

Housing Needs Survey Report May/June 2014

Arnside Parish

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



Cumbria Rural Housing Trust

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Arnside Parish

Housing Needs Survey May/June 2014

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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 Arnside and Silverdale Area of Outstanding Natural Beauty (AONB).

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

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

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

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

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

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

Methodology and approach

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

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

It aims to identify the following:

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

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

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

The CRHT survey form comprises two sections:

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

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

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

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

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

2. Information and maps of area surveyed.

Arnside & Silverdale Area of Outstanding Natural Beauty (AONB)

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

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

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

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

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

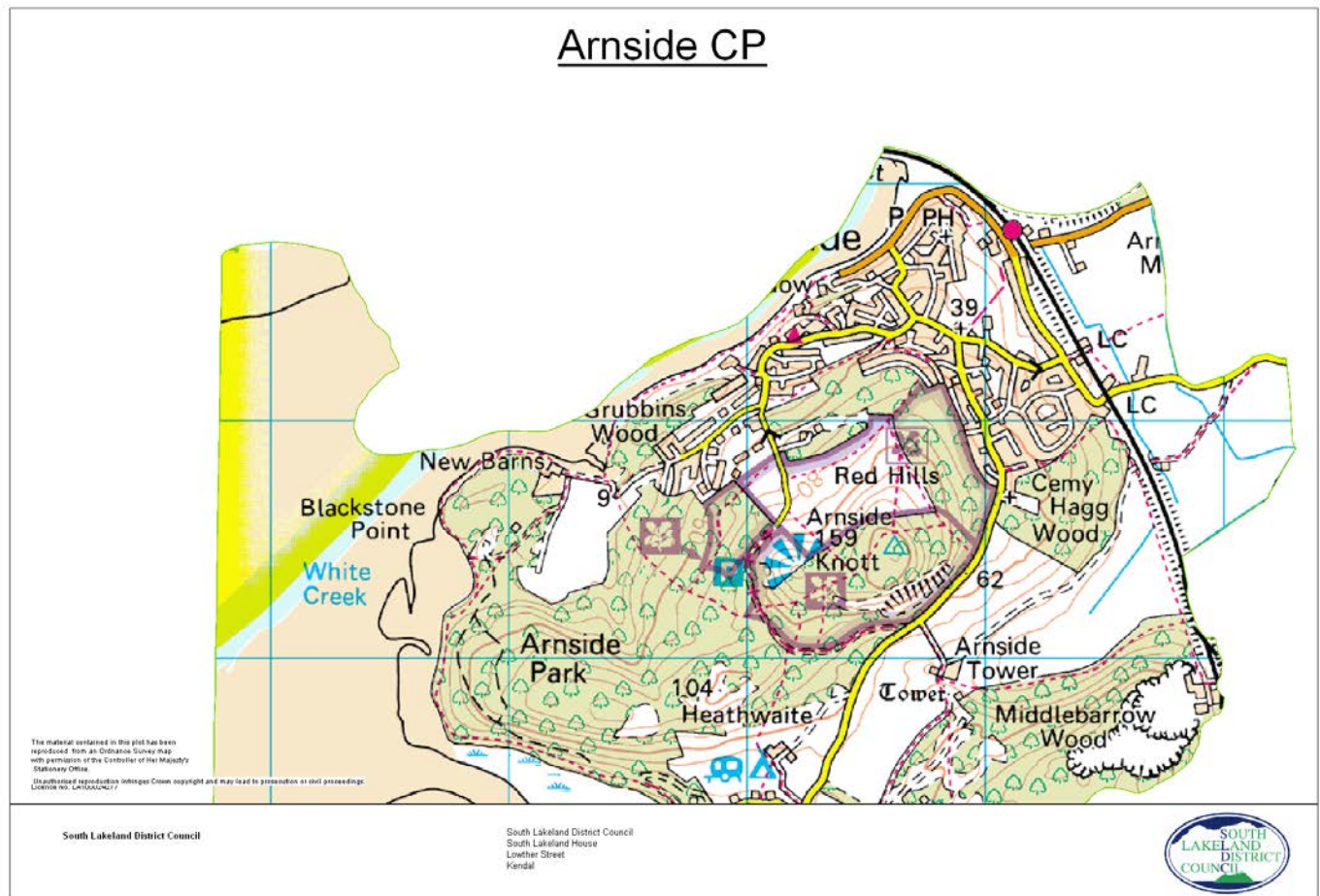
Arnside & Silverdale AONB

 AONB Boundary



Arnside Parish

Arnside is one of the largest villages in Cumbria and the largest within the Arnside and Silverdale AONB.



2011 census data states the parish contains 1140 households, housing 2,335 residents, of these:

- Just over $\frac{2}{5}$ (40.8%) of the population are over 65.
- Properties are mainly detached houses (38.8%). Flats; either purpose built or other (24.7%), semi-detached (24.5%), terraced houses (11.9%) and other (0.1%).
- 82.9% households are owner occupied, 8.4% are social rented, 6.6% are privately rented and 2.1% are in other rented accommodation.

3. Housing Needs Survey Executive Summary

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

Parish Surveyed	Return Date	Surveys issued	Surveys returned	Return rate
Arnside	16 th June 2014	1290	499	38.68%

Affordable housing requirements, tenure and dwelling type for Arnside parish

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

Respondents in affordable housing need

- 53 respondents (10.62%) stated they or someone living in the household had a need to move in the next 5 years.
- 16 are in need of affordable housing.
- The main need is for 1/2 bedroom flats or houses (8) followed by 3+ bedroom houses (5), 1/2 bedroom bungalow/flat for older households (2) and 1 specifically requested sheltered housing .
- The main tenure required is for rented properties (9), followed by Intermediate housing/discounted sale (6) and sheltered housing (1).
- Three of the respondents in need are registered with Choice based lettings or is on a local private landlord list, two further respondents are registered but deemed not in need.

Respondents not in need

- 37 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, with some four and one bedroomed accommodation.
- The aspiration of housing type, of those deemed not in need, is in the main for accommodation on one level. There are two specific requests for sheltered housing and three stated 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, 68.33 % would support the construction of new homes in the parish for local people, 25.26% would not and 6.41% 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, housing required, part 1).

Other housing information

- 58.5% of the respondents stating they had a need to move felt there was a lack of suitable existing housing to meet their needs, 15.1% said no and 26.4% did not respond.
- There are some existing social rented properties in the parish.
- The average property price in the parish over the last year is £258,850.
- 4 of the 53 respondents stating a need to move indicated an interest in self build as a housing option.

The return rate of 38.68% is above the average of 30.88% for this type of parish survey, conducted by Cumbria Rural Housing Trust since 2006.

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

4. Key Findings

53 respondents (10.62%) stated that their household or someone living within the household needed to move to another home in the parish within the next 5 years.

The survey shows that that 16 respondents in Arnside Parish are in need of affordable housing within the next 5 years.

Who is in need?

- The largest need is for family accommodation, mainly 3+ bedrooms and some 1/2 bedroom accommodation.
- Respondents in private rented accommodation make up largest group in need. Many stating that they wish to move/buy or have more security.
- Five of the respondents in need are adult children who are living at home with their parents and wish to set up home for the first time.
- One of the respondents made a preference for sheltered housing.

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

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

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					
Rent from private Landlord	4	3	2	1	10
Own home with mortgage	1				1
Tied accommodation to job					
Live with parents or relatives			1	4	5
Lodging with another household					
Other					
Total	5	3	3	5	16

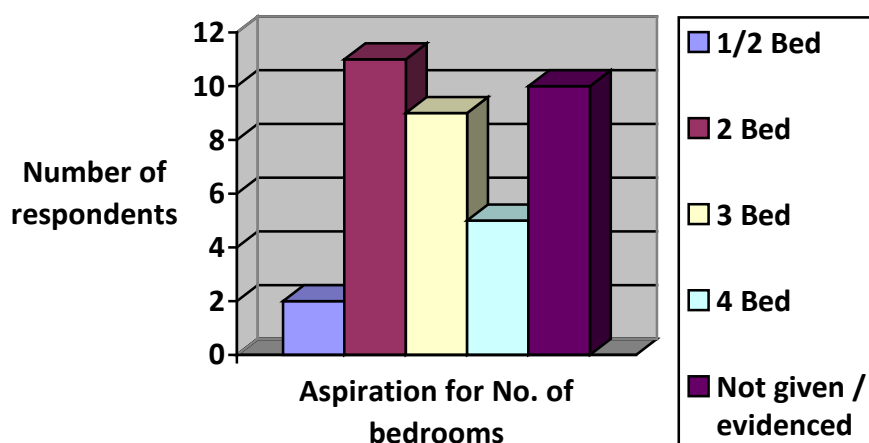
*Bedroom numbers have taken into consideration creating a mix of 1/2 and 3+ bed properties to satisfy future needs and be more sustainable, rather than numbers based on The Welfare Reform Act 2012.

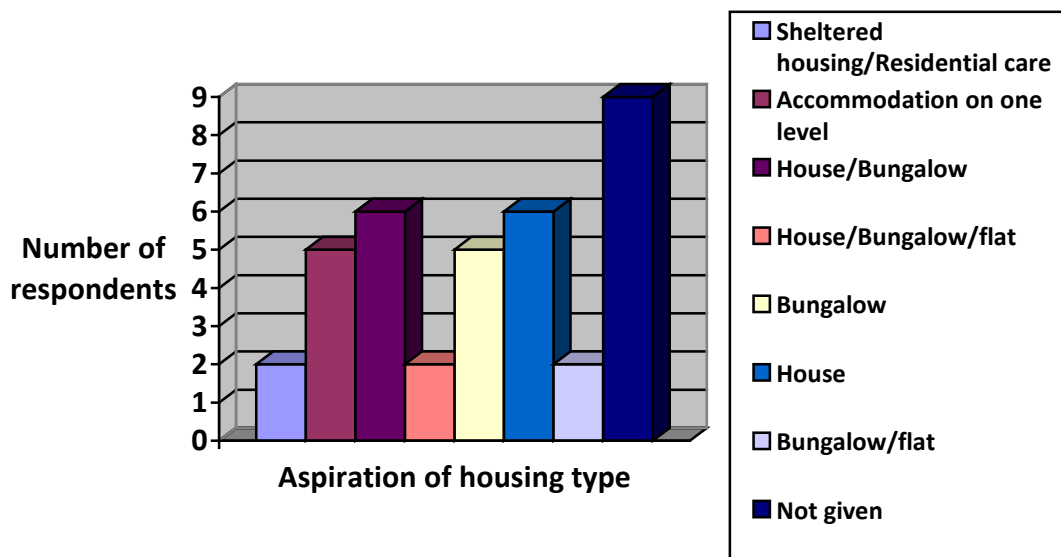
Householders deemed not to be in need of affordable housing in the parish

Not in need of affordable housing in the parish	Number
Unsuitably housed, could satisfy needs on open market	21
Present accommodation suitable for needs	5
Insufficient evidence to determine a need, possible emerging independent household	4
Insufficient evidence to determine a need	5
Could satisfy needs on open market	2
Total	37

- The respondents defined as “unsuitably housed, could satisfy needs on the open market”, are over the age of 55 and have stated they would like to move as their current housing is too large, too expensive, difficult to maintain, cannot manage stairs or wish to have level access accommodation. Their current home is an asset, contributing to their affordability potential and ability to satisfy their needs on the open market.
- Some of the respondents 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 includes 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 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, with some four and one bedroomed accommodation. The aspiration of housing type, is in the main, for accommodation on one level, this includes bungalows and flats. There are two specific requests for sheltered housing and three stated self-build as a housing option.

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



Arnside 2014

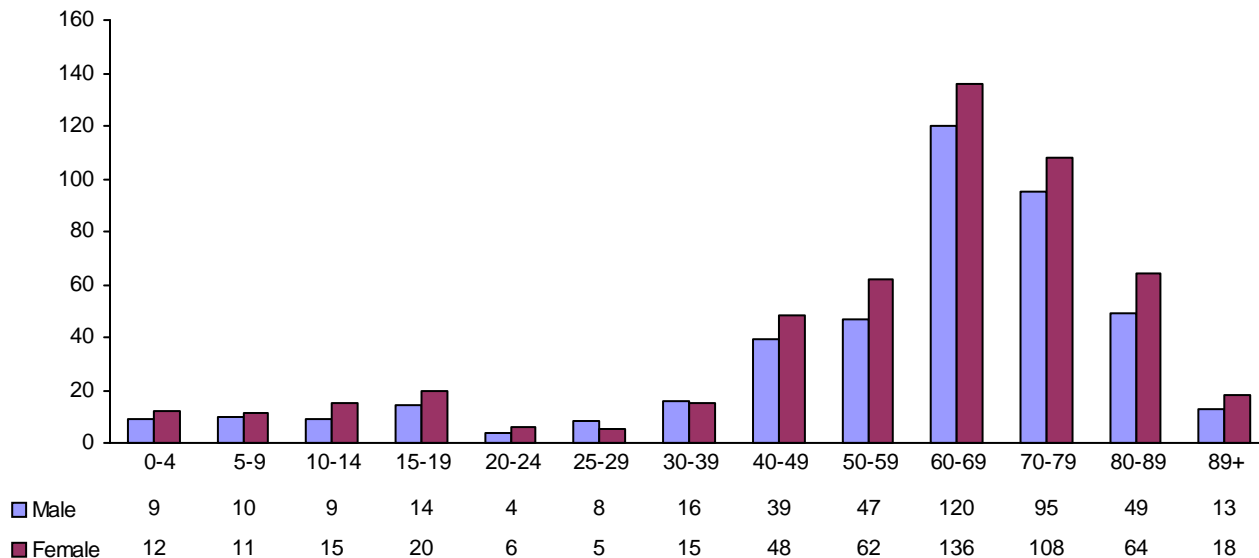
Responses to Part 1 (Questions 1 to 8) - completed by everyone

1290 survey forms issued

499 survey forms returned

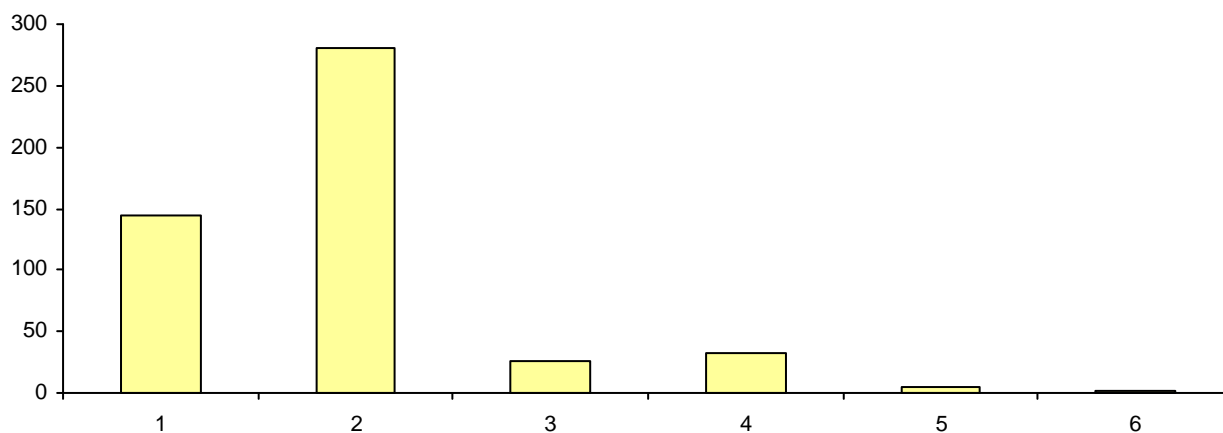
1. YOUR HOUSEHOLD

Number of people living in your home ...



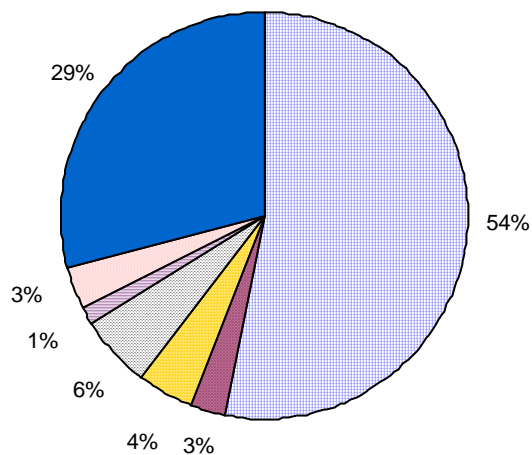
491 survey forms completed this question

Number of people living in your home ...



Describe your household ...

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





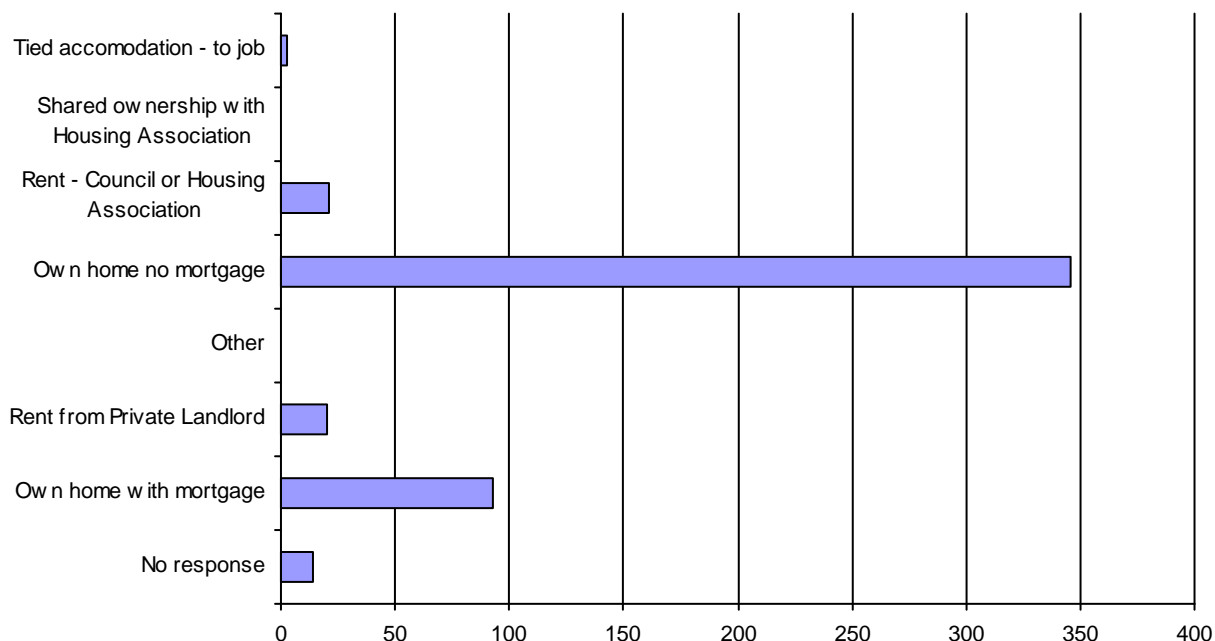
Arnside 2014

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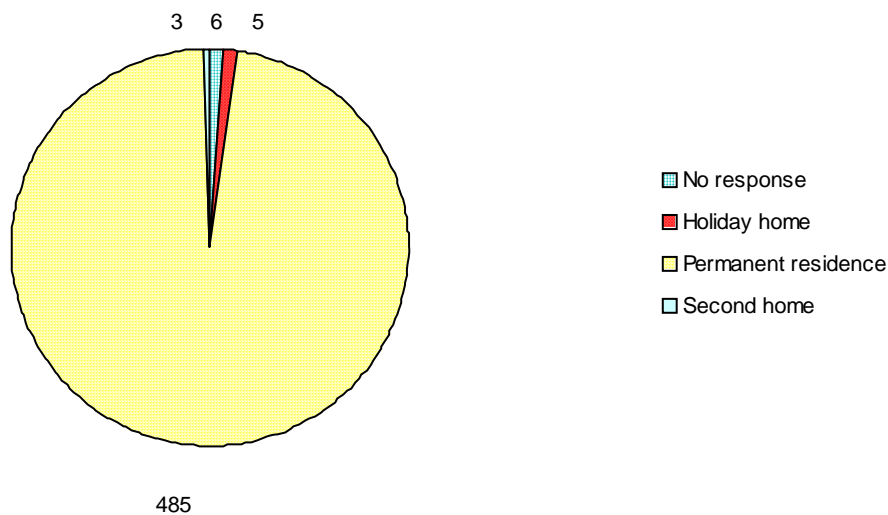
2. WHAT IS THE TENURE OF YOUR HOME?



