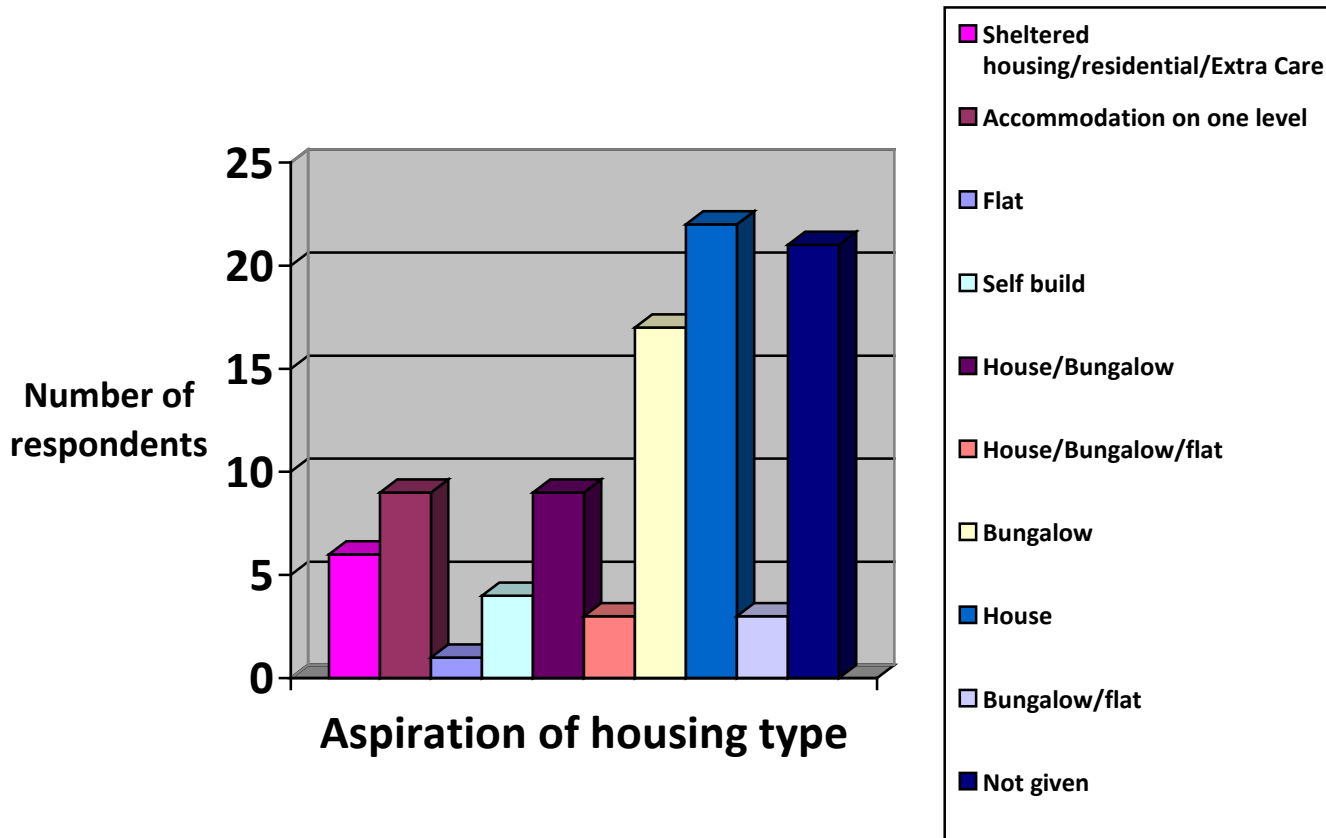
Householders deemed not to be in need of affordable housing in the parish

Not in need of affordable housing in the parish	Number
Unsuitably housed, could satisfy needs on open market	54
Present accommodation suitable for needs	8
Insufficient evidence to determine a need, possible emerging independent household	8
Insufficient evidence to determine a need	13
Could satisfy needs on open market	12
Total	95

