



## Arnside Parish – A summary of the Housing Needs Survey Report December 2009

### Affordable Housing Need

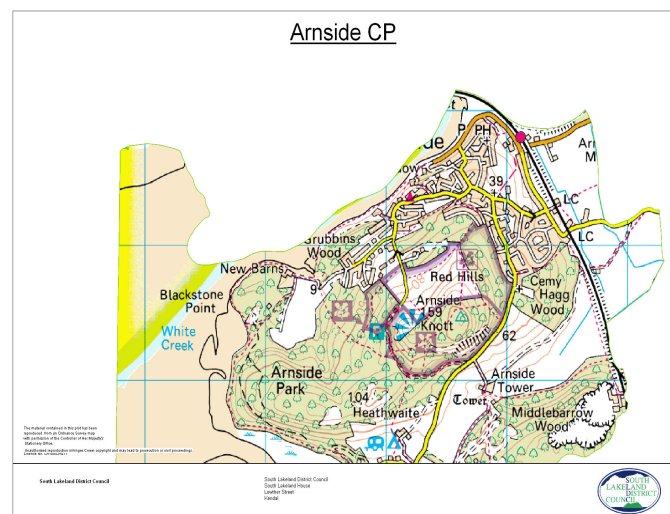
16 of the households are young people living with parents, wanting to set up home separately, sometimes with a partner. Their need at present is for 2 bedroom housing. This could be houses or flats, though in general houses are preferable in rural areas. In the long term, it may be advisable to look at building fewer 2 bedroom houses and more 3 bed houses, to allow a more stable community with couples able to stay in the area once they have had children.

2 of the households needing 2 bedroom flats are in need of ground floor flats with level access.

1 of the houses in need of a 3 bedroom house is at present in a 2 bedroom house which is owned by the Council or Housing Association, so providing a suitable property for their growing family would make available a 2 bedroom property.

One of the factors affecting the housing need is the present requirement for a large deposit to get a mortgage for an open market or shared ownership property. Some younger households may be able to access resources from their parents to put down as a deposit, but many do not have access to this funding. Only one household had enough savings and asset in their existing house to get a shared ownership mortgage. Two households had savings over £5,000. However, most had low or no savings, which would mean they would have difficulty accessing mortgages. So if houses were built as Shared Ownership or Low Cost Home Ownership, three households appear to be likely access mortgages, though others may be able to access funds for deposits from their parents. Approximately 4 households (mainly the older ones on higher or dual incomes) could access intermediate rents. We calculated this as 80% of open market rents. Open market rent/week of £145 has been given several times in the survey responses, so 80% of this would be £116. The recommendation is that you should not be spending more than ¼ or 1/3 of your income on rent, so the needed income would be £348/week to be able to afford 80% of open market if you were putting 1/3 of your income to pay rent.

The rest of the households are in need of rented accommodation mainly at the social rented level, as many of the younger households in need are on low incomes.



Requested Return Date	Parish Surveyed	No. of survey forms issued	No. of survey forms returned	Return Rate (%)
21 December 2009	Arnside	1341	394	29.38

A copy of the full report is on [www.crht.org.uk](http://www.crht.org.uk)

### Key Findings – The Survey

1341 survey forms were delivered by hand to the households and businesses within of the parish of Arnside (100%), with a return date of 21<sup>st</sup> December 2009. 394 households returned their completed forms. This is a return rate of 29.38% which is below the average of 35% return rate for this type of survey in Cumbria since 2006. Thanks go to the Parish Council and volunteers who worked to distribute the survey and to promote its importance to the community.

Of the returned forms there were 58 responses, saying that either the whole household or someone living within the household wished to move within the parish in the next 5 years. 4 of these completed forms were for 2 separate households in need, giving a total of 62 households saying that they were planning to move in the next 5 years

Of the 62 survey responses indicating a housing need, 27 households were identified as in need of affordable housing in the parish of Arnside within next 5 years.

The main need is for rented accommodation, though 1 household could afford Shared Ownership.

It is considered that the remaining 35 responses did not fit South Lakeland District Council's criteria for being in need of affordable housing within the parish in the next 5 years.