Other ...

- 1 Equity Release

Is this home ... ?





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

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3. YOUR HOUSEHOLD'S OCCUPATION

Occupations of your household ...

2	Account Manager	3	Accountant	11	Administrator
1	Archaeologist	3	Artist	1	Baker
1	Bank Manager	1	Bookkeeper	1	Builder/Retained Firefighter
1	Business Development	1	Business Manager	1	Business Owner
1	Business Support Officer	2	Care Assistant	1	Care Worker
4	Carer	1	Caterer	1	Charity Worker
1	Chartered Accountant	1	Chartered Civil Engineer	2	Chef
3	Civil Servant	2	Cleaner	1	Clerical
1	Clerk in Holy Orders	1	Communications Adviser	3	Company Director
1	Company Secretary	1	Computer Consultant	1	Conservationist
2	Consultant	1	Cook	1	Council Clerk
1	Council Worker	1	Crossword Compiler	1	Customer Rep
1	Delivery Driver	1	Deputy Manager	3	Director
1	Director NHS	3	Disabled	1	Diver
1	Doctor	3	Driver	1	Driving Instructor
1	Ecologist	2	Engineer	1	ENS Adviser
2	Estate Agent	1	Exams Officer	1	Farmer
1	Finance Assistant	1	Fireman	1	Funeral Director
1	Garden Designer	1	Garden Maintenance	3	Gardener
1	Geologist	1	Geo-Technical Engineer	1	Graphic Designer
1	Groundsman	1	H R Adviser	2	Headteacher
1	HGV Driver	1	HLTA	1	HNS Manager
1	Home Assistance	2	Hotelier	1	Housekeeper
6	Housewife	1	Housing Officer	1	Insurance
1	IT Consultant	1	IT Manager	1	IT Security Consultant
1	Jainitor	2	Joiner	1	Journalist
1	Laboratory Analyst	1	Lawyer	5	Lecturer
1	Legal Secretary	1	Library Assistant	1	Linesman
1	Local Govt. Employee	1	Local Govt. Planner	1	Local Govt. Officer
1	Make up Artist	4	Manager	1	Market Researcher
1	Marketing Manager	1	Marketing Officer	1	Massage Therapist
1	Mechanical Supervisor	1	Medical PA	1	Minister of Religion
1	Musician	6	Nurse	1	O.U. Tutor
1	Office Manager	1	Office worker	1	Painter and Decorator
1	Papermaker	1	Paramedic	1	Personal Alarm Adviser
1	Photocopier	3	Physiotherapist	1	Plumber
1	Police City Support Officer	1	Police Officer	1	Pre School Manager
1	Probation Officer	1	Procurement Manager	1	Professor
1	Programme Co-Ordinator	1	Programmer	1	Psychotherapist
1	Public Servant	1	Railway Worker	1	Receptionist
2	Resident	1	Retail Assistant	526	Retired
1	Rock Driller	5	Sales	1	Sales Advisor
1	Sales Director	1	Sales Manager	1	School Secretary
3	Scientist	1	Seamstress	2	Secretary
1	Section Leader	3	Self Employed	1	Self Employed Consultant
1	Semi Retired	2	Shop Assistant	1	Shop Worker
1	Singnaller	1	Social Worker	1	Software
1	Software Engineer	1	Solicitor	1	Sports Development Officer
1	Sports Manager	1	Store Manager	8	Student
1	Systems Analyst	1	T.V Producer	1	Tax Director
13	Teacher	4	Teaching Assistant	2	Technician
1	Telecom Rigger	1	Textile Supervisor	1	Tidal Warning Siren Operator
1	Trainer/Assessor	1	Transport Clerk	1	Travel Counsellor
1	Tree Surgeon	1	Tutor	1	Umpire
3	Unemployed	2	University Lecturer	1	University Professor
1	Vicar	1	Voluntary Work	2	Waitress
1	Warehouse Worker	1	Web Designer		

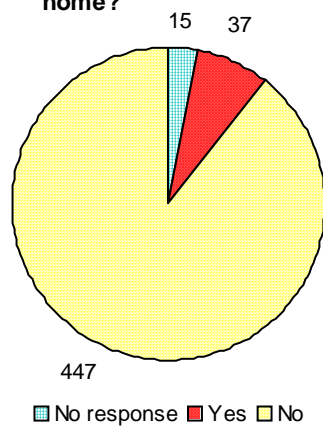


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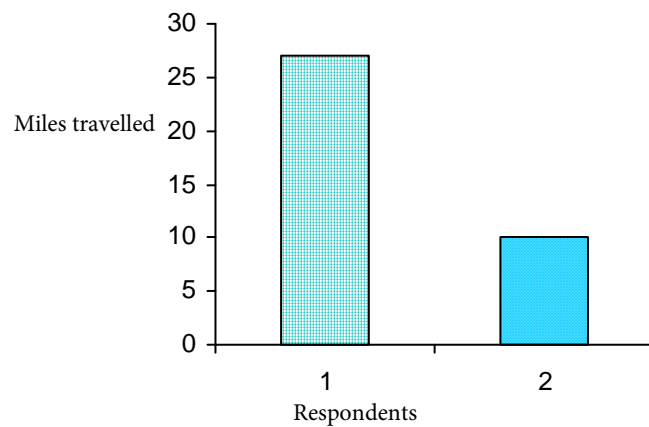
Responses to Part 1 (Questions 1 to 8) - completed by everyone

1290 survey forms issued 499 survey forms returned

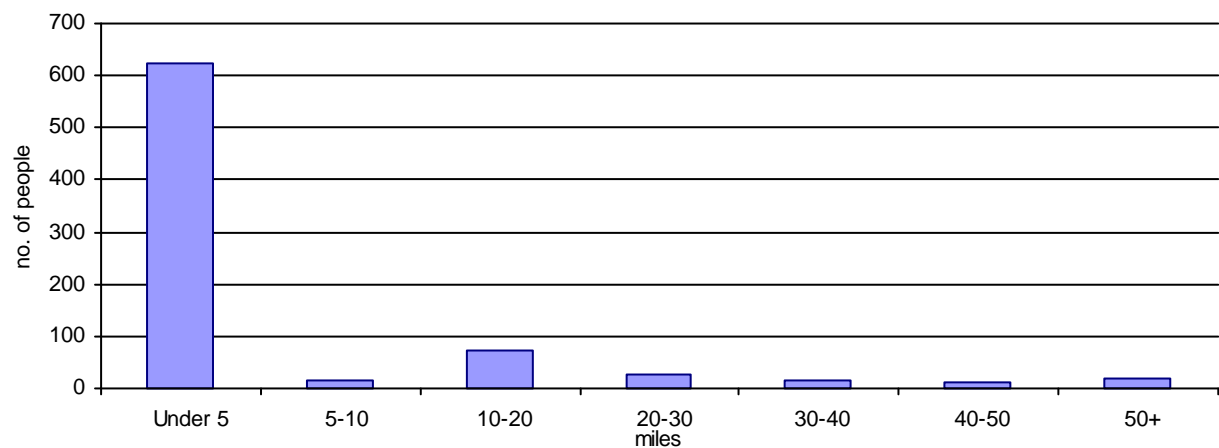
Does any of your household work from home?



No. of people working from home



Average miles travelled to work (distance one way)





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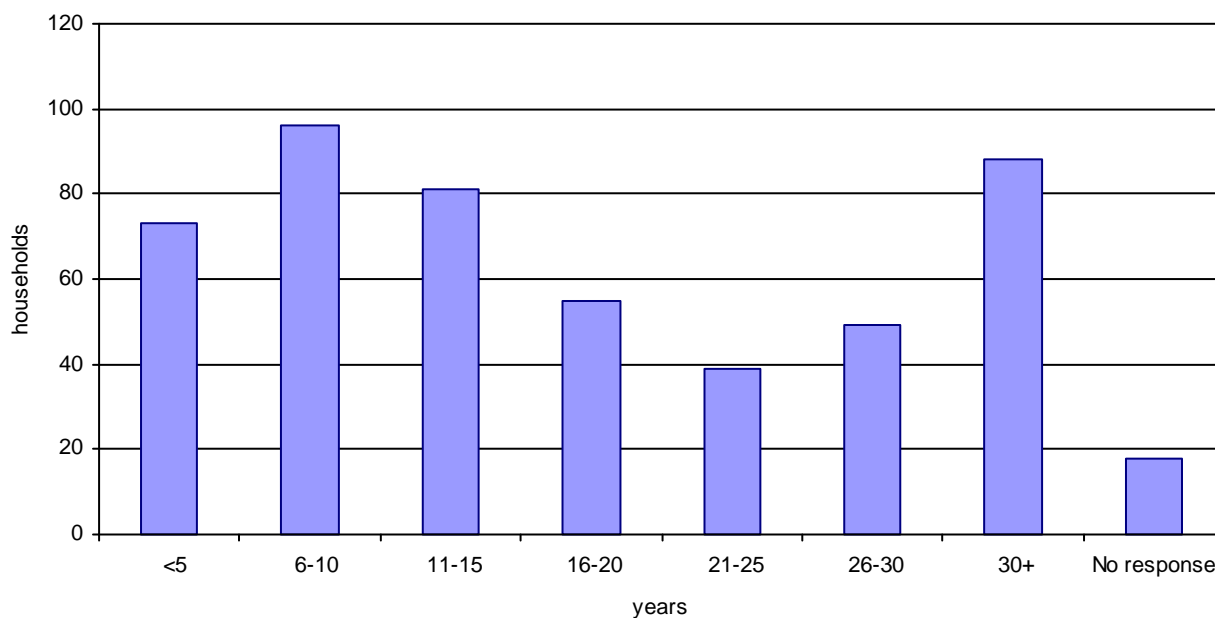
Responses to Part 1 (Questions 1 to 8) - completed by everyone

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499 survey forms returned

4. LENGTH OF RESIDENCE IN THIS PARISH?

How long have you lived in the parish?





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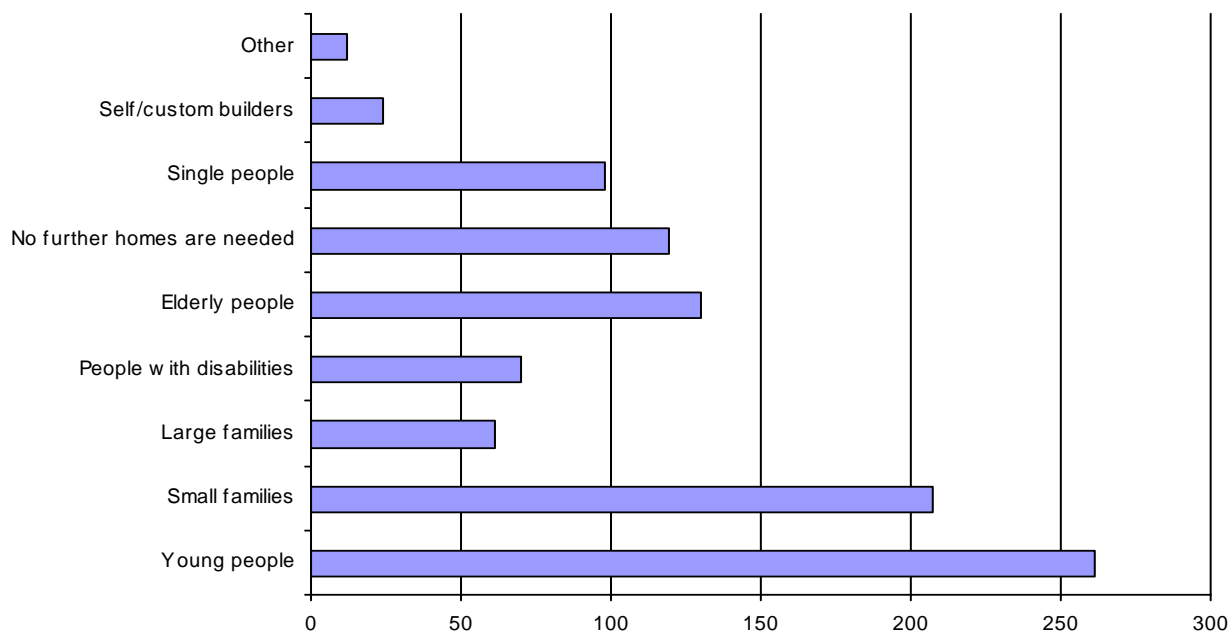
Responses to Part 1 (Questions 1 to 8) - completed by everyone

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5. HOUSING REQUIRED

Who requires homes in the parish?



Other:

- | | |
|--------------------------------|---------------------------------------|
| 1 Affordable for young people | 1 Anyone from the village with family |
| 1 Conversion of existing stock | 1 I don't know - how could I? |
| 1 Low income households | 1 Low paid middle aged workers |
| 1 No NEW homes are needed | 1 Small for downsizers |
| 1 The people in most need. | 1 Workers families on low incomes |
| 1 Young Families | |



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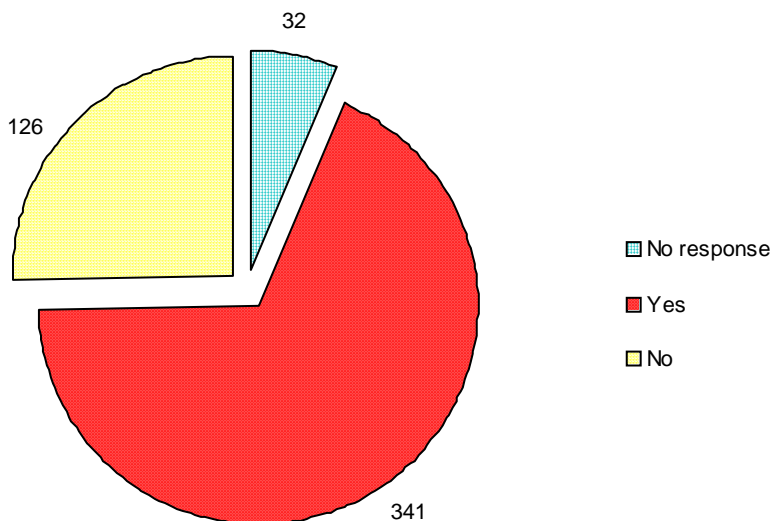
Responses to Part 1 (Questions 1 to 8) - completed by everyone

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6. OBJECTIONS

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



If No, explain your concerns ...

AONB
 Spoil beautiful area/loss of open space/character
 Lack of infrastructure - Poor roads/water/sewage
 Lack of employment
 Lack of facilities/amenities
 Lots of houses for sale
 Enough empty properties
 Enough housing already
 Not on greenfield
 No suitable sites
 Only if for local people
 Adequate low cost housing
 Cannot limit to locals
 Drs, School etc full to capacity
 Houses Available/previous abuse of Affordable Housing
 Last ones went to holiday homes
 Moved here for peace & quiet
 New homes would require jobs
 Not until traffic problems solved
 Only one new development went to a local
 Plenty reasonably priced homes on market
 Price of new homes too much to help
 Providing does not spoil village
 Ruin village character/Congestion

Already a very busy village
 Build in urban Kendal/Milnthorpe
 Environmental concerns
 Have some greenery & unspoilt land
 Keep as small village/no parking
 No need, more deaths than births
 Not enough local occupancy
 restrictions Not just for local people
 Not sold to local people
 OK if sensitively done
 Only if small homes for young people
 Parking
 Small community may be damaged
 Sufficient housing for local needs
 Too many second homes
 Where?/funding?/Against Affordable
 Housing scheme
 Will spoil the village Yes - if not sold on
 as 2nd homes
 We need young people in the area Will
 not stay in local ownership
 Would address symptoms, not cause.
 Would not go to locals

*Responses have been grouped



Arnside 2014

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

1290 survey forms issued 499 survey forms returned

7. POTENTIAL SITES

Sites suitable for housing ...