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

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



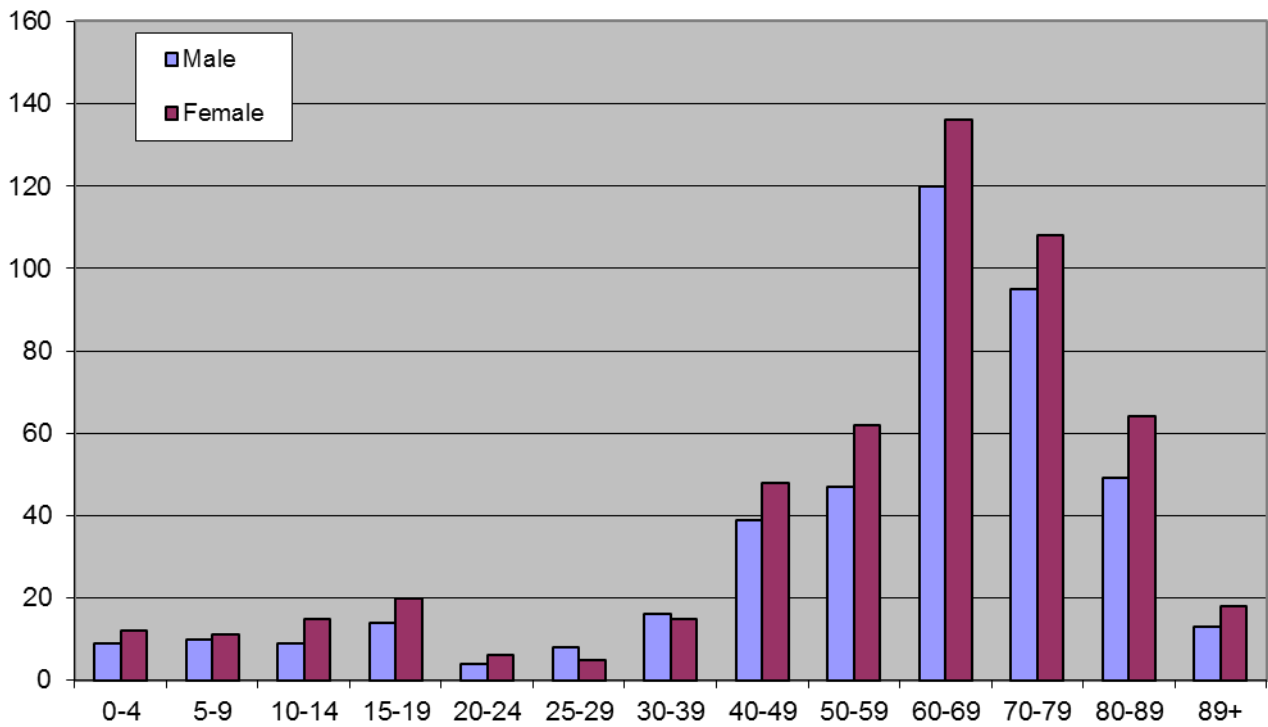


The desired number of bedrooms is mainly for two and three bedroom accommodation. The aspiration of housing type is for accommodation on one level, including flats and bungalows. There are six requests for sheltered housing/residential care/Extra care. Four people stated self-build as their first choice with a further eleven stating self-build as a housing option.

