

Housing Needs Survey Report October 2015

Staveley with Ings and Kentmere Parish



Cumbria Rural Housing Trust

Redhills House, Redhills Business

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

Data Protection Registration Number Z810236X Company
1064136



Park, Penrith, Cumbria, CA11 0DT

Registration Number 292 0997 Registered Charity Number:

Cumbria Rural Housing Trust

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

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

Staveley with Ings and Kentmere Parish

Housing Needs Survey October 2015

CONTENTS

1. The Housing Needs Survey
2. Maps of area surveyed
3. Executive Summary
4. Key Findings
5. Survey Graphs
6. Survey comments
7. Housing Market
8. Affordable Housing Definition & Eligibility Criteria
9. Survey Letter and Questionnaire

1. The Housing Needs Survey

Cumbria Rural Housing Trust was commissioned by Staveley with Ings Community Land Trust Steering Group (CLT) to conduct a Housing Needs Survey. The survey took place in October of 2015 with the support of the Parish Council.

The parish of Staveley with Ings, situated approximately 5 miles to the north west of Kendal, consists of Staveley village and the smaller rural settlements including Ings. The survey also included households within Kentmere parish.

The aim of the survey is to provide evidence of housing need at parish level and the particular needs in Staveley. The results will form part of the evidence base for a Neighbourhood Plan and they will supplement existing housing needs based evidence found in South Lakeland's Strategic Housing Market Assessment (SHMA) 2014*.

Methodology and approach

The main purpose of the survey was to identify the housing needs of the community over the next 5 years.

- Establish if there is a need for local affordable housing.
- Identify the desire of local need within the parish.
- Provide evidence of need for future planning applications.
- Form an evidence base for CLT group
- Provide useful information to other interested parties.

The CRHT survey form comprises two sections:

- Part 1 – collected general information from those who live/work in the parish.
- Part 2 – gathers information about those who state they have a future housing need.

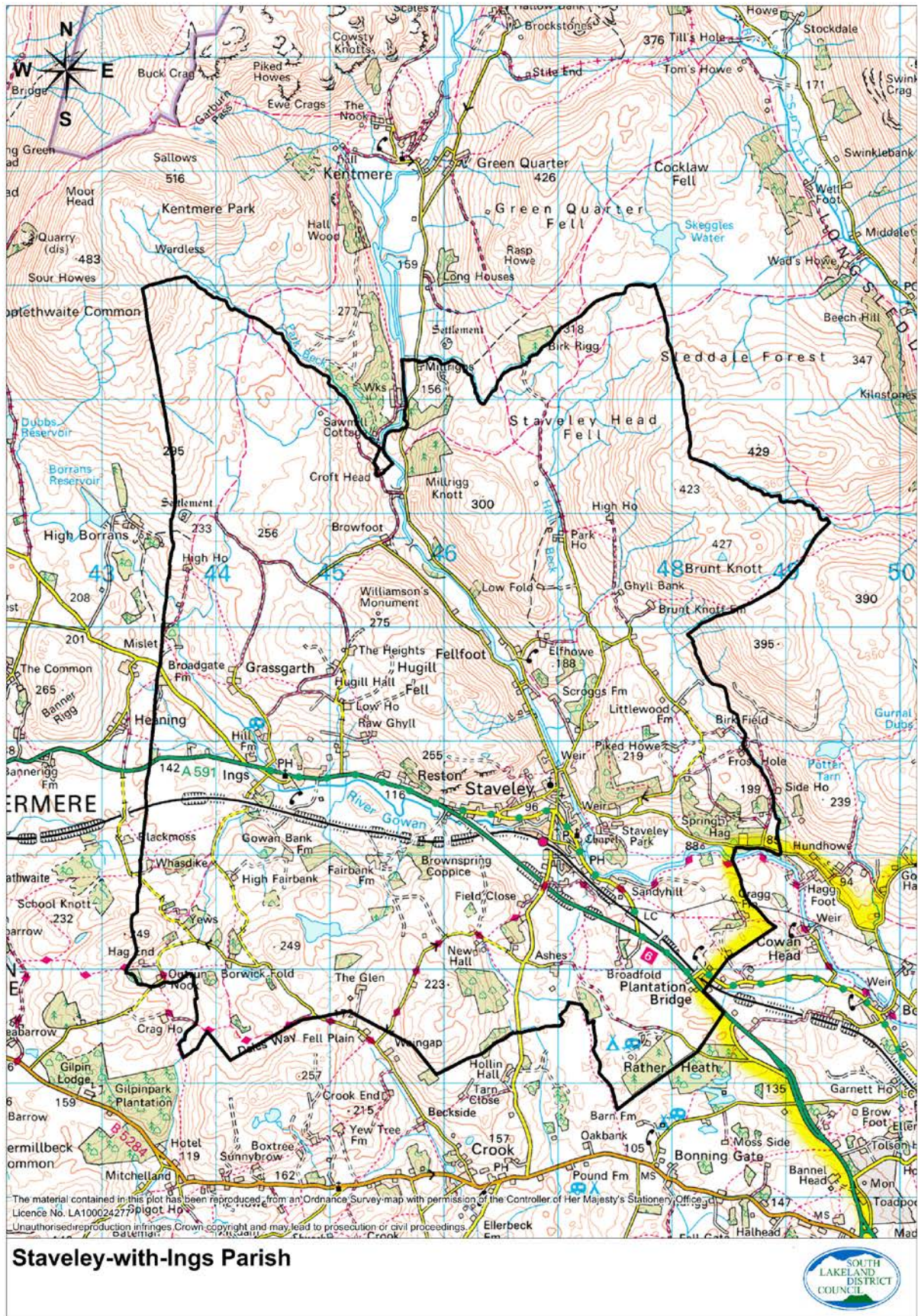
A survey form and letter explaining the purpose of the Housing Needs Survey was hand delivered to every household (based on Council Tax information) within the parishes of Staveley with Ings and Kentmere. In conjunction, a survey form was sent to local businesses in an attempt to assess any housing need for people working in the local area.

A self-addressed envelope was included and a return date of Friday 23rd October 2015 was given. To encourage responses pre-survey publicity was circulated and information placed in the parish magazine.

A "Registration of Interest" form was also distributed with the survey. The aim to compile a separate record, for the parish council, of households who have an interest in any future housing being built within the parish.

*The District Council is the strategic housing authority with statutory housing responsibilities. The Lake District National Park is the Local Planning authority.

2. Maps of area surveyed.





Kentmere Parish



3. Executive Summary

Below is a summary of the affordable housing need, information on those not in need and other housing information.

Parish Surveyed	Return Date	Surveys issued	Surveys returned	Return rate
Staveley with Ings & Kentmere	23rd October 2015	882	296	33.56

Affordable housing requirements, tenure and dwelling type.

Recommended affordable housing tenure and dwelling type	General Accommodation		Older (over 55) Accommodation		Other Accommodation	Total
	1-2 Bedroom house/flat	2 Bedroom house	1 Bedroom Bungalow/flat	2 Bedroom Bungalow/flat		
Rent	16	6	3	2		27
Shared ownership /Intermediate Housing/ Discounted sale	2	1				3
Other					5	5
Total	18	7	3	2	5	35

Respondents in affordable housing need.

- 65 respondents (22%) stated their household or someone living within the household needed to move in the next 5 years.
- 35 are in need of affordable or sheltered housing.
- The main affordable need is for 1-2 bedroom properties for rent.
- 5 are in need of sheltered or specialist housing.
- Of the 65 respondents 53 felt there was a lack of suitable existing housing in the area to meet their need, 2 answered no and 10 did not respond to the question.
- 12 of the respondents who stated they had a need are registered with Choice Based lettings or are on a local private landlord list. 9 of these are in need.
- 15 respondents stating they had a future housing need indicated an interest in self build as a housing option

Respondents not in need

- 20 respondents stated they needed to move, but are deemed not in need of affordable housing.
- 3 bedroomed houses are the desired size and housing type for those not in need.

All household survey responses.

- 217 respondents (73.5%) stated they would support the construction of new homes in the parish for local people.
- In the view of all respondents new homes are mainly required for young people, small families and elderly people (see survey graph, housing required, part 1).

Other housing information.

- There is some existing social rented property in the parish. There are also a small number of Almshouses.
- The average property price in the parish over the last year is £253,857 (Rightmove 2015). The median house price is £201,828 (SLDC, 2014, SHMA).
- The median Income in South Lakeland is £27,495 (SLDC, 2014, SHMA).

The return rate of 33.56% is very good and provides views on housing in Staveley with Ings and Kentmere from over 30% of the households.

54 Registration of interest forms have been forwarded to the parish council.

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

The survey shows that 35 respondents in Staveley and Kentmere Parishes are in need of affordable housing within the next 5 years.

Who is in need.

- 62 forms were returned stating that someone within the household had a future housing need; some of these contained a multiple need bringing the total to 65 representing 22% of returned forms.
- The majority of the need is for adult children who are living at home with their parents and wish to set up home for the first time.
- Respondents in private rented accommodation are the next largest group in need. Many stating that they wish to move/buy or have more security.
- The main need is for 1/2 bedroom properties (21) three of which are bungalows for over 55's.
- 9 two-bedroom properties are needed, two of which are for bungalows or accommodation on one level.
- Five respondents made a preference for sheltered or specialised housing. They have been deemed in need regardless of income.

The following tables show the assessment of the affordable housing needs: The type of housing required, when required, and the existing tenure of the households.

Recommended affordable housing needs & when needed	1/2 bedroom House/Flat Rent	1/2 bedroom House/Flat Shared ownership Intermediate housing/ Discounted sale	2 bedroom House Rent	2 bedroom house Shared ownership Intermediate housing/ Discounted sale	1 bedroom Bungalow (over 55) Rent	2 bedroom Bungalow / accomm on 1 level Rent	Sheltered / Extra care/ Specialised housing	Total
Now	3	1	4		1			9
12 months	1		2	1	1			5
3 years	4	1				2	1	8
5 years	8				1		4	13
Total	16	2	6	1	3	2	5	35

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	5	3	3	2	13
Own home with mortgage					
Tied accommodation to job	1				1
Live with parents or relatives	3	2	5	9	19
Lodging with another household					
Other				2	2
Total	9	5	8	13	35

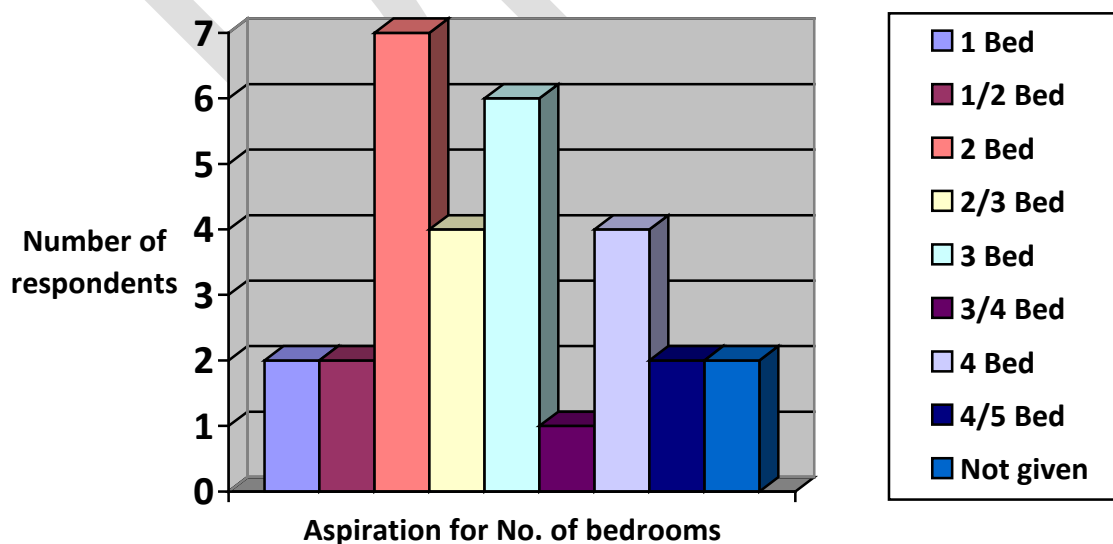
*Bedroom numbers have taken into consideration the creation of a more sustainable mix of 1 or 2 bed properties rather than 1 bedroom properties recommended in the Welfare reform Act 2012.

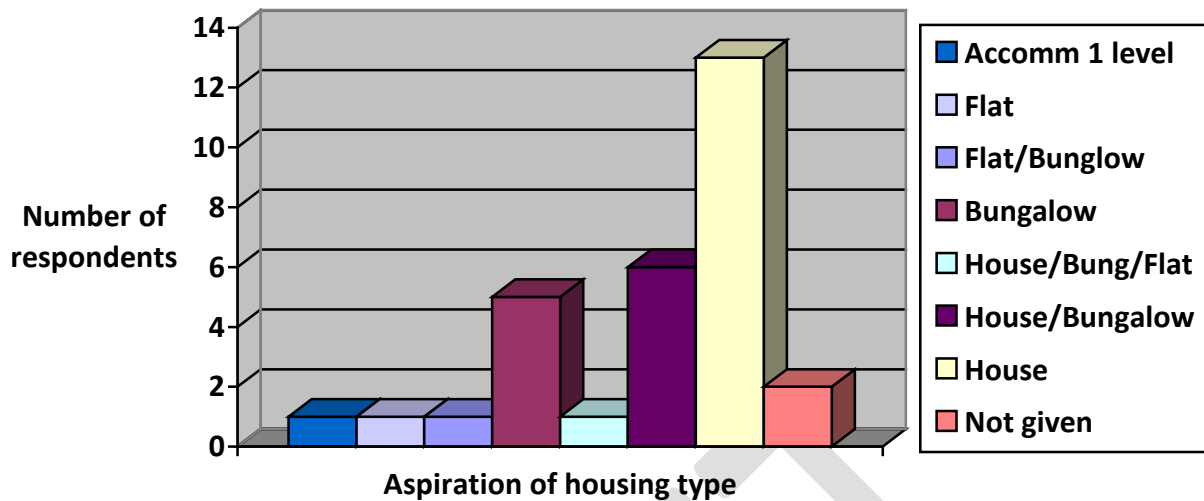
Householders deemed not to be in need of affordable housing in the parish.

Not in need of affordable housing in the parish	Number
Unsuitably housed could satisfy needs on open market	8
Present accommodation suitable for needs	12
Insufficient evidence to determine a need, possible emerging independent household	1
Insufficient evidence to determine a need	1
Could satisfy needs on open market	8
Total	30

- 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.
- Several respondents were deemed to be in accommodation, which was suitable for their needs, their need to move may be a desire to upgrade their current home.
- Two forms had insufficient information to determine a need, one of which was an adult child who may be an emerging household.
- Those who could satisfy their needs on the open market are often home owners, it is considered 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 bedroom properties. The aspiration of housing type is in the main for houses.

There are households able to afford their own housing, but they feel there is a lack of suitable housing for them to move to. There appears to be a desire by families to have larger properties and a requirement by older people for bungalows.