Number of
responses

37	Briery Bank	36	Redhills Road
35	Trafalgar Garage, Ashleigh Road	34	Opposite Railway Station
25	Hollins Lane	19	Black Dyke Road
16	Ashleigh Road	15	The Common
13	Telephone Exchange	12	Brownfield sites
12	Station yard	9	Infill Sites
8	Near Railway Station	6	Opposite the Youth Hostel
2	Carr Bank Road	2	Infill sites (small only)
2	Large Gardens	2	Old Coal Yard
2	School playing field	1	Any spare land
1	Arnside Knott	1	As agreed in Housing Plan
1	Beetham	1	By Ashleigh Court
1	Empty premises	1	Ex industrial sites
1	Fields below Knott	1	Infill sites for single build only
1	Large field by Ashleigh Court	1	Near PO & shops
1	Old Cricket Field	1	Opposite the railway bridge
1	Reclaimed sites	1	Sandside Road
1	See Parish Plan	1	Small edge of Village development
1	Small sites	1	Small sites for 1 - 3 dwellings
1	Storth	1	Suitable field sites
1	The Orchard - Briery Bank	1	Tim Farrons Garden
1	Towards Sandside Road	1	Youth Hostel

* Some responses have been grouped



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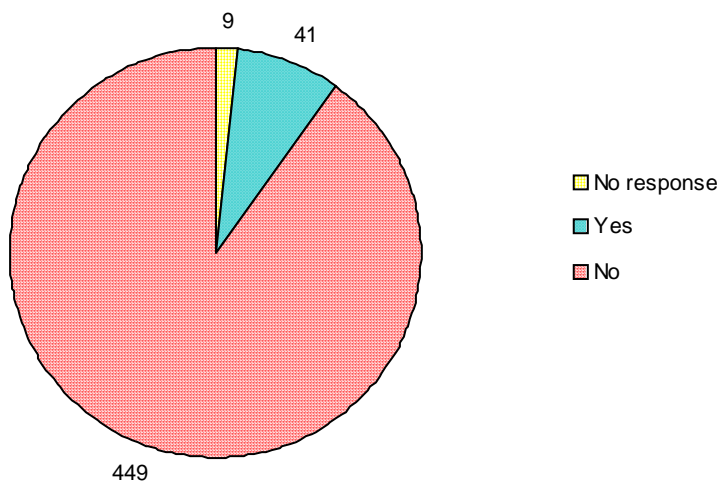
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1290 survey forms issued

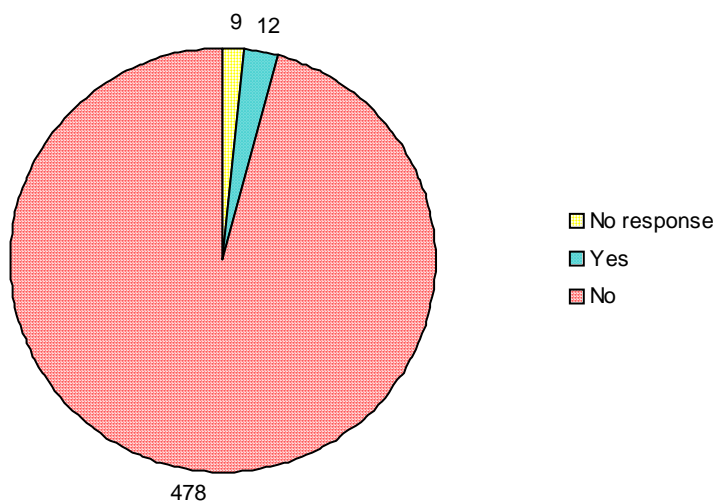
499 survey forms returned

8. FUTURE HOUSING NEED IN THIS PARISH

Do you need to move to another home in this parish now or in the next 5 years?



Does anyone living with you need a separate home now or in the next 5 years?



Note: Respondents can answer "yes" to each question as both current and newly forming households may be included on the same form.



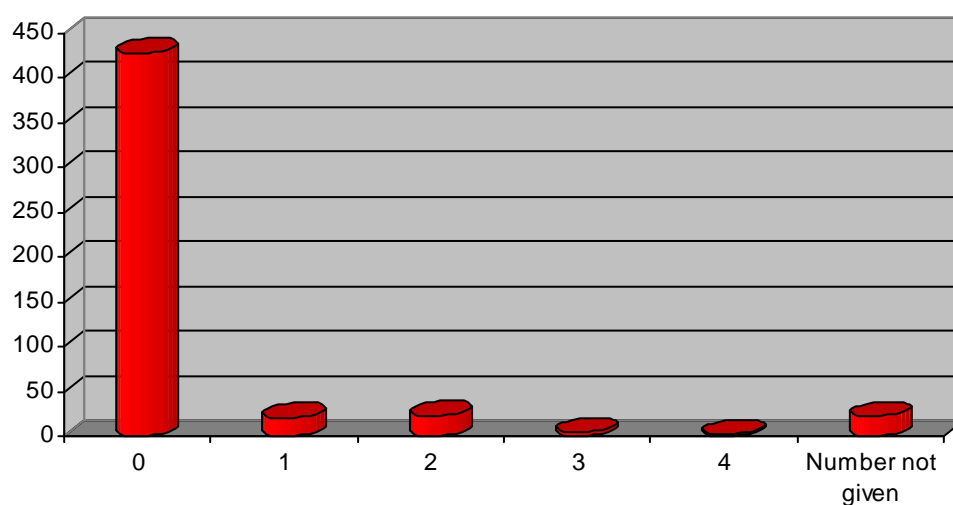
Arnside 2014

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

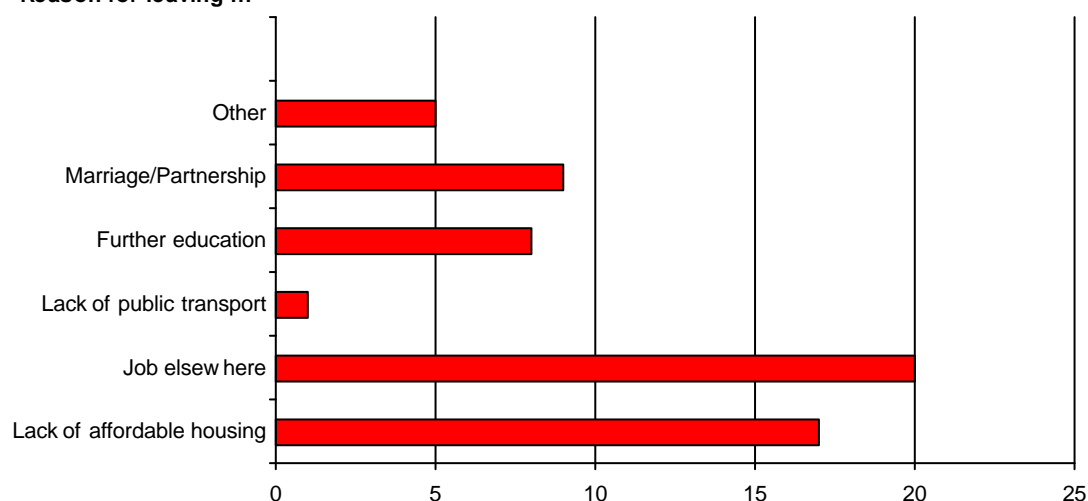
1290 survey forms issued

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



Reason for leaving ...



Other:

- | | |
|--------------------------------|---|
| 1 Care home | 1 Lack of suitable accommodation on one level |
| 1 Parent moved in with sibling | 2 Travel/working abroad |



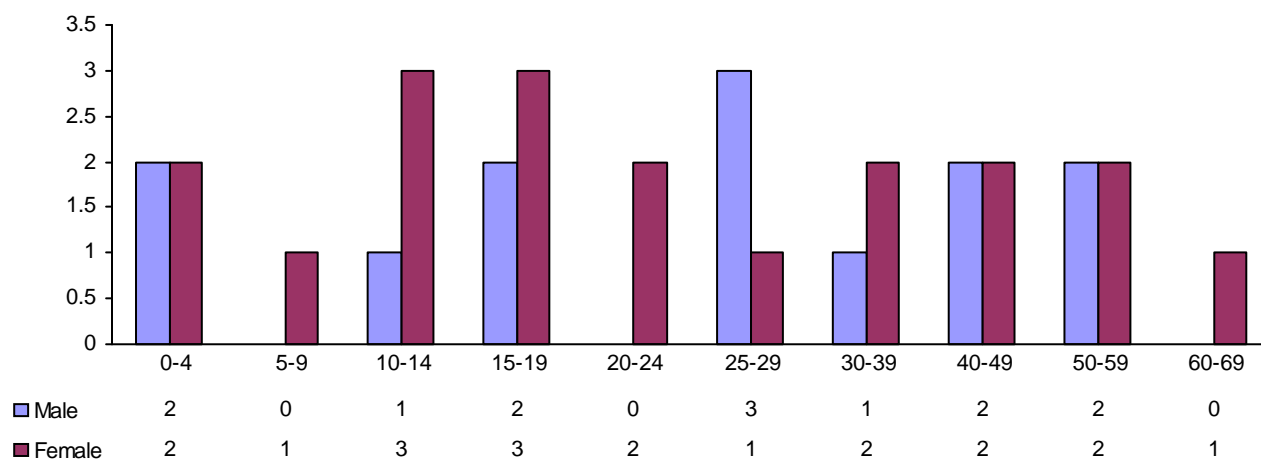
Arnside 2014

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

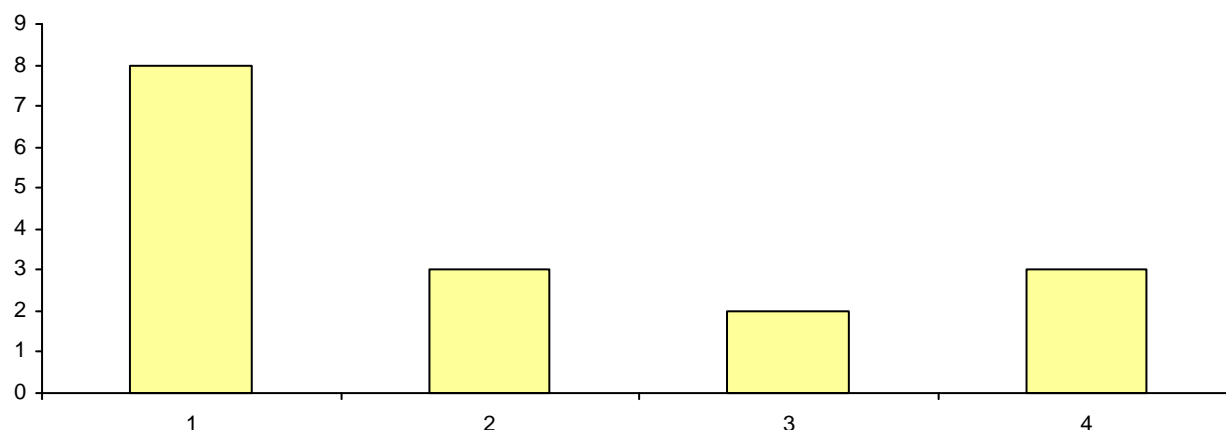
16 new/existing households in need

9. HOUSING NEED

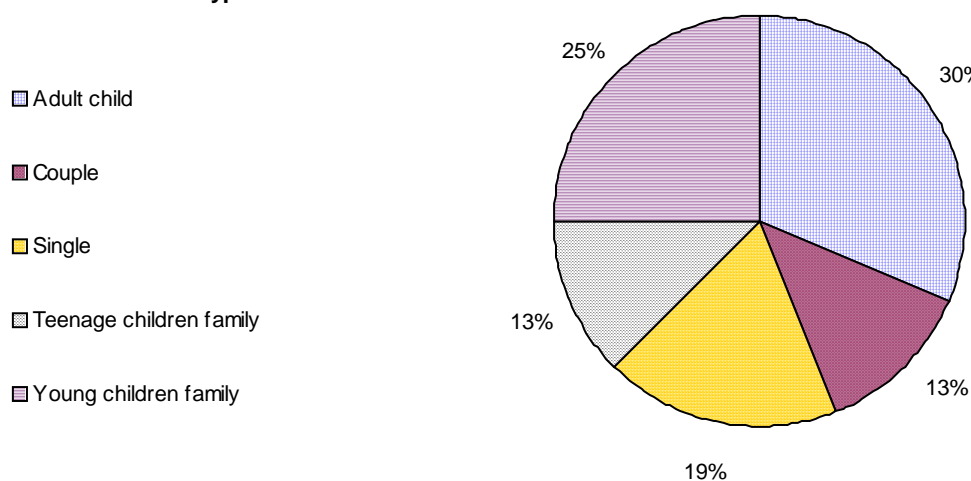
Details of household that needs to move ...



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



CRHT Assessment: Household type ...



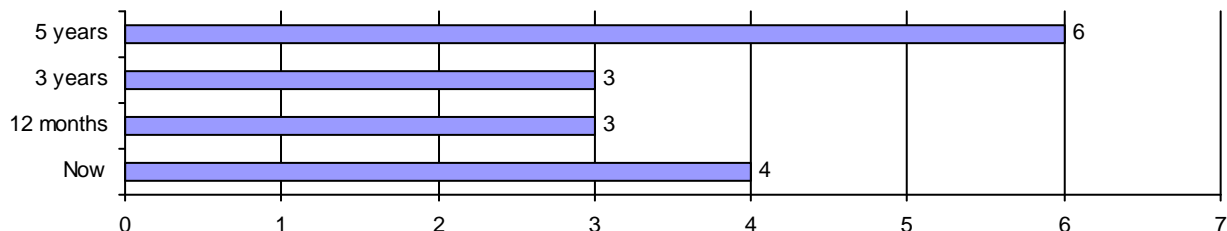


Arnside 2014

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

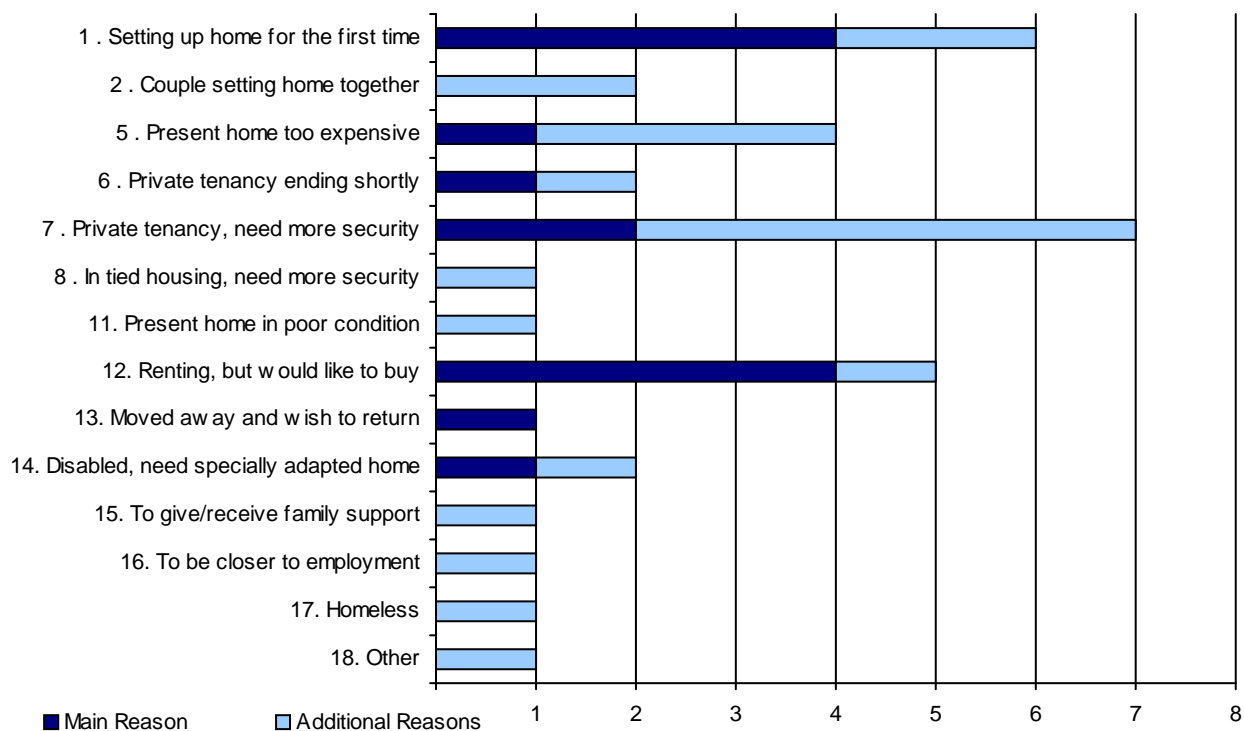
16 new/existing households in need

When are you in need of housing in this Parish?



10. REASONS FOR HOUSING NEED

Why do you need to move?



Other:

To start family in next 4 years

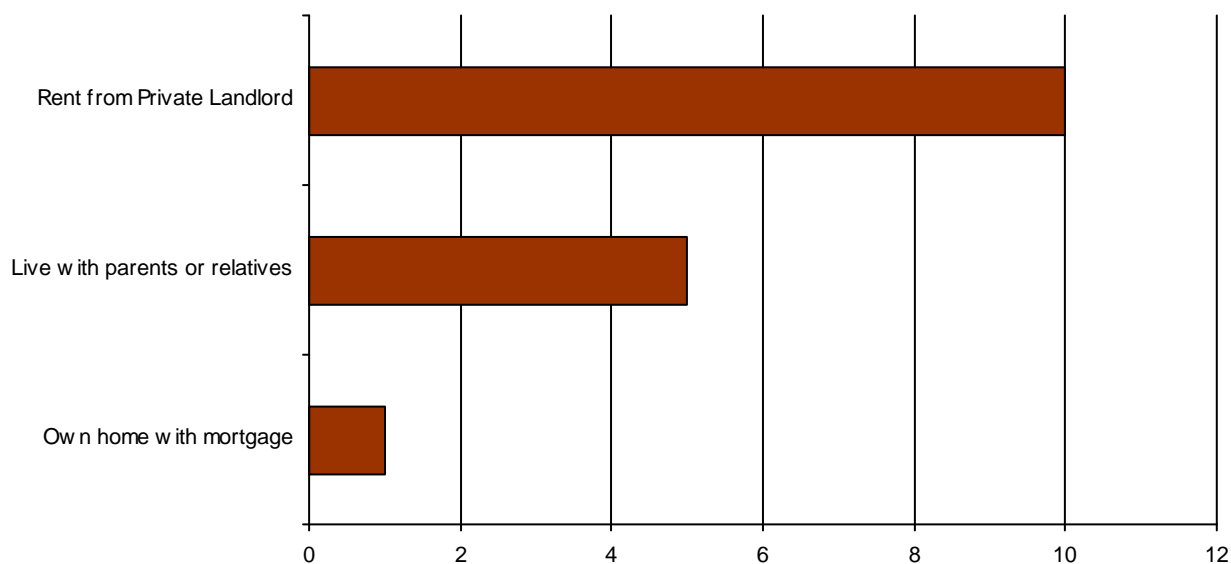


Arnside 2014

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

16 new/existing households in need

11. YOUR PRESENT HOUSING CIRCUMSTANCES



What kind of house do you live in?

