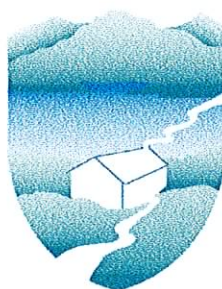


AIKTON
Housing Needs Survey Report
March 2000



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Aikton Housing Needs Survey

BACKGROUND

Aikton lies roughly four miles from the market town of Wigton. The parish consists of about 160 homes, and includes the settlements of Aikton itself, Wiggonby, Thornby, Gamelsby & Biglands.

The housing needs survey was carried out in March 2000 by Cumbria Village Homes Ltd. It was undertaken at the request the Parish Council, following a village appraisal by VAC.

THE HOUSING MARKET IN AIKTON

The overall picture is one of limited housing availability, with no social housing in the immediate area, little private renting, and the great majority of people already home-owners. Comments on each sector are given below.

Social housing

There is no social housing at present in Aikton parish. The nearest is in Wigton or Great Orton, where Impact built 4 properties in 1993. Orton, of course, is in the Carlisle district.

Private sector housing

Three local estate agents were contacted. None held any details of private rented homes available in the parish. There is currently just one property for sale, a three-bedroomed mid-terraced house, which is on the market at £38,500. Generally, the three estate agents felt that demand for property in Aikton was low, and falling. Prices are lower than in the Carlisle district, and although there is a wide range, some are quite modestly priced.

Second homes

Aikton is not in an area of high demand for second homes and holiday accommodation.

LOCAL SERVICES/FACILITIES

Within the parish of Aikton, there is a village hall, a public house (currently for sale) and an infant and junior school (at Wiggonby). For shopping, petrol, doctors and dentist, residents must travel to Wigton (4 miles). There is one bus per week, on a Friday.

There is no employment in the parish, other than in agriculture.

THE SURVEY

Distribution and return rate

157 questionnaires were distributed by the Parish Council in March 2000. Completed forms were returned in pre-paid envelopes direct to CVH.

55 forms were returned, a return rate of 35%, which is slightly better than average for this type of survey.

Housing need: how Aikton residents see it

The great majority of respondents (48 out of 55, or 87%) would not object to a small development for local people.

Respondents identified the main need as small family homes (42% of respondents) and homes for young people (33% of respondents). But about a quarter said that no further homes were needed.

FUTURE HOUSING INTENTIONS

6 respondents indicated that they might need to move within five years. Eight said that a household or person sharing wanted to move. Analysis of the forms suggests that this group may include some or all of the first group.

HOUSEHOLDS WISHING TO MOVE

Eight households (14.5% of respondents) returned part two of the form, which is designed for people who wish to move. Significantly, none of these expressed an immediate wish to move. Three felt it might be necessary within 3 years; five within 5 years or more.

Of the eight households, four were already home owners, and three of this group owned relatively high-value properties (£75,000 plus). Two had no mortgage, and the other two had significant equity in their property. It is unlikely that this group would require social housing in the future. Two were elderly people who considered that in the medium/long term they might need a more manageable home.

The remaining four households consisted of three households living with relatives, and one in tied housing. Of the three living with relatives, one "household" was made up of two children, one under 12, and one under 18. They were clearly taking a long-term view of their housing needs!

The household in tied housing was a couple with two young children. They made it clear on their form that they were not looking for housing immediately, and they would prefer to buy. Given their income, buying appeared to be a reasonable option for this household.

That left just two people living with relatives who needed to move. Both were single people, one in further education, who wanted to move in five years or more, and one in full-time work, who wanted to move within the next three years. Both would prefer to buy, although renting was probably the only option for one of these respondents, taking into account their income.

Those wishing to move included two respondents who had left the village. They cited lack of affordable housing and public transport as their reason, but in both cases wished to return to be near family. One of these was an owner-occupier of a high-value property (see comments above).

CONCLUSION AND RECOMMENDATIONS

On the basis of this survey it would be difficult to justify social housing development in Aikton. There is very little need, and no immediate need. The lack of local employment and public transport have contributed to this. It is possible that people who might have stayed in the village, had affordable housing been available, have already moved away, leaving the great majority of residents as home owners.

