

# Housing Survey Report October 2014

## Heversham and Hincaster Parishes



### **Cumbria Rural Housing Trust**

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

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



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# **Heversham and Hincaster Parishes**

## **Housing Survey**

**October 2014**

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# 1. The Housing Survey

Heversham and Hincaster Neighbourhood Plan Steering Group commissioned Cumbria Rural Housing Trust to conduct a Housing Survey in the two Parishes on behalf of Heversham Parish Council and Hincaster Parish Meeting. The results will form part of the evidence base for the Heversham and Hincaster Neighbourhood Plan.

## **Methodology and approach**

The Housing Survey was designed to gain a better understanding of the current households in the two Parishes and of the housing requirements of these households over a five-year period. No detailed financial information was sought and the replies cannot therefore be used to determine an affordable housing need.

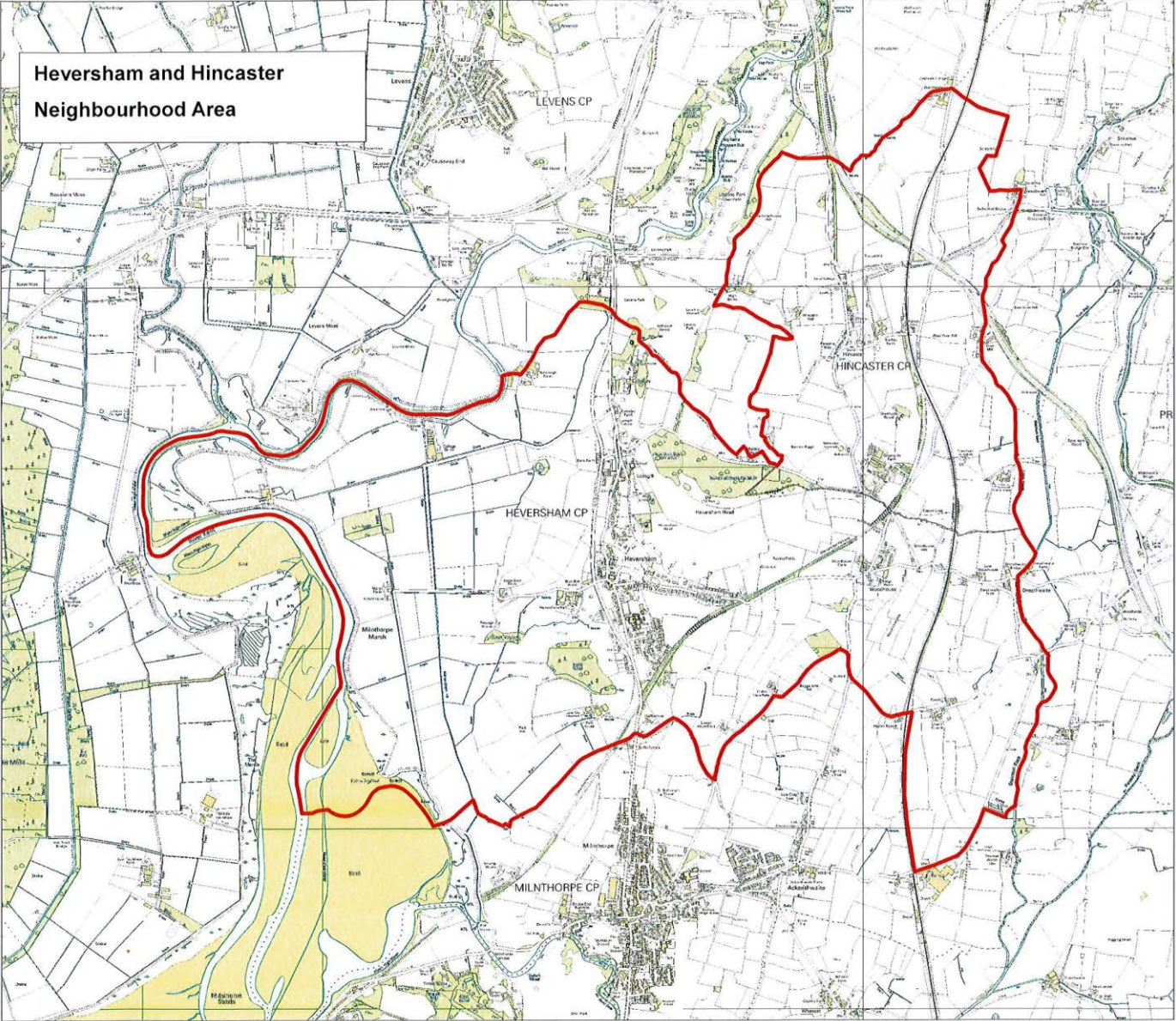
A survey form and letter explaining the purpose of the Housing Survey was posted to every household (based on Council Tax information) within the parishes of Heversham and Hincaster. A self addressed envelope was included and a return date of Monday 27<sup>th</sup> October was given.

The CRHT survey form comprises two sections:

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

To encourage responses the Neighbourhood Plan group circulated pre-survey publicity.

**2. Information and maps of area surveyed.**



## Heversham and Hincaster Parishes

### Heversham

2011 census data states the parish contains 305 households, housing 700 residents, of these:

- Just over one third (34%) of the population are over 65.
- Properties are mainly detached houses (51.5%), semi-detached (26.8%), terraced houses (13.9%) Flats; either purpose built or other (7.9%),and other (0.3%).
- 81.8% households are owner occupied, 4.2% are social rented, 9.1% are privately rented and 4.9% are in other rented accommodation.

### Hincaster

2011 census data states the parish contains 85 households, housing 210 residents, of these:

- Just over one fifth (21.1%) of the population are over 65.
- Properties are mainly detached houses (43%), semi-detached (34.9%), terraced houses (17.4%) Flats; either purpose built or other (4.7%) and other (0%).
- 79.5% households are owner occupied, 1.2% are social rented, 18.1% are privately rented and 1.2% are in other rented accommodation.

### 3. Housing Survey Summary

Below is a summary of housing information taken from the returned survey forms..

Parish Surveyed	Return Date	Surveys issued	Surveys returned	Return rate
Heversham and Hincaster	27 <sup>th</sup> Oct 2014	370	210	56.76%

#### Responses stating they had a future housing need within Heversham and Hincaster.

- 38 households responded stating they had a future housing need; some of these contained a multiple need bringing the total to 42 representing 11.35%.
- The main type of housing requested was a house or/either a bungalow.
- Two bedroomed accommodation was the most frequently asked for. (see table below).
- The desired tenure from respondents was to purchase on the open market.
- Two of the respondents who stated they had a need are registered with Choice Based lettings or are on a local private landlord list.
- 28 respondents felt there was a lack of suitable existing housing in the area to meet their need, 9 answered there was a lack and 5 did not respond to the question.
- 3 of the 42 respondents stating they had a future housing need indicated an interest in self build as a housing option.

#### All household survey responses.

- Future housing need: 81 respondents stated "no further homes are needed". 18 did not respond or replied "other". 111 respondents stated homes for various households would be needed in the future.

#### Other housing information.

- There is one social rented property in Heversham and Hincaster.
- The average property price in the parish over the last year is £234,875.00

The return rate of 56.76% is excellent and provides views on housing in Heversham and Hincaster from over 50% of the households.

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.