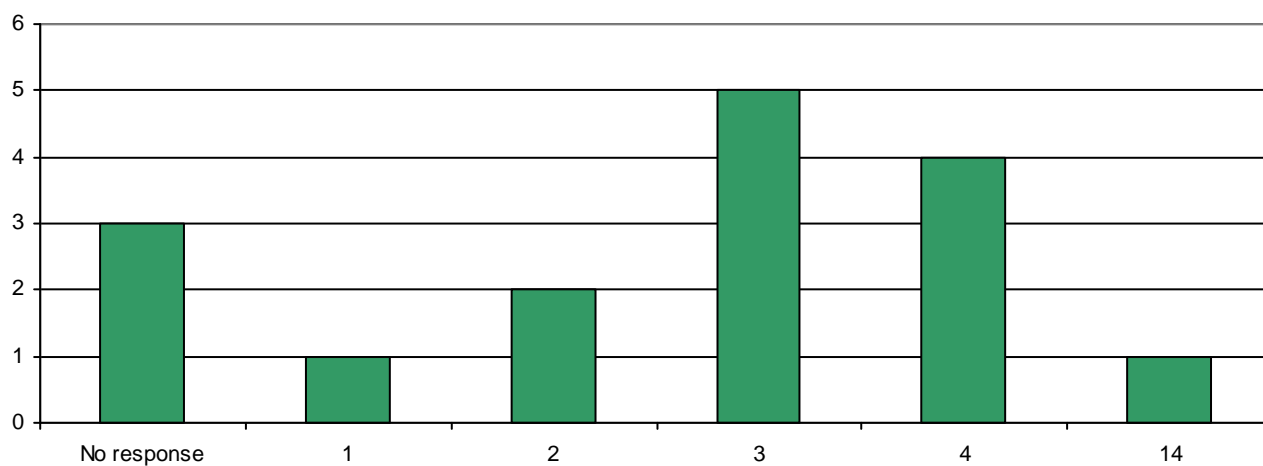
4 Detached

6 Semi detached

3 Flat

3 Terraced

How many bedrooms does your home have?





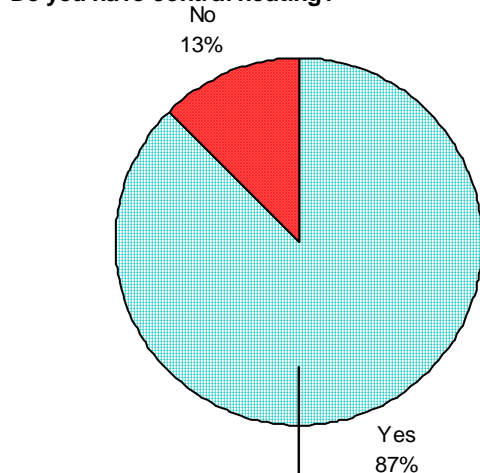
Arnside 2014

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

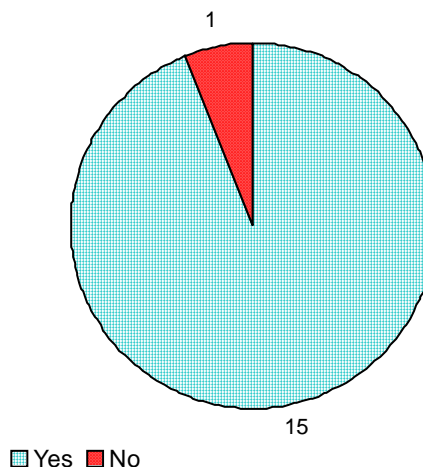
16 new/existing households in need

11. YOUR PRESENT HOUSING CIRCUMSTANCES (continued)

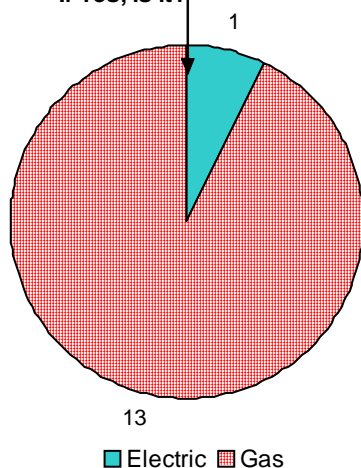
Do you have central heating?



Do you have double glazing?



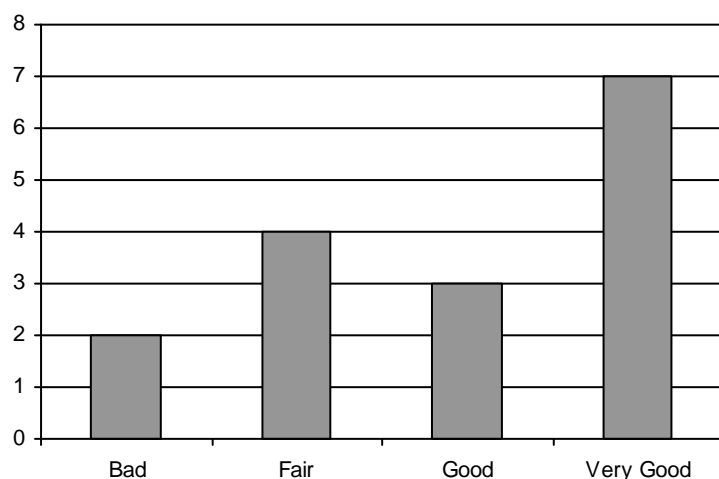
If Yes, is it?



If "no central heating", how is your home heated?

Electric Fire
one econ 7 heater

What condition is your home in?



If 'bad' or 'very bad', why?

Damp, Draughty, major repairs needed.
Cold in winter



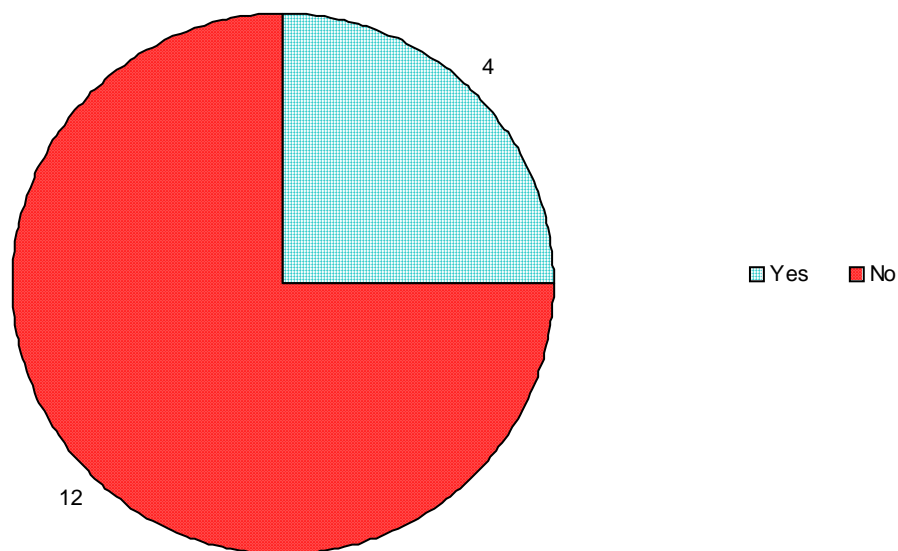
Arnside 2014

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

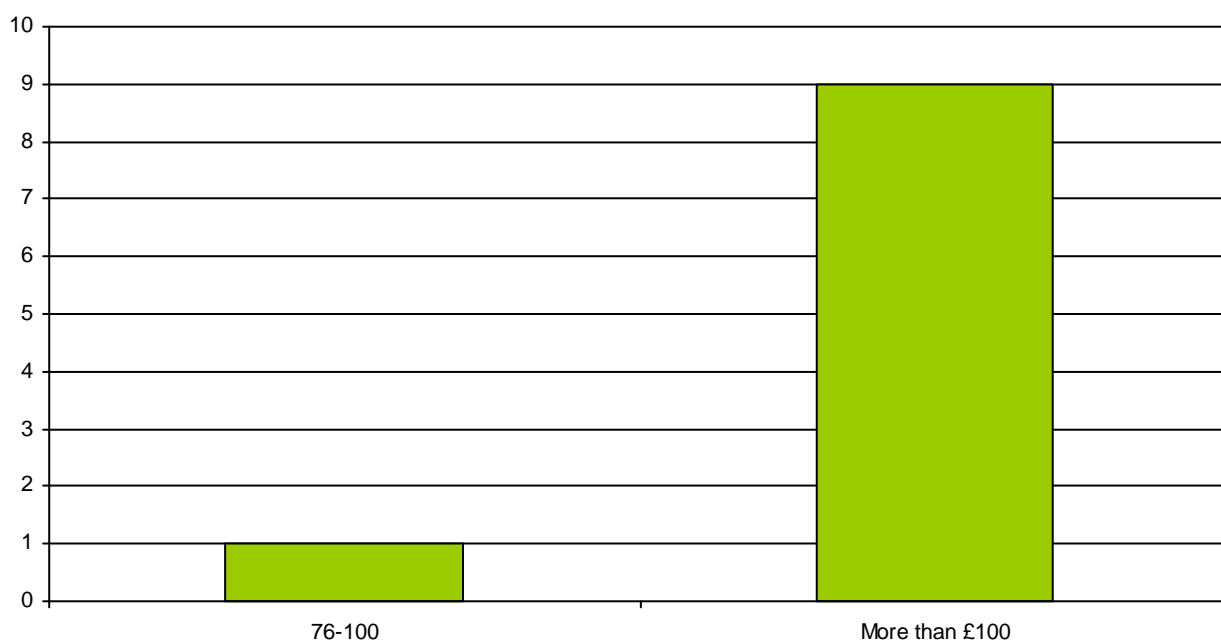
16 new/existing households in need

12. RENTING

Do you receive Housing Benefit?



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





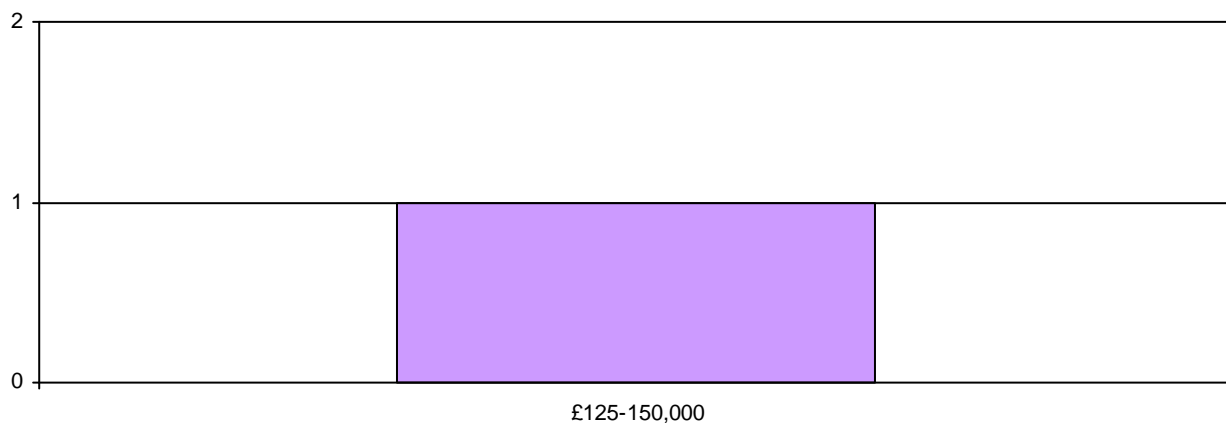
Arnside 2014

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

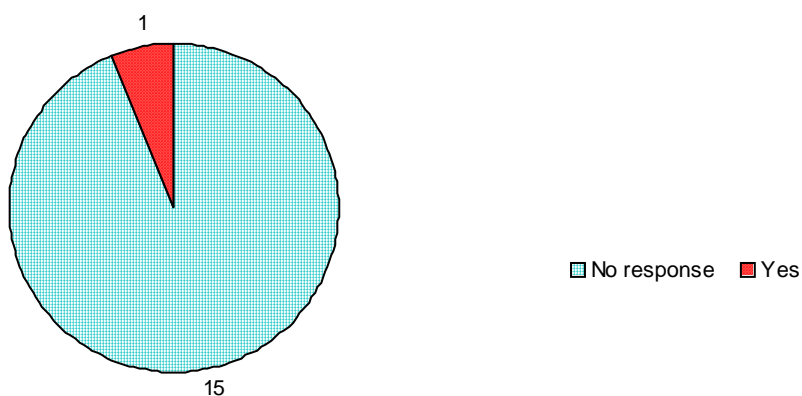
16 new/existing households in need

13. HOME OWNERS

How much do you think your property is worth?



Do you have a mortgage on your current home?



If you have a mortgage on your current home, how much do you still owe and how long does it have to run?

	up to 5 years	up to 10 years	up to 20 years	over 20 years
£60,000.00	0	1	0	0



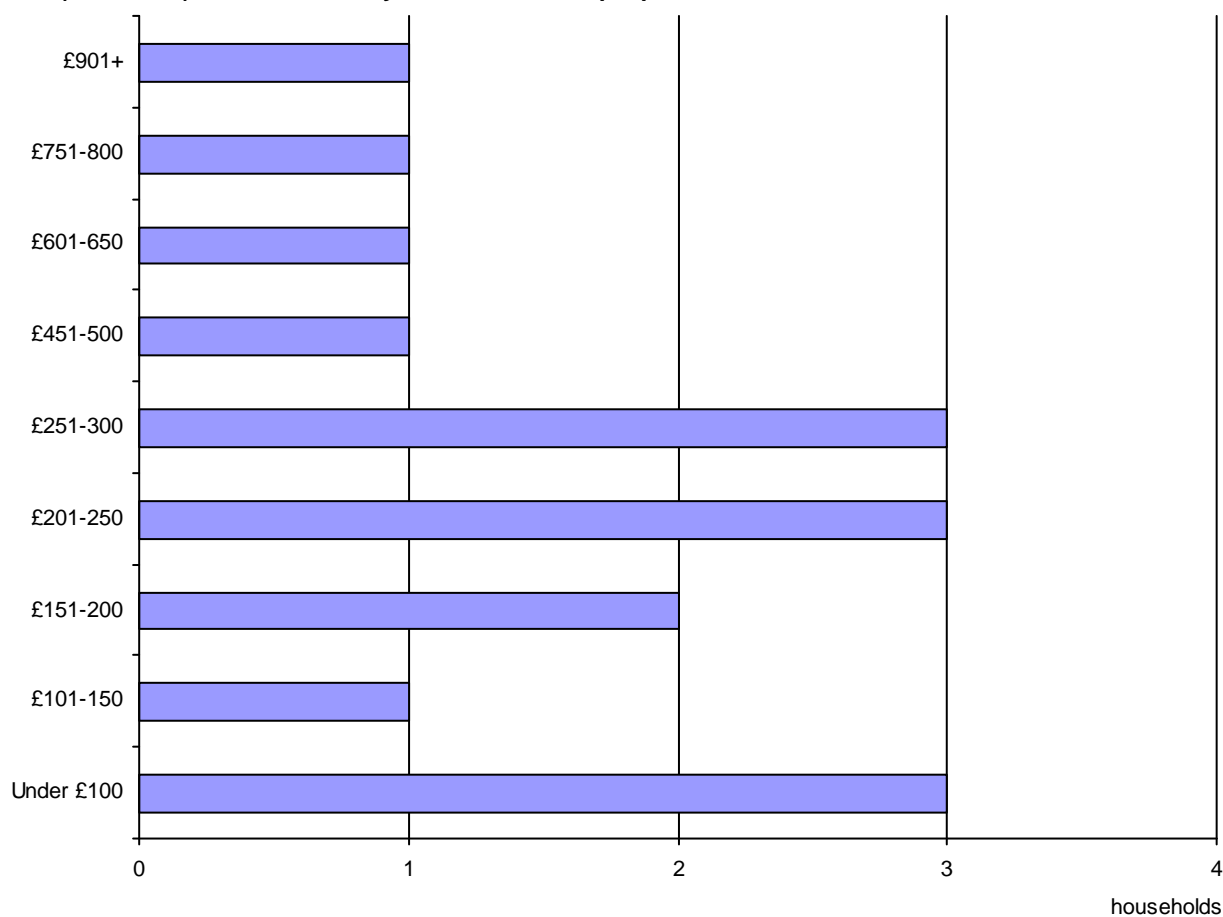
Arnside 2014

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

16 new/existing households in need

14. INCOME

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





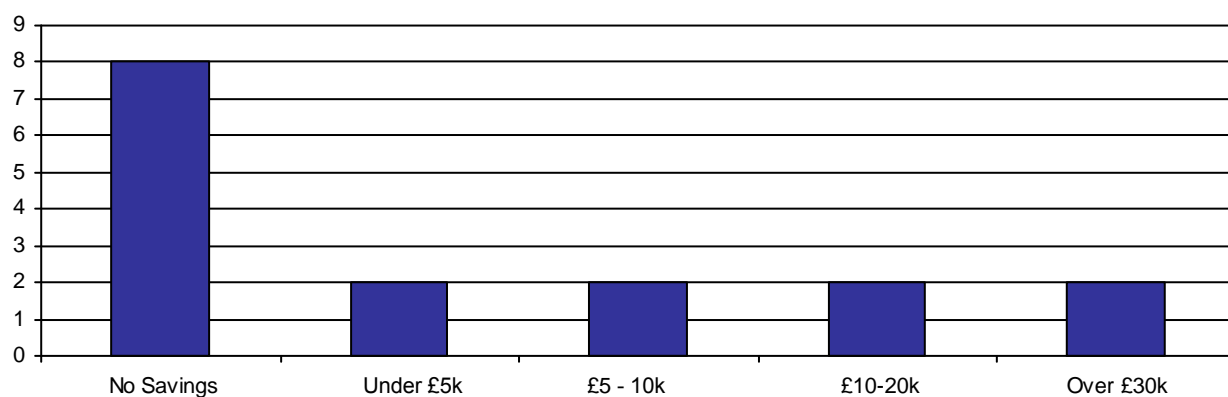
Arnside 2014

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

16 new/existing households in need

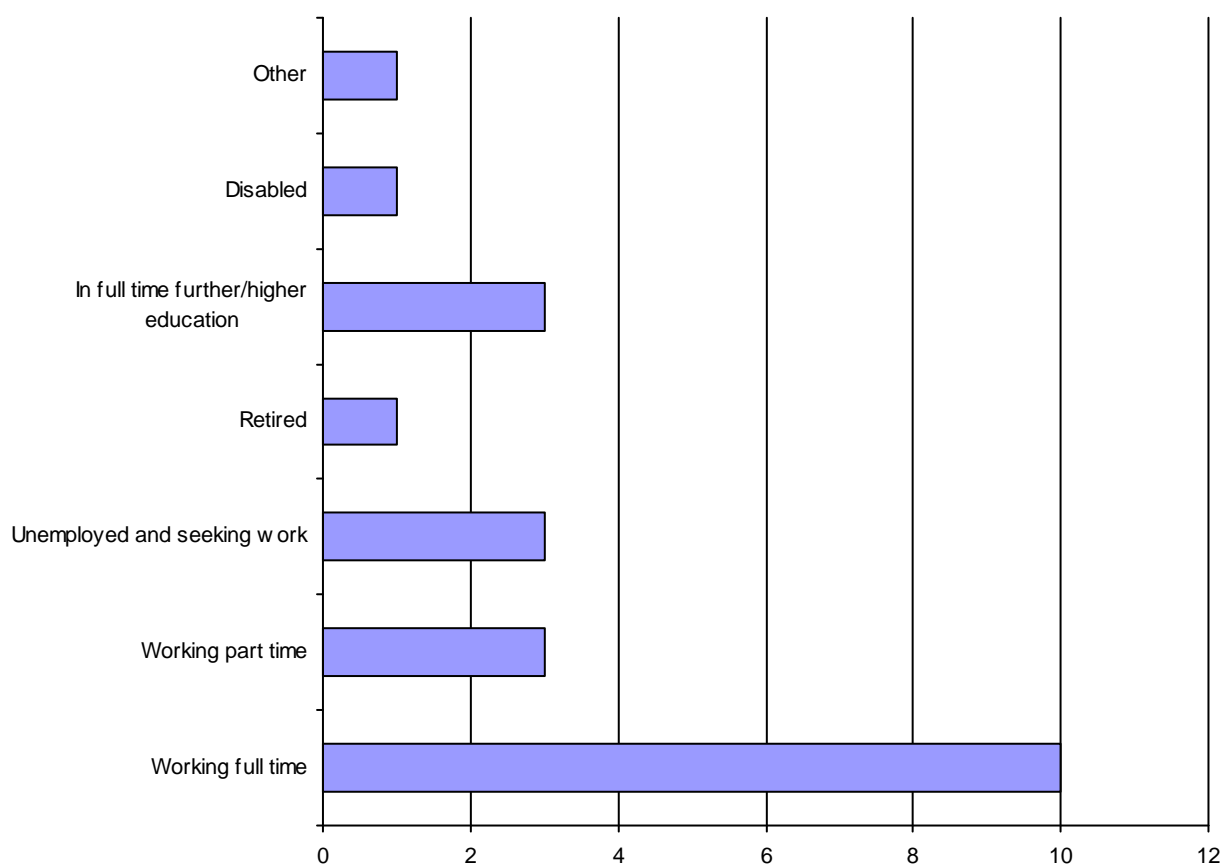
15. YOUR SAVINGS

Savings that could be used to buy a home.