CUMBRIA VILLAGE HOMES**AIKTON PARISH HOUSING NEED SURVEY**

14 March, 2000

PART ONE SURVEY

Number of households who returned completed survey forms: $55/157 = 35.0\%$

1. Family Structure by Age Group

Age	Male	Female	Total
0 - 11	13	15	28
12 - 17	8	2	10
18 - 25	6	9	15
26 - 39	15	12	27
40 - 49	10	16	26
50 - 59	13	19	32
60 - 65	6	2	8
66 - 75	7	6	13
75+	4	1	5
Total	82	82	164

Household Type

Household type refers to people currently living in the household and does not include those who have already moved out, for example grown up children.

Young Single person	1
Mature single person	5
Young childless couple	0
Mature childless couple	17
Family* with young children	16
Family* with teenage children	7
Family* with adult children	0
Other	9

**Family refers to both single and two parent families*

2. Your Home

	Yes	No
Is this your only home?	52	3

Of the 3 households who answered NO to the above question, 3 said that this was their main home.

3. Length of Residence

How long have you lived in:

	0 - 5 years	6 - 10 years	11 - 20 years	20+ years
this home	14	10	15	15
this village	12	9	11	22
Cumbria	4	3	7	40

4. What type of housing residents think is needed*Respondents could tick more than one option*

Homes for young people	18	Small family homes	23
Large family homes	3	Homes for single people	5
Homes for people with disabilities	4	Homes for elderly people	12
No further homes are needed	14	Other*	0

5. Objections

	Yes	No
Would you object to development of a small number of new homes to help meet the needs of local people	7	48

6. Future Housing Intentions

	Yes	No
Household needs to move	6	
Household or person sharing needs to move	8	

Some respondents did not tick either box

	Yes	No
Do the households/people indicated above as needing to move wish to find an alternative home within this parish?	7	

	Yes	No
Have any former members of your household left this village/parish in the last few years.	17	

If YES (to the question immediately above) was this because of:

Respondents could tick more than one option

Lack of affordable housing	4	Lack of employment opportunities	5
Lack of effective public transport system	5	To take up further education	5

CUMBRIA VILLAGE HOMES**AIKTON PARISH HOUSING NEED SURVEY**

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PART TWO SURVEY

This form was completed only by households who considered themselves to be in need of an alternative low cost home within this parish either immediately or within the next five years. Part Two forms were also invited from former local households who had been forced to move away from the parish in recent years because of a lack of affordable homes.

Number of households who returned completed Part Two survey forms: 8/55=14.5%

7. HOUSING NEED

Are you or is a member of your household in need of alternative accommodation in this parish?

Yes, now	0
Yes, within 12 months	0
Yes, within 3 years	3
Yes, within 5 years or more	5

8. REASONS FOR HOUSING NEED

1. Young person looking for first independent home	3
2. Couple currently living apart but wanting to set up home together.	0
3. Present home too small	0
4. Present home too large	4
5. Present home too expensive	3
6. Private tenancy ending & looking for more secure accommodation	0
7. In tied housing & looking for more secure accommodation	0
8. Family break up	0
9. Retirement, need more manageable home	2
10. Former resident of parish wishing to return	1
11. Other	1

(Some respondents gave more than one reason for needing alternative accommodation)

9. HOUSEHOLD

Age	Male	Female	Total
0 - 11	3	1	4
12 - 17	1	2	3
18 - 25	0	1	1
26 - 39	1	2	3
40 - 49	1	4	5
50 - 59	0	0	0
60 - 65	0	0	0
66 - 75	2	0	2
75+	0	0	0
Total	8	10	18

Household Type

Which of the following best describes the household needing to move?