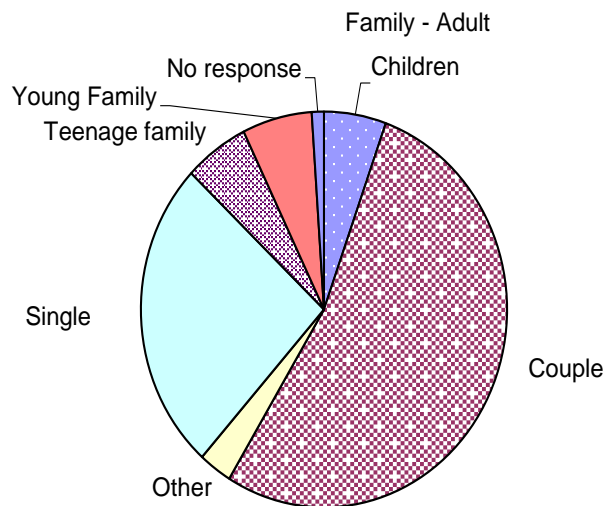
There are households able to afford to their own needs but they feel that there is a lack of suitable housing for them to move to. This includes housing on single level and sheltered housing. It is clear that demographic changes and the growing ageing population is having an impact on the demand for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

4. Survey Graphs

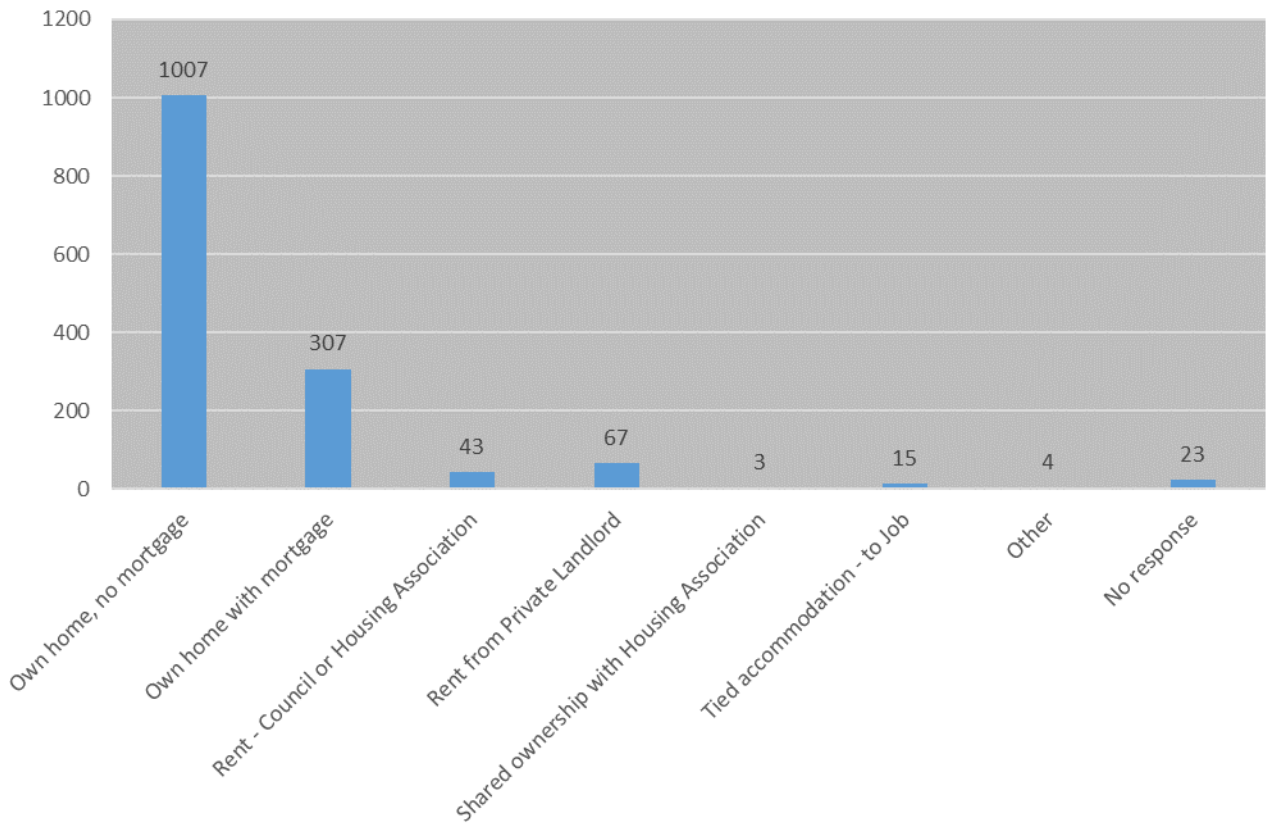
Age groups within Arnside and Silverdale AONB



Which of the following describes your household?