16. YOUR OCCUPATION

How many people who need to move are in the following types of employment?





Arnside 2014

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

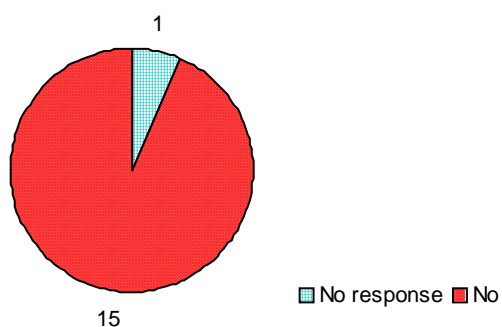
16 new/existing households in need

16. YOUR OCCUPATION (Continued)

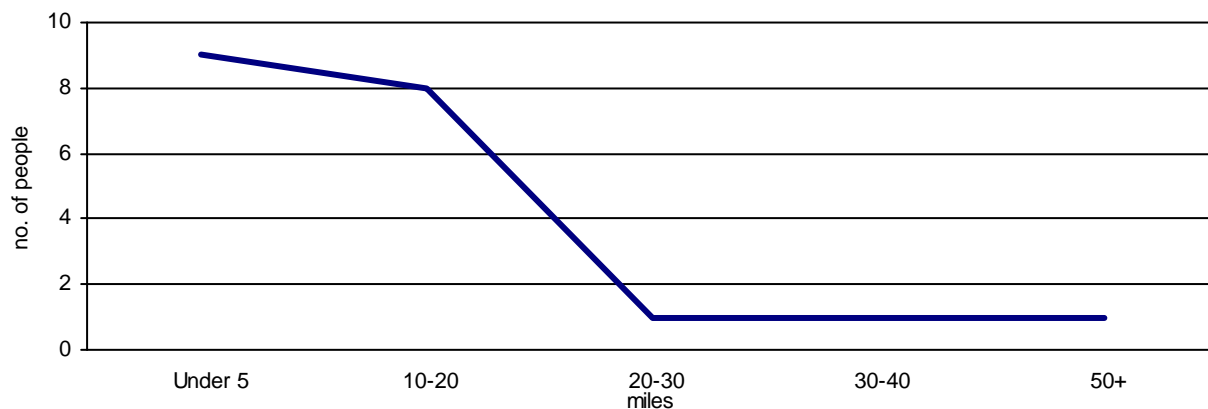
Jobs ...

5 Associate professional & techn	1 Disabled	1 Elementary occupation
1 Managers and senior official	4 Professional occupation	1 Retired
1 Skilled trades occupation	1 Skilled trades occupations	2 Student
3 Unemployed		

Do any of those needing to move work from home?



Average miles travelled to work (one way) of those needing to move.



In which villages/towns do those needing to move work and how long have they worked in each place

Location	Less 1 yr	1-3 yrs	3-5 yrs	5+ yrs
Arnside	1	0	0	1
Capernwray	0	0	0	1
Lancaster	0	1	0	2



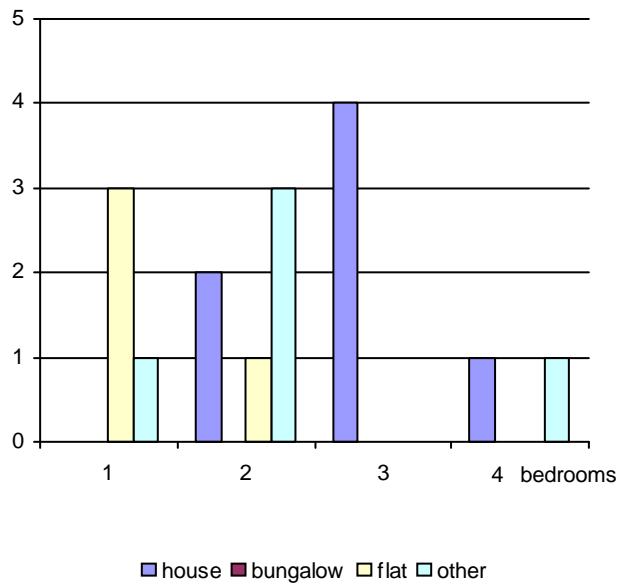
Arnside 2014

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

16 new/existing households in need

17. TYPE OF HOME NEEDED

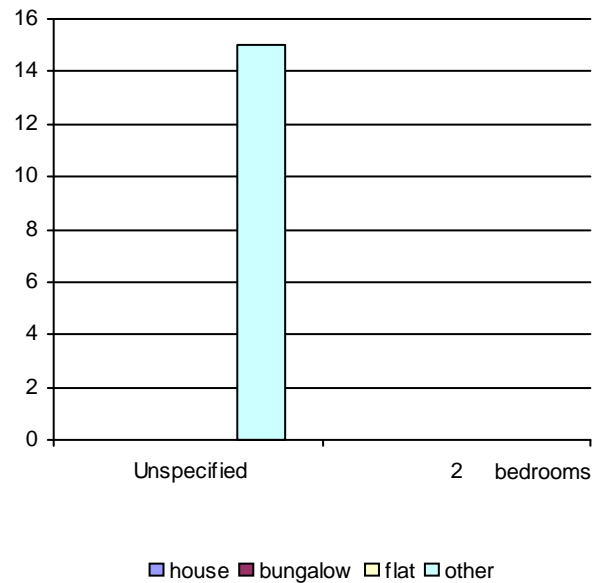
Survey responses ...



Other:

House/Bungalow
House/Bungalow
House/Bungalow
Bungalow/Flat
House/Flat

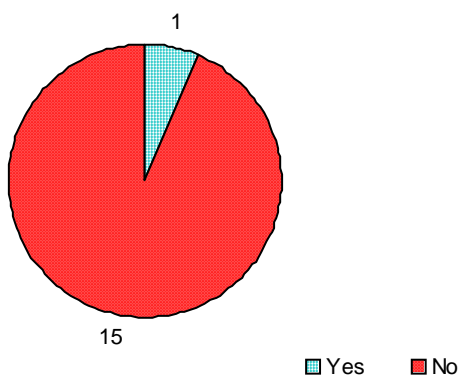
CRHT Assessment ...



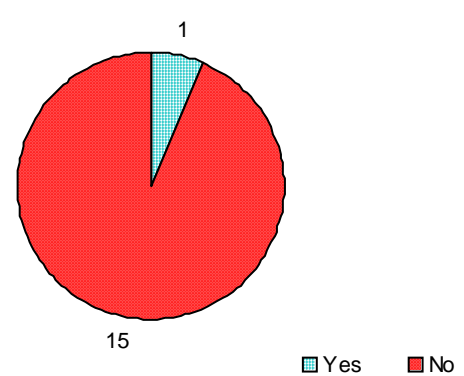
Other:

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

Are you registered with Choice Based Lettings/Council register?



Are you registered on any local Private Landlord waiting list?





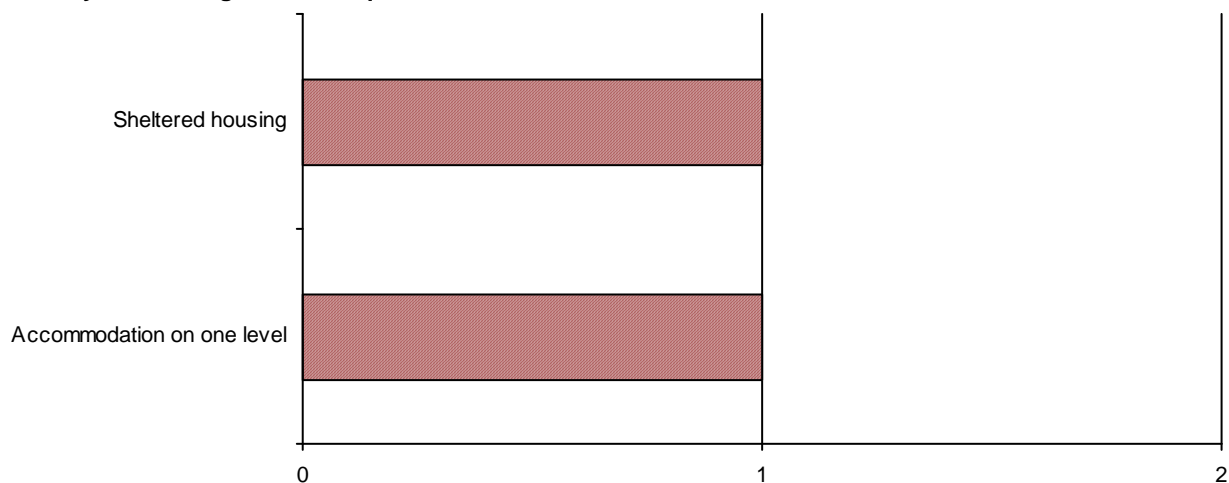
Arnside 2014

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

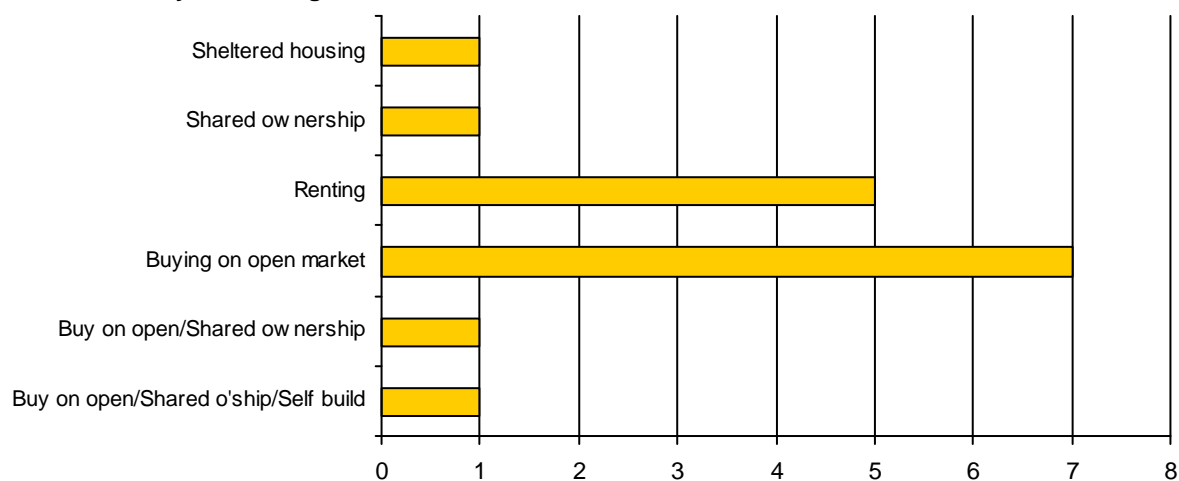
16 new/existing households in need

17. TYPE OF HOME NEEDED (continued)

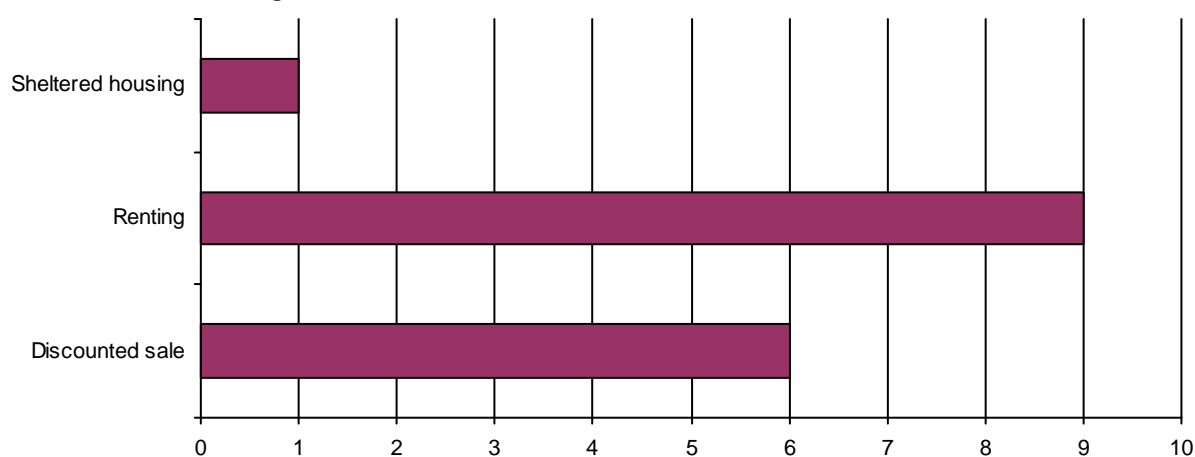
Does anyone needing to move require ...



Which would best suit your housing need?



CRHT Assessed "Housing Need"





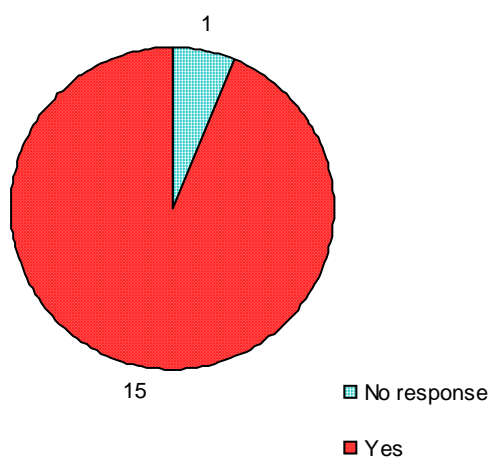
Arnside 2014

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

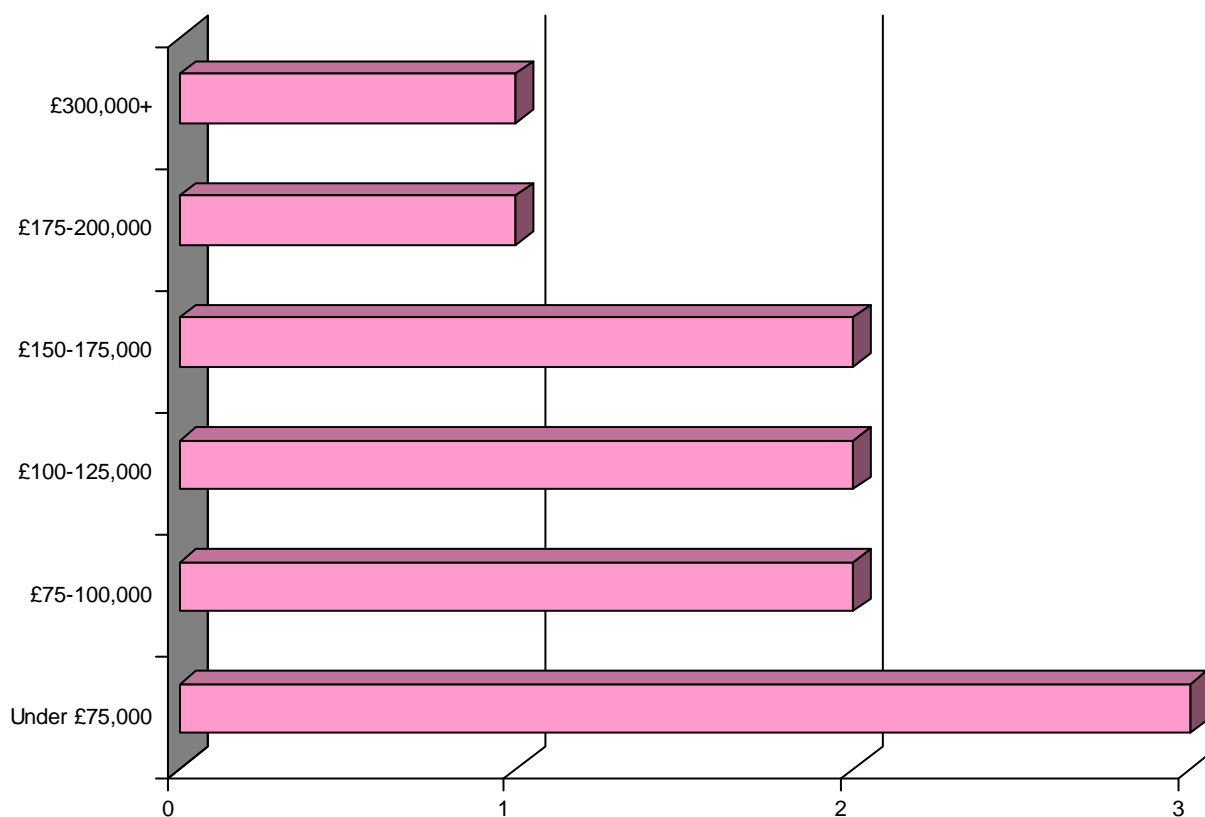
16 new/existing households in need

17. TYPE OF HOME NEEDED (continued)

Do you feel there is a lack of suitable existing housing to meet your needs?



If in a position to buy your own home, what could you afford?