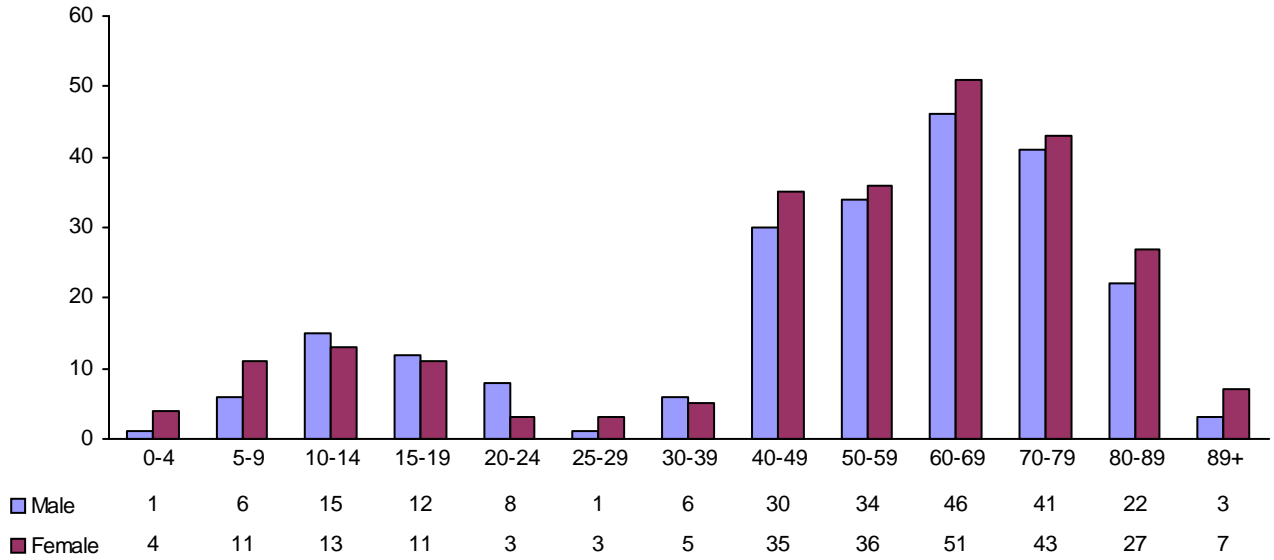
**Number of respondents stating they have a future housing need in Heversham and Hincaster and what they indicated would best suit their housing need by type and tenure.**

Housing Type	1 Bed	2 Bed	3 Bed	4 Bed	Not given	Total
House	2	8	5	2		17
Bungalow		8	3	1		12
Flat		1				1
House/Flat	2	1				3
House/Bungalow	1	3	2			6
Bungalow/Flat		1				1
Other	1					1
Not given					1	1
<b>Total</b>	<b>6</b>	<b>22</b>	<b>10</b>	<b>3</b>	<b>1</b>	<b>42</b>

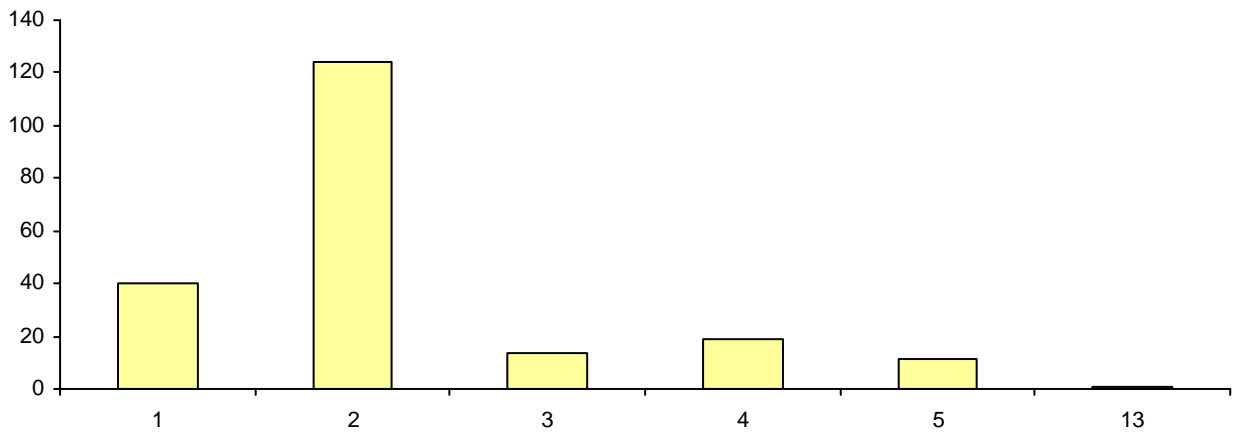
## 4. Survey Graphs

### Responses to Part 1 (Questions 1 to 7) - completed by everyone

#### 1. Number of people living in your home by age grouping

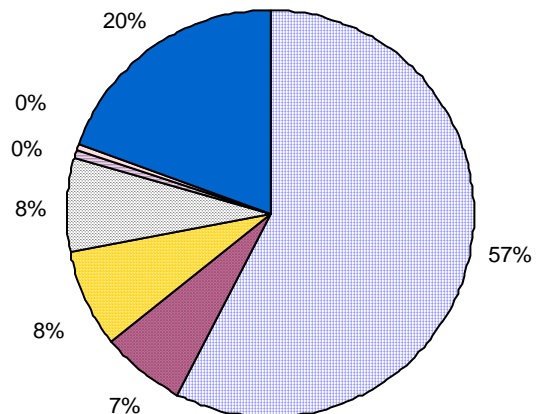


209 survey forms completed this question



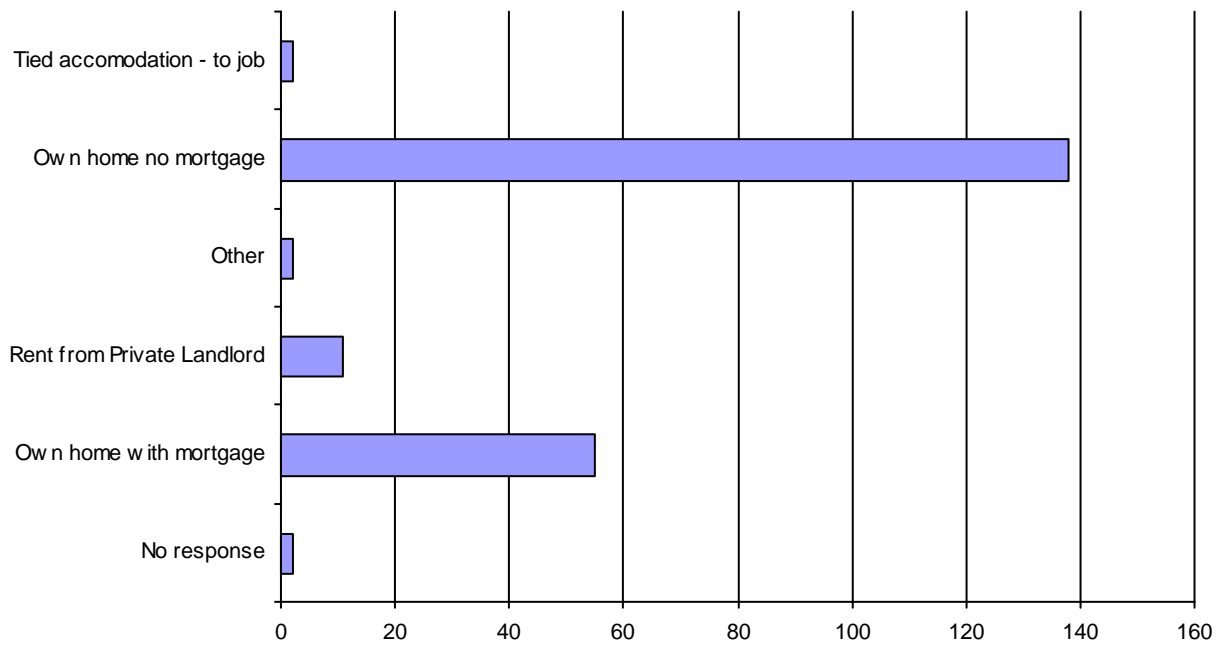
#### Which of the following describes your household ?

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





## 2. What is the tenure of your home?

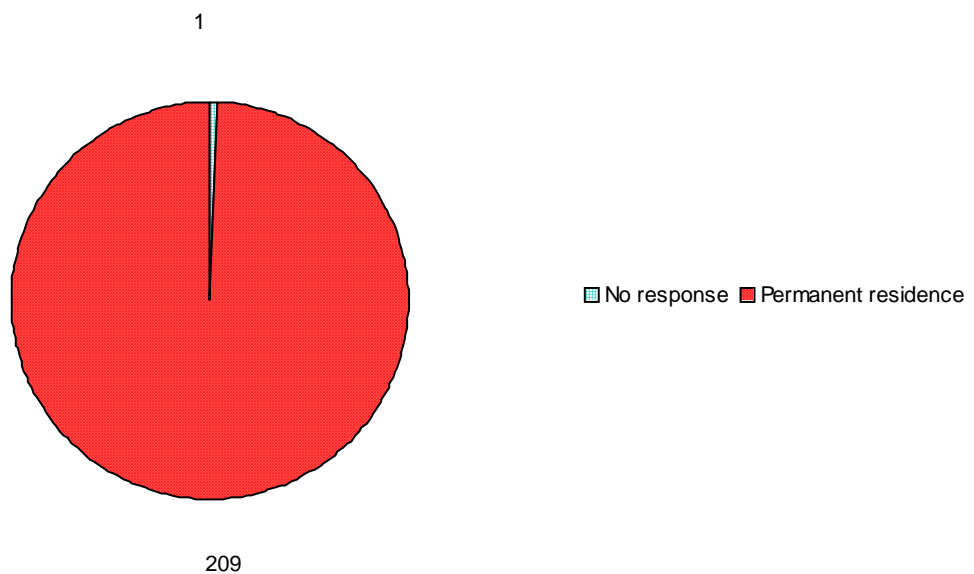


### Other ...

1 Residential Home

1 Shared Ownership

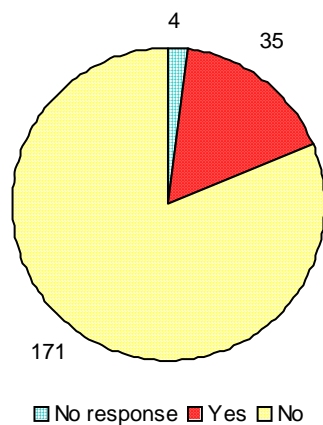
### Is this home ... ?