Staveley with Ings 2015

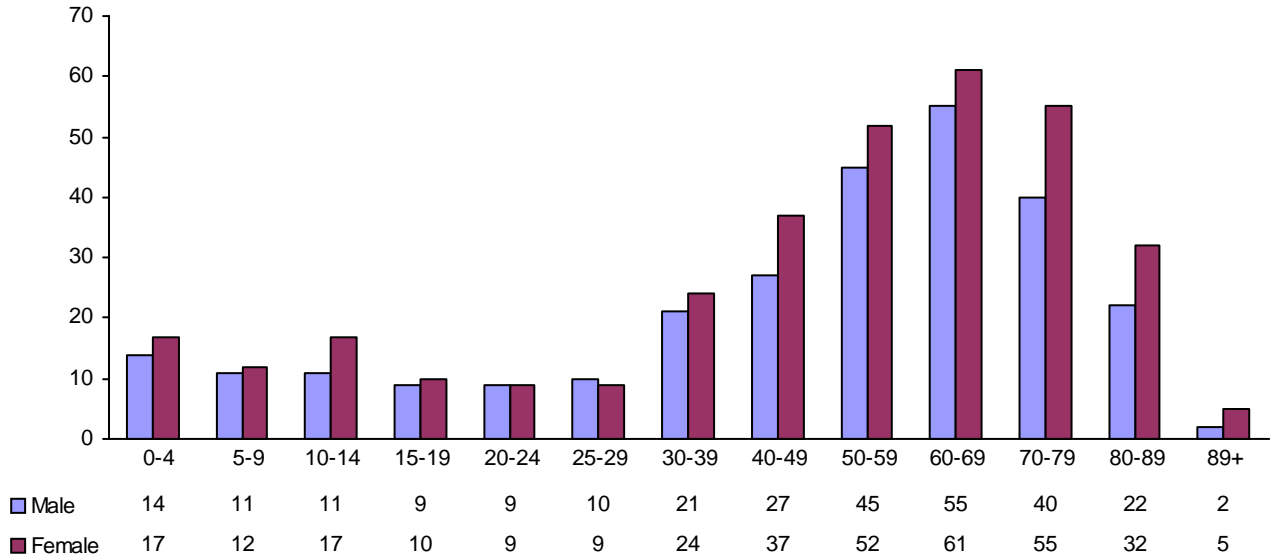
Responses to Part 1 (Questions 1 to 8) - completed by everyone

882 survey forms issued

296 survey forms returned

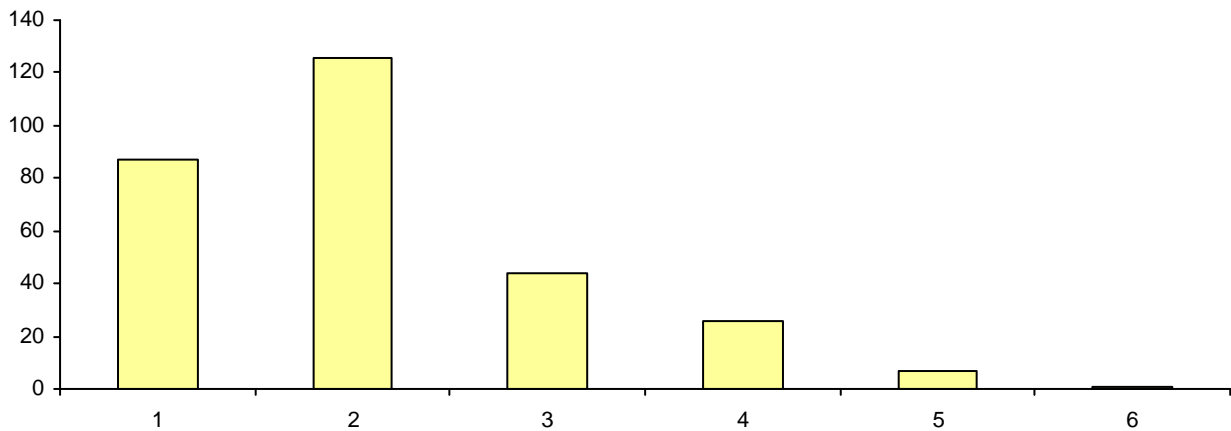
1. YOUR HOUSEHOLD

Number of people living in your home ...



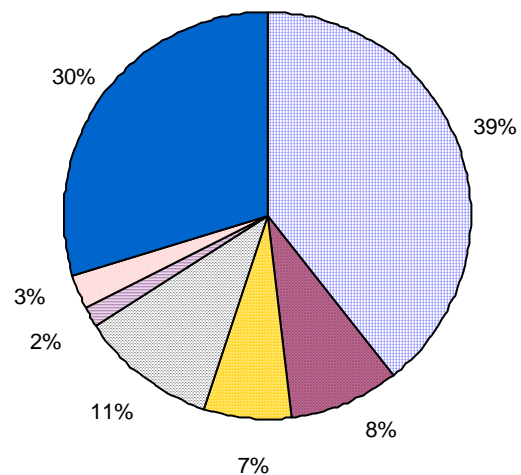
291 survey forms completed this question

Number of people living in your home ...



Describe your household ...

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



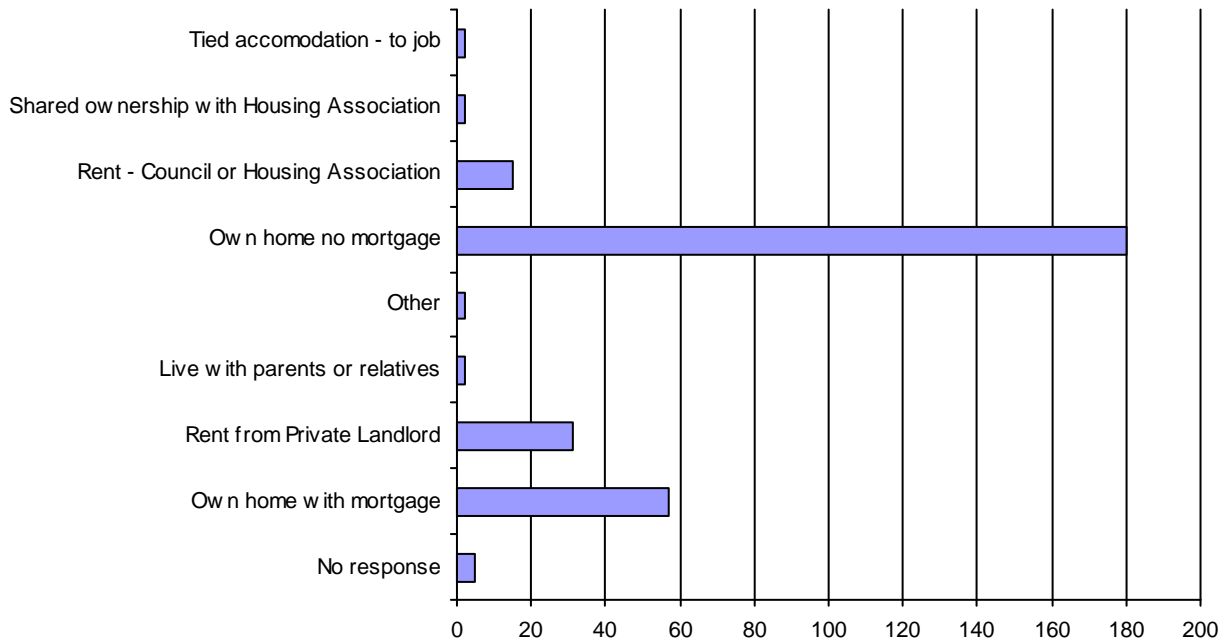


Staveley with Ings 2015

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

882 survey forms issued 296 survey forms returned

2. WHAT IS THE TENURE OF YOUR HOME?

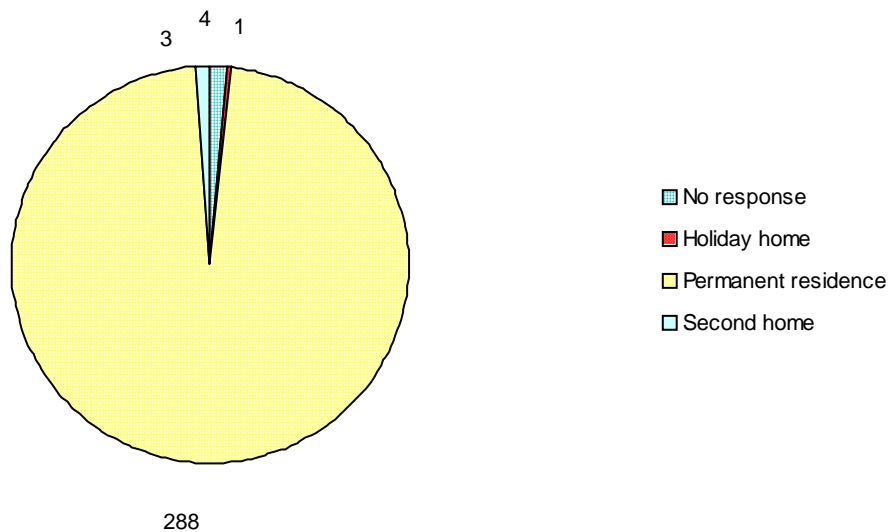


Other ...

1 Almshouse

1 Own home with loan

Is this home ... ?





Staveley with Ings 2015

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

882 survey forms issued

296 survey forms returned

3. YOUR HOUSEHOLD'S OCCUPATION

Occupations of your household ...

1	Accountancy	2	Accountant	1	Administration
6	Administrator	2	Agricultural work	1	Agriculture
1	Application Engineer	1	Architect	1	Author
1	B & B provider	2	Baker	1	Barman
1	Biologist	1	Bookkeeper	1	Brewer
5	Builder	1	Building surveyor	1	Business
3	Business Consultant	1	Business owner	1	Care Supervisor
7	Carer	1	Cashier	1	Charity Worker
6	Chef	1	Childminder	1	Childrens fashion designer
2	Cleaner	1	Clerk	1	Community Development
1	Construction	1	Counsellor	1	Crane operator
1	Customer Adviser	1	Customer Service adviser	1	Decorator
1	Designer	3	Director	1	Director of Mission
1	Disabled	2	Doctor	1	Domestic
1	Drayman	2	Driver	1	Drystone waller
1	Education	2	Engineer	1	Executive Director
1	Family Support	5	Farmer	1	Farming
1	Finance	1	Financial Consultant	1	Firefighter
1	Florist	1	Forensic Scientist	1	G.P.
1	Gardener	1	General Manager	1	Hairdresser
1	Headteacher	1	Health & Safety Manager	1	Health Care Assistant
1	HGV Driver	1	Homecare Worker	2	Hospitality
2	Hotel Assistant	1	Hotel Staff	1	House husband
1	Housekeeper	1	Housewife	1	Housing Officer
1	IT Consultant	1	IT Engineer	1	IT Service Manager
4	Joiner	1	Land Agent	1	Landscape Gardener
1	Lecturer	1	Local Authority	1	Machine Operator
3	Manager	1	Managing Director	1	Marketing Manager
1	Medical Representative	1	Non executive	1	Non-executive
1	Nuclear Programmes Director	1	Nurse	1	Occasional Worker
4	Occupational Therapist	1	Office Worker	2	Paramedic
1	Pharmacist	3	Physiotherapist	1	Planning Officer
1	Plumber	1	Post Office Assistant	1	Printer
1	Project Manager	1	Project worker	1	Psychotherapist
1	Purchaser	1	Quality Control Technician	1	Quality Manager
2	Restaurant owner	7	Retail	239	Retired
1	Safety Inspector	1	Sales	1	Sales Assistant
2	Secretary	7	Self employed	1	Semi-retired
1	Senior Manager	2	Shop Assistant	1	Shop Co-ordinator
1	Shop worker	1	Showroom Assistant	2	Solicitor
1	Stud Partner	8	Student	1	Supervisor
1	Support	4	Support Worker	1	Surveyor
1	Systems Analyst	1	TA	1	Taxi driver
14	Teacher	1	Teaching Assistant	1	Therapist
1	Training Consultant	2	Tree surgeon	1	Trust Director
2	Tutor	1	Unemployed	3	Vet
1	Volunteer	1	Waiter	1	Waitress
1	Warehouse	1	Warehouseman	1	Youth Worker

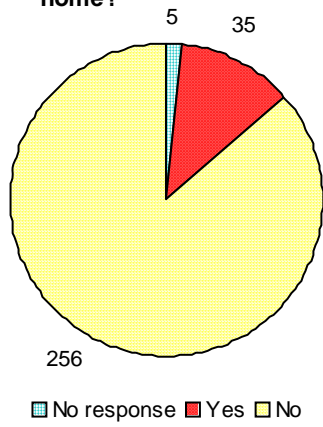


Staveley with Ings 2015

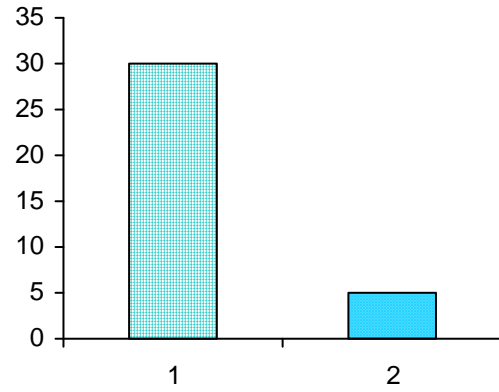
Responses to Part 1 (Questions 1 to 8) - completed by everyone

882 survey forms issued 296 survey forms returned

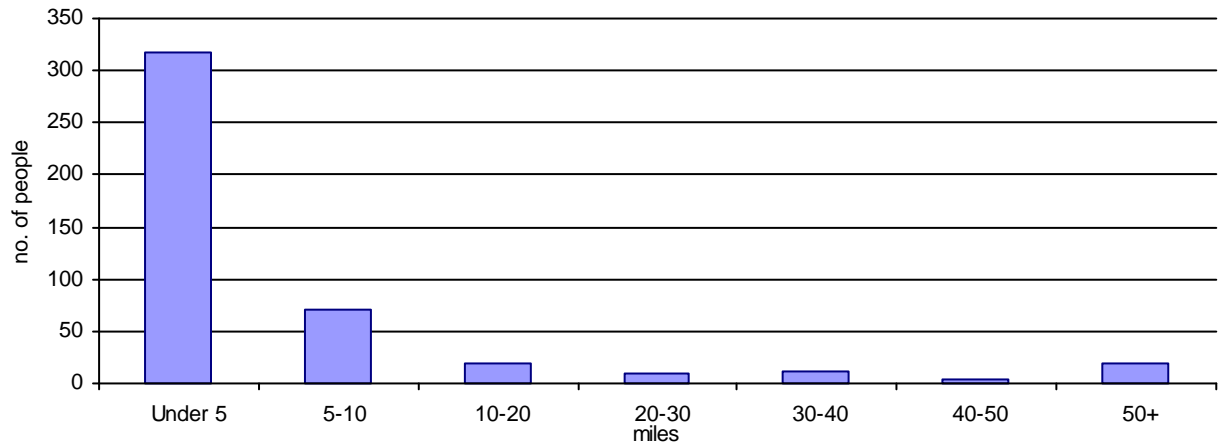
Does any of your household work from home?



No. of people working from home



Average miles travelled to work (distance one way)





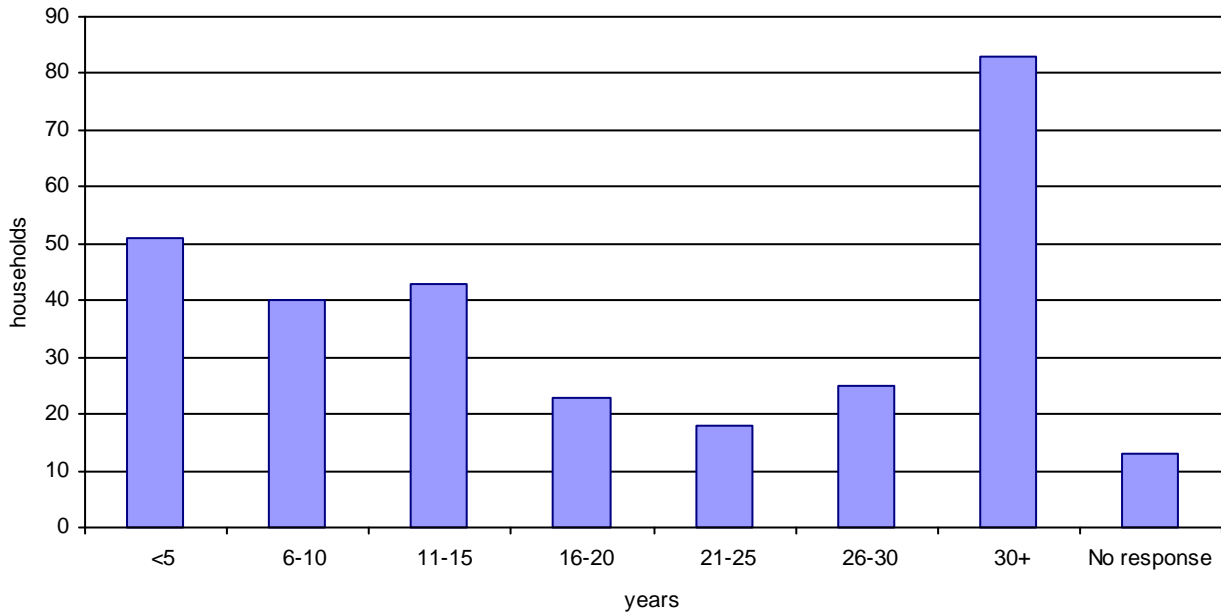
Staveley with Ings 2015

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

882 survey forms issued 296 survey forms returned

4. LENGTH OF RESIDENCE IN THIS PARISH?

How long have you lived in the parish?