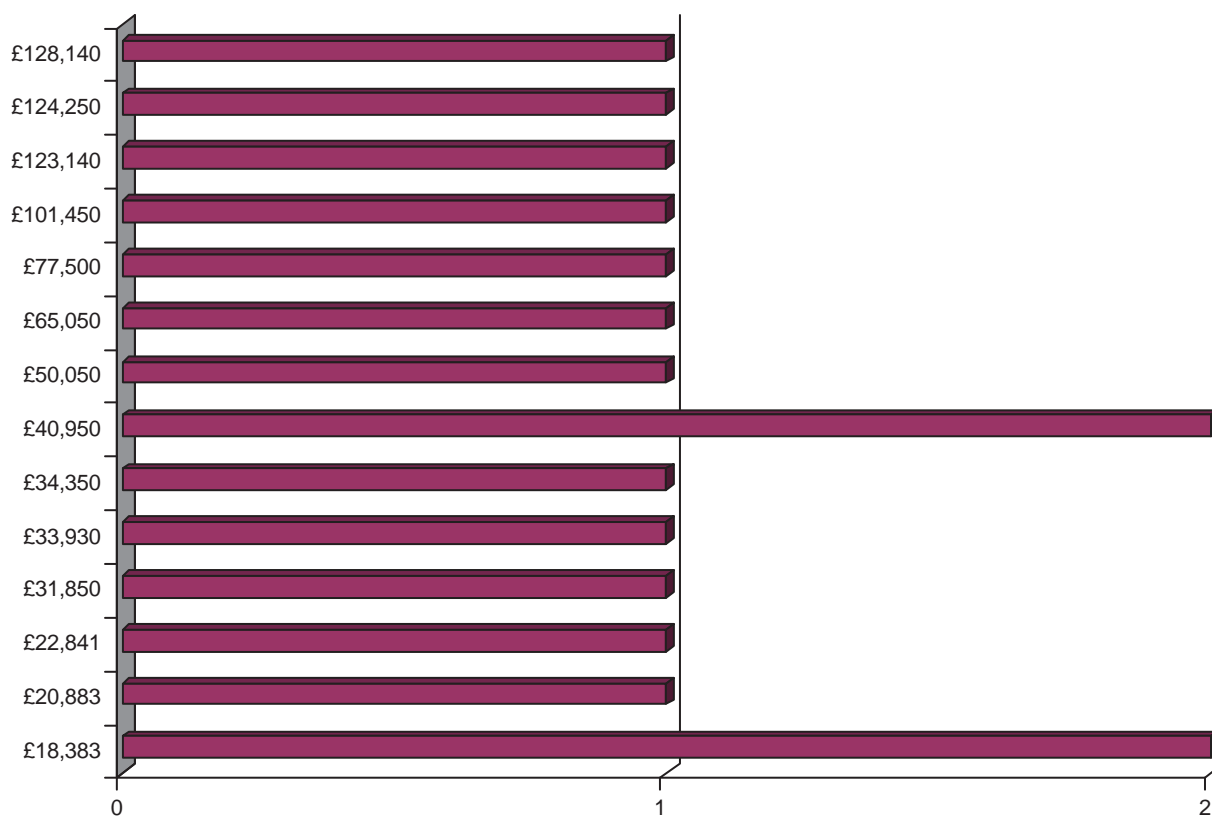
Arnside 2014

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

16 new/existing households in need

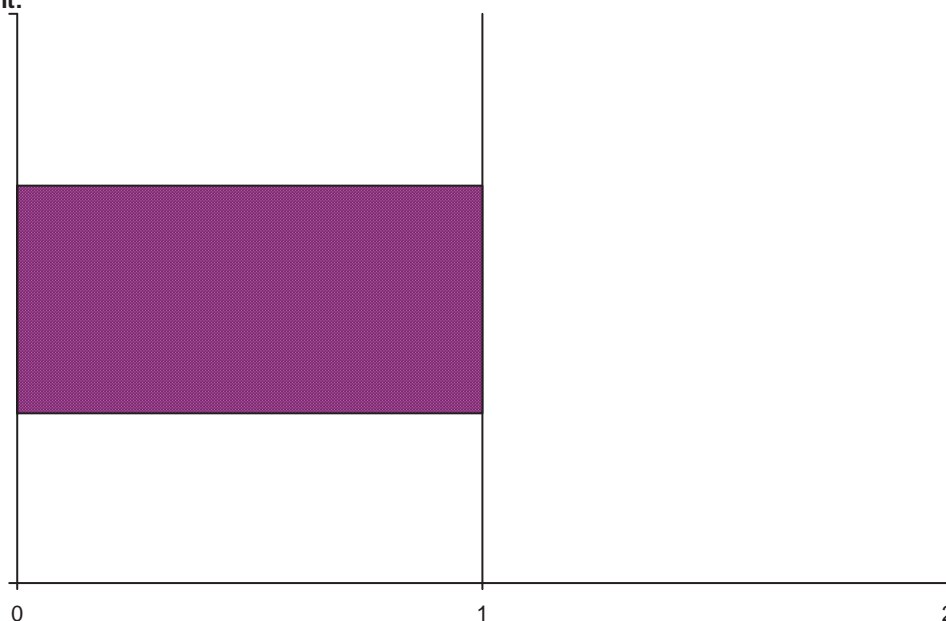
17. TYPE OF HOME NEEDED (continued)

CRHT Assessed "Affordability Potential"
(Income, savings and equity are evaluated to
work out respondents AP).



CRHT Assessment:

Could satisfy needs on the
open market





Arnside 2014

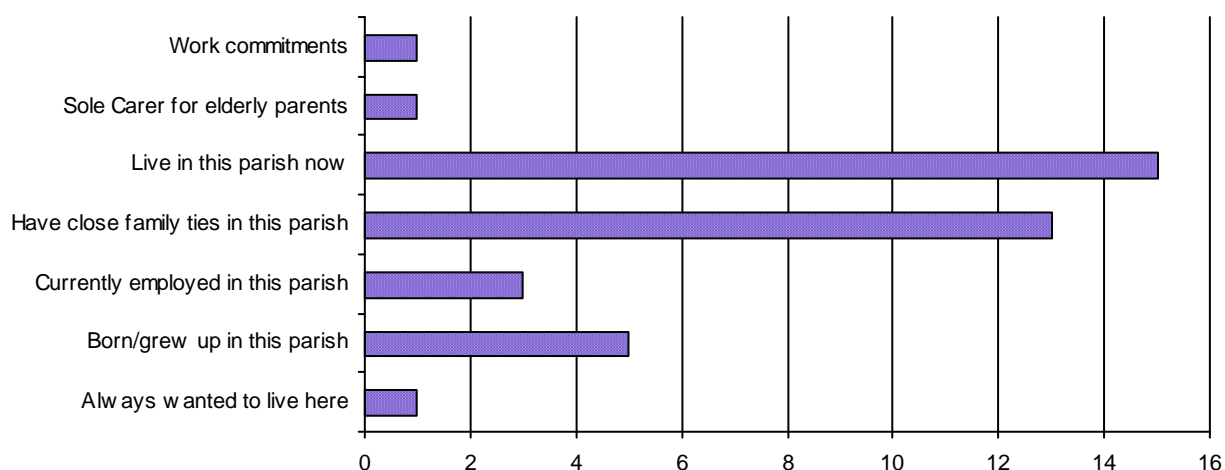
Part 2a - Responses from those assessed to be in need of affordable housing

16 new/existing households in need

18. WHERE WOULD YOU LIKE TO LIVE?

1st Preference	Nuer of responses	
	16	Arnside
2nd Preference	1	Arnside Area
	1	Carr Bank
	1	Storth
3rd Preference	1	Arnside Area
	1	Storth
	1	Lancaster

Reason for your first choice



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



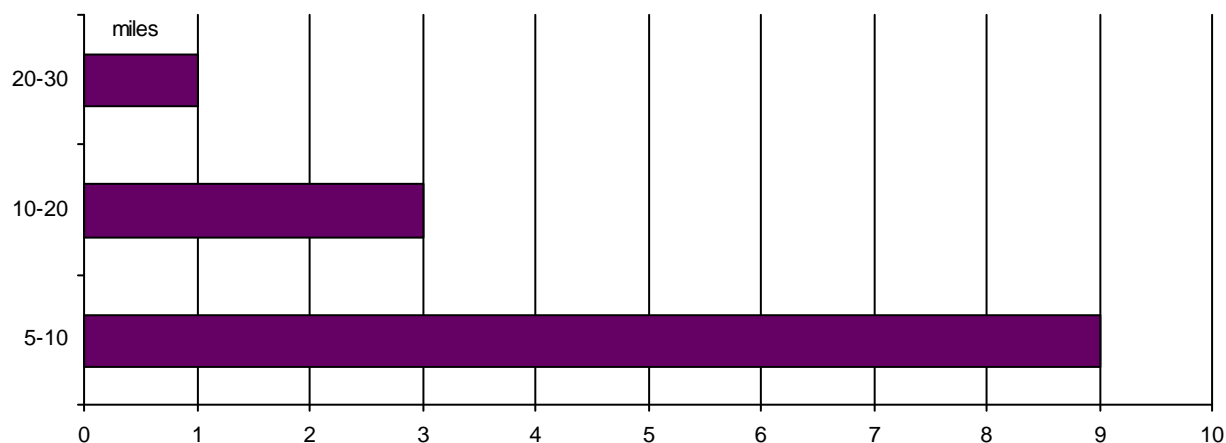
Arnside 2014

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

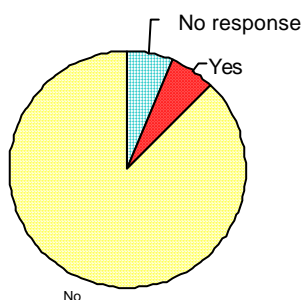
16 new/existing households in need

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

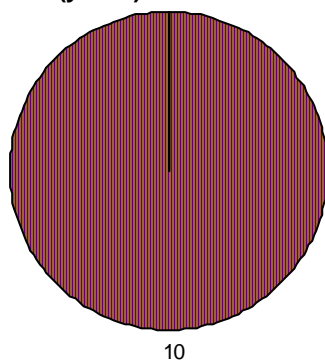
What is the furthest away you would be prepared to move?



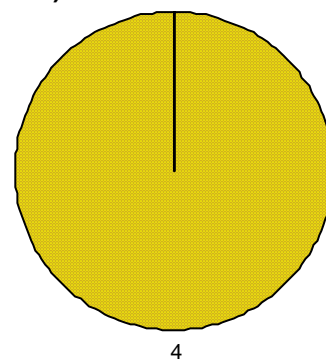
Are you a former resident of this Parish who needs to return?



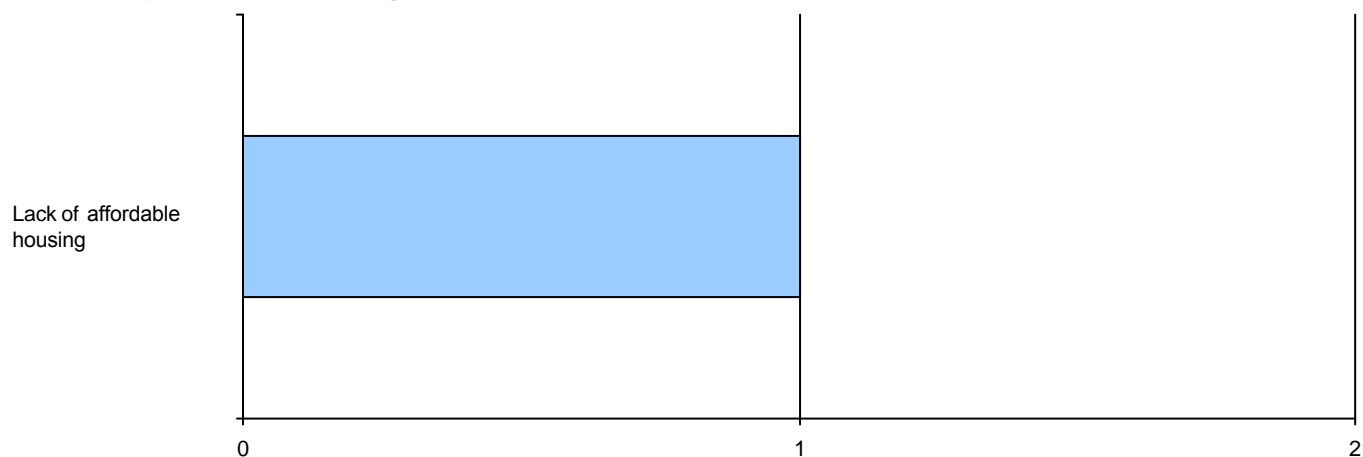
Former residents: how long did you live in the parish (years)?



Former residents: how long ago did you leave (years)?



If yes, reason for leaving



6. Survey comments

The following comments are taken from the survey responses.

Some comments have been edited to ensure anonymity of the respondent.

- Plenty of property for sale and under utilised.
- Arnside is a village! With services to match.
- Divide up larger properties into apartments.
- New build expansion destroys AONB.
- It is a car park we need, not houses. As the older residents pass away their houses will become available for new people to move in.
- Housing for Those people in most need – subject to the availability of suitable housing.
- New homes construction in a place like Arnside is a red herring. No need. No thank you.
- New homes may spoil the AONB?
- There seems little point in building homes in the area if there are limited sustainable jobs. Provide incentives for business relocation to the region and then build homes that are needed. The area is very reliant on seasonal tourism but needs more stable jobs to supplement them.
- The infrastructure of Arnside can only accommodate a LIMITED number of homes.
- Houses which are for sale are currently not selling. Any more may overload infrastructure.
- Garden and Home maintenance costs are forcing me to look elsewhere. I like living locally but will retire in the next few years which means I can move elsewhere if somewhere else attracts.
- More and more people and construction will make the area a less attractive town and conurbation, and no longer an AONB.
- Small sites as identified by the Arnside Parish Plan Trust. Houses should be built in small groups of no more than eight.
- Land should be used for agriculture - none for building.
- My Daughter is on the Council waiting list but has been told she will have to wait for someone to die before one becomes available! Current home to be sold. None of us wishes to leave Arnside.
- No jobs. But ones who do have jobs spend money on "Sky TV" drinking and don't save money.
- No more room to build without destroying greenfield land.
- At the moment there seems to be a good selection of properties for sale in Arnside Parish. The people who are having difficulties with the housing ladder are young people. The Common lends itself to cheaper, smaller 1/2 bedroom properties. Arnside has plenty of large properties for wealthier clientele.
- No - Houses are already available, the previous affordable housing system was abused.
- Many homes already on the market and not selling quickly.

- Arnside resident's average age is ten years above the national average. This needs to be rectified with more affordable houses/flats to prevent the village becoming a ghost town in the future.
- More building will ruin the character of the village and cause more traffic congestion on narrow roads.
- This is an AONB! No encroachment on open spaces should be allowed.
- Plenty of houses for sale. No need to build especially on open fields.
- 60 properties on the market currently.
- The area is beautiful and should not be changed.
- As an AONB the green spaces should be preserved.
- Only build new when there are no existing houses for sale.
- Build none on greenfield sites.
- Brownfield sites ONLY should be considered.
- There are enough empty houses for sale, so no more are needed. Arnside cannot support any more residences as all that would happen is people would commute in and out of the village to work and to shop and this will not support the village.
- Only for locals, not for people from other areas. It would not be fair to place all the affordable housing in one area of Arnside.
- New homes would address the symptoms, not cause of shortage and be only temporary benefit.
- There are already plenty of 1 & 2 bedroom flats both for share and rent. There are plenty of "Retirement" houses /bungalows available. What there is a shortage of 15 affordable family homes of 3 to 4 bedrooms both to rent and buy? We do not need a new estate of commercial houses - infill small sites with economical "flat pack" homes for speed and economy - maybe even do self or part self build incentive deals!
- Not so much housing that is needed, as parking is a greater problem, this is a tourist reliant area and parking is totally inadequate.
- Don't want to lose any open spaces.
- There is no work available for young people. When I moved here I could do all my shopping on the Promenade, now I have to have everything delivered as I am over 90.
- There are currently 56 properties for sale (not including Subject To Contract) we do not need to build any new houses, taking land that cannot be replaced. We need to use existing housing, why build new homes when some stand empty waiting to be sold. Any housing built in Arnside should only be built on a brownfield site. I think q5 is wrong, anyone can want to live in this parish. This doesn't automatically mean they need a new home. Q 6 badly worded - I do not have any concerns about new houses, only logical reasons about needless development.
- It is important that we don't forget about the need for local people and their children. Many people move into the village and don't want change which is impossible.
- Small areas of new houses allow people to become part of the Community. Young working people are needed.

- Arnside is predominantly an AONB where no new housing should be built. I do not believe there is any shortage of housing in Arnside for GENUINELY LOCAL PEOPLE FROM THIS PARISH. I do not trust our Councillors and Politicians riding roughshod over existing residents.
- There's enough empty homes either to rent or buy also enough affordable housing already.
- Lots of houses for sale of all sizes and many new builds are bought as holiday lets! In Arnside about 8/10 years ago they built a number of small (2 - 3 bed) houses on Silverdale Road, under an "Affordable Housing" umbrella. However many of these are now holiday lets. There are many young families in the village in 2-3 bed houses who need to move to larger houses (4-5 bed) but they are not within an affordable price bracket. There are plenty of ex council houses and bungalows for first time buyers (2-3 bed) - that's what we did.
- Although I am not in housing need, a family member living in Arnside, who is renting would welcome new housing, particularly to rent with a housing scheme.
- A few houses in proportion to the style of the village. I don't mind where they come from as long as they are friendly, tidy and community minded!
- Yes, if not sold on to second home buyers. I am reasonably well but may eventually have to move into sheltered accommodation. Is there any need? Probably more deaths than births.
- AONB status should restrict building. Cities contain thousands of empty homes.
- We do not approve housing on The Common (Redhills Road) which would lead to traffic congestion at the junction of Redhills Road and Silverdale Road. Neither do we approve of housing on Station Field - If Station Field is to be used at all it should be used for parking.
- Only object because the infrastructure is not available to cope. Water, sewage, roads, additional traffic problems, on-road parking, the selfish few. No doubt there is room for new homes, for various sections of the Community. However, the planning often "goes wrong" as it does not take into account the selfish attitude of modern car users. The low cost housing on Briery Bank is a prime example. Car Park provided but a line of cars on street causing problems near a blind bend. Development at Hollins Lane would no doubt cause similar problems. If we could trust people to use their feet or a bicycle and park off road then it would be workable to develop some small areas.
- It's a designated AONB. There are many properties left empty. Could be used for flats.
- If Arnside is to remain A VILLAGE it is large enough already.
- Would probably support houses if it can be proved that there is a true need rather than hearsay and propaganda from Government and developers. - Or if for young families on brownfield sites only.
- The last two developments were not sold to local people, any more would go this way. Lots of homes currently for sale. Constant 70 - 80 houses for sale in Arnside at any one time. Solution in our AONB is to BAN 2ND HOMES. This would solve most of the problems. (I do not see the need for my name. address etc. I hope you include my comments in your survey).