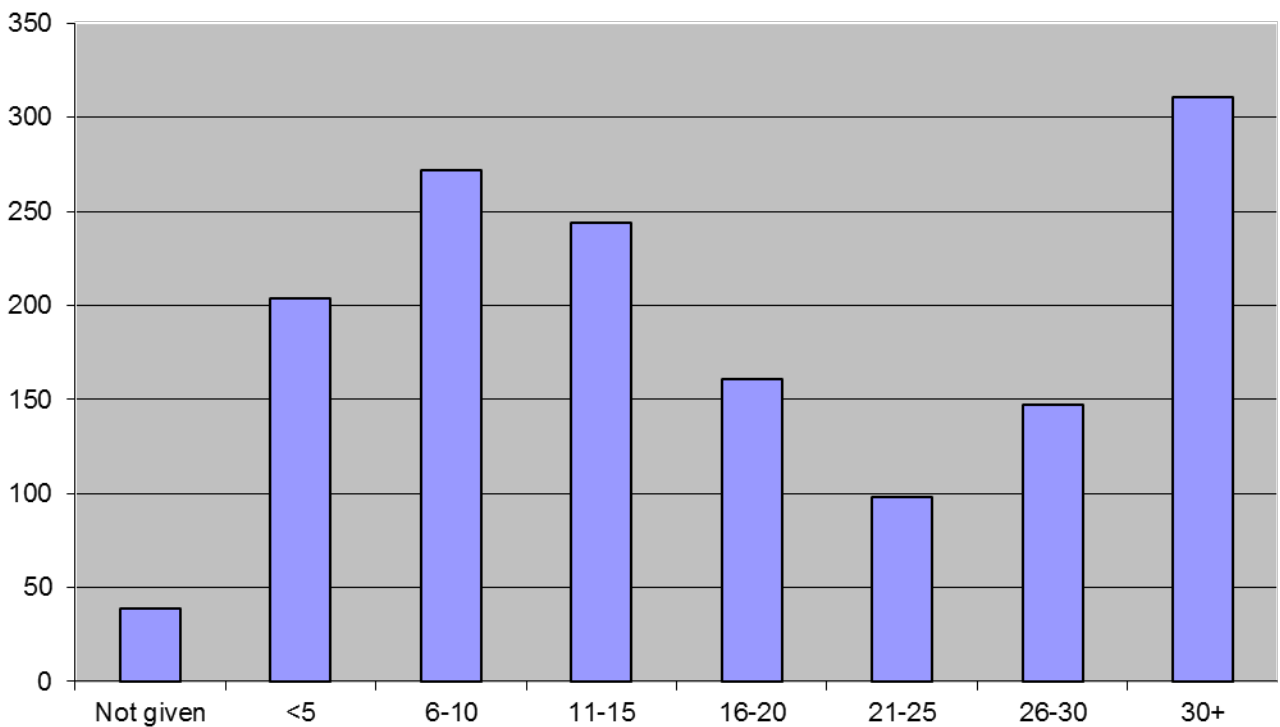


What is the tenure of your home?