Staveley with Ings 2015

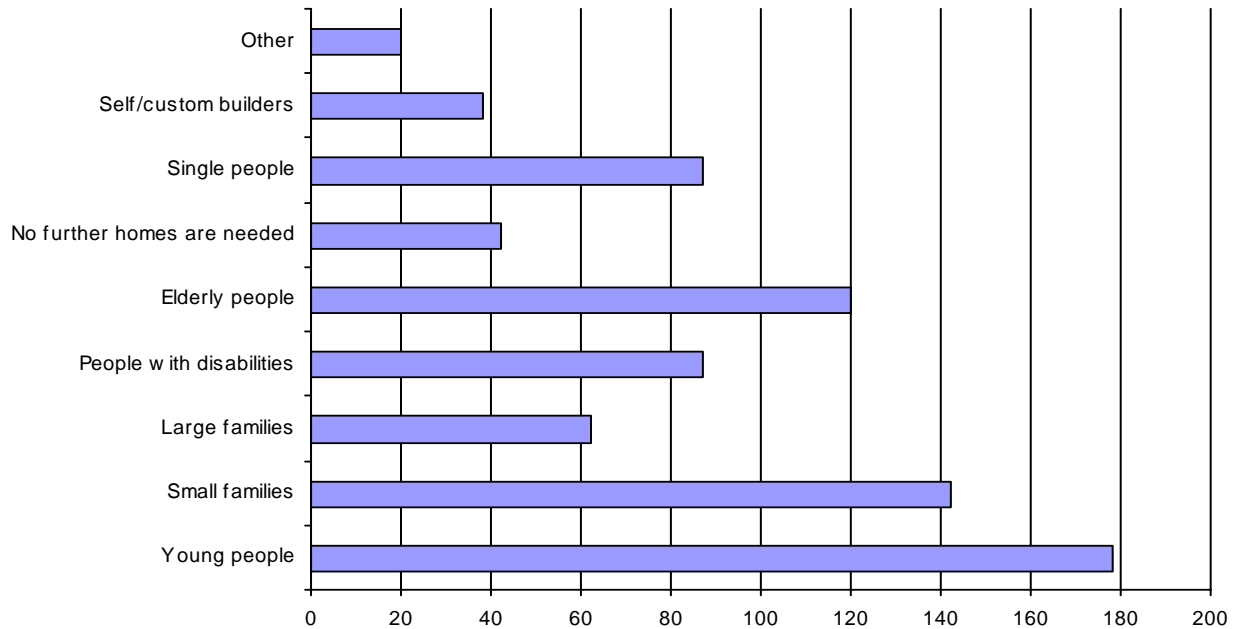
Responses to Part 1 (Questions 1 to 8) - completed by everyone

882 survey forms issued

296 survey forms returned

5. HOUSING REQUIRED

Who requires homes in the parish?



Other:

- | | |
|--------------------------------|----------------------------------|
| 3 Sheltered accommodation | 2 Refugees |
| 1 A cross section | 1 A mix of housing required |
| 1 All families despite size | 1 All for a diverse community |
| 1 All local people | 1 Bungalows for elderly |
| 1 Couples | 1 Locals |
| 1 Not enough, less B&B's | 1 Part ownership |
| 1 Retired 65+ | 1 Social housing to rent |
| 1 Young adults brought up here | 1 Young people FROM THE VILLAGE! |



Staveley with Ings 2015

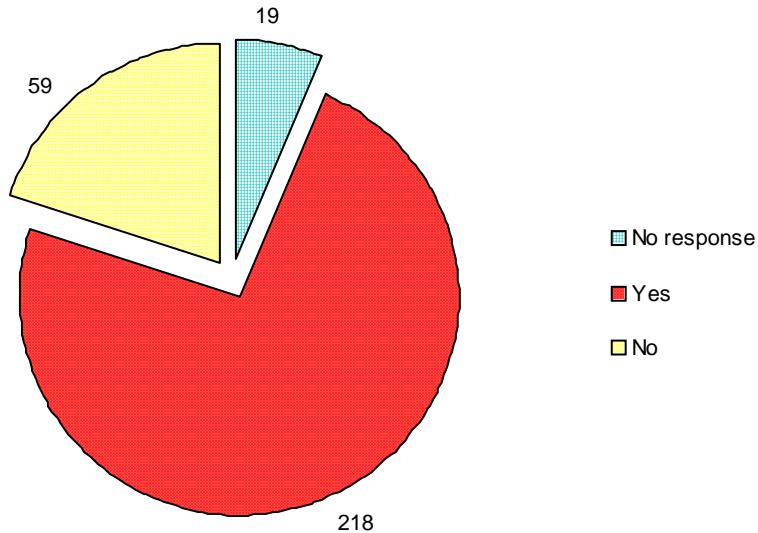
Responses to Part 1 (Questions 1 to 8) - completed by everyone

882 survey forms issued

296 survey forms returned

6. OBJECTIONS

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



If No, explain your concerns ...

A lot of Affordable homes built recently
Already provided at Crook Fields
Because locals are not given priority
But not if very many, too many cars already
But only if sewage system upgraded
But with care
Careful selection of sites
Congestion
Depends
Depends on number, location & impact on infrastructure
Depends where
Development already
Enough homes already
Erosion of village character
Good transport from Kendal for workers in Staveley
IF built sympathetically & not too big
Invasion on green belt changes the village
Large amount of recent building
Many recent homes in village. Stop holiday homes Most are taken by outsiders
No as unaffordable for young and old.
No suitable space
Not in Staveley
Only if for local young people
Plenty for sale currently
Possibly
Should include a mix of sizes
Staveley is a village - needs met
Staveley will become urban & not a village
The village is getting too big.
There has already been significant development
Too many holiday homes are standing empty
Too many second homes. Would not be a village
Traffic, Schools, Infrastructure

Adequate infrastructure would be needed
Already very congested.
Brownfield sites
But only for local people
But only if suitable sites
But within the village boundaries
Cars and traffic coming through the village
Depending on location
Depends on number & circumstances
Depends on scale
Depends where & type. No high density or flood plain
Don't always go to "real" locals
Environmental intrusion into National Park
Extra traffic and parking problems
If built in appropriate areas
In National Park - Don't spoil
Lack of suitable land
Maintain village status/infrastructure problems
More than enough already
NIMBY
No facilities for modern living
Not if poorly planned
Only if affordable for for young of Staveley
Only if in keeping with a Lakeland village.
Possible, depends where
Sewage, electric problems
Should not lose greenland.
Staveley is short of parking & large enough
The village is already full
The village is large enough
Too many holiday homes
Too many offcomers buy holiday homes
Traffic congestion
Traffice, Sewerage, Water, Flooding



Staveley with Ings 2015

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

882 survey forms issued 296 survey forms returned

Village is getting too big
Why do we always seek more of everything?
Yes - if for locals!
yes but not on central meadow
Yes if not affecting beautiful surroundings
Yes, only if sheltered bungalows, not flats

Village will be overflowing & like a Town
Would lose the smallvillagefeel
Yes - within reason!
yes if consideration given to environment
Yes, if the right homes



Staveley with Ings 2015

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

882 survey forms issued 296 survey forms returned

7. POTENTIAL SITES

Sites suitable for housing ...

Number of responses

74	Old cricket field	20	B'tween railway & bypass
16	Crook Road	14	Danes Road
12	Seedfield	12	Stock Bridge
8	Brownfield sites	6	Danes Cres/Terr/Row
6	Ings	4	Crookfield
6	Redundant/derelict property	4	Kendal
4	Crook Road, Moss side	4	Large gardens
4	Infill	4	Staveley
4	Kentmere	4	Village outskirts
4	none	4	Land next to Peter Hall & Sons
4	Staveley to Kendal road	2	Bowness
4	Windermere	2	B'tween Bypass & Windermere Road
4	B'tween Windermere Rd & Brow Lane	2	B'ween StaveleyPark & Sewage works
2	Develop Ings more & places inbetween	2	Elf Howe allotments
2	Field behind Pot Garth	2	Field between Kentmere Road and flats
2	Field btwn Mill Yard & Kentmere hotel	2	Homes by Silver Street
2	Fields near level crossing	2	Kendal Road
2	Ings field opp petrol station	2	Main road towards railway line
2	Land behind Kendal Rd/Lowtince	2	Open spaces past railway crossing
2	Main road towards Kendal	2	Opposite water mill
2	On family farm	2	Poor Field
2	Outskirts of Staveley & Ings	2	Scar - Staveley
2	Road to Windermere	2	Seedfield/Caldrigg
2	Section of Browlane field	2	Staveley to Windermere road
2	Station Road	2	Top end of Station Road
2	Telephone exchange land	2	Windermere Road
2	Warrington		



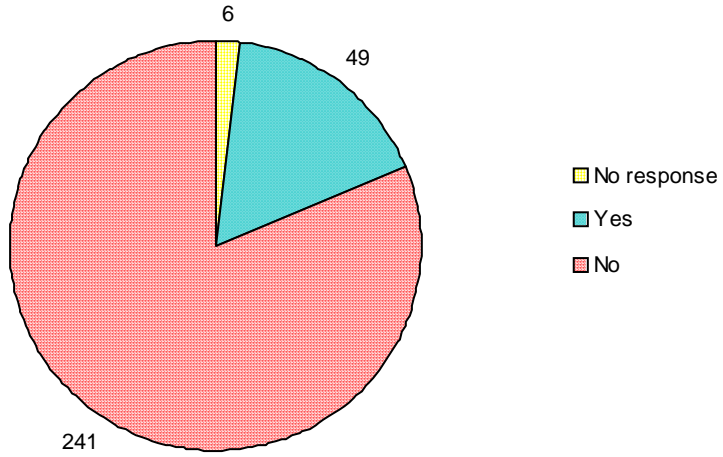
Staveley with Ings 2015

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

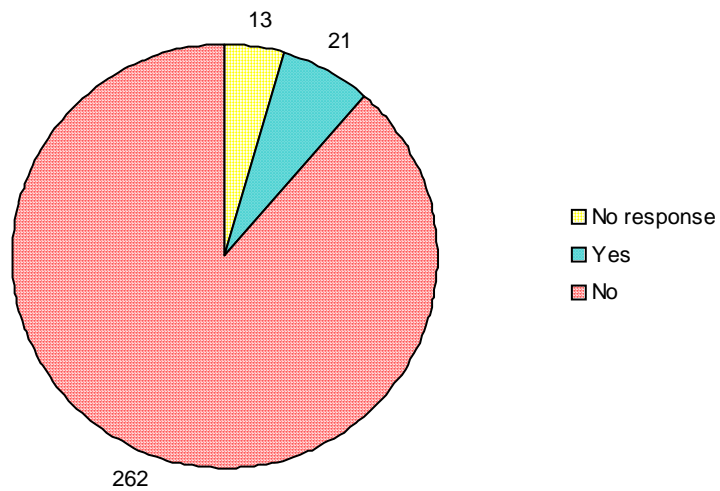
882 survey forms issued 296 survey forms returned

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?





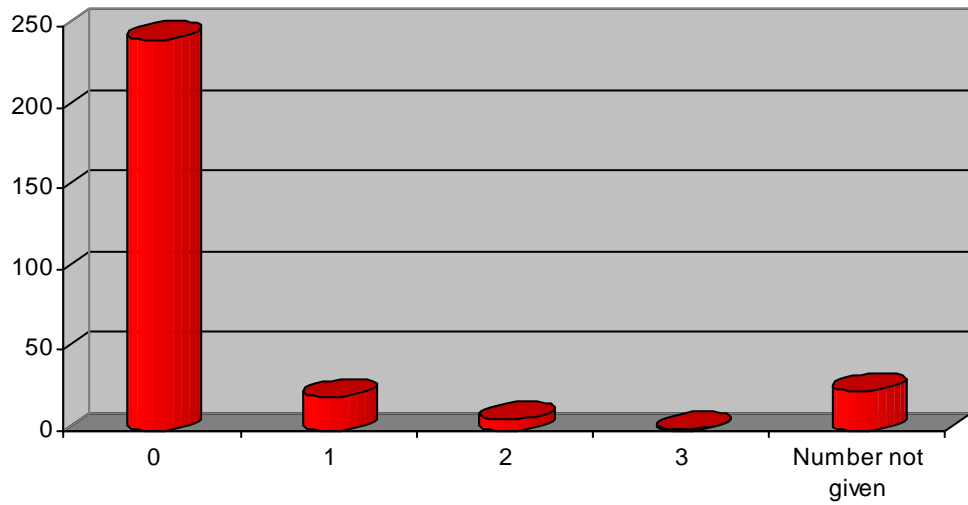
Staveley with Ings 2015

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

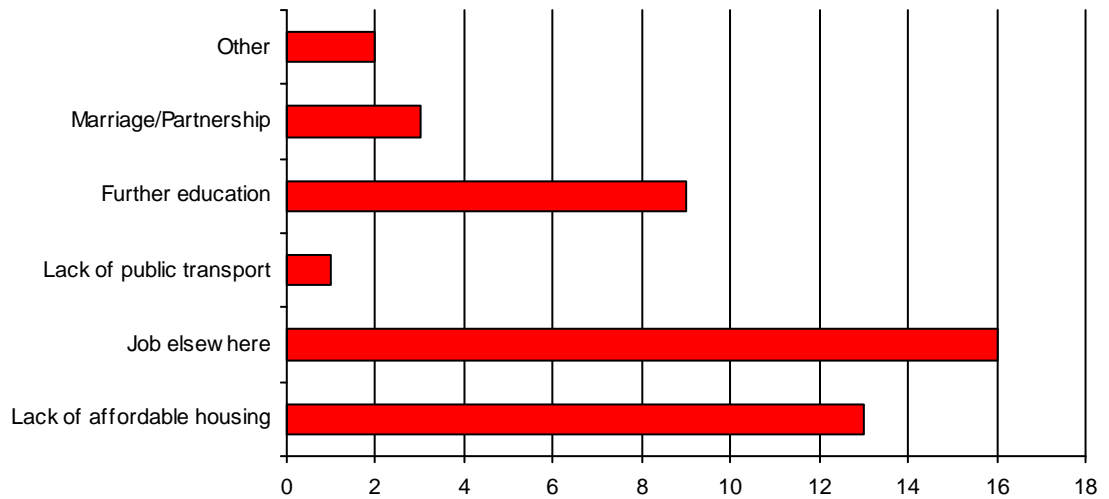
882 survey forms issued

296 survey forms returned

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



Reason for leaving ...



Other:

1 Mobility

1 Tenancy will finish



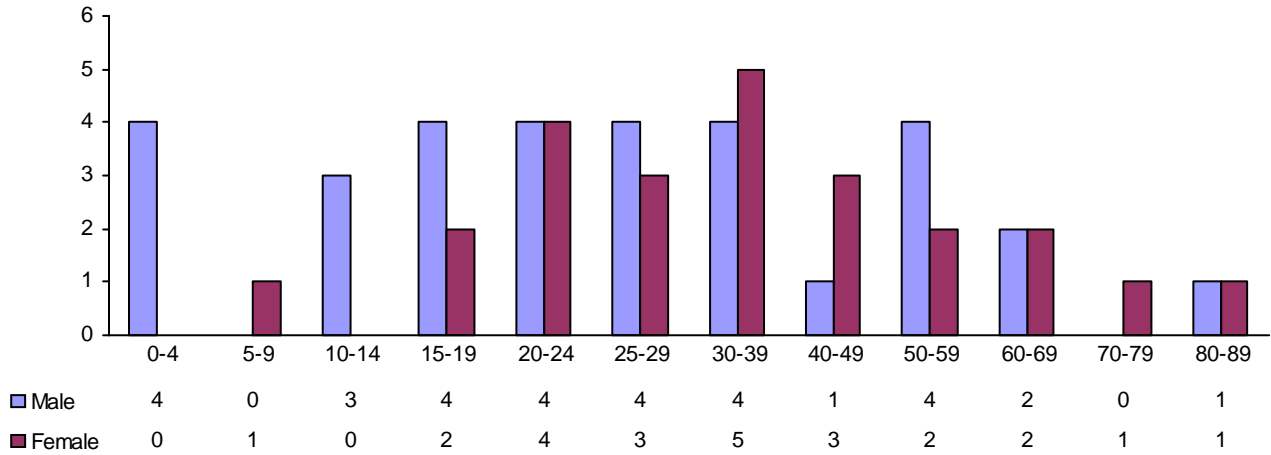
Staveley with Ings 2015

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

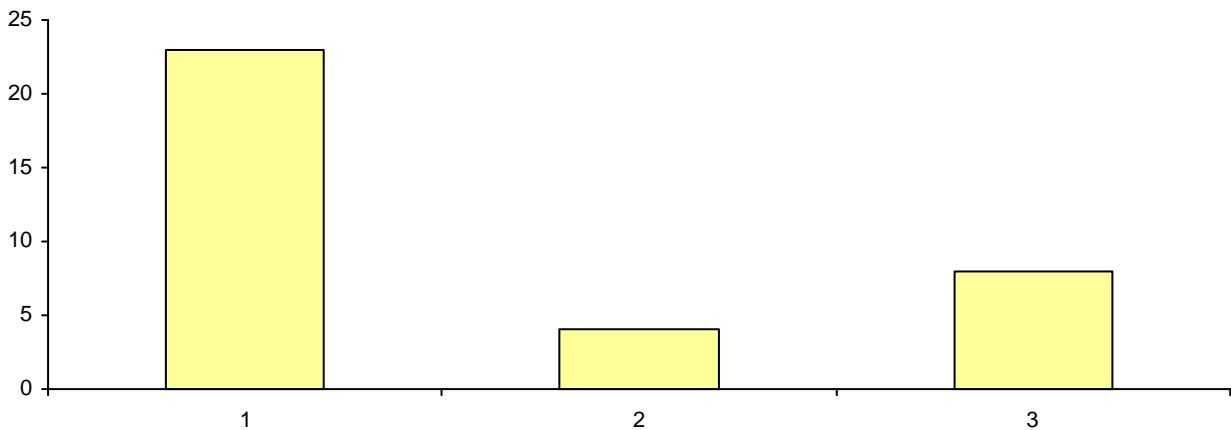
35 new/existing households in need

9. HOUSING NEED

Details of household that needs to move ...