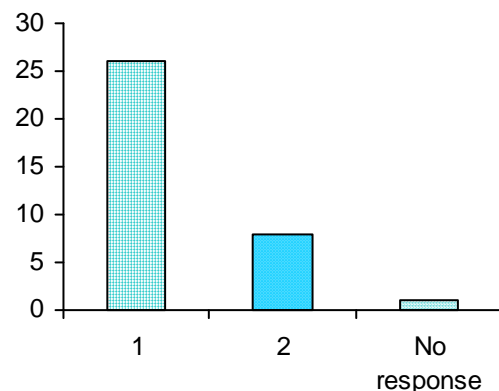
### 3. List the occupations of your household and the average miles travelled to work

#### Occupations of your household ...

1	Accounts	2	Admin Assistant	4	Administrator
1	Adviser	1	Adviser/Consultant	1	Agricultural Worker
1	Apprentice Engineer	1	Bar staff	1	Builder and Joiner
1	Building Society	1	Bursar	1	Business Manager
1	Business Owner	1	Butcher	1	Carer
1	Charity Worker	1	Chef	1	Childcare
1	Civil Engineer	2	Cleaner	1	Clerical
1	Community Rail Officer	1	Community Transport Coordinato	3	Company Director
1	Company Secretary	2	Consultant	1	Customer Service
3	Director	3	Doctor	1	Driver/Valeter
1	Education Consultant	1	Electrical Contractor	1	Electrical Engineer
1	Electrical Technician	1	Emergency Services	3	Engineer
1	Estate Agent	5	Farmer	1	Financial Controller
1	Florist	1	G.P	1	Gardener
1	General Assistant	1	General Manual worker	1	Gym instructor
1	Health and Safety Officer	1	Health Care	1	Health Visitor
1	HNS Worker	1	Hotel Manager	1	Hotelier
1	Housewife	1	I.F.A.	2	I.T. Consultant
1	IT Manager	1	Joiner	1	Kennel and Cattery owner
2	Learning Support	1	Lecturer	2	Letting Agent
1	Lettings Manager	2	Local Govt. Officer	1	Management Consultant
1	Manager	1	Managing Director	1	Marine Consultant
1	Marine Engineer	2	Marketing Manager	1	Metering Engineer
1	Mobile Hairdresser	4	Nurse	1	Nursery Nurse
1	Office Clerk	2	Optometrist	1	Orthoptist
1	Osteopath	1	Payroll Officer	1	Performance Officer
1	Plumber	2	Police Officer	1	Priest in holy orders
1	Probation Officer	1	Professional	1	Project Engineer
1	Project Supervisor	1	Psychologist	1	Psychotherapist
1	Quality Director	1	Quantity Surveyor	1	Radiographer
2	Retail	1	Retail Buyer	1	Retail sales assistant
212	Retired	2	Sales	1	Sales Adviser
6	Self Employed	1	Self Employed Consultant	1	Semi Retired
1	Senior Finance Technician	1	Spa Manager	5	Student
2	Surveyor	1	Taxi Driver	6	Teacher
2	Teaching Assistant	1	Therapist	1	Trainer
1	Training Consultant	1	Tutor	1	Upholsterer
1	Van driver	3	Vet	1	Warehouseman

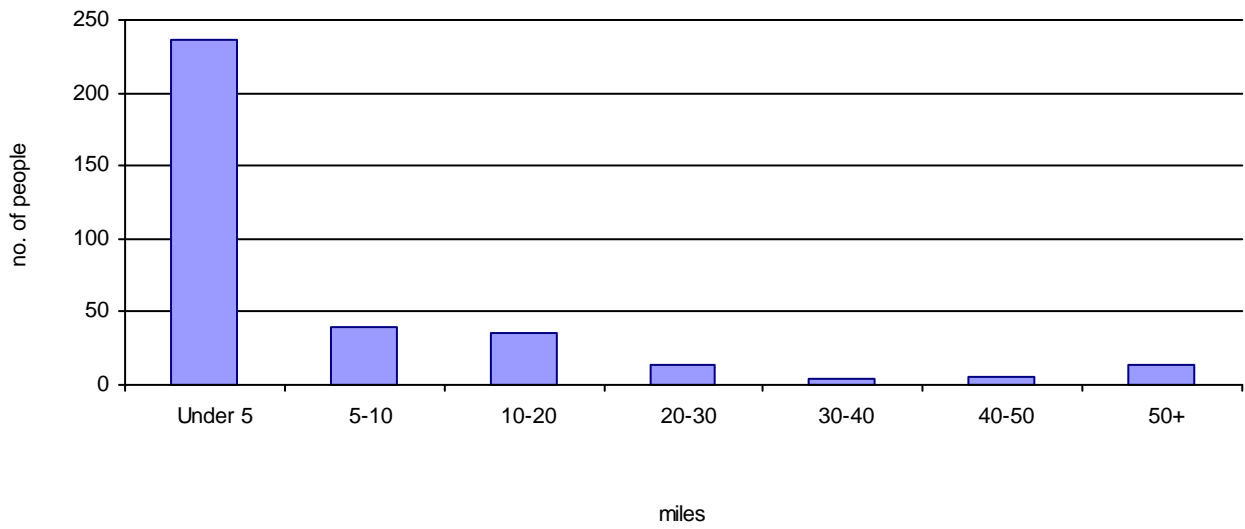


Does any of your household work from home?