- There are too many homes for sale at this time and some empty properties available.
- There is a lack of affordable property to rent to work from (Studio/office space etc.) so we work from home.
- I can see the need for a survey such as this, and I have tried to be as helpful as I can in filling it in. However I am disturbed by questions 5, 6 & 7. The remainder of the questionnaire is obviously designed to give you a picture of the income and housing situation and needs of the inhabitants of the Parish. These are matters of fact which are relevant and helpful for planning. But questions 5 & 6 clearly stray into the political arena and ask for an opinion about matters on which few of us can have proper expertise. I do indeed hold opinions on these matters, but they are based on a not very reliable local paper and my own ill formed prejudices. I would be open to persuasion on these, and would be horrified to think that you would use them to shape planning policies. I have therefore left these questions unanswered. As for Q7, I am aware that the Arnside Parish Plan Trust has identified brown and greenfield sites, has consulted Arnside residents and has made recommendations. I believe that this is a much sounder process than asking all residents in a questionnaire, since we cannot have sound knowledge about ownership, access and planning constraints. I have therefore left this question unanswered also.
- I cannot see any way you could stop them only being for locals - it's a free market. There is no housing shortage - just too many people. A sustainable population is not one which continues to grow eventually overwhelming resources. Treat the cause not the symptoms.
- We need affordable houses for young families, local occupancy. We have too many holiday homes.
- We have a small number of little green areas left on the outskirts of the village that the planning authorities are contemplating to fill in with housing. These are attractive additional views and green lungs to the village and should be left alone otherwise it will be another urban sprawl. See it is an AONB area it should be left as such!
- More Building would ruin a beautiful area.
- Before any housing development is contemplated infrastructure needs must be addresses i.e. provision of car parking facilities and better traffic management. At present the village is totally congested.
- Already loads of houses/flats for sale in Arnside. There is a lack of infrastructure/amenities.
- Not needed, there are over 50 properties currently for sale.
- Lots of properties for sale, many of them have been on the market for years.
- Would support - Although there are plenty of houses for sale at various prices.
- Local homes will not stay in the hands of local people when resold.

- Enough hillsides have been built on and there are empty properties. A small ten year old flat has been up for sale for a long time, possibly the cheapest in Arnside, but the owner cannot sell. The only persons I know needing a house are people (incomers) who like Arnside. If locals do need a property why can't the few new builds have council help to purchase (e.g. Small deposit, respectable monthly charge to pay off over 20/30 years)?
- No further homes are needed in the village as there are 27 properties for sale as advertised in the Lake District Property Magazine, plus a number of other houses, bungalows and flats for sale that are not advertised. If any more homes are built it will only add to the pressure on Doctors, Nurses and hospitals - services that are already overstretched.
- Fed up with people who have only lived in the village for "five minutes" adopting a NIMBY attitude. Young people required for village to flourish.
- If only I have room - Adaptable living room into bedsit to provide room (bedroom) for future career living in. Built in clusters for age related company, with individual outdoor space for washing line, sitting, and plant pots. A garage - what goes with the present over 60's generation of private homes dwellers living on this area (Arnside). Endless natural springs seem to throng land - where to build is a problem. I'm looking out, doubting there is anywhere suitable for me alone, what about the many others who'd free up larger homes.
- We have been searching for a medium sized family home for nearly a year now, but there is very little movement in the housing market in Arnside. Many people appear to retire here and then stay in their home right until the end, or have brought up their children here, but don't want to move to a smaller property. Building more small bungalows and smaller family housing would free up some of the middle price ranged properties.
- Affordable homes should be available both for young people who want to stay where they grew up and for working people who live here and wish to remain where they are.
- "Requires homes" too vague - need or want? This survey is inadequate. Inconsistency and lack of clarity in some questions means I fear that this is a classic case of "garbage in, garbage out". The word "need" - what does this mean? How do you differentiate "wants" "affordable housing" again, what does this mean?
- If any housing is needed for local people it should be considered on brownfield sites, not green. In Lancaster City where shops etc have failed they have built on these sites. Transport is better and better chances of employment than in small villages.
- More attention to the availability of disabled parking would be welcome.
- Insufficient facilities in Arnside Car parking.
- The infrastructure would not be able to cope with any further requirement. Roads would be congested.
- Why was this not done years ago?
- Yes - if they are truly affordable and demonstrably needed.
- No green land would be left in a constrained area.

- Renting is expensive in Arnside, we are fortunate to earn enough and live together. But many of our friends (well, all of them) still live at home or have moved away. Many in their mid - late twenties - having to share flats if possible. We are looking to buy a house in 14/15 and want our children to be raised here - if we cannot afford to buy here can we easily come back to Arnside?
- Any new houses would probably bring people from outside the parish to an already very busy village.
- There needs to be a balance of ages in the AONB - but any development needs to be on a small scale to enable young people to remain in the area with affordable homes - Anything built must NOT destroy the AONB or its diverse wildlife and amenity value.
- New homes need to allow older people to vacate large houses to small property. Some questions too personal.
- Do NOT build on Hollins Lane - Wonderful hedgerows and a wildlife area. No new homes are needed if the available ones are used. Why cannot some of the houses on sale be used, it would mean "reacquiring" some properties, or other suitable ones. Surely some scheme can be devised to make this possible. Arnside is a bad area for people to travel to work to and from. Please respect the environment and wildlife.
- Given the large number of elderly people in the village, I think there is space for more sheltered accommodation where people can have some light touch supervision. This would help to free up some larger, single occupancy properties.
- There are too many second homes that are taking homes away from local people. Use the Telephone exchange - It's an eyesore in and ANOB.
- There are enough houses for sale. Not sufficient infrastructure to support new houses.
- No jobs. On street parking already a problem.
- Before planning to build housing please ensure the sewage system can cope. I have serious doubts about the present arrangement. Is the old option to build a car park at Station Field still open for acceptance or is it too late?
- Plenty of conversions are available. Yes to genuine small starter homes, yes for genuine locals - restrict resale. When we converted the 1894 house into maisonettes the building inspector was obstructive, expensive and unhelpful. If we are to progress, this needs sorting.
- Additional new housing should be built in existing urban areas of Kendal and Milnthorpe. I believe the demand for affordable housing could be met by removing the 50+ age restrictions on existing flats and apartments in the Parish. The lack of affordable housing is an issue in all attractive areas. Arnside does not need to support a low paid workforce and living in the Parish is a matter of choice.
- My home is on the market as I am leaving the area.
- Only one new development went to some local people.

- On an AONB I believe there should be a presumption of no development. I inherited my home and have kept it as a second home, hoping to retire here in due course. I feel new housing development should be concentrated outside the AONB in urban areas such as Carnforth. Not for folks to move away! For me preserving the countryside is a priority. Alternatively there are always houses for sale in Arnside. The Council could buy to create a "local market" or rent. I would prefer to subsidise such a move than see further development.
- Have some greenery and unspoilt land that locals love and attracts Tourists.
- Only affordable homes, no market housing.
- Existing stock underused. No job opportunities locally - travel to work is not sustainable. The perceived rural housing shortage is a political myth. The real housing demand is urban, where the jobs are.
- Would support houses but a limited number to protect the character of the village and a condition of local working/living to be attached to deeds. I moved to the area to be closer to my elderly parent. Currently I am renting and looking to buy a property suitable for a single person. I'm conscious of the need not to occupy a property suitable for a larger household. I feel very strongly that holiday lets and second homes are limiting available housing and/or pushing prices up for local people. There should be a restriction on this practice.
- Agree with reservations - concerns about losing character and tranquillity of this natural area. Some of the proposed developments in Arnside have suggested one way traffic systems through a quiet cul-de-sac or building close to the footpaths and slopes of the Knott. Often the existing roads are not wide enough to accommodate through traffic and street parking and through roads would destroy the quiet environment enjoyed by the elderly residents - several of whom use mobility scooters. The destruction of the natural environment and schemes which overcrowd small plots are also a cause of concern, as is the need for housing designed to fit into the environment. The beauty of this area needs preserving for residents and visitors alike.
- Parking is a great worry. We have a railway station but no station car park. On Station Road there is an accident waiting to happen. No more homes should be built until this acute problem is solved then we must attract some local industry for local employment.
- Spoil the area. Houses that are for sale are too expensive for families. There are plenty of properties for sale in Arnside maybe the council should buy some of them and make them affordable to local families and first time buyers.
- Would support new homes provided that the local occupancy clause is strictly enforced.
- Arnside is unique, a huge privilege to live here, after 52 years in a wool city. Arnside has become extremely popular with tourists (quite rightly so) but the amount of cars on the narrow (some unpaved) roads is unbelievable and this situation is all year round. So, more housing means more congestion. There is a variety of property here, bed sits, apartments, executive housing, modest, affordable.
- Leave well alone and listen!

- There are plenty of homes up for sale. This is an AONB, no local work, New houses as in the past will go to a lot of none local people.
- We have spent time every three weeks or less in Arnside for many years. Nevertheless I think it is up to permanent residents to agree or disagree sites for possible building of new houses.
- Depending on where, they would need good access to local facilities.
- There seems to be only green field sites. If new homes were to be built. We don't want to lose these.
- Be transparent on the funding for affordable housing – Two thirds of houses are for good profit to entice builders, so we get 60% more homes than we need. Improve roads and infrastructure, sewers or no building.
- Moved to Arnside for peace and quiet.
- My concerns about further building stem from the trends we have seen lately when estates are built, with cramped accommodation and poor parking. Any decent builds get snapped up by either wealthy landlords or as holiday homes - so no locals actually benefit.
- Limited jobs and limited access.
- There is adequate low cost housing. There is inadequate infrastructure for population either existing or growth. Public transport facilities are/have been removed. It is clear that no additional opportunities for employment locally are likely, so what is the logic for additional housing? Carnforth is the most obvious target for population growth.
- Yes, but here are always many houses for sale here. There seems to be little employment for young people apart from the hospitality trade, and those are small employers.
- Too many houses for sale and local people do not get the new ones.
- We need new housing for everyone not just for locals - we weren't local until we moved here - just not holiday or second homes please - we need permanent residents! Arnside needs more houses for working age adults and not for those fortunate enough to be born here. They need to be mixed tenure. Arnside aspires to be a welcoming, inclusive, open and vibrant community, which it is at the moment.
- Not willing to complete – intrusive questions.
- Yes - if limited numbers.
- Not enough land for more homes. There are plenty of houses for sale in the area. New builds would spoil the character of Arnside.
- New homes - depends if the green spaces are used or not. These are what makes Arnside so attractive.
- My concern is that people from other areas would be given the option to move.

- There are already parking and access issues such that the village cannot cope with the current volume of traffic, cars are parked half on the pavement making pedestrian access fraught with danger as they walk into the road. More people in the village will mean even more cars - Parked Badly! We feel the village is big enough. Visitors to the village, especially at weekends put further pressure on narrow lanes and there is increasing instances of people parking on double yellow lines and restricting road width, from the Albion right round to the railway station. Consideration of all aspects of increased housing needs a thorough quality impact assessment.
- Any additional houses will spoil the village.
- Would only support if not incorporated into larger development.
- There are not enough work opportunities and many properties for sale.
- If building must provide more residents only parking.
- Lots of for sale homes exist.
- We moved to Arnside for its "feel" - it's a small, close community that is loved for its beauty. Concerns that housing would damage area and concerns for disruption.
- Important that new housing is for LOCAL people.
- If this AONB area is over developed it will be spoiled for visitors and residents.
- Spoilt village already with building.
- It is difficult to answer this questionnaire as the questions seem heavily weighted as if the developer has already been decided upon. Any development must ensure the AONB is protected and therefore only essential development should be permitted on brownfield sites. Currently (22/5/14) there are 60 properties in Arnside for sale, starting at £120,000.
- Would spoil the character of the village.
- We need young people to stay in the area, we need trades people.
- Over a period of more than 20 years I have been asked to help in at least three Housing Need surveys in South Lakeland. On every occasion the survey has proved to be a device for procrastination. This survey, widened to include Lancashire is also an opportunity for South Lakeland to delay. The current DPD/LDF has already wasted SEVEN YEARS.

7. Housing Market

Sold house prices and open market prices are used as markers to assess those who can afford open market housing and those in need of affordable housing. See Eligibility Criteria for guidelines.

The housing market is more positive than in recent years and is seeing an increase in house prices. The Arnside and Silverdale AONB with its extraordinary protected landscape, wildlife and interesting history, places a further premium on properties making house prices higher in this area.

Houses sold

Properties sold in Arnside Parish Jan 09 – Aug 2013 From Land Registry									
Detached		Semi- detached		Terraced		Flat/Maisonette		Overall	
Av Price	Sales	Av Price	Sales	Av Price	Sales	Av Price	Sales	Av Price	Sales
£287,993	25	£223,216	15	£218,000	4	£209,829	15	£258,850.00	53

Houses for sale

Sixty six properties were advertised on the open market on 1st July 2014, house prices from Rightmove.co.uk.

House prices from Rightmove.co.uk 1 st July 2014	Property Type	Number of Bedrooms	Open Market Price
Knott Lane	Detached	6	£1,950,000.00
Briery Bank	Detached	6	£750,000.00
New Barns Road	Detached	4	£635,000.00
New Barns Close	Detached	4	£595,000.00
Silverdale Road	Semi detached	6	£595,000.00
Knott Lane	Apartment	3	£595,000.00
Mont Pleasant	Detached	5	£595,000.00
New Barns Road	Detached	3	£515,000.00
Redhills Road	Detached	4	£500,000.00
New Barns Road	Detached	3	£479,950.00
Black Dyke Road	Detached	5	£445,000.00
Briery Bank	Detached	4	£425,000.00
Church Hill	Detached	3	£415,000.00
Briery Bank	Detached	4	£400,000.00
New Barns Road	Detached	3	£399,950.00
Church Hill	Detached	4	£395,000.00
Holins Lane	Apartment	2	£389,950.00
Silverdale Road	Detached	4	£379,950.00
Silverdale Road	Semi detached	4	£375,000.00
Silverdale Road	Detached	3	£375,000.00

Holins Lane	Detached	4	£369,000.00
Hollins Lane	Apartment	2	£345,000.00
Hollins Lane	Apartment	2	£345,000.00
Silverdale Road	Semi detached	2	£325,000.00
Inglemere Close	Link Detached	3	£320,000.00
	Detached	4	£320,000.00
Back Lane	Terrace	3	£310,000.00
New Barns Road	Detached	2	£310,000.00
Pier Lane	Semi detached	2	£295,000.00
Church Hill	Semi detached	3	£295,000.00
Silverdale Road	Detached	2	£295,000.00
Lawrence Drive	Detached	3	£289,000.00
Inglewood Clourt	Apartment	2	£285,000.00
Hollins Lane	Detached	3	£280,000.00
Stoneycroft Drive	Detached	2	£280,000.00
Church Hill	Semi detached	4	£275,000.00
Black Dyke Road	Detached	4	£270,000.00
Mount Pleasant	Terrace	3	£270,000.00
Black Dyke Road	Detached	3	£265,000.00
Plantation Grove	Detached	3	£265,000.00
Black Dyke Road	Semi detached	3	£260,000.00
The Meadows	Semi detached	3	£250,000.00
Orchard Crescent	Semi detached	3	£245,000.00
Promenade	Terrace	3	£245,000.00
Church Hill	Detached	2	£235,000.00
Plantation Ave	Detached	2	£225,000.00
Wood Close	Apartment	2	£225,000.00
Ashleigh Road	Apartment	2	£220,000.00
Rock Terrace	Terrace	3	£220,000.00
Inglemere Close	Semi detached	3	£210,000.00
Mount Pleasant	Terrace	2	£210,000.00
Plantation Ave	Semi detached	2	£200,000.00
Herons Reach	Apartment	2	£190,000.00
Plantation Ave	Semi detached	2	£189,950.00
Plantation Ave	Semi detached	2	£189,950.00
The Meadows	Semi detached	3	£185,000.00
Church Hill	Apartment	3	£185,000.00
High Knott rd	Apartment	2	£177,500.00
Plantation Ave	Semi detached	3	£175,000.00
Wood Close Gardens	Apartment	2	£168,000.00
Promenade	Apartment	2	£150,000.00
Hollins Lane	Apartment	2	£140,000.00
	Apartment	2	£135,000.00
Briery Bank	Apartment	2	£120,000.00
Hollins Lane	Apartment	2	£95,000.00
Hollins Lane	Apartment	1	£80,000.00

Private Rented Accommodation

As at the 1st July 2014 there were five properties on the open market to rent in Arnside Parish.

Houses for Rent from Rightmove.co.uk 1 st July 2014	Property Type	Number of Bedrooms	Rent pw	Rent pcm
Ashmeadow House	Apartment	1	£451.00	£1,955.00
Knott Lane	Apartment	3	£277.00	£1,200.00
Pronenade	Maisonette	2	£254.00	£1,100.00
Church Hill	Semi detached	4	£219.00	£950.00
Pier Lane	Semi detached	3	£138.00	£600.00

Second Homes and Holiday Lets and Empty Properties

The number of second homes and holiday lets can have an impact on rural communities and the sustainability of existing services. Council Tax records state there are 110 Second homes and 9 holiday lets in Arnside parish.

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

South Lakeland District Council is currently working to reduce the number of empty properties within the area. They can provide advice and assistance to owners of empty properties that they would like to sell or rent out. For further information, please contact the Empty Homes Officer: Tel: 01539 793375. Email: Empty.Homes@southlakeland.gov.uk.

Returnees and Employees

There is often frustration regarding the lack housing, affordable or market led, for people who have left the parish and wish to return, many to provide family support. Likewise, the lack of housing options can affect individuals employed in the parish.

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

Current Supply of Affordable Housing and Turnover

There are a number of affordable houses in the parish.

South Lakes Housing Association:

13 x 3 Bedroom properties for rent

8 x 2 Bedroom properties for rent

Home Group

2 x 2 Bedroom flats

4 x 2 Bedroom houses

2 x 3 Bedroom houses

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

Five households indicating a need stated that they were on the Choice Based Lettings /Council Register or Private landlord list. It may be a role for the Parish Council to encourage households, especially young people, to register. Anyone aged 16 years or over may apply for rented or low cost home ownership properties.

**Contact Cumbria Choice www.cumbriachoice.org.uk
Or alternatively one the Cumbria Choice Partner Landlords.**

8. Affordable Housing Definition

Affordable housing is a term that is applied to housing with house prices or rents less than open market prices or rents. This does not mean that it is affordable to everyone but there is a range of affordable housing products that cater for different incomes.

Affordable housing is generally restricted to people who can't afford open market house prices or rents and who have a local connection to the area (this varies from housing scheme to scheme).

Social Rented Housing

Homes let by social landlords (usually housing associations) at rents significantly lower than open market rents charged by private landlords. The Council's housing stock was transferred to South Lakes Housing in March 2012.