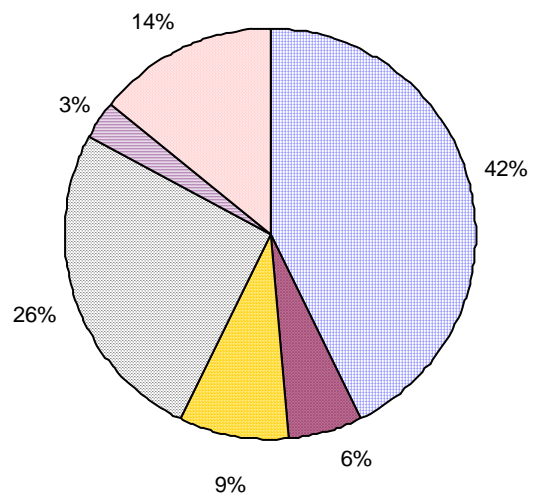


Number of people in the household that needs to move ...



CRHT Assessment: Household type ...

- Adult Child
- Adult children family
- Couple
- Single
- Teenage children family
- Young children family



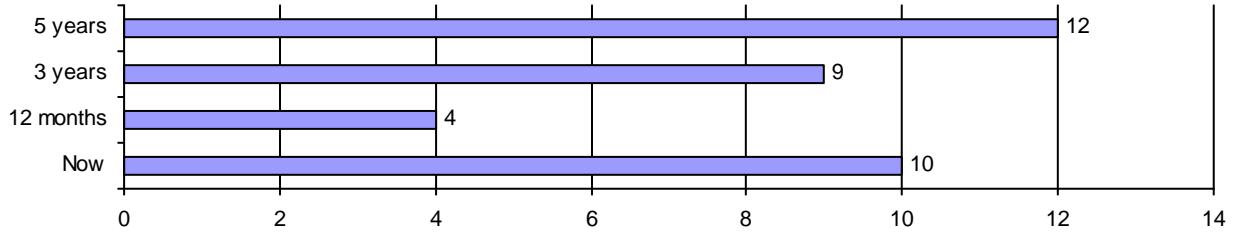


Staveley with Ings 2015

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

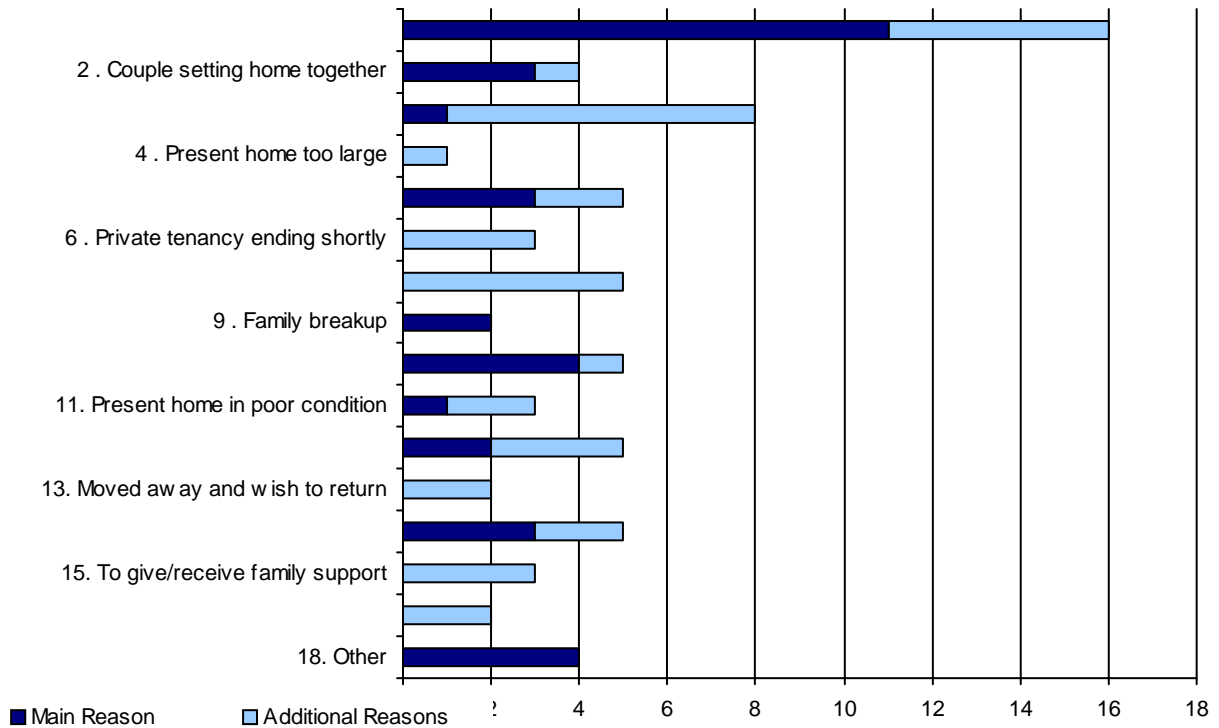
35 new/existing households in need

When are you in need of housing in this Parish?



10. REASONS FOR HOUSING NEED

Why do you need to move?



Other:

- Old property, hard to maintain interior.
- Having to move out of community

Be near employment

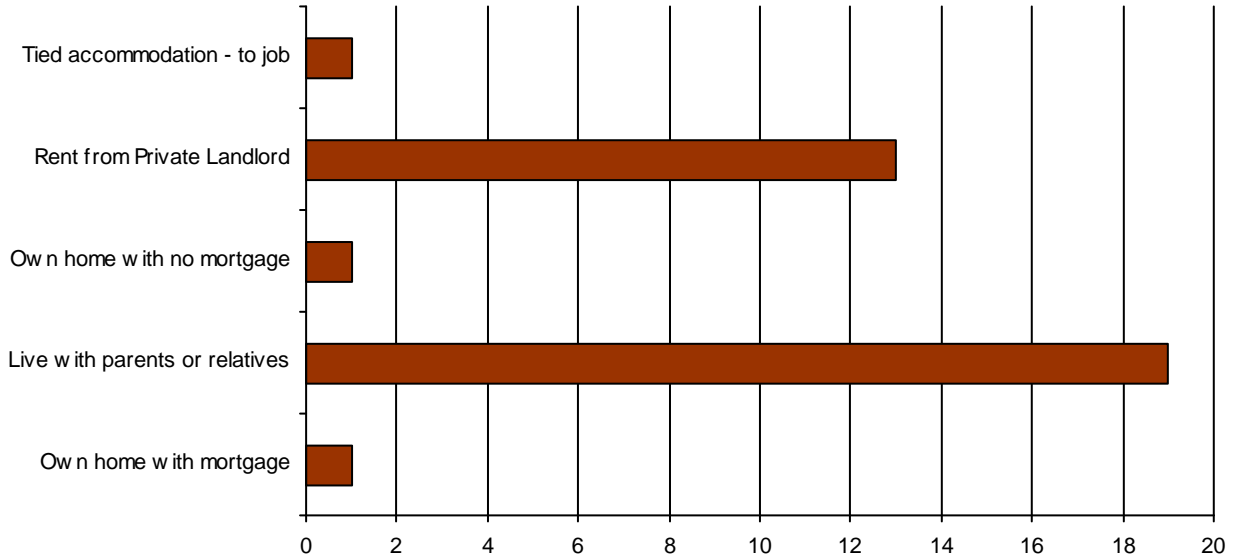


Staveley with Ings 2015

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

35 new/existing households in need

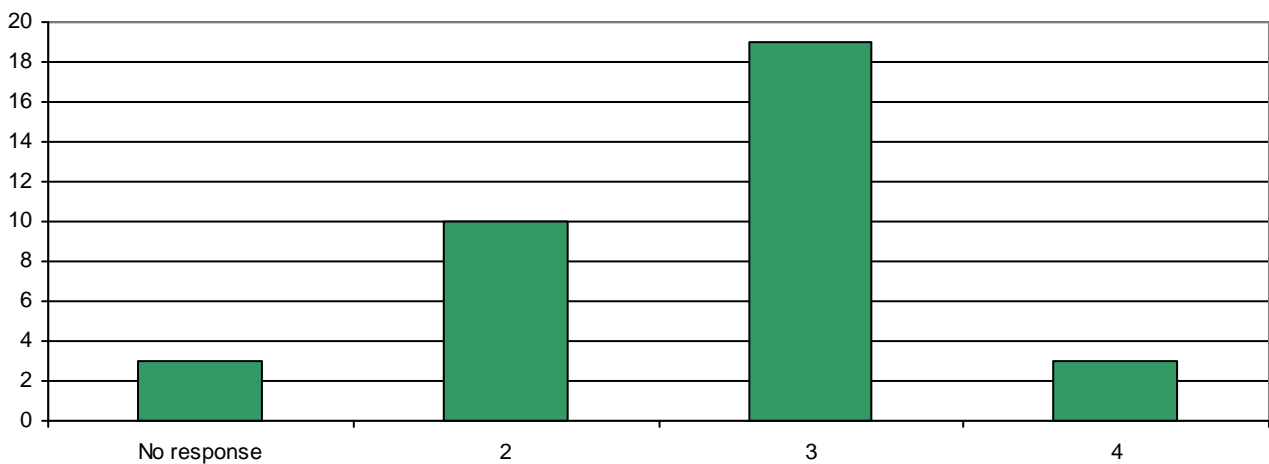
11. YOUR PRESENT HOUSING CIRCUMSTANCES



What kind of house do you live in?

- | | |
|----------------------------|----------------------|
| 1 Bungalow (semi detached) | 1 Cottage |
| 2 Detached | 4 Flat |
| 7 Semi detached | 1 Semi detached |
| 3 Terrace | 12 Terraced |
| 2 Terraced cottage | 1 Tied accommodation |

How many bedrooms does your home have?





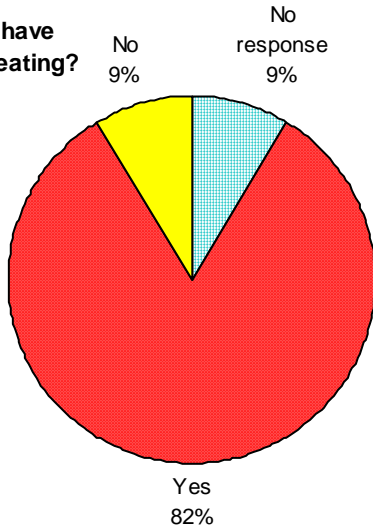
Staveley with Ings 2015

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

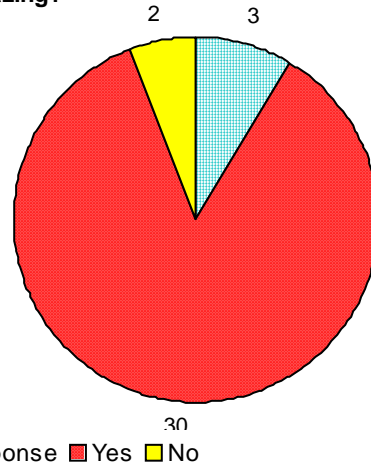
35 new/existing households in need

11. YOUR PRESENT HOUSING CIRCUMSTANCES (continued)

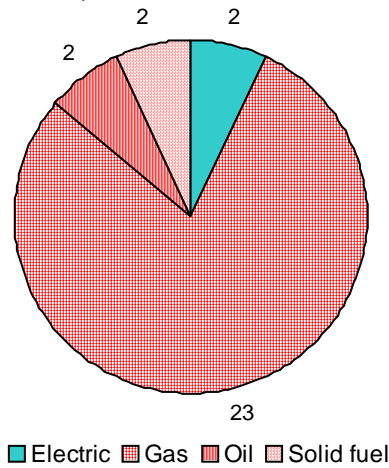
Do you have central heating?



Do you have double glazing?



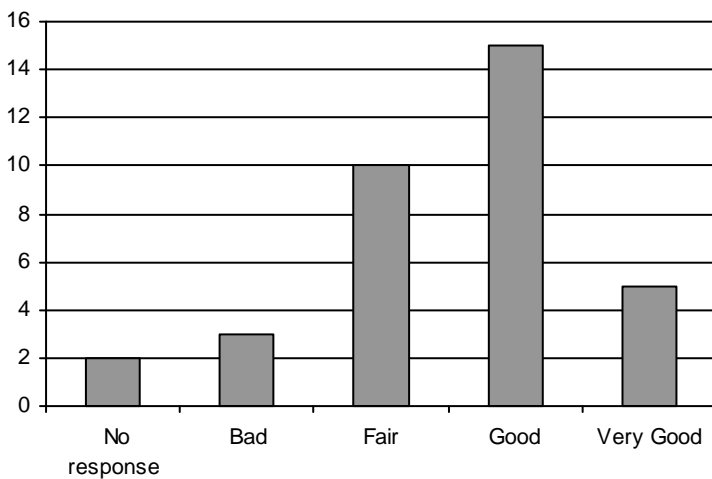
If Yes, is it?



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

Multi stove
Woodfire

What condition is your home in?



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

Damp
Cold - converted garage with 3 outside walls
Not suitable due to diagnosed disability
damp and draughty
Not all double glazed
Partially double glazed



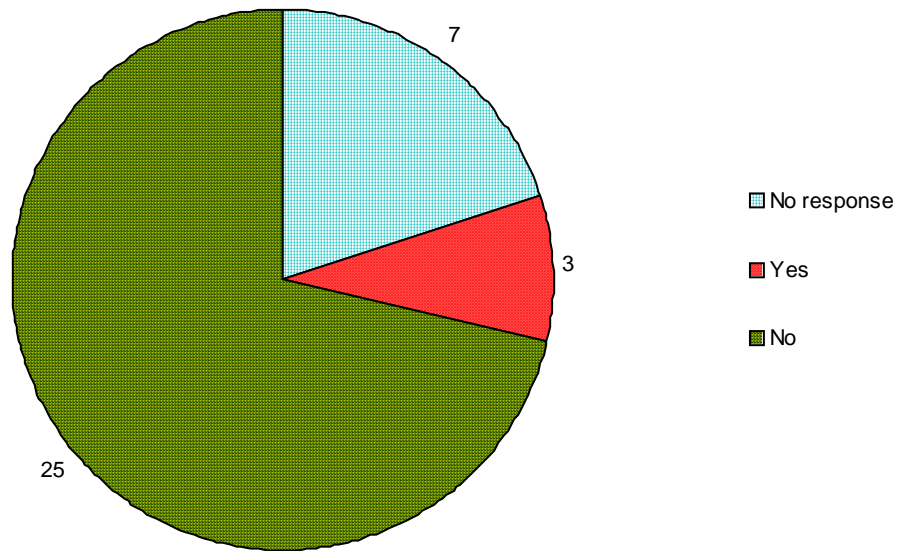
Staveley with Ings 2015

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

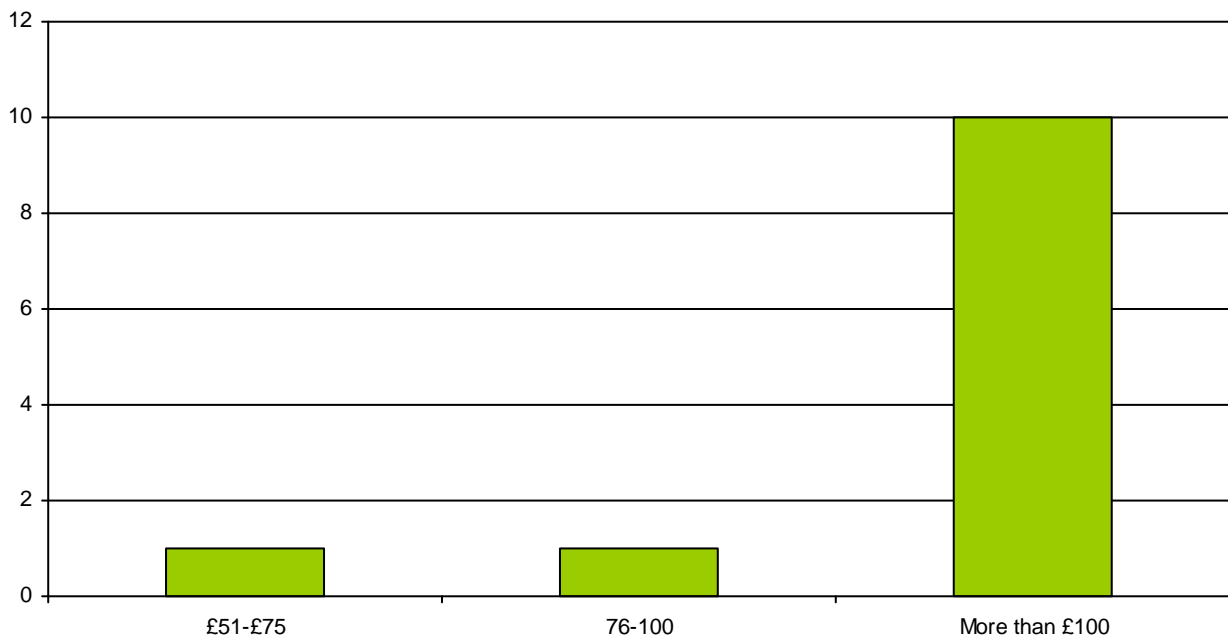
35 new/existing households in need

12. RENTING

Do you receive Housing Benefit?