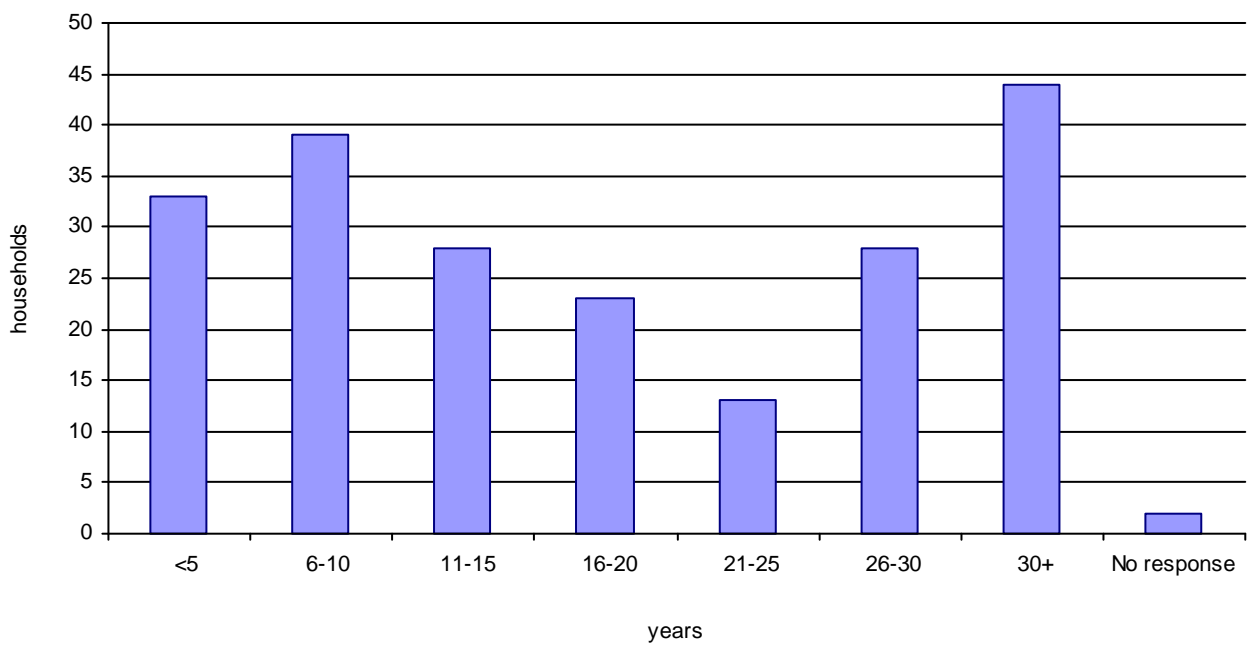


No. of people working from home

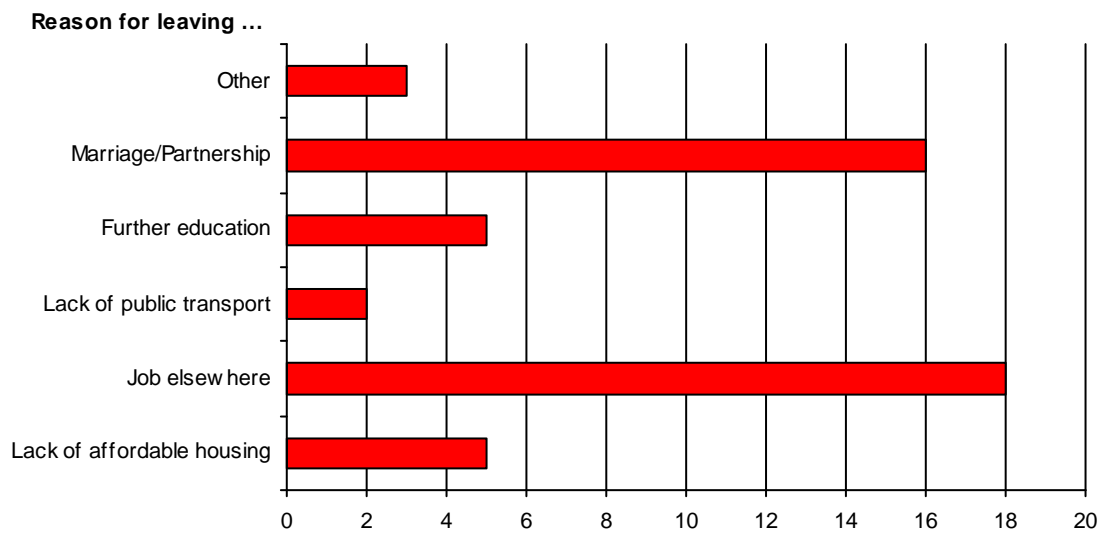
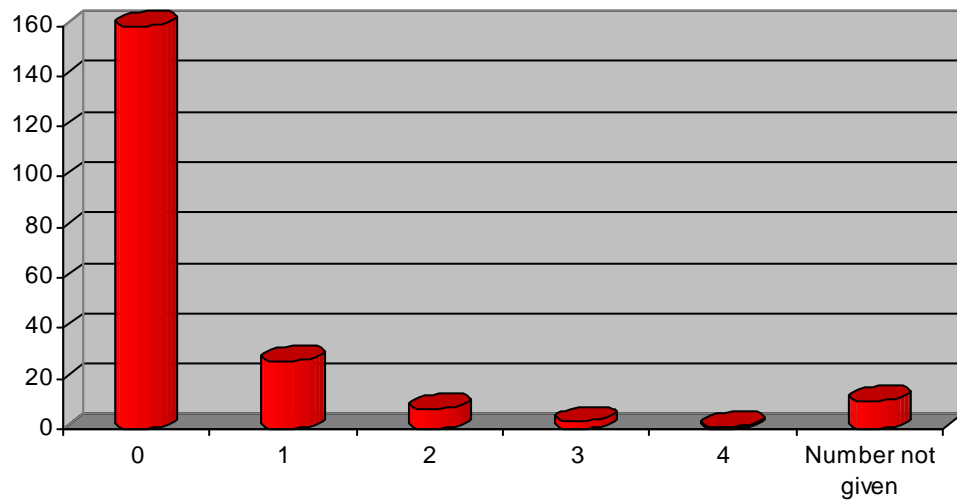
### Average miles travelled to work (distance one way)



### 4. How long have you lived in Heversham and Hincaster?



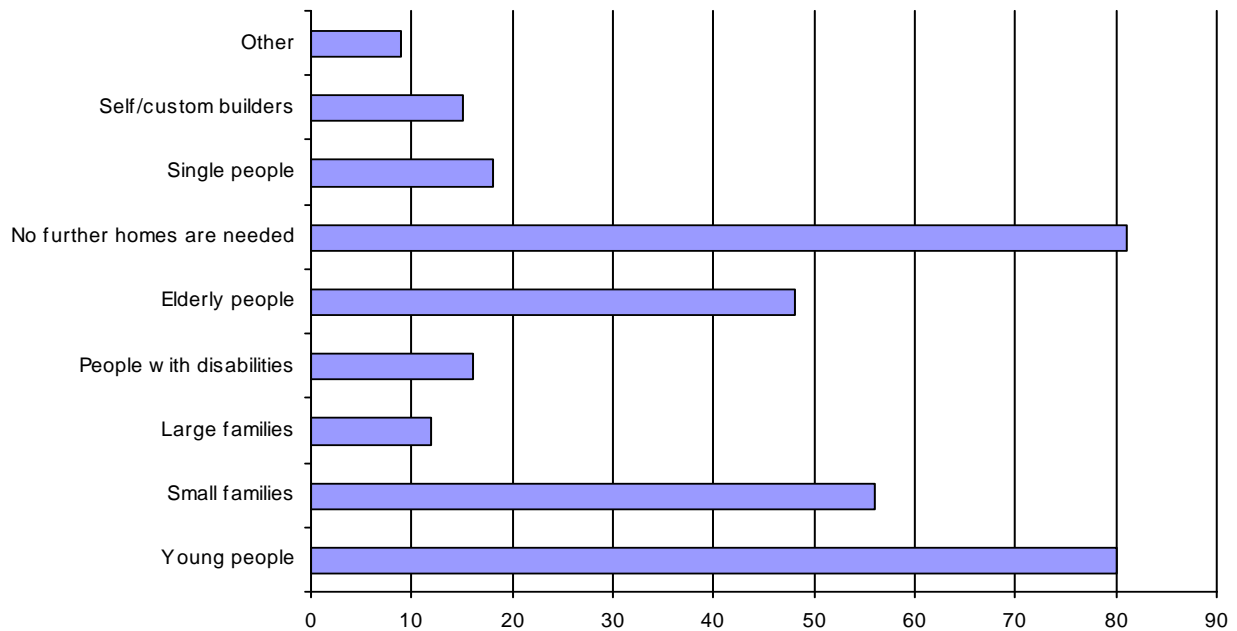
**5. How many members of your family have left Heversham and Hincaster in the last five years?**



**Other:**

- 1 Emigration
- 1 To live away from home
- 1 Moved into care home

**6. Do you feel that the area will need to provide additional homes in the future for:  
(tick as many as you want)**



**Other:**

- 3 Don't Know
- 1 Retirement Homes
- 1 Subdivide existing stock to maximise.
  
- 1 Affordable housing
- 1 Families with older family members
- 1 Not sure
- 1 Shop/P.O. needed before more homes.

**Note**

In the opinion of respondents;

81 respondents stated "no further homes are needed".

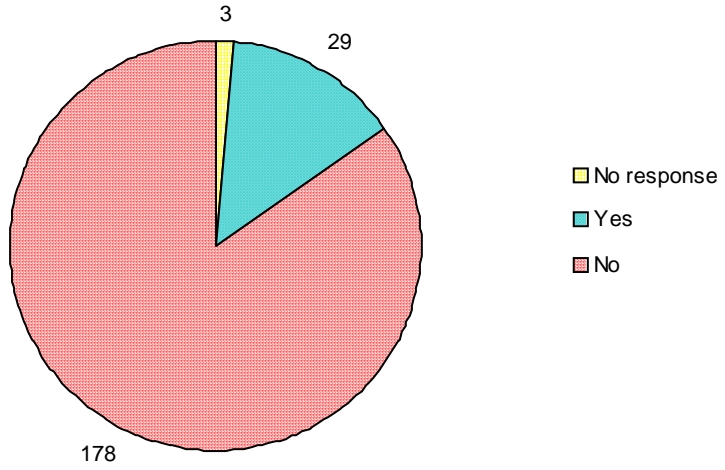
18 did not respond or replied "Other".

