



**Housing Needs Survey Report for
Arnside Parish 2023**

Section 4 of 4 only

Housing Needs Survey Questions and Cover Letter

For the rest of the report
contact Arnside Parish Council
clerk@arnsideparishcouncil.co.uk

Appendix 6

January 2023



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Dear Resident,

Arnside Parish Housing Needs Survey

It is widely recognised that people living in rural areas can face real difficulties when trying to find a home of their own within the community that they grew up in (or work in). ACTion with Communities in Cumbria (ACT) works with people across the county to explore the challenges and demands for local housing, and what action can be taken by communities to tackle issues and meet local needs.

Arnside Parish Council has asked ACT to undertake a Housing Needs Survey, to establish a baseline for housing need within the parish. The results of the survey will provide a snapshot to inform what happens next. Every home in the parish is being asked to complete the survey and use the Freepost return envelope to send it back.

This survey may be particularly relevant for those wanting to take their first step onto the housing ladder, or for those now in a position to downsize. It will also be important that the survey reaches people who have had to move out of the parish because they could not find, or afford, suitable property but would like to move back. Please pass a copy of the survey on to them, or ask them to get in touch so we can send one out.

Please note, all personal details will remain confidential to ACT; the final report to the parish council will include aggregated results, with no personal information.

This survey is designed to see if there are households in the village, or people with a strong local connection who are in need of affordable housing, or other housing to meet their needs which is not already available here. This is not a survey to justify large scale or open market developments; it may lead to a community led, local needs-based development of a scale and style agreed by the community.

Please take a few minutes to complete the survey as fully as possible **whether or not you or someone in your household currently need alternative accommodation**. Return it in the Freepost envelope provided, by 20 February 2023 at the latest.

Alternatively, you can complete the survey online using this link <https://www.surveymonkey.co.uk/r/RNQWPZL>. You can also find this link on the Parish Council website <https://www.arnsideparishcouncil.co.uk/>. This is to ensure we reach as many people as possible who live in the Parish, or who have had to leave recently because of housing challenges. Please do not fill the survey in more than once.



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This survey is important to make sure your views can be considered, and that any future development can be based on residents' needs and opinions.

Again, please be assured that all returned forms will be dealt with by ACT in strict confidence. The parish council will be provided with a summary report but will not see the completed forms nor be made aware of any personal details.

If you have any questions about completing the form, or would like additional forms please contact Fran Richardson, ACT Lead Adviser on Housing, on 01768 425647 or by email at franrichardson@cumbriaaction.org.uk

Your sincerely,

Fran Richardson
ACT Lead Adviser on Housing

Carly Taylor
Arnside Parish Council Clerk

Housing Needs Survey for Arnside Parish

Please read the accompanying letter before completing this form and use the pre-paid envelope to return the completed form by **20th February 2023**.

ACTION with Communities in Cumbria has been commissioned by Arnside Parish Council to carry out this survey and produce an independent report.

Part 1 – You and Your Household

A household is one person living alone or a group of people - not necessarily related - living at the same address who share cooking facilities and share a living room or sitting room or dining area

**To be completed by
all respondents**

Is this your main home? Yes, main home

No, second home

(If this is your second home please complete Part 3 only)

PART 1 - You and Your Household

(A household is one person living alone or a group of people - not necessarily related - living at the same address who share cooking facilities and share a living room or sitting room or dining area)

1. How would you describe your home? (Tick one box only)

- House..... Bungalow.....
 Flat/maisonette/bed-sit..... Caravan/mobile home/temporary structure...
 Sheltered/retirement housing Other *(please specify)*.....

2. Please confirm the type of house. (Tick one box only)

- Detached..... Semi-detached.....
 Terrace Other *(please specify)*.....

3. How many bedrooms does your home have? (Tick one box only)

- 1 bedroom or bedsit..... 2 bedrooms.....
 3 bedrooms..... 4 bedrooms.....
 5 bedrooms..... Other *(please state)*.....

4. Who owns your home? (Tick one box only)

- Outright by a household member(s)... Shared ownership (part rent, part own).....
 Owned with mortgage or loan..... Rented from the local council.....
 Rented from a housing association..... Rented from a private landlord.....
 Tied to job..... Other *(please state)*.....

5. How many families are living in this dwelling?.....

6. How many years have you lived in this parish?.....

7. Please complete the table to show the age and gender of all those living in your home.

	Age	Gender
Person 1		
Person 2		
Person 3		
Person 4		
Person 5		
Person 6		

8a. Have any members of your family moved away from the parish in the last 5 years, due to not being able to find a suitable home locally?

Yes..... No.....

8b. Do they wish to return to Arnside if suitable affordable housing becomes available?

Yes..... No.....