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





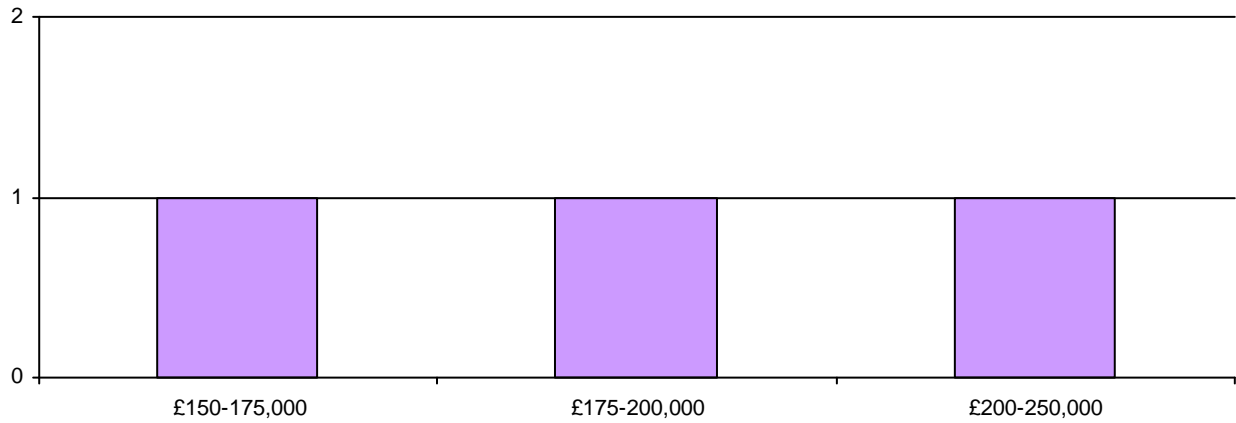
Staveley with Ings 2015

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

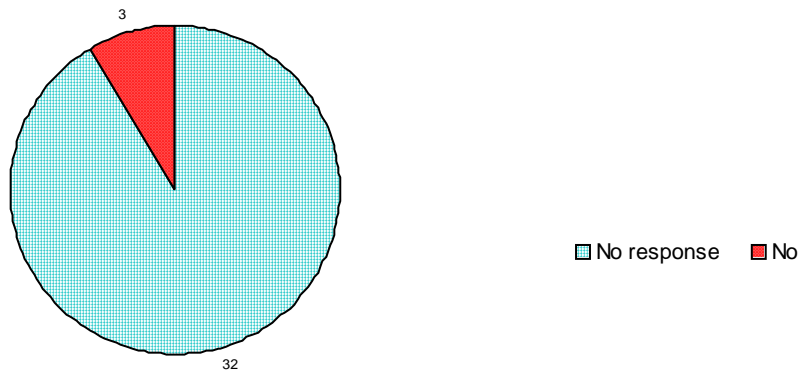
35 new/existing households in need

13. HOME OWNERS

How much do you think your property is worth?



Do you have a mortgage on your current home?





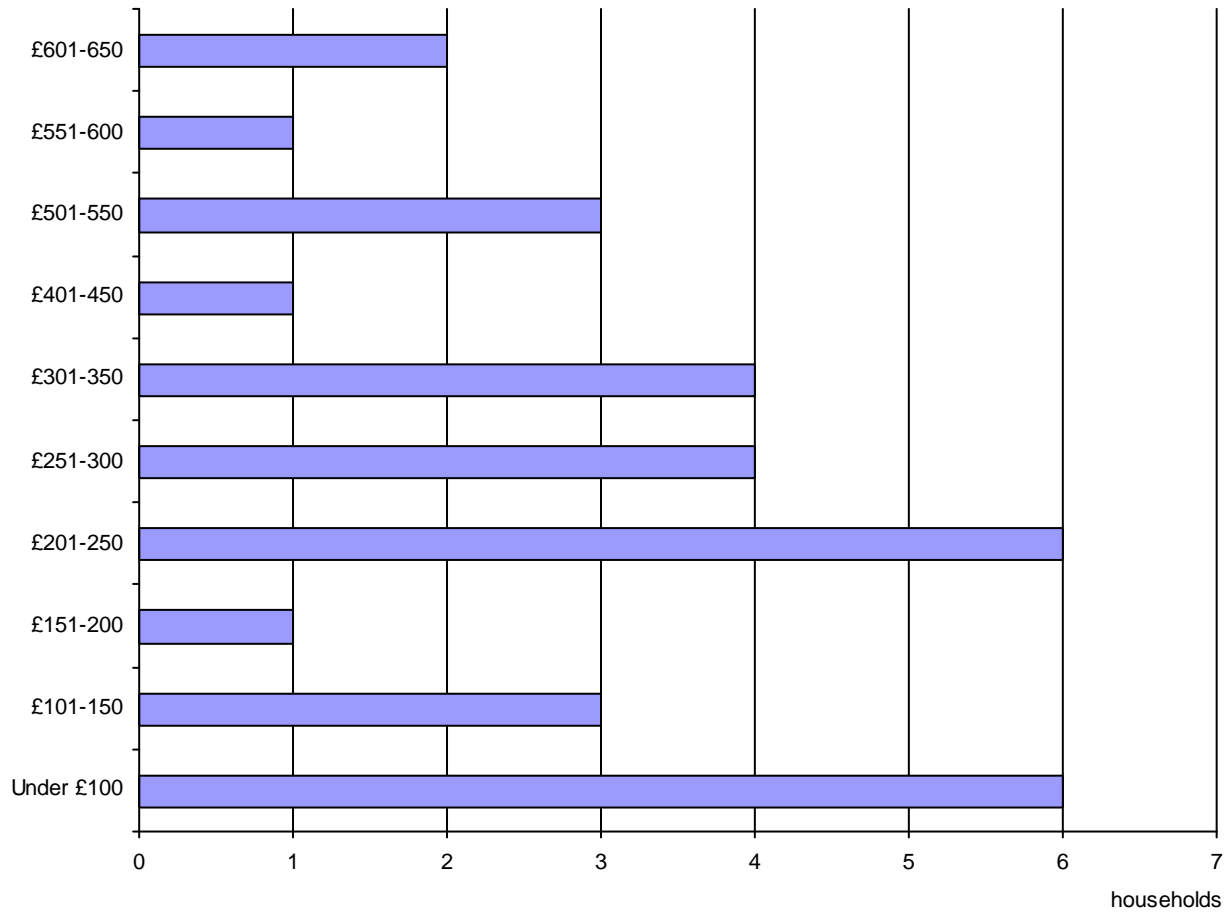
Staveley with Ings 2015

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

35 new/existing households in need

14. INCOME

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





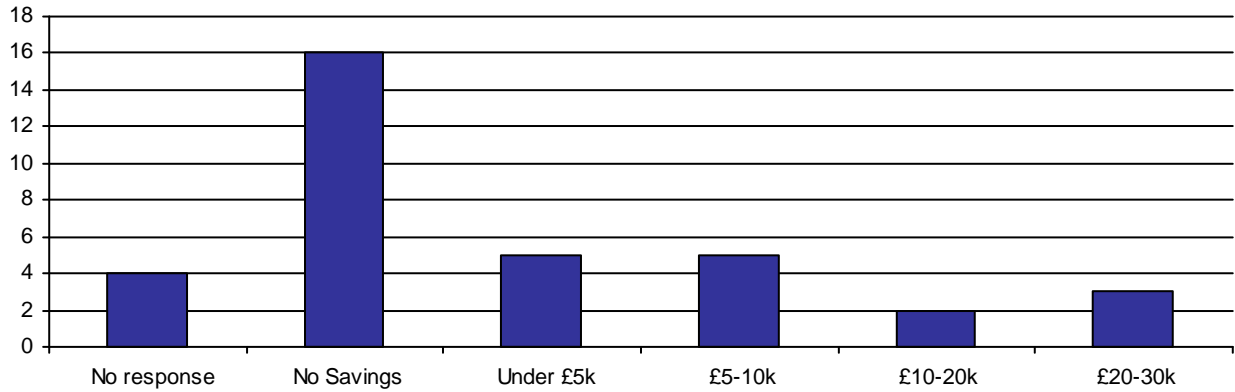
Staveley with Ings 2015

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

35 new/existing households in need

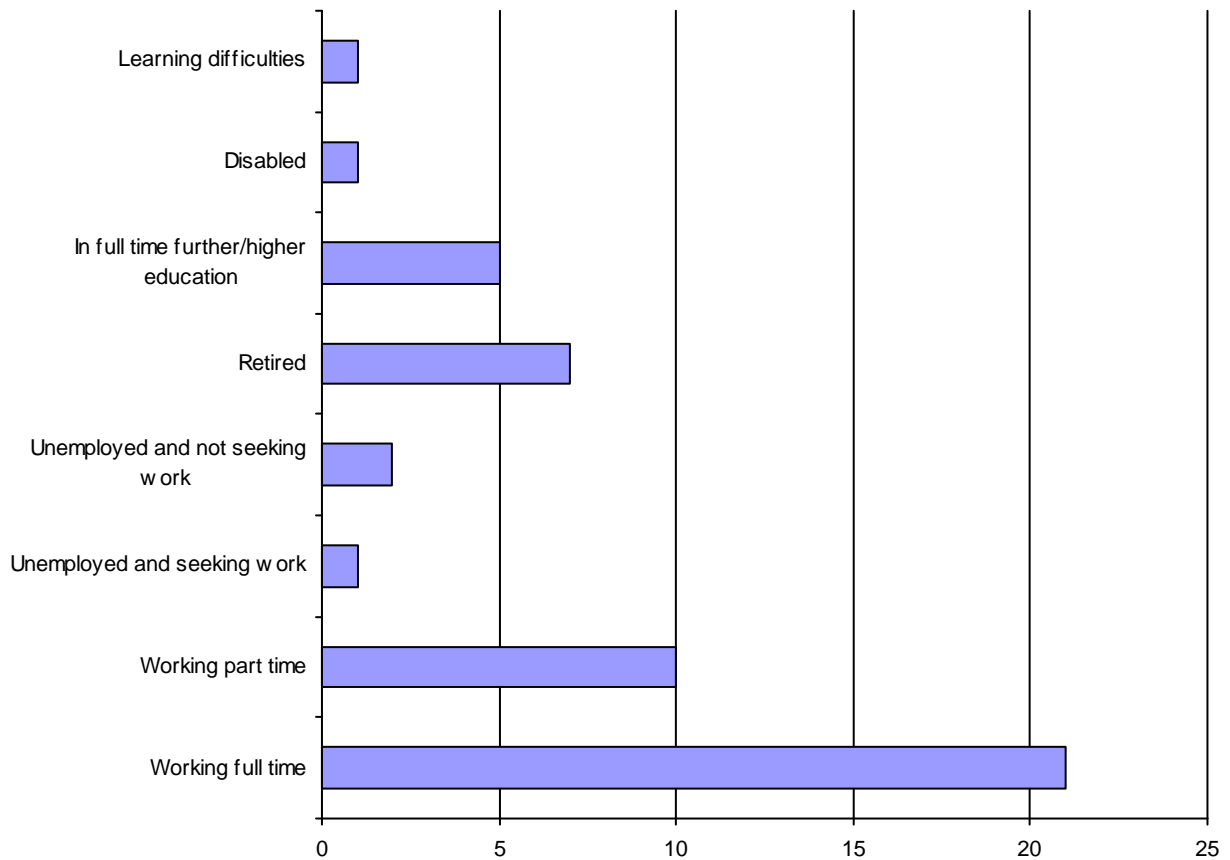
15. YOUR SAVINGS

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?





Staveley with Ings 2015

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

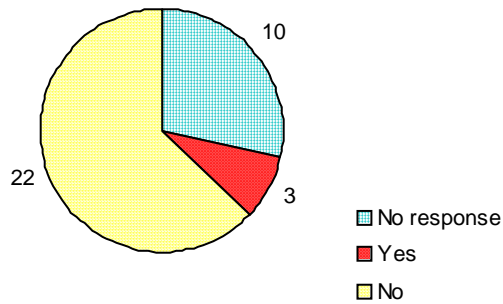
35 new/existing households in need

16. YOUR OCCUPATION (Continued)

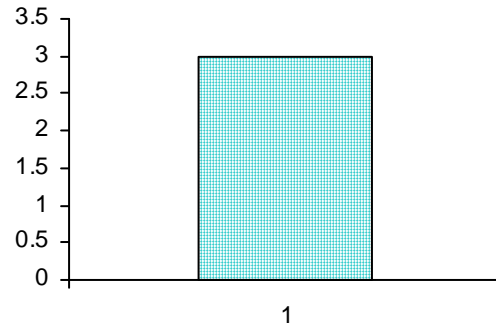
Jobs ...

- | | |
|-------------------------------|---------------------------|
| 3 Agriculture | 3 Construction |
| 4 Health & Community Services | 5 Student |
| 2 Education | 1 Transport |
| 3 Semi skilled occupations | 1 Finance |
| 7 Hospitality | 2 Office & Administration |
| 2 Managerial | 1 Retail |
| | 5 Retired |

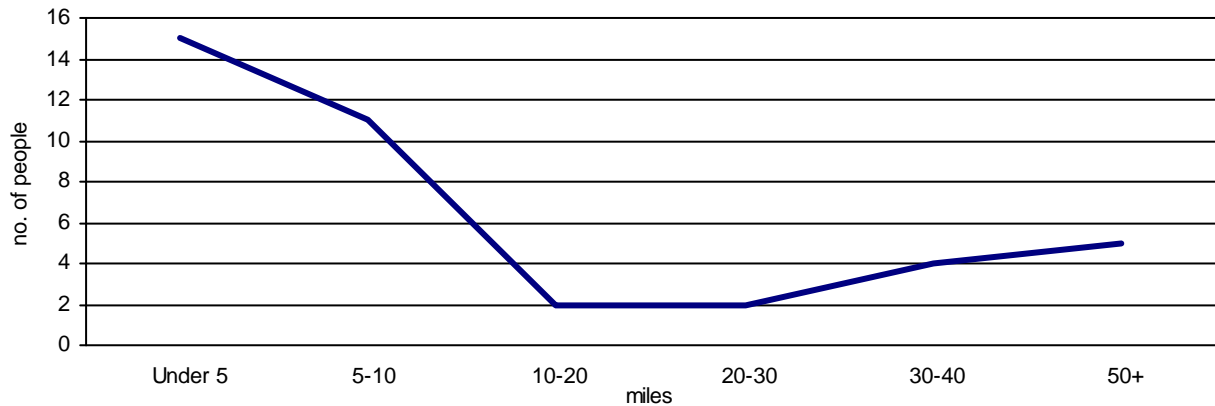
Do any of those needing to move work from home?