Affordable Rented Housing

Homes let at rents higher than social rents but no more than 80% of local market rents. These are sometimes called intermediate rents. They are generally managed by housing associations.

Shared Ownership

This is where you purchase a share of the property (its equity – generally between 25% and 80%) and the rest is owned by a housing organisation (usually a housing association). A small rent is payable (the smaller the equity share bought the higher the rent will be). Generally purchasers will be able to purchase more of the equity as they can afford to do so.

Shared Equity

This is similar to shared ownership but there is no rent payable.

Discounted Sale

Homes sold by private developers at a discount where the initial sale price is restricted in line with the Council's Affordable Housing Prices. When the home is sold the sale price has to be discounted in line with the original discount percentage to make it more affordable for future purchasers. Applicants must complete an Affordable Housing Application Form (contact the council's Affordable Homes Officer).

SLDC Affordable Housing Prices

The council sets affordable housing prices for each property type in order to restrict the initial sale price for new affordable housing for sale. These are currently:

£70,000 for a one bedroom flat;
£80,000 for a two bedroom flat;
£95,000 for a two bedroom house or bungalow;
£110,000 for a three bedroom house;
£125,000 for a four bedroom house.

An independent valuation is obtained in order to calculate the discount. An example is shown below:

1 bedroom flat: market value £140,000; initial sale price £70,000. Discount = 50%.

If the home is sold in later years and the market value increased to £160,000 the home would need to be sold for £80,000.

Homebuy

This is the Government's term used for its affordable housing products to buy a home. In Cumbria Homebuy is administered by The Dane Group You should register with them if you are interested in shared ownership.

Tel: **0300 790 0570**

Email: info@helptobuynw.org.uk,

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

Housing Associations in AONB area:

South Lakes Housing – tel. 0845 0570080.

www.southlakeshousing.co.uk

Two Castles – tel. 01539 733319.

www.twocastles.org.uk

Home Group – tel. 0845 6063033.

www.homegroup.org.uk

Adactus Housing- tel. 01942 608715

www.adactushousing.co.uk

All these associations participate in the Cumbria Choice scheme, www.cumbriachoice.org.uk it is used for allocating social and affordable rented housing. Please contact any of the above to register your interest in such housing. This will then enable you to apply for specific housing when it is advertised.

Further Help

Please contact the council's Affordable Homes Officer on **01539 733333 ext. 3377**.

Further information can be found on the council's website **www.southlakeland.gov.uk**.

Eligibility Criteria

The following offers guidance to the eligibility of affordable housing.

1. Applicants must satisfy the local connection and housing need qualification in the s106 agreement as well as immigration status criteria (as defined by the Council's Housing Allocation Scheme).

2. For new low cost home ownership, applicant's income and capital will be assessed (proof will be required). Applicant's gross income will be multiplied by a factor of 3.5 (2.9 for joint applicants) and added to their capital. (See household income calculator table).

To qualify for affordable properties, which must be suitable to their needs, the total must be less than the entry-level property price for the relevant housing market area (shown as Lower Quartile Prices in the Council's Strategic Housing Market Assessment Table B23, see extract for Kendal Rural below).

Type - Lower Quartile Prices (£)

Market Area	Detached	Flat	Semi-detached	Terraced	All
Kendal Rural	£235,000	£120,000	£165,000	£145,500	£167,000

However, households able to afford the open market price of an affordable property (using the calculation above) will not qualify (see note below). In the case of re-sales where the affordable price is more than the entry-level price the total must be no more than the affordable price of the property applied for.

3. For new private rented affordable properties and re-lets, applicants will only qualify if 25% of their total gross weekly or monthly income is less than the market rent for a property type suitable to their needs.

4. For new low cost home ownership (the first sale), the affordable home must be suitable to the applicant's needs, i.e.:

- single person (under fifty five years) – one or two bedroom flat;
- couple (under fifty five years) – one or two bedroom flat or house;
- single person (over fifty five years) – one or two bedroom flat or bungalow;
- couple (over fifty five years) – one or two bedroom flat or bungalow;
- family with one child – two or three bedroom flat or house;
- family with two children – two or three bedroom house;
- family with three or more children – three or four bedroom house.

If no appropriate applicants are forthcoming (in terms of property suitability) the Council may allow some discretion to the developer or it may ask the developer to re-advertise the properties.

Affordability Calculations

To determine whether households could afford to buy a house on the open market, the following Household Income Calculator is used, in addition to income, savings and other factors are also considered to reach a total for each householder's Affordability Potential.

Household Income	Annual Income (x 52)	Mortgage (x 2.9)	Mortgage (x 3.5)
		Dual Income	Single Income
Less than £100 / week	£5,252	£15,230	£18,383
£101 - £150 / week	£5,252 - £7,800	£15,230 - £22,620	£18,383 - £27,300
£151 - £200 / week	£7,801 - £10,400	£22,621 - £30,160	£27,301 - £36,400
£201 - £250 / week	£10,401 - £13,000	£30,161 - £37,700	£36,401 - £45,500
£251 - £300 / week	£13,001 - £15,600	£37,701 - £45,240	£45,501 - £54,600
£301 - £350 / week	£15,601 - £18,200	£45,241 - £52,780	£54,601 - £63,700
£351 - £400 / week	£18,201 - £20,800	£52,781 - £60,320	£63,701 - £72,800
£401 - £450 / week	£20,801 - £23,400	£60,321 - £67,860	£72,801 - £81,900
£451 - £500 / week	£22,401 - £26,000	£67,861 - £75,400	£81,901 - £91,000
£501 - £550 / week	£26,001 - £28,600	£75,401 - £82,940	£91,001 - £100,100
£551 - £600 / week	£28,601 - £31,200	£82,941 - £90,480	£100,101 - £109,200
£601 - £650 / week	£31,201 - £33,800	£90,481 - £98,020	£109,201 - £118,300
£651 - £700 / week	£33,801 - £36,400	£98,021 - £105,560	£118,301 - £127,400
£701 - £750 / week	£36,401 - £39,052	£105,561 - £113,250	£127,401 - £136,682
£751 - £800 / week	£39,053 - £41,600	£113,250 - £120,640	£136,683 - £145,600
£800 + / week	£41,601 +	£120,640+	£145,601+

Secondary data

As part of the research for this report other data sources have been consulted, including:

- House price data derived from the Land Registry.
- Housing Association lettings data and Housing waiting list information.
- Cumbria Observatory and Census Data.
- South Lakeland District Council Tax Department.



Cumbria Rural Housing Trust



ARNSIDE PARISH HOUSING NEEDS SURVEY

By Cumbria Rural Housing Trust

Commissioned by South Lakeland District Council and Lancaster City Council

with support from Arnside & Silverdale AONB Partnership

May/June 2014

.....We need your help!!!

A dedicated Development Plan Document (DPD) is being prepared by South Lakeland District Council and Lancaster City Council for the whole of the Arnside and Silverdale Area of Outstanding Natural Beauty (AONB). Once complete, the DPD will form part of both authorities' Local Plans. It will identify sites for new housing and employment to meet local needs and will set out planning policies to ensure that development reflects the AONB designation.

We must ensure that this important document uses up-to-date evidence, including a local housing needs survey. This survey will help to identify how many new dwellings are needed and of what type. It will also help make policy for future development in the AONB.

To ensure that the housing needs survey produces as accurate an assessment as possible and the most useful evidence, we need you (and as many other local people as possible!) to complete and return the survey.

Please can every household complete Part 1 of the survey.

If anyone in your household is in need of affordable housing now, or in the next five years, please also complete Part 2.

Please return the completed form in the self addressed envelope enclosed by:

Monday 16th June 2014

Thank you in advance for your help.

Information given will be kept strictly confidential by Cumbria Rural Housing Trust under the Data Protection Act.

If you have any questions about the survey contact:

Cumbria Rural Housing Trust, Redhills Business Park, Penrith, Cumbria. CA11 0DT. Tel: 01768 210264

Email: email@crht.org.uk Data Protection Registration Number Z810236X
Arnside Housing Needs Survey

Charity No. 1064136 Company No. 2920997
May/June 2014



Alternative formats are available upon request.

Part 1: Every household should complete this section

1. Please fill in the number of people living in your home

Age	0-4	5-9	10-14	15-19	20-24	25-29	30-39
Male							
Female							
Age	40-49	50-59	60-69	70-79	80-89	89+	
Male							
Female							

• Which of the following describes your household?

- ☐ Single
 ☐ Couple
 ☐ Family - young children
 ☐ Family – Teenage children
 ☐ Family - adult children
 ☐ Other (please explain)
-

2. What is the tenure of your home?

- ☐ Own home no mortgage
☐ Own home with mortgage
☐ Rent - Council or Housing Association
☐ Rent from Private Landlord
☐ Shared ownership with Housing Association
☐ Tied accommodation – to job
☐ Live with parents or relatives
 Other (please explain)
-

• Is this home...?

- ☐ Permanent residence
 ☐ Holiday let
☐ Holiday home
 ☐ Second Home

3. List the occupations of your household and the average miles travelled to work?

Occupation	Distance (one way)

• Does any of your household work from home?

- ☐ Yes How Many? _____ No ☐

4. How long have you lived in the parish?

..... years.

5. In your view who requires homes in the parish? (tick as many as you want):

- ☐ Young people
 ☐ Small families
☐ Large families
 ☐ Single people
☐ People with disabilities
 ☐ Elderly people
☐ Self/custom builders
 ☐ Other (please explain)
-

- ☐ No further homes are needed

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

- ☐ Yes
 ☐ No

• If no, explain your concerns:

.....

.....

7. Potential sites

• Please list sites suitable for housing

1.
2.
3.

8. Future housing need in this parish

- Do you need to move to another home in this parish now or in the next 5 yrs?
 Yes ☐ No ☐

If YES please complete part 2 →

- Does anyone living with you need a separate home in this parish now or in the next 5 yrs?
 Yes ☐ No ☐

If YES please complete part 2 →

- How many members of your family have left this parish in the last 5 yrs?
 ☐

• Please give the reason for leaving.

- ☐ Lack of affordable housing
 ☐ Job elsewhere
☐ Lack of public transport
 ☐ Further education
☐ Marriage/Partnership
 ☐ Other (please explain)

Part 2: Complete this section if you need another home in the parish now or in the next 5 years.

9. Details of household that needs to move

Age	0-4	5-9	10-14	15-19	20-24	25-29	30-39
Male							
Female							
Age	40-49	50-59	60-69	70-79	80-89	89+	
Male							
Female							

- When are you in need of housing in this Parish?

- ☐ Now ☐ Within 12 months
☐ Within 3 years ☐ Within 5 years

10. Reasons for housing need

- Why do you need to move? (tick all that apply)

- ☐ 1 Setting up home for the first time
☐ 2 Couple setting up home together
☐ 3 Present home too small
☐ 4 Present home too large
☐ 5 Present home too expensive
☐ 6 Private tenancy ending shortly
☐ 7 Private tenancy, need more security
☐ 8 In tied housing, need more security
☐ 9 Family breakup
☐ 10 Cannot manage stairs
☐ 11 Present home in poor condition
☐ 12 Renting, but would like to buy
☐ 13 Moved away and wish to return
☐ 14 Disabled, need specially adapted home
☐ 15 To give/receive family support
☐ 16 To be closer to employment
☐ 17 Homeless
☐ 18 Other (please explain)

- Which is the main reason for moving?

Write number

11. What are your present housing circumstances?

- ☐ Own home with no mortgage
☐ Own home with mortgage
☐ Rent from Private Landlord
☐ Rent from Council or Housing Association
☐ Shared ownership with Housing Association
☐ Tied accommodation – to job
☐ Live with parents or relatives
☐ Lodging with another household
☐ Other (please explain)

- What kind of house do you live in (flat, semi-detached, terraced etc)

- How many bedrooms does your home have?

- Do you have central heating?

- ☐ No ☐ Yes, gas
☐ Yes, oil ☐ Yes, electric
☐ Yes, solid fuel

- If no, how is your home heated?

- Do you have double glazing?

- ☐ Yes ☐ No

- What condition is your home in?

- ☐ Very good ☐ Good ☐ Fair
☐ Bad ☐ Very bad

- If “bad” or “very bad”, please explain why (ie. cold, damp, draughty etc)

The answers in the next section help us assess how much you can afford to pay for new housing.
Any information given in this section Q12 – Q16 will be kept strictly confidential.

12. Renting

- Do you receive housing benefit?

- ☐ Yes ☐ No

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

- ☐ Less than £50 ☐ £51 - £75
☐ £76 - £100 ☐ More than £100

If more than £100 how much do you pay? £.....

13. Home owners

- How much do you think your property is worth?

- ☐ Less than £75,000 ☐ £75,000-£100,000
☐ £100,000-£125,000 ☐ £125,000-£150,000
☐ £150,000-£175,000 ☐ £175,000-£200,000
☐ £200,000-£250,000 ☐ £250,000-£300,000
☐ £300,000-£350,000 ☐ £350,000-£400,000
☐ £400,000-£450,000 ☐ Over £450,000

- Do you have a mortgage on your current home?

- ☐ Yes ☐ No

- How much do you owe? £.....

- How long does it have to run? yrs

14. Income

• What is the gross (before tax) combined weekly income for those people who **need to move**.
Income includes wages, pensions & Tax Credits. Do not include Housing Benefit, Child Benefit, Job Seekers Allowance or Council Tax Benefit. (tick one only)

• If this question not is filled in and you are in housing need, your response cannot be used to help justify the need for affordable housing.

- | | | |
|-------------------------------------|------------------------------------|------------------------------------|
| <input type="checkbox"/> Under £100 | <input type="checkbox"/> £101-£150 | <input type="checkbox"/> £151-£200 |
| <input type="checkbox"/> £201-£250 | <input type="checkbox"/> £251-£300 | <input type="checkbox"/> £301-£350 |
| <input type="checkbox"/> £351-£400 | <input type="checkbox"/> £401-£450 | <input type="checkbox"/> £451-£500 |
| <input type="checkbox"/> £501-£550 | <input type="checkbox"/> £551-£600 | <input type="checkbox"/> £601-£650 |
| <input type="checkbox"/> £651-£700 | <input type="checkbox"/> £701-£750 | <input type="checkbox"/> £750-£800 |
| <input type="checkbox"/> £800-£850 | <input type="checkbox"/> £851-£900 | <input type="checkbox"/> £900+ |

15. Do you have any savings that could be used to buy a home?

- | | | |
|--------------------------------------|--------------------------------------|-------------------------------------|
| <input type="checkbox"/> No savings | <input type="checkbox"/> Under £5k | <input type="checkbox"/> £5k - £10k |
| <input type="checkbox"/> £10k - £20k | <input type="checkbox"/> £20k - £30k | <input type="checkbox"/> Over £30k |

If over £30k, please state amount: £.....

Please do not include any equity from your home.
This is covered in Q 13.

16. How many people who need to move are in the following types of employment?

No.	Occupation type
	Working full time
	Working part time
	Unemployed and seeking work
	Unemployed and not seeking work
	Retired
	In full time further/higher education
	Other (please explain)

• List the occupations of **those needing to move** and the average miles travelled to work.

Occupation	Distance (one way)
1.	
2.	
3.	
4.	

• Do any of **those needing to move** work from home?

- ☐ Yes How Many? No ☐

• In which villages/towns do they work?

1.
2.
3.
4.

• How long have they worked in each place?

	Less 1 yr	1-3 yrs	3-5 yrs	5+ yrs
1.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

17. What type of home do you need?

	1 bed	2 bed	3 bed	4 bed	5 +
House	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bungalow	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please explain)					

.....

	Yes	No
• Are you registered with Choice Based Lettings/Council register?	<input type="checkbox"/>	<input type="checkbox"/>

• Are you registered on any local Private Landlord waiting list? ☐ ☐

• Does anyone **needing to move** require:

- | | |
|--|---|
| <input type="checkbox"/> Access for wheelchair | <input type="checkbox"/> Accommodation on one level |
| <input type="checkbox"/> Sheltered housing | <input type="checkbox"/> Help with personal care |
| <input type="checkbox"/> Extra Care housing | |

• Please tell us more about any health or mobility problems.

• Which would best suit your housing need?

- | | |
|---|--|
| <input type="checkbox"/> Renting | <input type="checkbox"/> Buying on open market |
| <input type="checkbox"/> Residential care | <input type="checkbox"/> Shared ownership |
| <input type="checkbox"/> Sheltered housing | <input type="checkbox"/> Self-build/custom build |
| <input type="checkbox"/> Extra Care housing | <input type="checkbox"/> Other (please explain) |

• Do you feel there is a lack of suitable existing housing to meet your needs? ☐ Yes ☐ No

• If in a position to buy your own home, what could you afford?

- | | |
|--|--|
| <input type="checkbox"/> Under £75,000 | <input type="checkbox"/> £75,000-£100,000 |
| <input type="checkbox"/> £100,000-£125,000 | <input type="checkbox"/> £125,000-£150,000 |
| <input type="checkbox"/> £150,000-£175,000 | <input type="checkbox"/> £175,000-£200,000 |
| <input type="checkbox"/> £200,000-£250,000 | <input type="checkbox"/> £300,000+ |

If more than £300,000, please state amount: £.....

18. Where would you like to live?

1.
2.
3.

• Please give the reasons for your first choice.

- ☐ I was born/grew up in this Parish
- ☐ I live in this Parish now
- ☐ I am currently employed in this Parish
and I have been employed here for..... years
- If employed in parish only, where do you live now?
.....

- ☐ I have close family ties in this Parish
- ☐ I need to move to take up employment in this Parish
- ☐ Other (please explain)

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

- ☐ 5-10 miles ☐ 10-20 miles ☐ 20-30 miles
- ☐ 30-40 miles ☐ 40-50 miles ☐ 50+ miles

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

- ☐ Yes ☐ No

• If yes, how long did you live in the parish?.....yrs

• If yes, how long ago did you leave?..... yrs

• If yes, reason for leaving.

- ☐ Lack of affordable housing
- ☐ Lack of employment opportunities
- ☐ Lack of effective public transport system
- ☐ To take up further/higher education
- ☐ Other (please explain)

Contact details - optional

We may need to contact you for more information about your needs. Information will be kept strictly confidential by Cumbria Rural Housing Trust under the Data Protection Act. Your name and address will not be passed on to any other party.

Name:	Address:
	Postcode:
Tel:	Email:

Comments/further info:

Thank you

Thank you on behalf of Cumbria Rural Housing Trust for taking the time to complete the survey. Please return in the enclosed stamped addressed envelope.

CLOSING DATE: Monday 16th June 2014

If you have any questions about the survey contact:

Cumbria Rural Housing Trust, Redhills Business Park, Penrith, Cumbria. CA11 0DT. Tel: 01768 210264

Email: email@crht.org.uk

Data Protection Registration Number Z810236X

Charity No. 1064136 Company No. 2920997