111 respondents stated homes for various households would be needed in the future.

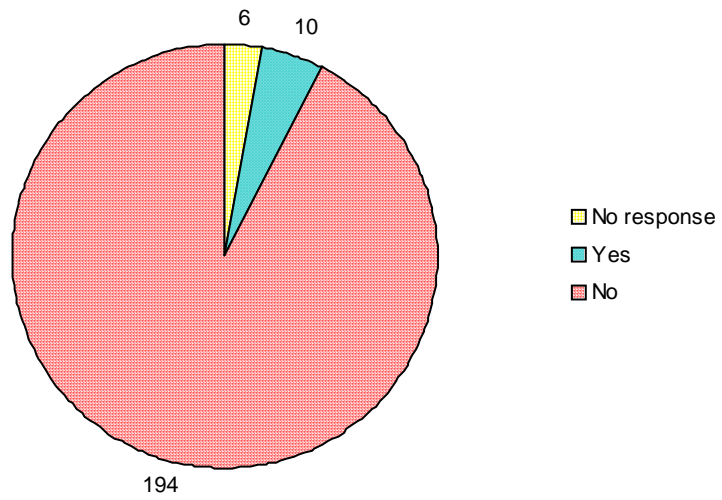
(see chart above for responses).

## 7. Future housing need in Heversham and Hincaster

Will you consider moving to another home in Heversham or Hincaster in the next 5 years?

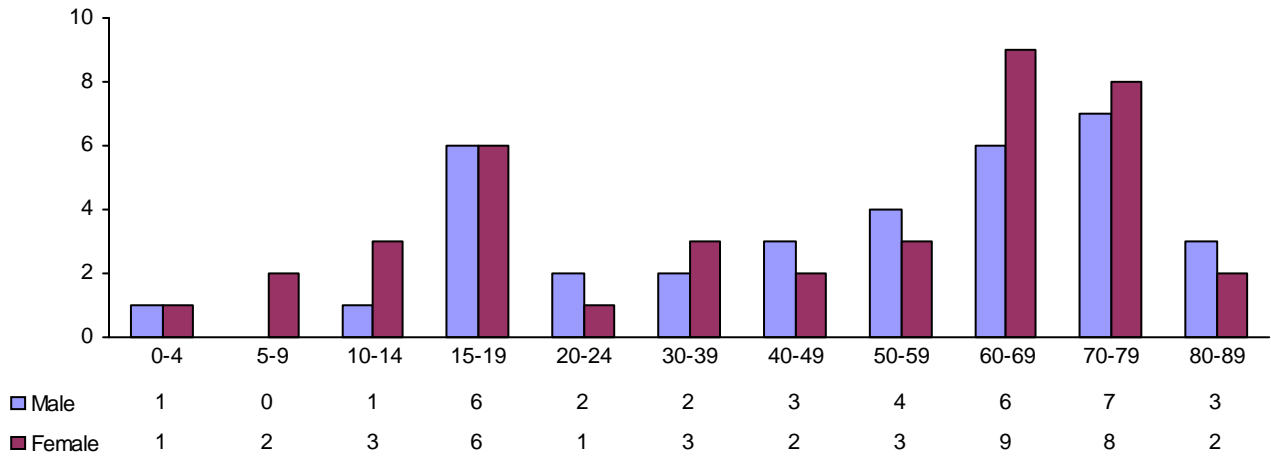


Will anyone living with you need a separate home in this parish in the next 5 years?

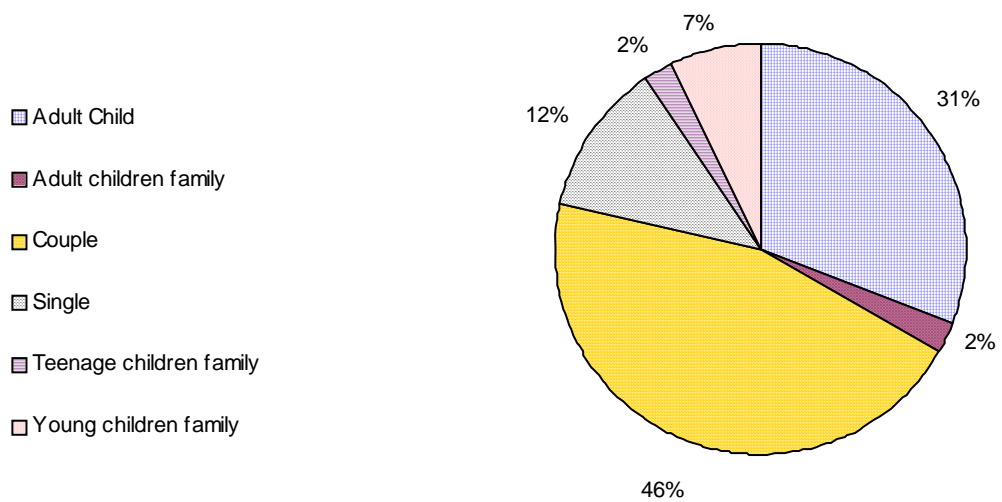


**Responses from those who completed Part 2 of the survey form.**

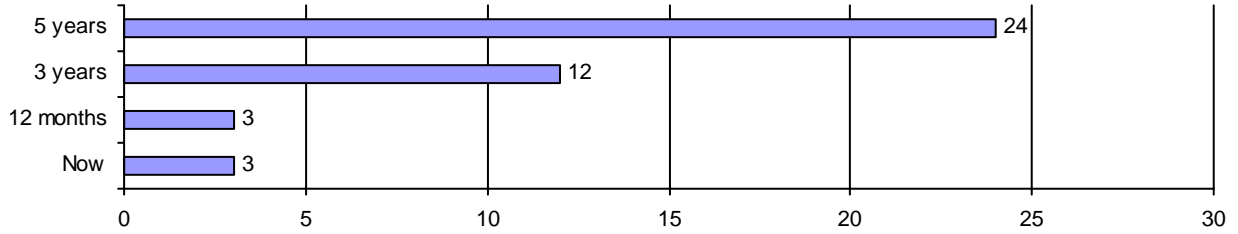
**1. Details of household that may need to move**