Number, of those needing to move, who 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
Bowness	0	1	0	1
Heysham	0	1	0	0
Kendal	1	1	0	0
Kentmere	0	0	1	0
Liverpool	0	0	0	1
Natland	0	0	1	0
Near Windermere	0	0	0	1
South Lakes	1	1	0	0
Staveley	2	0	1	0
Varies	0	1	0	0



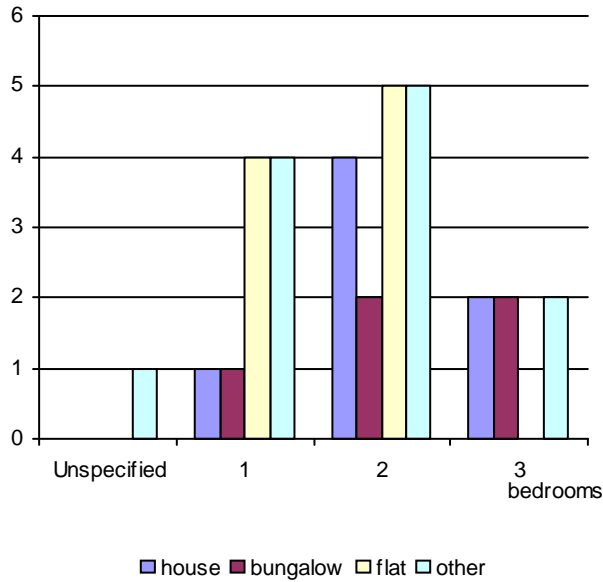
Staveley with Ings 2015

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

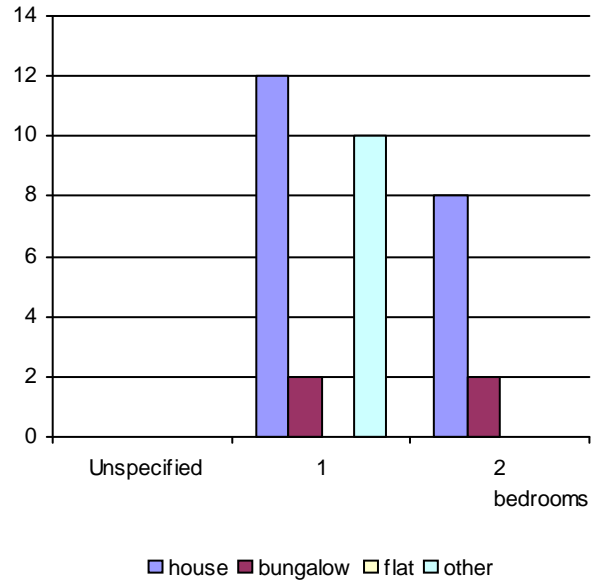
35 new/existing households in need

17. TYPE OF HOME NEEDED

Survey responses ...



CRHT Assessment ...



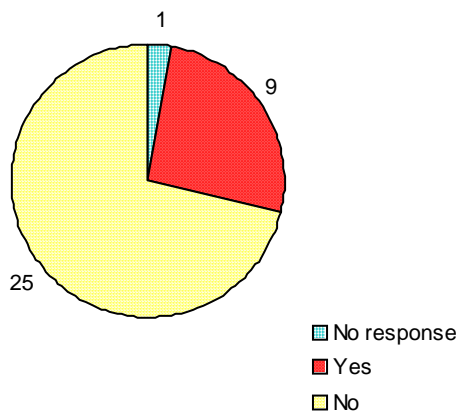
Other:

- House/Bungalow
- Ground Floor Flat
- 1 or 2 Bed Bungalow/Flat
- House/Flat
- House/Bungalow/Flat
- Bed/bungalow/flat
- House/Flat
- House/Bungalow
- House/Bungalow/Flat
- House/Bungalow/Flat
- Sheltered housing

Other:

- Sheltered Housing
- Bungalow/Ground Floor Flat
- Sheltered housing
- House/Flat
- House/Flat
- House/Flat
- Sheltered housing
- Sheltered housing
- House/Flat
- House/Flat

Are you registered with Choice Based Lettings/Council register?



Are you registered on any local Private Landlord waiting list?





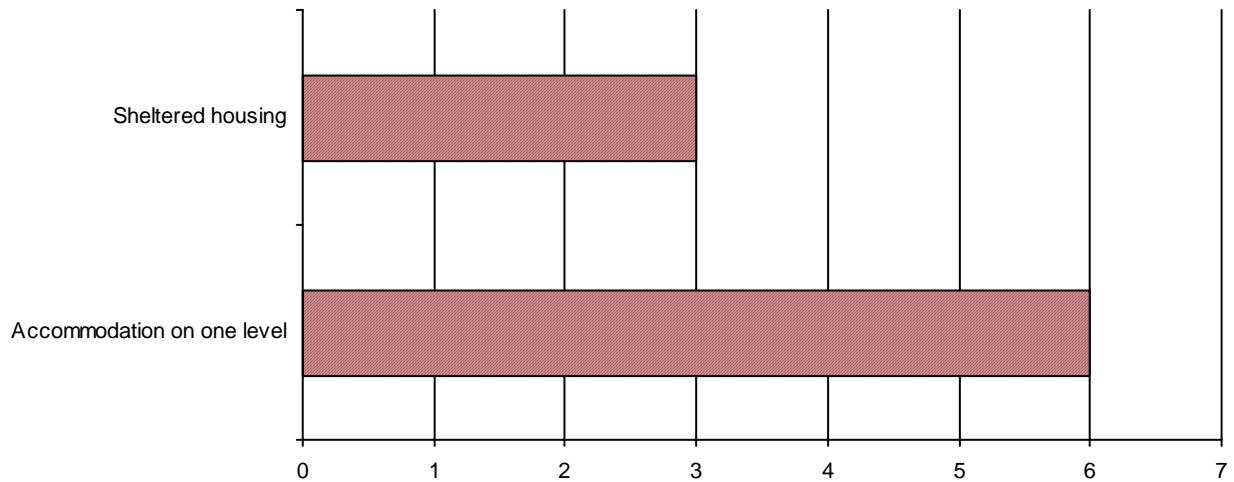
Staveley with Ings 2015

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

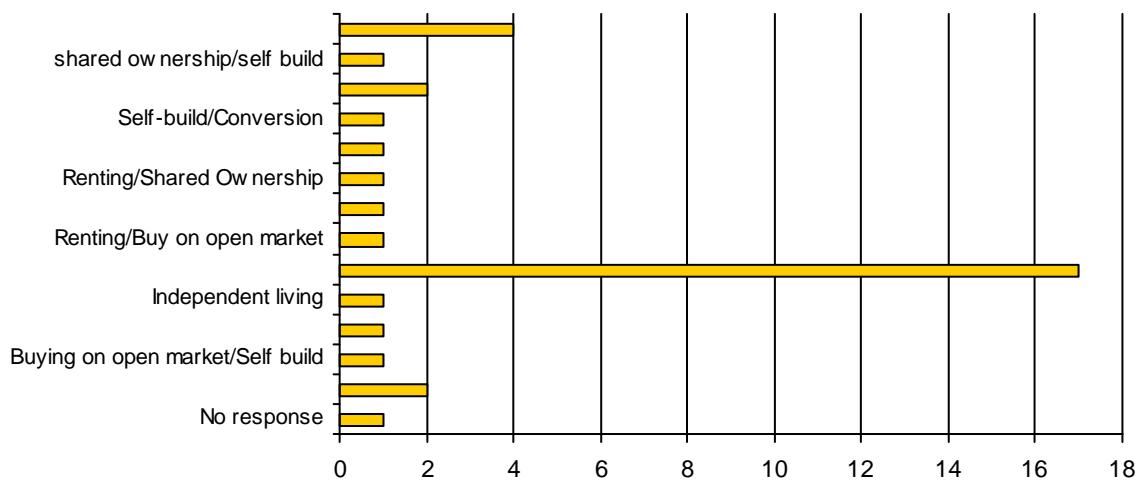
35 new/existing households in need

17. TYPE OF HOME NEEDED (continued)

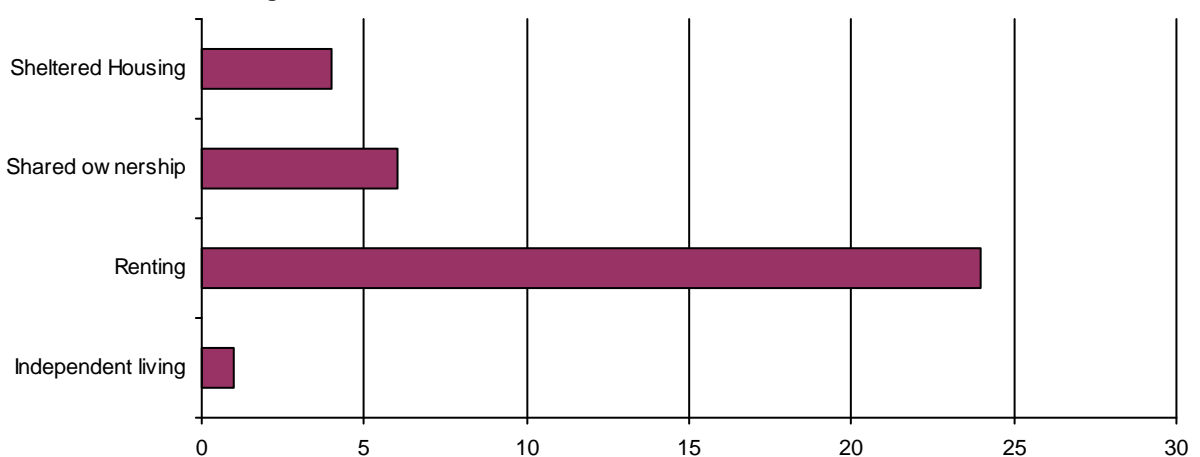
Does anyone needing to move require ...



Which would best suit your housing need?



CRHT Assessed "Housing Need"





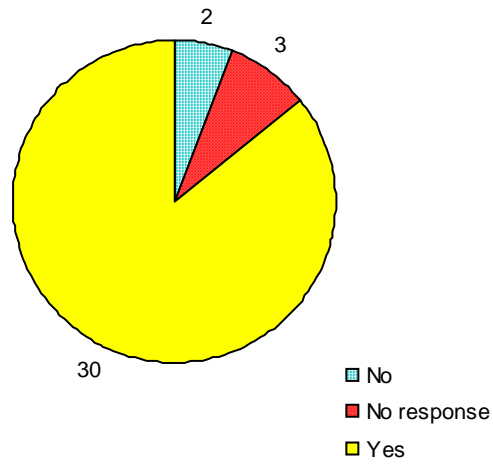
Staveley with Ings 2015

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

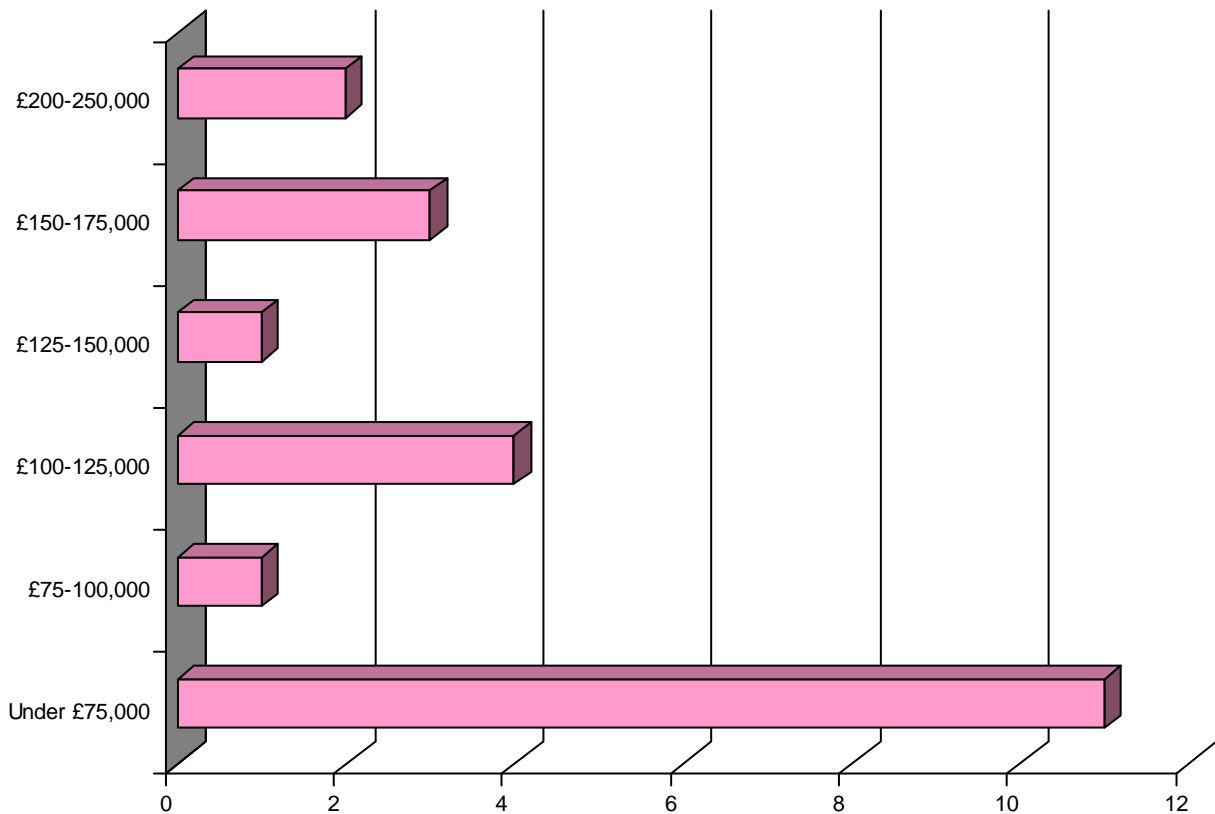
35 new/existing households in need

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?



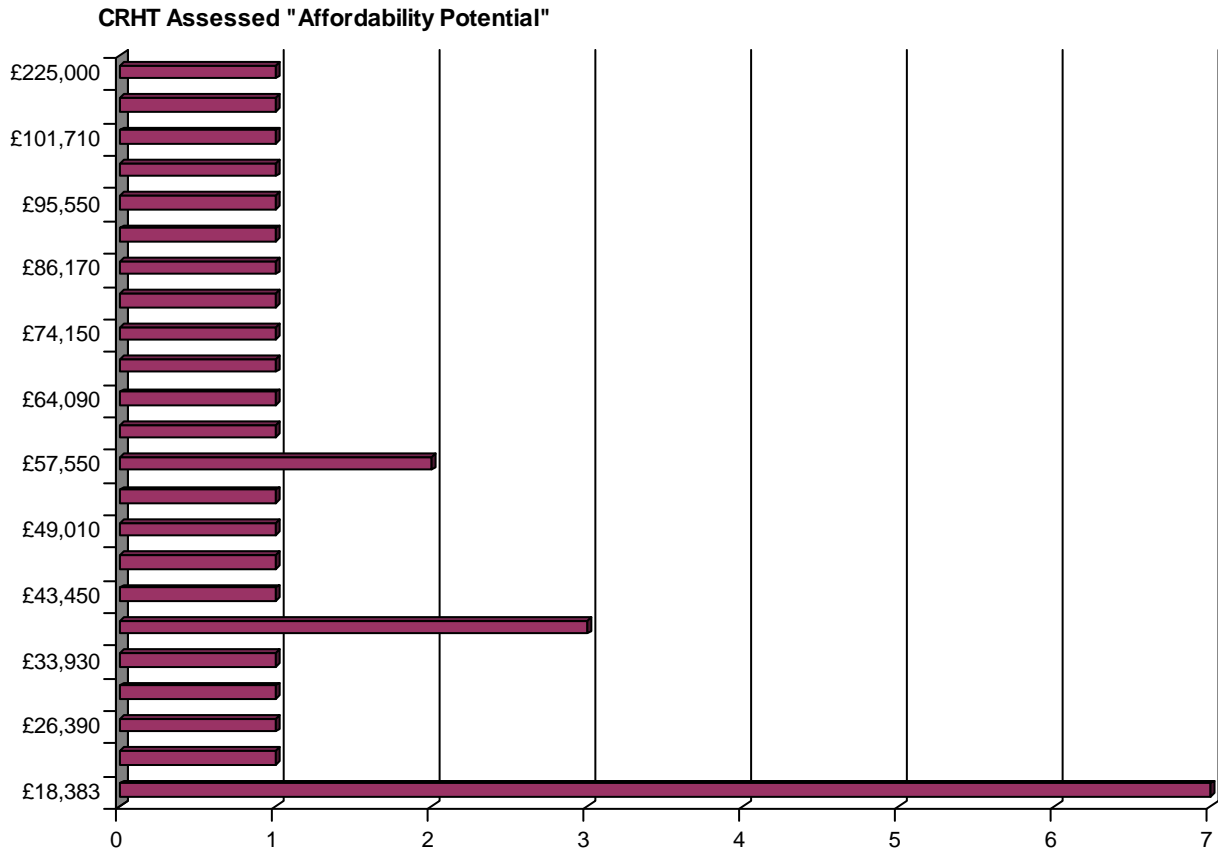


Staveley with Ings 2015

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

35 new/existing households in need

17. TYPE OF HOME NEEDED (continued)



CRHT Assessment:



Staveley with Ings 2015

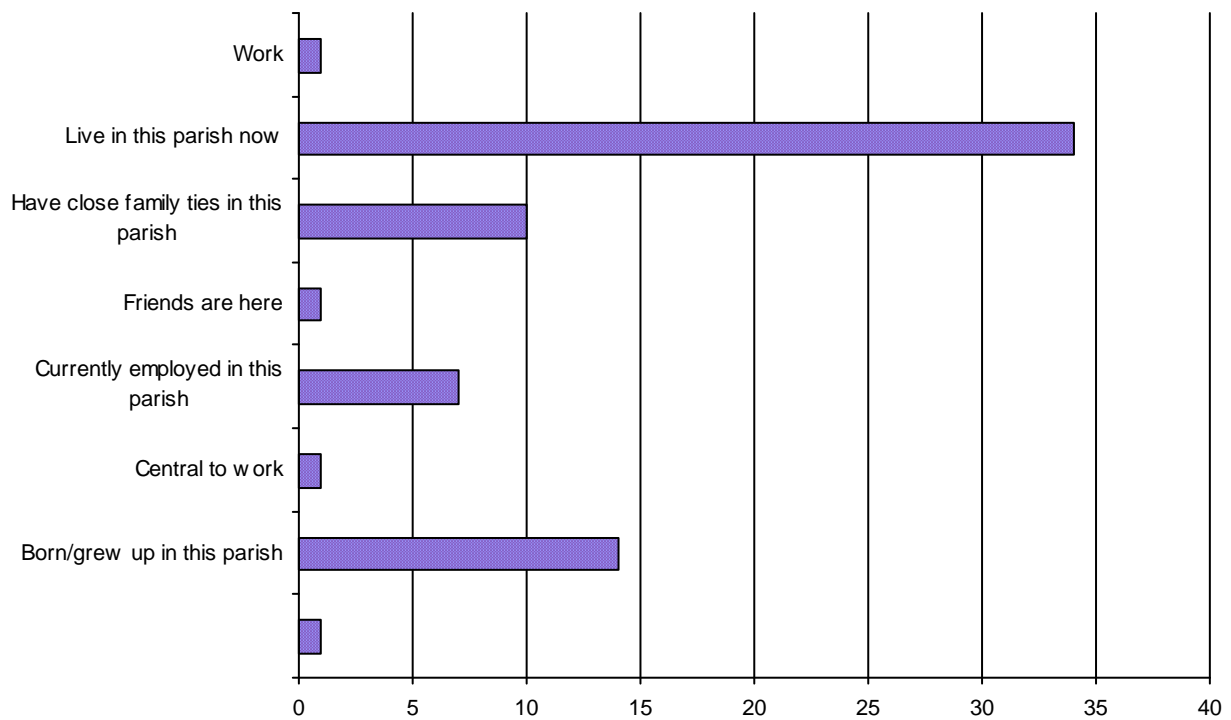
Part 2a - Responses from those assessed to be in need of affordable housing

35 new/existing households in need

18. WHERE WOULD YOU LIKE TO LIVE?

		Numer of responses			
1st Preference	1	Ings	1	Kentmere	
	1	Kentmere Valley	1	Staveley	
	28	Staveley	1	Windermere	
2nd Preference	1	Bowness	7	Ings	
	4	Kendal	1	Kendall	
	2	Windermere			
3rd Preference	1	Burneside	1	Crook	
	2	Ings	2	Kendal	
	1	Kentmere	1	school	
	1	Staveley	1	Windermere	

Reason for your first choice





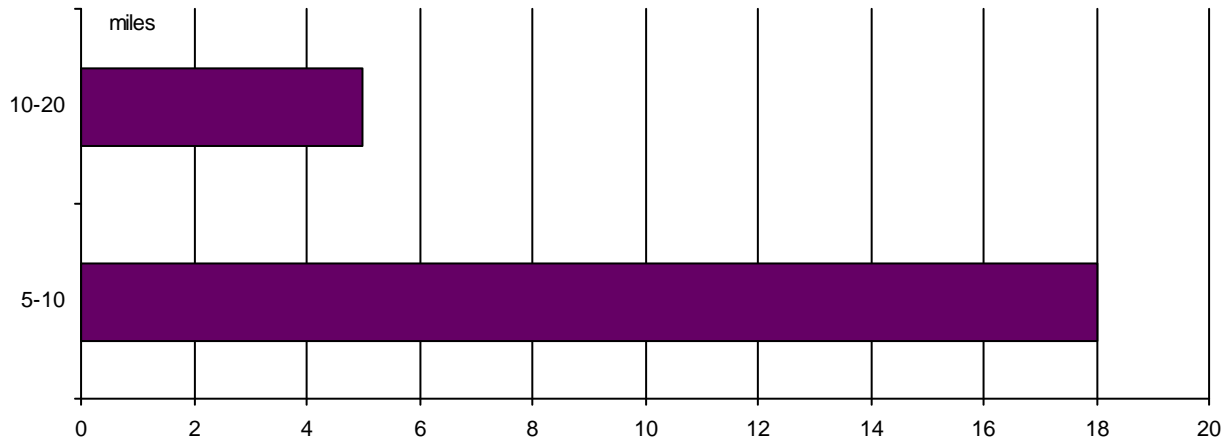
Staveley with Ings 2015

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

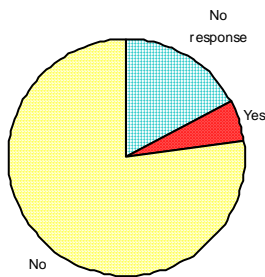
35 new/existing households in need

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

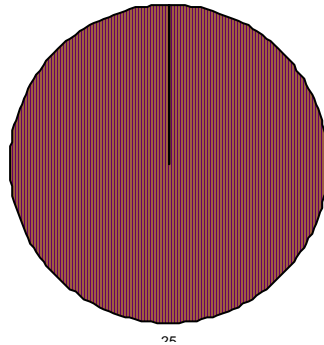
What is the furthest away you would be prepared to move?



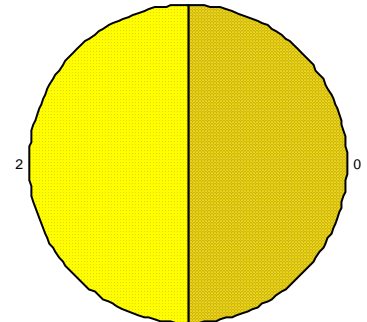
Are you a former resident of this Parish who needs to return?



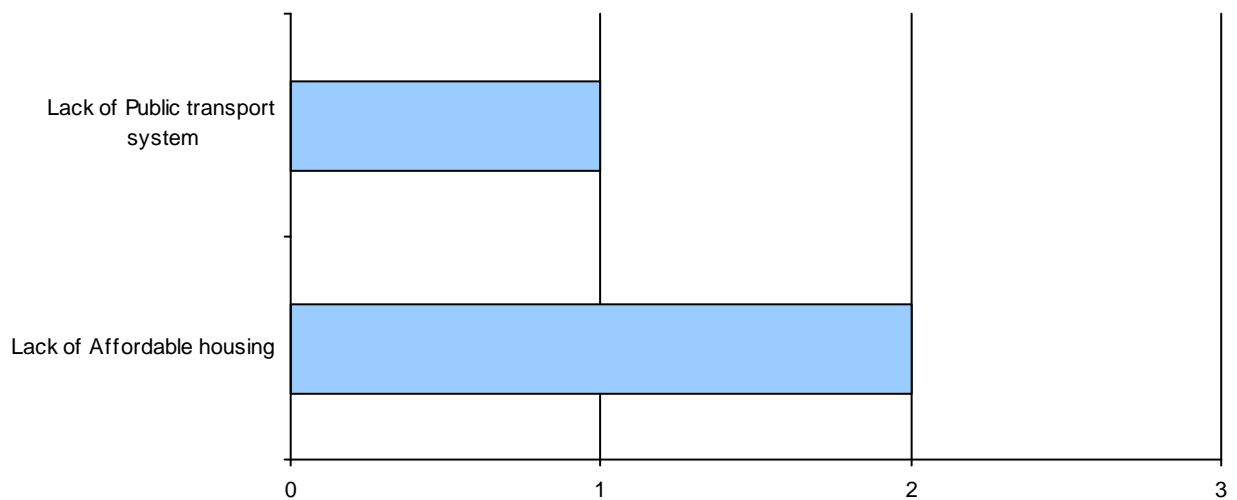
Former residents: how long did you live in the parish (years)?



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.

I would oppose poorly planned developments done purely for profit, not local benefit. Affordable housing should not be "cheap". Recognising that our population is growing and that our needs are changing, we must provide homes for people at whatever stage of their life. Second home ownership creates additional pressure on the "family home" market and holiday lets do so across the range of needs and aspirations. As with other areas in the country, we need careful provision of sheltered accommodation for older people.

Crook Road is now a bottleneck; please build north and south of the village on the outskirts and in Ings.

Village is getting too big with green areas lost. I would support brownfield development. Don't want to live in a town!

I would support new housing only if the sewage system is upgraded, I am fed up with raw sewage in my garden.

Yes - depends on scale, too many would change and spoil the village.

Not in need of re-housing in the next five years but may need to later, and would like to stay in the village.

Homes should be accompanied by public transport provision.

Yes - if suitable sites chosen.

There is no need for housing in Staveley. It is a village and should stay that way. What we need is CAR PARKING. Crook Road is now a very busy road due to extra Housing (In fact very dangerous).

Good, affordable sheltered accommodations required, thus releasing houses for families. There are a lot of single elderly people with homes which have two or three bedrooms.

Myself and my two young children now have a house in Staveley thanks to my Dad filling in this form in 2008! We are very grateful as we couldn't afford to live here before.

No- Extra traffic and Parking problems. Tourists leaving litter around Ings. Thoughtless parking obstructing access.

Yes, if there is work available for them or they need to be near family or friends. Ings roads are always lined with cars of walkers and visitors so more buses would add to the congestion.

No - Maintain small village status/Pressure on infrastructure and green space.
The school can only take a certain number of pupils, staff and resources - costs etc.

Our daughter is at university and wishes to return to live in this area once qualified.
We would like a larger home but cant afford in Staveley. If we move to a larger house we are likely to be out priced of the Staveley market so may have to consider Kendal.

General lack of affordable housing to rent or buy for such as my son who works on the family farm and needs to stay local. No housing as such available in Kentmere and very difficult to afford anything rent or buy in Staveley for a single person.

Doctor says health is made worse where I am living due to stress and damp. Would love to rent a bungalow in village.

I suggest that old people are able to afford a retirement flat if they sell to a family who are going to live in the village. Staveley is ideal for self build homes, also retirement specific homes so the old people don't have to leave the village.

We should not be losing green land. Develop what and where we already have buildings.

I would like to stay in this home, but I can see it is going to be difficult in the not too distant future. I will stay here as long as I can but would like to live in Ings if possible.

Obvious need in Staveley for elderly peoples homes, flats with wardens, sheltered accommodation.

My family has farmed the Kentmere valley for at least 6 generations and can trace back to early 1700's. Our children are passionate about farming, will be taking over the family farm in the future. Properties in the valley, when they come up for sale are too expensive. One property on market at the moment £598,000.

There is no interim housing for elderly in Staveley, only residential care. We MUST build some "sheltered" type accommodation for people like me in early old age. If it were done in 5 years I would be nearly 70, it may well take longer. I have no family so no-one to help if I lose my health or my mental capacity. I want to stay close to friends. Loneliness is a big factor for elderly. I get lonely in the winter when it gets dark before neighbours come home from work. It would be wonderful to be able to see others living close by as I get older - e.g. sheltered accommodation in Staveley. Build some in Staveley like those new ones on Burneside Road, Kendal. They call them assisted living.

There are many older persons who need to downsize. Supplying more homes for them would release larger home for families. Smaller properties are in demand by first time buyers, single persons and widowed/divorced individuals.

We moved into private rented accommodation this year. Our son goes to the

primary school. We would like in time to own a 3 bed property in Staveley.
More larger affordable homes suitable for larger families.

I have not lived in Staveley long enough to answer some of the questions/comment
More 4 + detached houses needed and more houses with decent size gardens for
children to play in.

Being a working single parent it is difficult to find a house that would be affordable.
There are far too many holiday cottages and not enough housing for the locals that
work and live here. We have no choice but to move out of the area.

I am currently seeking accommodation to move in with my fiancé.

We would like to move to get a bigger garden for the children and our dog. Staveley
is a wonderful village to live in.

There would be no housing need (I suspect) if there were restrictions on second
home ownership, this doesn't mean none, but e.g. 6 month preference to locals/price
controls/no council tax exemptions/ % allowed for parish etc (I would be more than
happy to talk about this). Also empty houses, those occupied a few weekends per
year, corrode communities and inflate prices. Build second home ghettos on edges
of villages, not affordable housing, then real residents can live in the pretty houses
near the shops etc.

Both of my older children had to move away from the village due to lack of affordable
housing and my youngest and partner who live with me will probably have to move
away soon due to lack of housing too.

My son hopes to leave college, gain employment in the area if possible and most of
all live independently in Staveley.

I won't support the construction of new homes until the LDNP has changed its policy
on working within the National Park. I believe the National Park needs to amend its
policy with regard to working in the National Park. Jobs before houses.

You are being conned by people. Anybody would want to live in Staveley - make
them live with relatives. People move into the area, invite their family to stay. After
two years say they no longer stay with their relatives and need to be housed locally.
So people from cities like Liverpool/Manchester now live on benefits in the beautiful
Lake District. Common sense no longer exists, open your eyes.

Homes needed for business owners who will bring work into the village.

We are an elderly couple unable to get a foot on the property ladder due to both a
lack of savings for a deposit and our ages precluding a mortgage. Due to the high
cost of renting privately this is unable to change.

Currently we are in private rented accommodation and we believe this will be the case for years to come. However if our landlord gave us notice to leave alternative private or social housing would be required.

There has already been development on the outskirts of the village - don't spoil the lovely village feel. I would prefer more control over holiday homes and for the council to look at brownfield sites, even though I struggle to afford a house locally and dislike the insecurity of renting. Further development would spoil the area.

There has already been significant development in Staveley lately and any further development would affect the village character.

My child and family moved to Staveley over two years ago, with three jobs. The children (B&G) have to share a bedroom in a poorly maintained rental property. I was disgusted that they did not qualify for the new rental housing in the village despite being locals with young children.

Yes to homes but only for local people or those needing to reside here for work or family reasons, not for speculative development.

For people who need to work in Staveley there are good transport links to Kendal. There fore housing is not needed.

I wouldn't want the village to become so big that it loses its magic, its soul. Homes should include a mix of sizes and styles.

I would like to request sheltered housing for the future. I am having increasing difficulty managing the steps.

I feel there is a lack of affordable housing for new families and we have to pay a high rent which is not fair. I am registered disabled and there is a lack of housing and lack of people to speak with. I hope you can help us.

Question 5 is nonsensical - if it were restated as "If these groups of people required homes, how would you allocate priority?"

My partner and child are waiting to move to the area but are unable to do so because my flat is small, damp and in a poor condition. (like most Council accommodation in the area).

The village is already very congested, more so than when we moved here.

Most houses are taken by people outside the Parish, we need a car park. Please look at who are taking the houses at present. People who don't work, on benefit, bringing their families, who don't work but need housing. Some teenage pregnancy (ask me for names) it's our taxes that are being wasted. Please sort out the roads and footpaths first and give us a CAR PARK. These are what residents who live here need, not more houses to make these problems worse. Can you park outside your own home??

I doubt that there will be any building in Kentmere in the near future.

No - Lack of suitable land.

Yes if not affecting our beautiful surroundings.

Any additional housing will cause issues on Main Street. This will have to be considered especially with parking on the street.

Staveley is a village and any needs have been met. It is not a suburb of Kendal. If anything needs to be done it is a pressing need for proper car parking. Also at some time in the future there may be a need for sheltered housing.

There has been a large influx of building in recent years. Many Crookfield residents moved in from Caldridge Fold leaving houses empty. Also the main street in Staveley cannot cope with any more traffic. Many larger families who want four bed houses to buy cannot find anything in Staveley which is affordable where they want to live so move elsewhere. Many affordable houses have been built and Staveley needs to keep the socio-economic balance. Why not enlarge Ings and put in a platform for the train?

No - Because local people are not given priority.

No- Too many holiday homes are standing empty.

I was fortunate to be able to move back to Staveley as this is my employers cottage, but I believe young locals do not have access to housing as wages are low here and rent high. It is hard for young people wanting to stay here.