Recommended affordable housing needs & when needed	2 bedroom flat - Rent	2 bedroom house - Rent	2 bedroom bungalow Rent	3 bedroom house Rent	2 bedroom house - Shared O'ship	Total
Now	1	2				3
12 months	2			1		3
3 years	2	7	1	1	1	12
5 years	6	1	1	1		9
Total	11	10	2	3	1	27

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

Not in need of affordable housing in Arnside Parish	Number
Can meet need on open market	15
Can meet need on open market - want sheltered accommodation	3
Present accommodation suitable for the next 5 years	2
Insufficient info to assess	5
Insufficient info to assess - but possible emergent households of young adults likely to be in need of affordable housing	7
In need of AH but want to move away	1
Not fit the criteria as local	2
Not in need in next 5 years	
<b>Total - Not in need</b>	<b>35</b>

There was a need for bungalows or ground floor flats, mainly for older households wanting to downsize to smaller properties. Most could satisfy their need for alternative housing as there were suitable bungalows or flats on the open market, but as the population ages, there may be a need for more housing suitable for older people in the parish.

3 households indicated they were in need of sheltered accommodation in the parish.

There were 7 responses which indicated a need for young people (12 in total) to move out of the family home into their first independent home within the next 5 years, but due to insufficient evidence provided, they could not be formally counted as in need of affordable housing. They may be emergent households in the next 5-10 years.

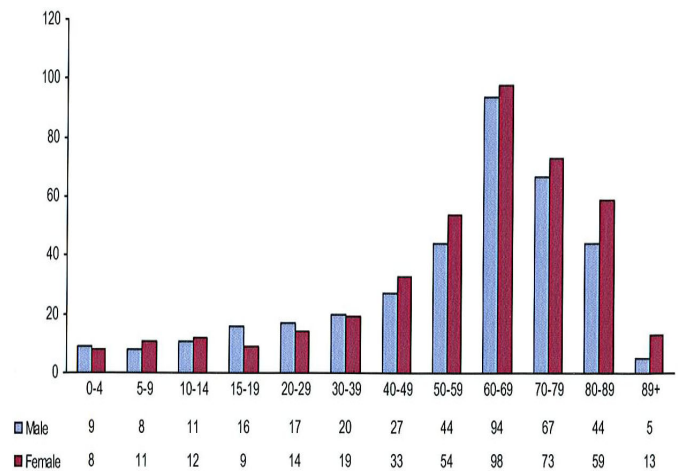
At present there are council housing or housing association houses, bungalows and flats in the parish and there are properties in neighbouring parishes, available as rented housing. The demand for the rented properties are generally high with little turnover, so is unlikely to meet most of the need in the Parish.

From the survey responses, 5 households indicated that they were on the local housing registers. It may be a role for the Parish Council in the future to encourage households (especially young people) to join the Housing Registers so that when affordable housing becomes available they gain points for the time they have been registered.

In late 2010, the Cumbria Regional Choice Based Lettings scheme will start. The Parish Council can help to educate local households who may be in need of affordable housing in the area, about the scheme and how to get registered.

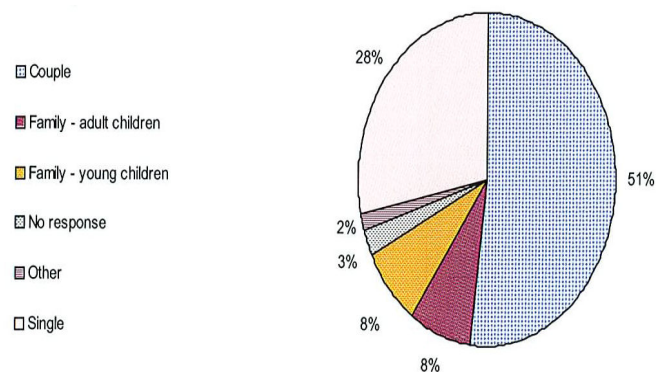
### Survey responses from all respondents:

**How many people living in your home are in each of these age groups?**

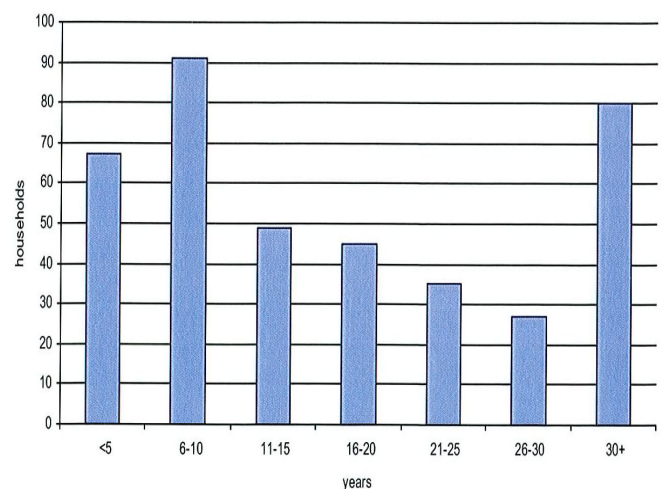


384 survey forms completed this question

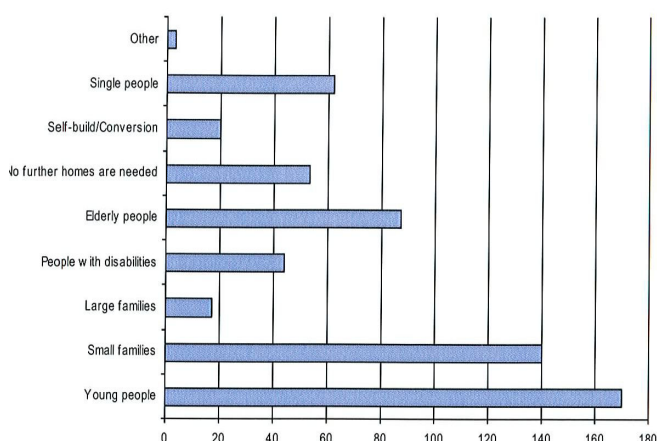
**Which best describes your household?**



**How long have you lived in the parish?**



## Perception of Housing Required in the parish



### Other:

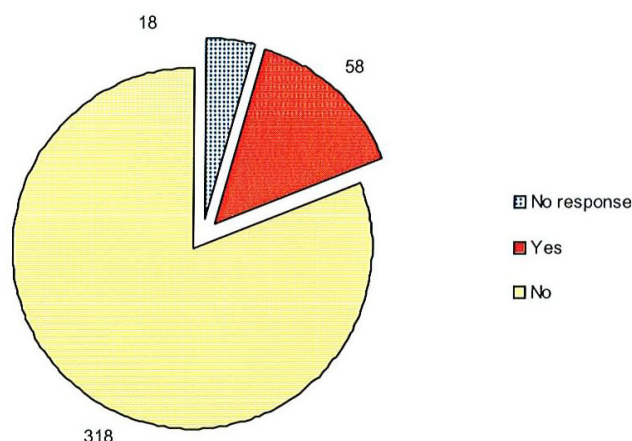
- |                                       |                          |
|---------------------------------------|--------------------------|
| 1 All types of homes for local people | 1 Multi occupancy houses |
| 1 Work/live units                     |                          |

## Potential sites identified by Respondents

### Number of responses/Site

34 Briery Bank	22 Hollins Lane
21 Redhills Road	19 Station Road
17 Station Field	16 Black Dyke Road
10 Station Yard	6 Telephone exchange
5 Infill sites	4 Ashmeadow
2 Field opposite railway station	2 Carr Bank
2 Lawrence Drive	1 Allotments
1 Barn conversions	1 Beetham
1 Behind Red Lees Road	1 Bunny Hill
1 Crosfield House	1 Derelict buildings
1 Derelict house off Spinney Lane	1 The Common
1 Empty house 131 Silverdale Road	1 Trafalgar Garage
1 Empty shop Silverdale Road	1 Subdivide garden plots
1 Knott Lane	1 Land near railway crossing
1 Land opposite Arnside Station	2 Land opposite Youth Hostel
1 Land to left of bridge	1 Near Cemetery
1 Near to school	1 New Barns
1 New Barns/Redhills Road	1 Nr Affordable housing site
1 Redhills	1 Sandside Road
1 Silverdale Road Allotments	1 Small greenfield sites

## Would you object to a small number of new homes in the parish which would help to meet the needs of local people?



## If yes, explain your concerns

Abuse of tenancy rules in social housing	Accessibility & safety a concern
Already densely populated	Always properties for sale
AONB	AONB. Loss of open space
Arnside already too large	Building is not the answer
But should be sited well	Damage to village character
Depends on location	Depends on the definition of local
Depends upon the number	Destruction of environment
Drains	Drains/traffic/parking/services
Ensure no second/holiday homes	Good social mix now
HA houses very poor/congestion	If behind our home
If built on green field sites	If built with back to Main Rd.
If open space threatened	Lack of infrastructure
Lack of Infrastructure	Lack of infrastructure/parking
Loss of green spaces	Lots of homes for sale already
Many houses for sale/no shops	Must be small number only
Narrow Roads and no pavements	No objection if infill/conversions
No one is entitled to stay anywhere	Not enough room
Not Hollins Lane - too narrow	Not in my back garden
Not object if for working/retired people	Not required
Object if Greenfield or garden infill	Only developers will benefit
Parking/vandalism	Pervious hsg. poorly planned
Poor design & too small	S/be rented and not for sale
School overcrowding/infrastructure	Stress on infrastructure
There are enough houses already	There are properties to rent
This is a rural area	Transport/parking/drainage
Unless for Existing residents	Use empty houses first for local people
Use existing properties	Will become holiday homes
Would prefer conversion	