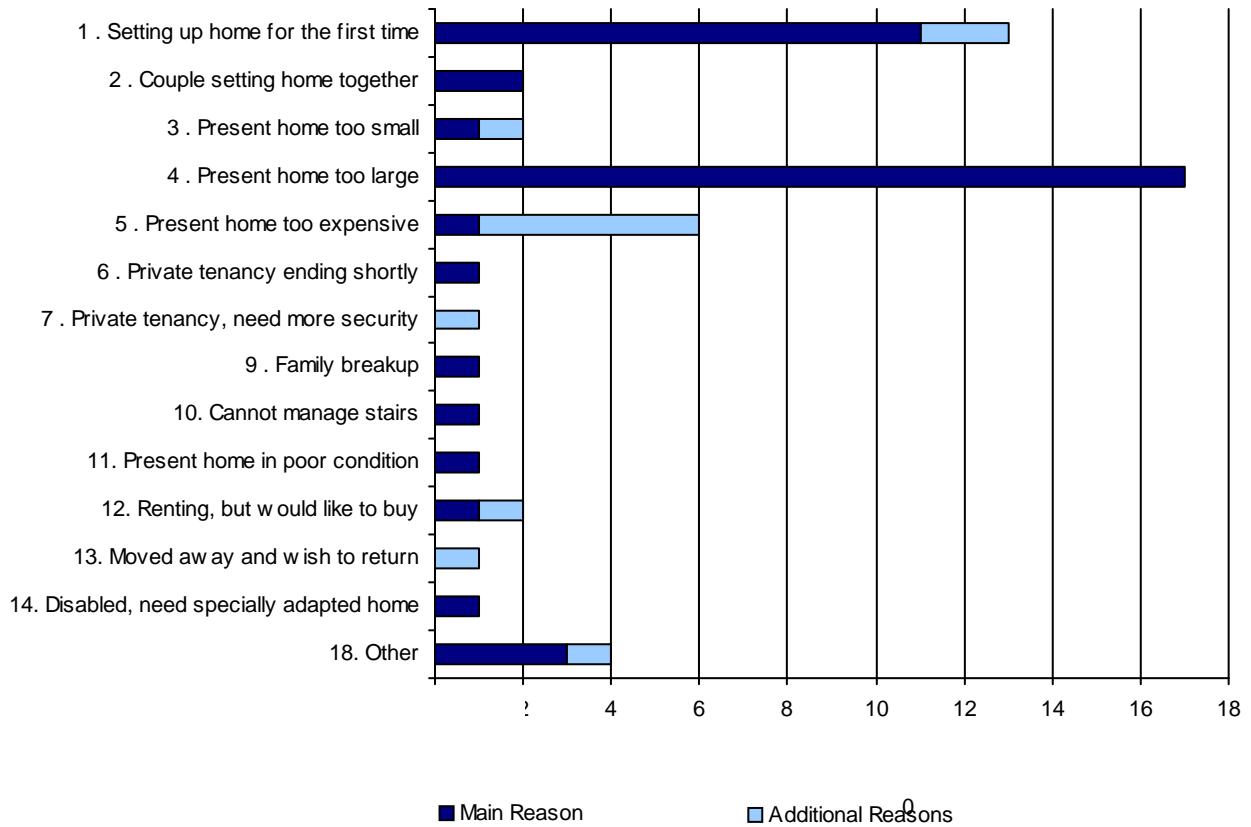
**Household type**



## When will they be in need of housing in this Parish?



## 2. Why do you need to move?



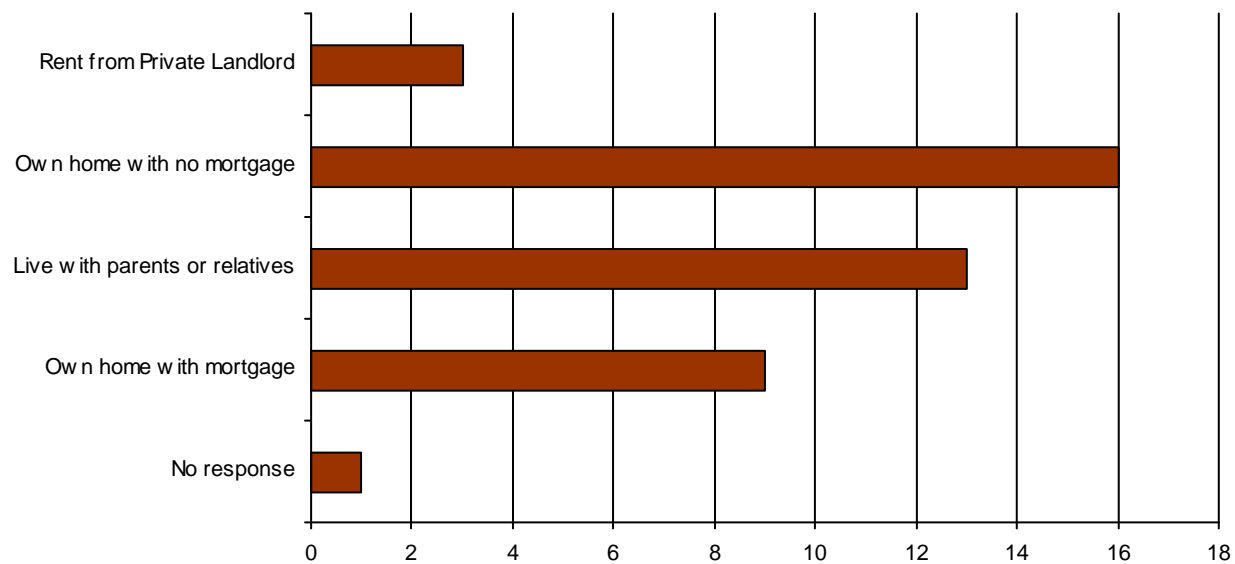
### Other:

Closer to bus and shops  
Old age and possible illness

Move away from rented properties  
More garden



### 3. What are their present housing circumstances?

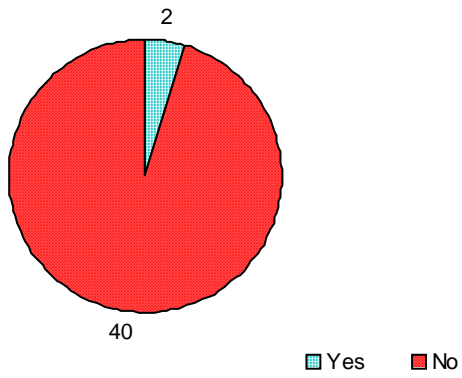
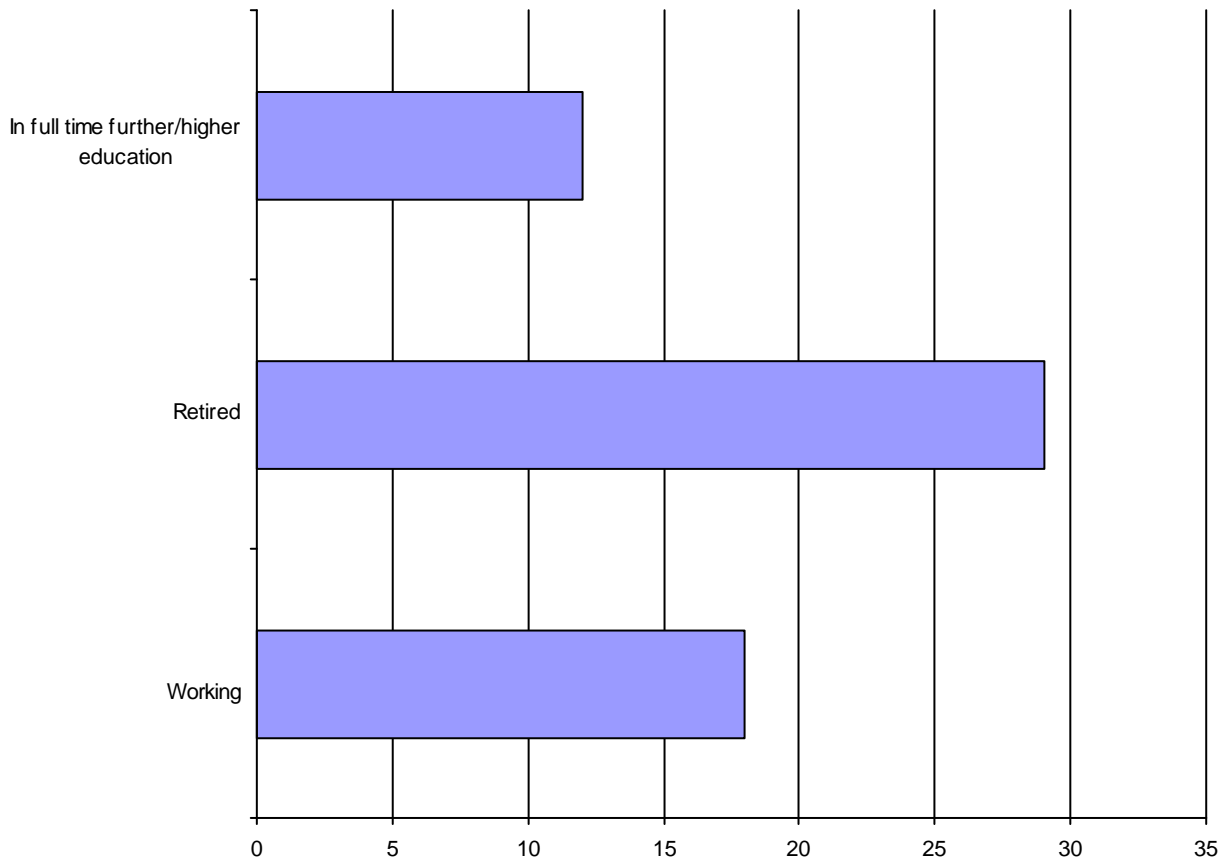


#### What kind of house do you live in?

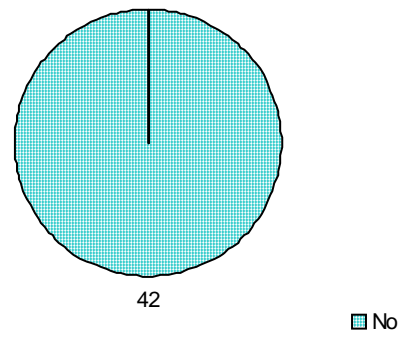
- 7 Detached
- 9 Semi Detached
- 3 Bungalow
- 2 Flat
- 2 Terraced
- 1 Detached Bungalow