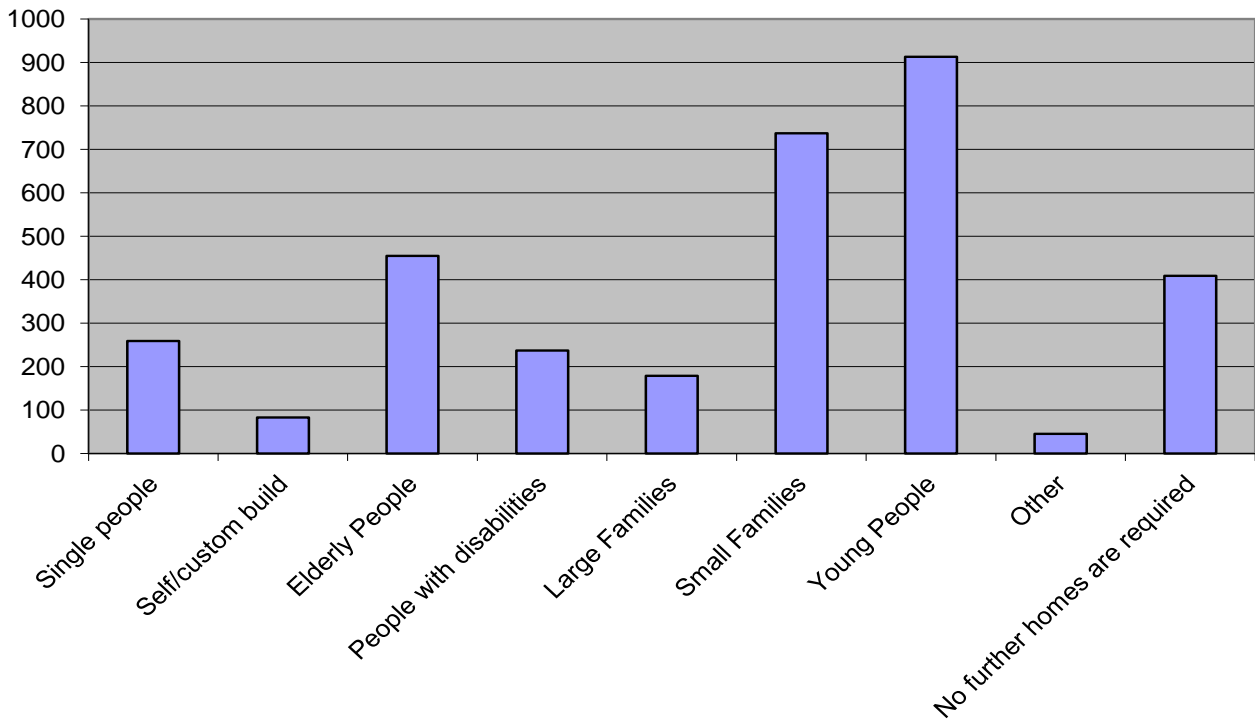


Other: Equity release 2, family owned 2.

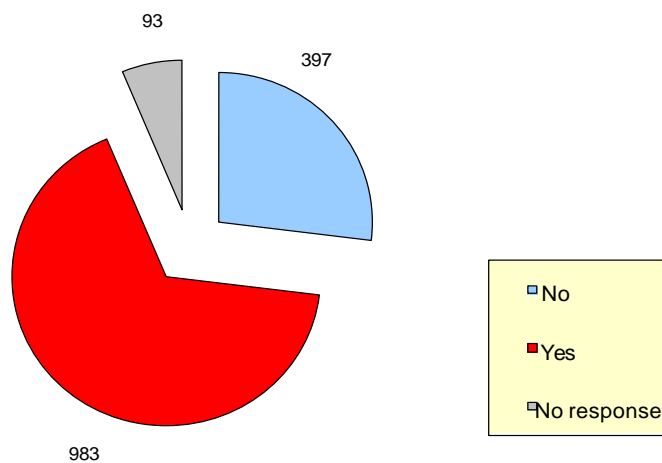
How long have you lived in the parish?



In your view, who requires homes in the parish?



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



This combined report is a summary of the need in each parish and the views of those who replied. For further parish information please refer to the individual Housing Needs Survey report.