Field off Back lane for Sheltered housing.

Definitely not the fields between Windermere Road and Brow Lane!

Too many second homes, Staveley would become a town rather than a village.
Yes to housing if built sympathetically and not overly large.

A beautiful area in the National Park = More houses would spoil it.

I feel there is a need for sheltered housing in the village. This would release housing for young families and the ageing population could be supported within their community. At the moment they are given the worry of moving away to Windermere or Kendal where available to receive the benefits of sheltered housing.

More rental accommodation is needed.

More housing needed for young couples from the village and not from elsewhere.

Support for housing would depend on how invasive. The sewage system and electric sub stations are a problem as the village has grown in the last 15 years and traffic and parking also with the amount of events here.

Yes, but within the boundaries of the village.

Invasion on the green belt would change the nature of the village.

There are plenty of homes currently for sale in the village.

Staveley shouldn't become any bigger.

There are no facilities for modern living, particularly no mobile telephone, shops or public transport. (Kentmere).

Too many off comers buy houses as holiday homes and local people can't afford to buy.

I have completed part 2 on behalf of my adult children who hope to live independently in the area eventually.

A few points I've thought about..... Social Housing should **not** be regarded as a forever home. As circumstances change e.g. a partner dies, or family grow up and leave their home, then a smaller rental property should be available. It would release the larger property for another young family and also reduce the living costs of a single person in that smaller property.

Surely it is these smaller properties that need building? **Not** little boxes but one or two bedroomed properties, with space to anticipate the needs of elderly people i.e. wider doors as standard etc.

If every village could find a brownfield site, or a redundant industrial/commercial space, then please allow some forward thinking young architects to come up with "green" ideas and design these smaller homes.

Even if it was only four or six properties that could be built, it would mean that four or six larger homes would become available for young families.

The needs of our local born residents should be given precedence. Our communities have been destroyed in many areas – mainly by second home owners and buy to let speculators. All second home owners should pay double the full council tax. This "ring fenced" money would then help with funding for smaller new builds.

Are there checks on place on some second homes whose owners claim to be only "letting to friends" thereby not paying the business rates which would be another source of income?

Penalties could be charged for second homes which are not used for at least 6-9 months a year.

I did not agree with Margaret Thatcher's decision to sell off council houses years ago and I feel even more strongly about this current decision to repeat it.

Most people struggle to buy and maintain their homes. Council tenants do not have the burden of ongoing repairs and maintenance to worry about. To see these properties sold at subsidised prices is a slap in the face to all those people who made, and are still making sacrifices to keep a roof over their head.

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.

Houses sold

Properties sold in Staveley with Ings Parish Nov 2014 – Aug 2015 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
£412,400	5	£244,991	6	£228,286	7	£129,750	2	£253,857	20

Houses for sale

Properties advertised on the open market on 4th November 2015, house prices from Rightmove.co.uk (data updated 29th September 2015). CRHT are aware that choosing a single date does not always capture the extent of properties on the open market. The survey offers a 'snap shot' in time and we are aware that the fluid nature of the housing market means that this is subject to change.

House prices from Rightmove.co.uk 4th November 2015	Property Type	Number of Bedrooms	Open Market Price
For sale – Staveley with Ings	Detached house	4	£725,000
	Detached house	4	£455,000
	Detached house	4	£450,000
	Detached house	3	£399,950
	Detached bungalow	3	£375,000
	Semi detached house	3	£350,000
	Barn conversion	3	£325,000
	Detached bungalow	2	£310,000
	Detached link house	3	£270,00
	Detached	3	£249,950
	Cottage	2	£249,950
	End terrace	2	£190,000
	End terrace	2	£185,000
	Terraced	3	£174,500
	Apartment	2	£165,000
	Flat	1	£159,000
For sale – Kentmere	Detached house	5	£598,000
To Rent – Staveley with Ings	Flat	1	£137 pcw

Private Rented Accommodation

As at the 4th November 2015, there was a single property on the open market to rent in the Staveley with Ings parish and none in the parish of Kentmere. CRHT are aware that choosing a single date does not always capture the extent of properties for rent. The survey offers a 'snap shot' in time and we are aware that the fluid nature of the housing market means that this is subject to change.

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 77 second homes and 35 holiday homes.

Empty properties

Staveley with Ings - There were 14 empty/unfurnished homes at 30 September 2015 since then two have become occupied. Of these 12 empty homes 6 became empty in 2014, 2 in 2013, and one each year from 2009/2008/2006/2005.

Kentmere – As of 30 September 2015 there is one empty/unfurnished home.

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 and one respondent indicating a need came from a business.

Current Supply of Affordable Housing and Turnover

There are a small number of following affordable housing in Staveley with Ings.

South Lakes Housing Association:

Beck Nook

18 x 2 and 3 bed houses - rent

Brow Lane

2 x 3 bed houses - rent

Cragg View

6 x 2 bed flats, 2 x 3-bed house - rent

Main Street

7 x 1 bed flats, 3 x 2-bed flats - rent

Scroggs Close

4 x 3-bed houses.

Two Castles:

Caldrigg Fold

9 x 2 bed houses - rent

6 x 3 bed houses - rent

2 x 2 bed bungalows - rent

6 x 3 bed houses - shared ownership

There are also a small number of almshouses in the parish and further affordable houses in some of the surrounding parishes as well as in Kendal.

Nine households indicating a future 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's 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.**

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.

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).

Older person household aspirations

In order to clarify the different types of older persons housing, the following definitions have been used:

- Sheltered accommodation is usually a group of bungalows or flats and you have your own front door. Schemes usually have a manager/warden to arrange services and linked to a careline/alarm service;
- Extra Care Housing is designed with the needs of frailer older people in mind. It includes flats, bungalows and retirement villages. You have your own front door. Domestic support and personal care are available;
- Residential Care Homes provide a bedroom and the use of a shared lounge with other residents. Personal care is provided – bathing, help dressing, meals etc.;
- Co-housing is a home in a small community which shares facilities (e.g. laundry) and activities.

Eligibility Criteria for Affordable Housing

The following offers guidance to the eligibility of affordable housing, as stated in the Lake District National Park's, Housing Provision Supplementary Planning Document, How we use Core Strategy Policy CS18 'Housing Provision' in planning decisions. Adopted March 2014. (See www.lakedistrict.gov.uk).

All new affordable housing will be restricted to those who can demonstrate they have a need to live in the Locality and are in Affordable Housing Need.

In practice, the occupant must satisfy one of the following criteria:

- The person is continuously resident in the Locality defined for three years immediately prior to occupation; or
- The person has been in continuous employment in the Locality defined for at least the last 6 months and for a minimum of 16 hours per week immediately prior to occupation; or
- The person is a former resident who wishes to return to the Locality defined having completed a post-secondary (tertiary) education course within 12 months prior to occupation and who immediately prior to attending the course lived in the locality defined for at least three years; or
- The person is currently in prison, in hospital or similar accommodation whose location is beyond their control, and immediately before moving to this type of accommodation lived in the Locality defined for at least three years; or
- The person needs to live in the Locality defined because they need substantial care from a relative who lives in the Locality defined, or because they need to provide substantial care to a relative who lives in the Locality defined. Substantial care means that identified as required by a medical doctor or relevant statutory support agency; or
- The person is a former resident who lived in the Locality defined for three years and then lived outside the Locality defined for social and/or economic reasons and is returning to live in the Locality defined within three years of the date of their departure.
- The person is a person who –
 - (a) Is serving in the regular forces or who has served in the regular forces within five years of the date of their application for an allocation of housing under Part 6 of the 1996 Act;
 - (b) Has recently ceased, or will cease to be entitled, to reside in accommodation provided by the Ministry of Defence following the death of that person's spouse or civil partner where - (i) The spouse or civil partner has served in the regular forces; and (ii) Their death was attributable (wholly or partly) to that service; or

(c) Is serving or has served in the reserve forces and who is suffering from a serious injury, illness or disability which is attributable (wholly or partly) to that service

And, housing for local affordable need is also restricted to:

- those who do not have available to them and could not afford to acquire or rent a home suitable to their needs at normal market prices or rents prevailing in the locality, and
- Needs to move from accommodation which is shared, temporary, overcrowded or has significant hazards, as defined by the Housing Act 2004 (Housing Health and Safety rating System), or
- Needs to be housed as a result of leaving tied accommodation, or
- Is an older person or disabled and need to move to more suitable accommodation due to medical conditions.

The provisions relating to armed forces personnel are in accordance with the Allocation of Housing (Qualification Criteria for Armed Forces) (England) Regulations 2012

3.5 We will secure occupancy restrictions through the use of a legal agreement using Section 106 of the Town and Country Planning Act 1990. This will apply the criteria outlined above to the dwelling(s) and also define the 'Locality'. (See paragraph 3.10)

3.6 The criteria set out above will be referenced in a Section 106 agreement (see Section 4). Housing Associations are currently the main provider of affordable housing in the National Park and they will allocate their properties according to the relevant S106 Agreement. However, they are also governed by the provisions of the Housing Act 1996 and their own management priorities. This means that when the Housing Association is deciding who to allocate a vacant property to, preference may be given to specific people by virtue of their circumstance. By way of example, priority is given to those that are homeless or need a house by virtue of medical or welfare grounds. In all cases, the successful applicant will need to demonstrate they have a need to live in the locality i.e. that they also comply with the occupancy criteria outlined in 3.4 above. 6 Local Need Housing

3.7 Like our approach to local affordable housing, it is important that local need housing is successfully meeting an identified need. Levels of need fluctuate in every Locality over time. This means that planning applications for local need housing should only be made once the local need has been established and the proposals reflect this in terms of numbers, size and type.

3.8 The following sources of evidence are used to establish an identified local need:

- Current Strategic Housing Market Area Assessments (see Glossary)
- Current Parish-wide Housing Needs Surveys (See Glossary)

- Personal circumstances
 - Other local surveys, including surveys undertaken by the applicant
- Often the Strategic Housing Market Area Assessments or Parish-wide Housing Needs Surveys will provide the necessary evidence, but any of these sources can be used to identify local need.

3.9 Additionally, all new local need housing will be restricted to those who can demonstrate they have a need to live in the Locality. The occupant must satisfy one of the following criteria:

- The person has been in continuous employment in the Locality defined for at least the last 9 months and for a minimum of 16 hours per week immediately prior to occupation; or
- The person needs to live in the Locality defined because they need substantial care from a relative who lives in the Locality defined, or because they need to provide substantial care to a relative who lives in the Locality defined. Substantial care means that identified as required by a medical doctor or relevant statutory support agency; or
- The person has been continuously resident in the locality defined for three years immediately prior to:
 - o Needing another dwelling resulting from changes to their household (including circumstances such as getting married/divorced, having children or downsizing)
 - o Undertaking full-time post-secondary education or skills training and is returning to the locality defined within 12 months of its completion, or
 - o being admitted to hospital, residential care or sentenced to prison, and are returning to the locality defined within 12 months of their discharge/release, or
- The person is a person who –
 - (a) Is serving in the regular forces or who has served in the regular forces within five years of the date of their application for an allocation of housing;
 - (b) Has recently ceased, or will cease to be entitled, to reside in accommodation provided by the Ministry of Defence following the death of that person's spouse or civil partner where –
 - (j) The spouse or civil partner has served in the regular forces; and
 - (ii) Their death was attributable (wholly or partly) to that service; or
 - (c) Is serving or has served in the reserve forces and who is suffering from a serious injury, illness or disability which is attributable (wholly or partly) to that service.

The provisions relating to armed forces personnel are in accordance with the Allocation of Housing (Qualification Criteria for Armed Forces) (England) Regulations 2012.

3.10 We will secure occupancy restrictions through the use of a planning condition. This will establish the 'local' criteria and housing need qualification and also define the 'Locality'.

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) Dual Income	Mortgage (x 3.5) 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.
- South Lakeland District Council Tax Department.

Staveley with Ings Parish Council

Clerk: Mrs June Lee
31 Wattsfield Road
Kendal, LA9 5JN

Tel: 01539 729382
Email: staveleyings.parish@gmail.com



Cumbria Rural Housing Trust

STAVELEY WITH INGS PARISH COUNCIL – HOUSING NEEDS SURVEY

By Cumbria Rural Housing Trust

With support from Lake District National Park Authority, Staveley Community Land Steering Group* and Sustainable Staveley

We need your help!

In 2008 the Parish Council commissioned a survey of community housing needs which is now in need of updating. Much has changed in and around Staveley in the years since this information was last collected. Our aim is to create an accurate picture of the housing needs of the Parish, in order to inform our response to development proposals, and to be proactive in providing appropriate housing for those in need in our community. At their request, the survey will also extend to Kentmere.

You can help by completing the enclosed survey. We value your response, even if you do not consider yourself in housing need at this stage.

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.**

We are interested in hearing from people who live here, and people who have work or family connections here and hope to live here in the future. If you know anyone else who would like to contribute, extra forms are available from Cumbria Rural Housing Trust on 01768 210264. Please complete and return the form in the addressed envelope enclosed by **Friday 23rd October**.

Every completed form will help us to prepare for the future growth and development of our special village communities. Many thanks in advance for your help. Please be assured, all information on the forms is kept strictly confidential by Cumbria Rural Housing Trust under the Data Protection Act.

If you require any help completing the form, please contact any Parish Councillor.

Thank you for your time.

Yours sincerely,

Arthur Capstick

Chair, Staveley with Ings Parish Council.

*A small group of residents has formed a working group, actively pursuing the establishment of a Land Trust for Staveley

Staveley with Ings Parish Council

Clerk: Mrs June Lee Tel: 01539 729382
31 Wattsfield Road Email: staveleyings.parish@gmail.com
Kendal, LA9 5JN



Cumbria Rural Housing Trust

STAVELEY WITH INGS PARISH COUNCIL – HOUSING NEEDS SURVEY

By Cumbria Rural Housing Trust

With support from Lake District National Park Authority, Staveley Community Land Steering Group* and Sustainable Staveley

For the attention of business owners in Staveley, Ings and Kentmere

In 2008 the Parish Council commissioned a survey of community housing needs which is now in need of updating. Much has changed in and around Staveley in the years since this information was last collected. Our aim is to create an accurate picture of the housing needs of the Parish, in order to inform our response to development proposals, and to be proactive in providing appropriate housing for those in need in our community. At their request, the survey will also extend to Kentmere.

People who work for you form an important part of our community and we want to understand their current and likely future housing needs. We would be very grateful if you could pass on the enclosed survey forms to any one working in Staveley, Ings and Kentmere but not resident here.

We value all responses, even if they do not indicate housing need at this stage.

Should you need them, extra forms are available from Cumbria Rural Housing Trust on 01768 210264.

Please complete and return the form in the addressed envelope enclosed by **Friday 23rd October**.

Every completed form will help us to prepare for the future growth and development of our special village communities. Many thanks in advance for your help. Please be assured, all information on the forms is kept strictly confidential by Cumbria Rural Housing Trust under the Data Protection Act.

Thank you for your time.

Yours sincerely,

Arthur Capstick
Chair, Staveley with Ings Parish Council.

*A small group of residents has formed a working group, actively pursuing the establishment of a Land Trust for Staveley

Staveley with Ings Parish Council

Clerk: Mrs June Lee
31 Wattsfield Road
Kendal, LA9 5JN

Tel: 01539 729382
Email: staveleyings.parish@gmail.com

Registration of Interest Form - Housing

This form will help the Parish Council to form a relevant register that holds current information about individual and family needs in the Parish. You can add your name if you wish to be identified and supported by the Parish as your housing needs change.

I confirm that I would like to register my interest for future housing within Staveley with Ings Parish. My likely future housing need is for (please circle your option below):

1. Rented accommodation
2. Buying on the open market
3. Shared ownership
4. Self build
5. Residential Care
6. Sheltered Housing
7. Other (Please specify)

Name/s _____

Address: _____

Contact number: _____

This registration of interest form will be passed on by Cumbria Rural Housing Trust to Staveley with Ings Parish Council in order that they may keep a record of households who live here, work here or have connections to Staveley and Ings, who may wish to move within the Parish or live here in the future.

Signature _____



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

Table with age groups (0-4, 5-9, 10-14, 15-19, 20-24, 25-29, 30-39) and gender (Male, Female) for two household types.

Which of the following describes your household?

- Single, Couple, Family - young children, Family - adult children, Family - teenage 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?

Table with columns for Occupation and Distance (one way)

- Does any of your household work from home? Yes/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, Large families, People with disabilities, Self/custom builders, Small families, Single people, Elderly people, Other (please explain)

- No further homes are needed

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

- 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, Lack of public transport, Marriage/Partnership, Job elsewhere, Further education, 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 still 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 is not 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:
Tel:	Postcode: 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: Friday 23rd October 2015

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 (B)