# Additional information

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

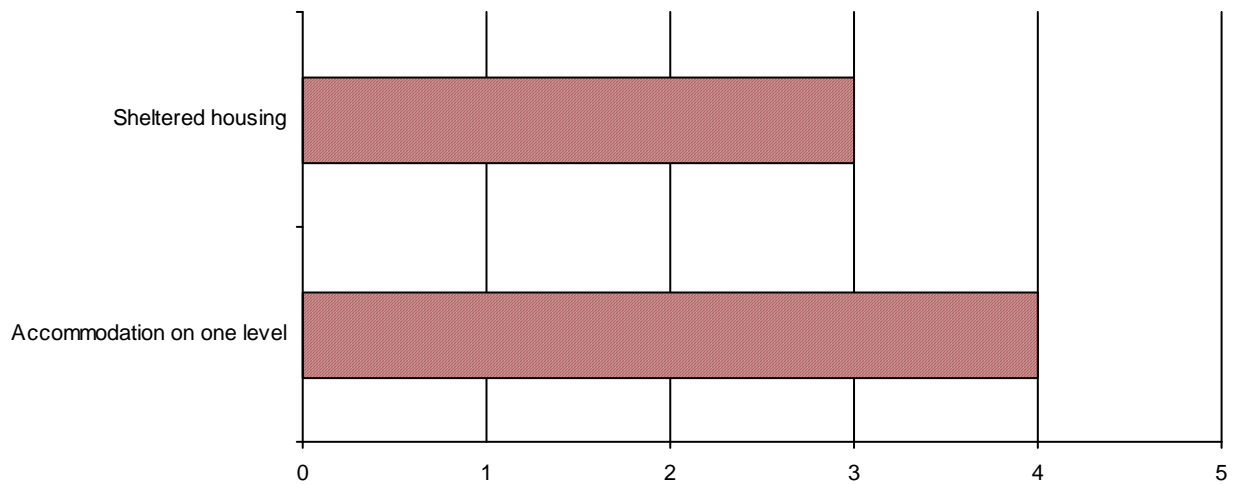


Are you registered with Choice Based Lettings/Council register?

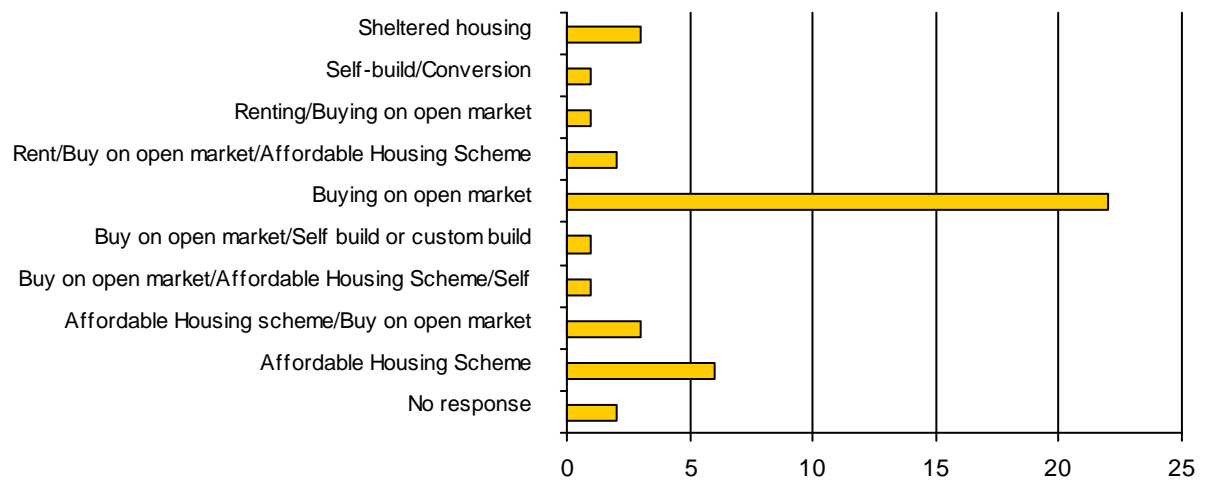


Are you registered on any local Private Landlord waiting list?

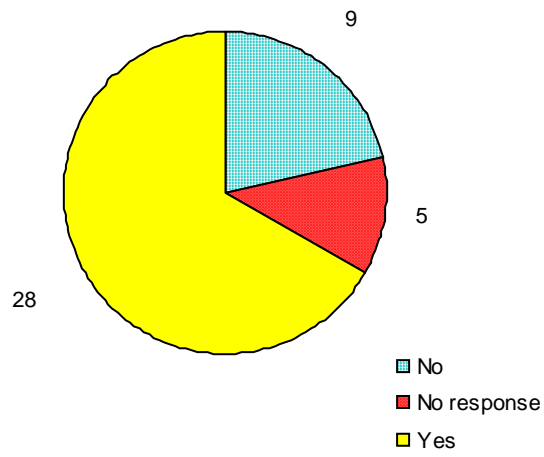
## Does anybody needing to move require?



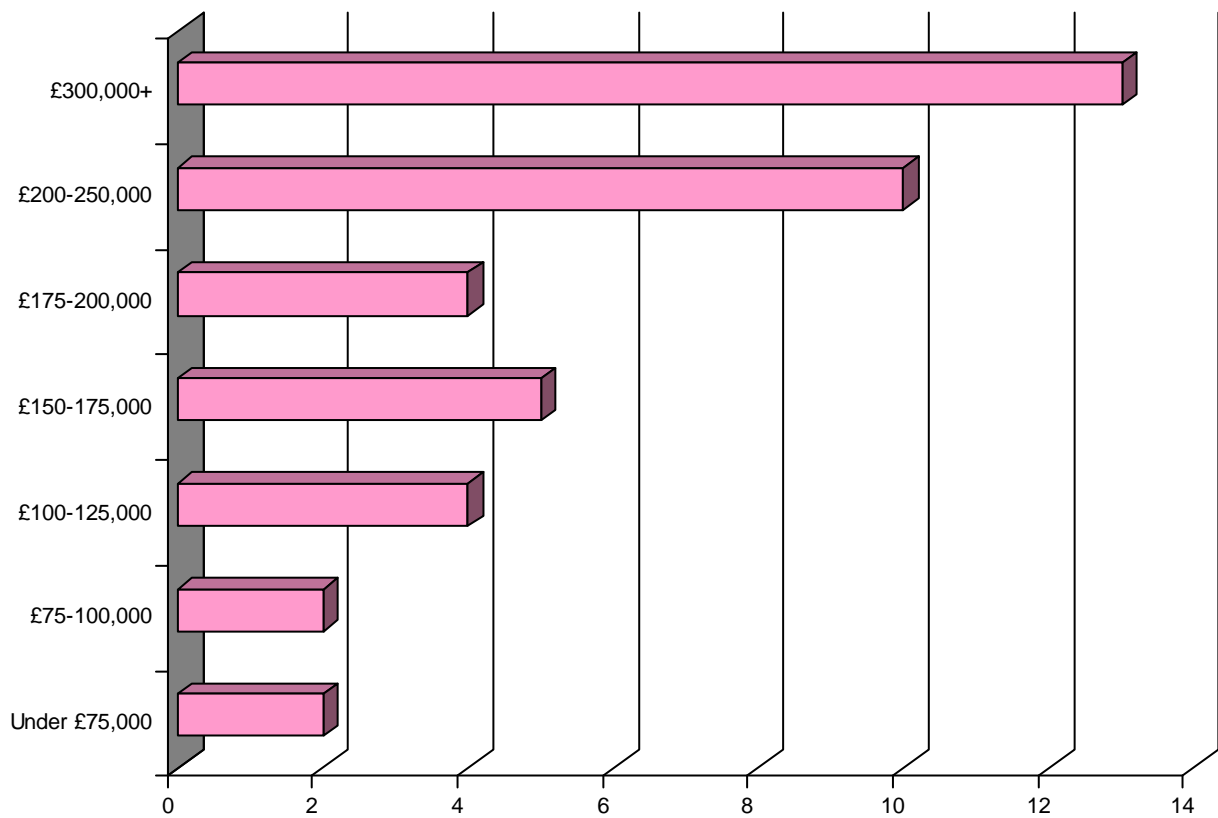
## Which would best suit your housing need?



### Is there a lack of suitable existing housing to meet your needs?



### If in a position to buy a new or alternative home, what could you afford?



## 5. Survey comments

The following comments are taken from the survey responses.