Young Single person	2
Mature single person	4
Young childless couple	0
Mature childless couple	0
Family* with young children	2
Family* with teenage children	0

Family refers to both single and two parent families*10. YOUR PRESENT HOUSING CIRCUMSTANCES**

Present Tenure

Home owner	4	Renting from Council	0
Renting from a housing association	0	Renting from a private landlord	0
In housing tied to job	1	Living with parents or relatives	3
Lodging with another household	0	Other	0

11. RENTING

If you own your current home please tell us how much rent you pay each week

Less than £35.00 per week	0	£35 - £45 per week	1
£46 - £55 per week	0	£56 - £65 per week	0
£66 - £75 per week	1	More than £75 per week	0

Number of tenants receiving Housing Benefit? 0

Number of tenants receiving Council Tax Benefit? 0

12. HOME OWNERS

If you own your current home please indicate how much you think your property is worth

Less than £35,000	0	£36 - £45,000	0
£46 - £55,000	0	£56 - £65,000	0
£66 - £75,000	1	More than £75,000	3

Number of above home owners who have a mortgage on their current home? 2

If you answered Yes above, please indicate approximately how much you owe

Less than £10,00	0	£10 - £20,000	1
£21 - £30,000	0	£31 - £40,000	0
£41 - £50,000	0	More than £50,000	1

Number of home owners above receiving Council Tax Benefit? 0

13. INCOME

Respondents were asked to tell us their weekly income including welfare benefits but excluding housing benefit. The figures shown indicate the total household income where given. Some respondents were unwilling to disclose this information.

Income less than £100 per week	1	£100 - £150 per week	1
£151 - £200 per week	1	£201 - £250 per week	2
£251 - £300 per week	0	£301 - £350 per week	0
£351 - £400 per week	0	More than £400 per week	1

14. EMPLOYMENT

In households needing alternative accommodation the following numbers of people were:

Working full time	5	Working part time	2
Unemployed and seeking work	0	Unemployed but not seeking work	0
Retired	1	In full time further education	3
Other	0		

15. TYPE OF HOUSING REQUIRED

Respondents were asked to indicate what type of housing they preferred:

House	4	Flat	1
Bungalow	2	Sheltered Housing	1
Other	0		

Other explanation:

How many bedrooms do you need?

One	0	Two	6
Three	2	Four or more	0

Would you prefer to:

Rent	0	Buy	7
Shared ownership	1		

Health / Disability

Number of people in households wishing to move needing any of the following:

Access for wheelchair	0	Accommodation on one level	1
Sheltered housing with warden supervision	1	Home adapted for disability	0

	Yes	No
Are you registered on the local authority waiting list?	0	8

If you answered YES above, when did you register?

Within the last month

With the last six months

Within the last year

Within the last two years

Within the last three years

More than three years ago

16. REASONS FOR LIVING HERE

Respondents who do not currently live in the parish but who are former residents wishing to return were asked why they originally left.

Lack of affordable housing	2	Lack of employment opportunities	0
Lack of effective public transport system	2	To take up further education	0
Other			

17. SELF BUILD HOUSING

One household expressed an interest in self-build housing and requested more information.

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AIKTON PARISH HOUSING NEED SURVEY

14 March, 2000

4. Please tell us what type of housing you think is needed

- Homes made out of existing buildings to house members of your family whom otherwise have to move out of the parish.
- Unsure of demand for housing.
- People should be allowed to build whatever type of homes that they need.

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5. Would you object to a small number of new houses, which would help to meet the needs of local people?

- No objection as long as the site is carefully chosen with the present residents in mind.
- I would like to think that the village remained as it is, not spoiled like a lot of the other villages have been in recent years (over populated).
- Homes must be of good quality and have reasonable garden and parking space. "People need their own space."
- Why build homes for the elderly and those with disabilities when there are no services.
- It is a quiet village and it should stay that way. There are always houses for sale. I have never heard of anyone having to leave the village because there was no houses.
- I would need to know where the homes would be sited, the site position would be the indicator as to whether I objected or not.
- Firstly how do you define the criteria 'local people'? Secondly we moved to this area specifically because the small number of houses and subsequent peace and quiet.
- There are adequate homes available across the full price range with some low cost homes finding difficulty attracting purchasers.
- No objection if it is a small number.

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Yes	No
6	
8	

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