

CONISTON AND TORVER COMMUNITY LAND TRUST

A Community Interest Company

Company No. 7978653

Housing-needs Survey Coniston parish, 2013.

A housing-needs survey was carried out in April / May 2013 by the Coniston and Torver CLT in conjunction with Coniston Parish Council

Partner organisations also assisting were:

South Lakes District Council (the Housing Authority)
Lake District National Park Authority (the Planning Authority)
Cumbria Rural Housing Trust (the Housing Enabler)

The methods used to carry out the survey are described in the report 'Method for a Community-led Housing Needs Survey' obtainable on the CLT web-site.

Summary of results

Fifty nine percent of residents of permanently occupied dwellings completed and returned survey forms.

From the returned forms it was found that 43 households / individuals indicated that they felt they may be in housing need. Of these, 14 households were judged not to be in housing need (see table below), 3 households wished to self build or were renovating a property privately, three households were considered to be able to purchase their requirement on the open market, 23 households were identified as being in affordable or social housing need and one household was felt to be better suited to rent privately.

An overall summary of results of the survey is shown on Page 2. The summary includes the 43 households that felt they were in housing need. Subsequently those households not considered to be in need during the ratification stage of the survey are shown in the 'No' column. The size of homes required for affordable / social rent is also shown.

Summary of data from Housing Needs Survey report

| Individual (Number) | | Affordable rent | Social rent | Private rent | Shared ownership | Shared equity | Self build | Local need | No | Size of home required (affordable and social rent) | | | | |
|---------------------|----|-----------------|-------------|--------------|------------------|---------------|------------|------------|-----------|--|-----------|-----------|----------|----------|
| | | | | | | | | | | 1 bed | 1 / 2 bed | 2 bed | 3 bed | |
| 10 | 1 | 1 | | | | | | | | | 1 | | | |
| 22 | 2 | 1 | | | | | | | | | 1 | | | |
| 33 | 3 | | 1 | | | | | | | | 1 | | | |
| 41 | 4 | 1 | | | | | | | | | 1 | | | |
| 50 | 5 | 1 | | | | | | | | | 1 | | | |
| 56 | 6 | | | | | | 1 | | | | | | | |
| 57 | 7 | | 1 | | | | 1 | | | | 1 | | | |
| 58 | 8 | | | | | | | | 1 | | | | | |
| 58a | 9 | | | | | | | | 1 | | | | | |
| 58b | 10 | 1 | | | | | | | | | 1 | | | |
| 68 | 11 | | 1 | | | | | | | 1 | | | | |
| 69 | 12 | 1 | | | | | | | | | 1 | | | |
| 72 | 13 | 1 | | | | | | | | | 1 | | | |
| 72a | 14 | 1 | | | | | | | | | 1 | | | |
| 82 | 15 | | | | | | | 1 | | | | | | |
| 84 | 16 | | | | | | | 1 | | | | | | |
| 92 | 17 | | | | | | | | 1 | | | | | |
| 94 | 18 | | 1 | | | | | | | 1 | | | | |
| 95 | 19 | | | | | | | | 1 | | | | | |
| 98 | 20 | | | | | | | 1 | | | | | | |
| 101 | 21 | | | | | | | | 1 | | | | | |
| 112 | 22 | 1 | | | | | | | | 1 | | | | |
| 113 | 23 | | 1 | | | | | | | | 1 | | | |
| 113a | 24 | | | | | | | | 1 | | | | | |
| 120 | 25 | | 1 | | | | | | | | 1 | | | |
| 127 | 26 | | 1 | | | | | | | | 1 | | | |
| 128 | 27 | 1 | | | | | | | | | 1 | | | |
| 129 | 28 | | | | | | | | 1 | | | | | |
| 131 | 29 | | | 1 | | | | | | | | | | |
| 136 | 30 | 1 | | | | | | | | | 1 | | | |
| 140 | 31 | 1 | | | | | | | | | 1 | | | |
| 142 | 32 | | | | | | | | 1 | | | | | |
| 142a | 33 | | | | | | | | 1 | | | | | |
| 144 | 34 | | | | | | | | 1 | | | | | |
| 145 | 35 | | | | | | 1 | | | | | | | |
| 172 | 36 | | | | | | | | 1 | | | | | |
| 175 | 37 | | | | | | | | 1 | | | | | |
| 176 | 38 | | | | | | | | 1 | | | | | |
| 185 | 39 | | 1 | | | | | | | | | | 1 | |
| 186 | 40 | | | | | | | | 1 | | | | | |
| 187 | 41 | 1 | | | | | | | | 1 | | | | |
| 192 | 42 | 1 | | | | | | | | | 1 | | | |
| 198 | 43 | 1 | | | | | | | | | 1 | | | |
| TOTAL | | 15 | 8 | 1 | 0 | 0 | 3 | 3 | 14 | 0 | 4 | 18 | 0 | 1 |

A summary of the reasons for individuals or couples requiring an affordable of social home are as follows:

- still living with parents – 13
- wishing to down-size – 3
- finding private rent too expensive – 2
- currently at colleges and due to return to parent's home – 4
- specifically requiring a disabled home - 1

There is also a potential requirement for sheltered accommodation for two families which could probably be met by local-need homes.

Level of rent which would be affordable to those needing rented accommodation is shown in the table below:

| Per week rent | Single applicants | Couples | Family (3 bed need) |
|---------------|-------------------|---------|---------------------|
| £85 or less | 7 | | |
| £86 – 100 | 3 | 2 | |
| £101 – 115 | 6 | 1 | 1 |
| £115+ | 4 | | |

The reasons households were considered **not** to be in housing need is shown below:

| Households felt NOT to be in Housing Need | | | |
|--|--|--|-----------|
| Not enough information given to make firm judgment | | | 7 |
| Aspirational – still a child | | | 1 |
| Aspirational – already owns home, no mortgage | | | 2 |
| Aspirational – already owns a home with mortgage | | | 1 |
| Wish to return – but possibly outside time-scale | | | 1 |
| Might be able to self build or renovate | | | 1 |
| Already in a RP home but wishes to downsize | | | 1 |
| Total No's | | | 14 |

A question was also included asking the recipient to confirm whether or not they were *happy for affordable homes, covered by strict permanent occupancy clauses to be built in the village to allow village families to remain there.*

Conclusion

There is a significant number of individuals / families in need of affordable housing in the parish of Coniston.

Approximately 56% of those in housing need were individual adults still living with parents. Clearly it is desirable to retain these individuals in the Coniston parish to ensure that sustainability of the community is maintained.

Levels of returns received:

Total number of forms returned: = 38.3%

Total number returned from permanently occupied dwellings: = 59%

Percent of those who returned questionnaires who were in favour of developing further affordable housing: = 91.1%

A D Cameron

12th November 2013

Coniston and Torver Housing Trust (CLT)