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

- I would like to see more affordable homes built in the area so more young families could move to the area.
- I would be able to give an informed answer to Q6 (part1) ONLY after reading the results of the survey.
- We need more children urgently!
- The 5 year projected need is too short a time frame. If you extended this to 10 or even 20 years (not unreasonable), many more teenage children will be young adults requiring homes. Heversham in particular suffers from too many retired, some elderly people. Woodhouse lane in particular has very few families, approx. 6 in perhaps 100 homes.
- There is a need for small bungalows for elderly couples.
- Homes are needed but more infrastructure first - shop etc., including a Post Office facility.
- Need homes for young local people that they can afford, otherwise just the rich and the old.
- The village has no shops or post office its only pub, the Blue Bell, is now very run down. But has its own school (very good), a lively church, a very good village hall, many clubs (tennis, bowls, W.I. etc.).
- There is a shortage of 2 Bed Bungalows in Heversham to downsize into for those over 70 years. Downsizing would release larger homes for families.
- This village has no facilities, especially for elderly residents.
- Hopefully this work will inform the way forward.
- The villages of Heversham and Hincaster have already been subjected to exhaustive enquiry into future needs - this conducted by our PARISH COUNCIL. (Also SLDC) conclusions were soundly based. We would suggest that CRHT rely solely on these results.
- Heversham does not need badly designed unattractive housing
- Small homes on one level would make other houses available for families.
- Already had to leave the Parish as home too large and expensive.

- A small number of plots are needed for local people to build their own homes without "help from" Housing Association or councils.
- We hope that we might be fortunate in finding a sheltered housing property in the future as I am unable to access bath and shower at present and a very steep driveway is hard for me to walk on when I leave the house.
- We need affordable homes in this country - not only in this parish for young people and families who WORK - not DHSS or single parents.
- Both our children left the area in the last 10years the reason being there was no employment for them, so why do we need all these new houses when there are no decent jobs available?
- Additional housing for young families is needed to maintain Heversham Primary school. More housing could bring back the need for a village store.
- The rural/agricultural environment which makes this area special and a great place to live, must be maintained. There are elements of bad planning which spoil the area.
- No further homes are needed if a proper property management system is implemented.
- Families are needed in Heversham, low cost housing to regenerate community. A shop and a GOOD pub are also needed. The village is too "old"
- A shop and Post Office are desirable before further housing.

## 6. 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 Heversham and Hincaster Parish's Oct 2013 – Oct 2014 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
£258,188	4	£206,500	4	£375,000	1	£115,000	1	£234,875.00	10

### Houses for sale

Properties advertised on the open market on 20<sup>th</sup> Oct 2014, house prices from Rightmove.co.uk. 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 20 <sup>th</sup> Oct 2014	Property Type	Number of Bedrooms	Open Market Price
<b>Heversham</b>			
	Detached	5	£625,000
Bridge House Woodhouse	Detached	4	£485,000
	Cottage	4	£350,000
Holly close	Detached	3	£285,000
Moss lane	Bungalow	3	£249,950
High house barn	Barn conversion	3	£200,000
<b>Hincaster</b>			
	Detached barn conversion	5	£585,000
	Semi-detached	4	£545,000
	Detached	4	£500,000
	Semi-detached	4	£430,000
<b>Leasgill</b>			
	Detached	5	625,000
	Bungalow	3	495,000
	Semi-detached	3	395,000
	Detached	4	299,950

### **Private Rented Accommodation**

As at the 20<sup>th</sup> Oct 2014, there were no properties on the open market to rent in the Heversham or Hincaster Parish. 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 Heversham 10 second homes and 2 holiday homes and 1 second home and 1 holiday home in Hincaster. As of 30th September 2014, there were 7 empty properties in Heversham and Hincaster.

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](mailto:Empty.Homes@southlakeland.gov.uk).

### **Current Supply of Affordable Housing and Turnover**

There is one affordable house in Heversham and Hincaster.

#### **South Lakes Housing Association:**

1 x 3 Bedroom properties for rent

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

Two 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](http://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](http://www.southlakeland.gov.uk).



# HEVERSHAM PARISH COUNCIL & HINCASTER PARISH MEETING

## HOUSING SURVEY

### We need your help.....

In 2007 **Heversham Parish Council** commissioned **Cumbria Rural Housing Trust** to carry out a **Housing Needs Survey** in Heversham to help us in our work in shaping the future of the village and its community and to enable us to respond to various Government and District Council policies that emerged. In the intervening 7 years we all know that nationally things have changed significantly and demands are now very different.

To ensure that we have locally accurate information we have asked **Cumbria Rural Housing Trust** to repeat the survey, but this time to include Hincaster. The results of the Survey will help us to ensure that the villages meet the demands and needs of future generations and, that up-to-date information is used in constructing a Neighbourhood Plan that will protect the future character of the two villages.

We are asking every household to complete the enclosed questionnaire and return it in the pre-paid envelope. **To ensure that the survey is accurate we need as many households as possible to complete and return a questionnaire.**

The returned questionnaires will be analysed confidentially by **Cumbria Rural Housing Trust** and will be brought together into a report that will be available for everyone to read on the Cumbria Rural Housing Trust website ([www.crht.org.uk](http://www.crht.org.uk)). No information about individuals or their households will be published or made available to either Council or any third party.

#### **The questionnaire is divided into 2 Parts:**

**Part 1** should be completed by every household.

**Part 2 (the double sided form)** should **only** be completed if anyone in your household is likely to be in need of another home, or a different home, now or in the next 5 years.

Please feel free to add **additional comments** on the forms or, if you wish, on a separate sheet.

**Please return the completed questionnaire by Monday 27<sup>th</sup> October 2014**

Thanks you in advance for your help.

Adrian Bland  
Chair : Heversham Parish Council

Heather Johnson  
Chair : Hincaster Parish Meeting

All information provided will be kept **Strictly Confidential** by Cumbria Rural Housing Trust in compliance with the **Data Protection Act**.



Alternative formats are available upon request.

**PART 1 (to be completed by every household)**

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

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

• Which of the following describes your household?

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

**2. What is the tenure of your home?**

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

• Is this home...?

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

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

Occupation	Distance (one way)

• Does any of your household work from home?

- Yes How Many? \_\_\_\_\_
- No

**4. How long have you lived in Heversham or Hincaster?**

..... years.

**5. How many members of your family have left Heversham or Hincaster in the last 5 yrs?**

• Please give the reason for leaving.

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

**6. Do you feel that the area will need to provide additional homes in the future for:** (tick as many as you want):

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

- No further homes are needed

**7. Future housing need in Heversham and Hincaster.**

• Will you consider moving to another home in Heversham or Hincaster in the next 5 yrs? Yes  No

• Will anyone living with you need a separate home in this parish in the next 5 yrs? Yes  No

**If you have answered YES to either section of Question 7 - please complete Part 2 of the Questionnaire.**

**Otherwise, thank you for your help.**

## PART 2: Complete this section only if you, or a member of your household, will need another home in Heversham or Hincaster now or in the next 5 years.

Any information given in PART 2 of the Questionnaire will be kept strictly confidential.

### 1. Details of people who may need 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 will they be in need of housing in Heversham or Hincaster?

- Now                                       Within 12 months  
 Within 3 years                               Within 5 years

### 2. Reasons for housing need

• Why do they 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 .....

### 3. What are their 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 home does the person/people with need live in (flat, semi-detached, terraced etc)

• How many bedrooms does the home have? .....

• Do you have central heating?

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

• If **No**, how is the home heated?

.....

• Does the home have double glazing?

- Yes                                       No

• What condition is the home in?

- Very good                       Good                       Fair  
 Bad                                       Very bad

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

.....

### 4. What type of home is required?

	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)					

.....

## 5. Additional Information

Is anyone registered with Choice Based Lettings/Council register?
 

<b>Yes</b>	<b>No</b>
<input type="checkbox"/>	<input type="checkbox"/>

Is anyone registered on any local Private Landlord waiting list?
 

<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------

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

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

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

.....

.....

.....

- Which would best suit the housing need?
 

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

.....

• Is there a lack of suitable existing housing in the area to meet the need?  Yes  No

• If in a position to buy a new or alternative home, what could be afforded?

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

### Contact details - optional

Cumbria Rural Housing Trust 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 information:

### 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: 27<sup>th</sup> October 2014**

If you have any questions about the survey contact:

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

Email: [email@crht.org.uk](mailto:email@crht.org.uk)

Data Protection Registration Number Z810236X

Charity No. 1064136

Company No. 2920997 Hev