9a. Do you or does anyone living with you wish to move to a new home, either open market or affordable?

Yes, within 5 years..... Yes, in 5 or more years..... No.....

If there are two homes involved e.g. if children wish to move out and parents wish to downsize please complete another copy of the questionnaire.

9b. If you answered 'Yes' to question 9a, please specify where you would be looking to move to;

- Remain in the parish of Arnside.....
- Move outside the parish but in South Lakeland.....
- Move outside South Lakeland.....

If you answered 'Yes' to Question 9a and you wish to remain within the parish then please complete Part 2 of this questionnaire (about your housing needs). A separate form will be required for each new home needed. (e.g. if two people living with you need to move and would be seeking a home each they should complete separate forms).

10. If a need should be identified, would you be supportive of a small development (typically 4-8 homes) of affordable homes for local people? Information on the different tenures can be found at the end of survey.

Yes..... No.....

11. Would you remain supportive (in principle, if this survey identifies such a need), for a development (typically 4-8 homes) that is primarily affordable housing for local people, or those with connections to the parish, but also includes a small number of houses for sale if a need was proven?

Previously government grants supported the cost of building affordable housing, such funding is now greatly reduced, therefore a small proportion of open market housing would cross-subsidise the costs of the affordable homes and provide a mix of housing – in small numbers.

Yes..... No.....

12. Would you support a small development of housing for sale on the open market?

Yes..... No.....

13. Would you be supportive of a Community Led Housing project (not for profit)?

See *Community Led Housing information at the end of the survey.*

Yes..... No.....

14. Would you or a member of your household be interested in being personally involved in a community led housing scheme?

Yes..... No.....

15. Would you or a member of your household be interested in joining a community group such as a Community Land Trust or a Community Benefit Society that could be established to ensure local people have a central role in any future affordable housing built in our village?

Yes..... No.....

If you answered yes to Question 15 please, if you wish, send your contact details to clerk@arnsideparishcouncil.co.uk

16. Can you suggest a site/location in the parish where such development could be built?

17. In general, what type of housing do you believe the parish would benefit from?

(Please tick all that apply) See Key Terms document at end of survey for more detail.

- | | | | |
|--|--------------------------|---|--------------------------|
| Houses for younger people..... | <input type="checkbox"/> | Houses for older/retired people..... | <input type="checkbox"/> |
| Family housing..... | <input type="checkbox"/> | Housing for outright open market sale | <input type="checkbox"/> |
| Housing for private rent..... | <input type="checkbox"/> | Housing for affordable/social rent..... | <input type="checkbox"/> |
| Housing for shared ownership..... | <input type="checkbox"/> | Discounted Market Sale homes | <input type="checkbox"/> |
| Self-build plots..... | <input type="checkbox"/> | Live / work units | <input type="checkbox"/> |
| New Government model "First Homes" | <input type="checkbox"/> | | |

Other, please specify.....

18. Do you have any further comments? *These will be recorded anonymously in the report.*

If no-one in your household is in need of alternative accommodation (i.e. indicated 'No' in question 9a) you should not complete Part 2 of this form.

Please return in the freepost envelope provided.

THANK YOU FOR TAKING THE TIME TO COMPLETE PART 1 OF THIS SURVEY

Housing Needs Survey for Arnside Parish

Please read the accompanying letter before completing this form and use the pre-paid envelope to return the completed form by **20th February 2023**.
ACTion with Communities in Cumbria has been commissioned by Arnside Parish Council to carry out this survey and produce an independent report.

Part 2 – Open Market and Affordable Housing Needs

Only to be completed by respondents who have indicated a housing need by answering 'Yes' to question 9a in Part 1

EITHER:

If you have no housing need, DO NOT COMPLETE THIS SECTION.
Please return Part 1 in the Freepost envelope provided. Thank you.

OR:

If you indicated a housing need by answering 'Yes' to question 9a in Part 1 PLEASE COMPLETE THIS PART. Please provide more detailed information only for those who need to move, i.e. the new household. If more than one house is needed please request extra form(s)

PART 2 - Open market & affordable housing needs

1. When do those requiring a new home need to move from this home?

Now..... Within the next 2 years..... Within 2 – 5 years..... Over 5 years.....

2. Who owns your current home? (Tick one box only)

Live with parents..... Member of the household
 Shared ownership (part own, part rent) Rented from council/housing association
 Provided with job (tied)..... Rented from private landlord.....

3. If you could stay in/move back to the village which option would you choose?

See Key Terms document at end of survey for more detail on each

(Tick one box only)

Rent from council/housing assoc..... Buy on the open market
 Shared ownership (part own, part rent) Rent from a private landlord.....
 Discounted Market Sale..... Custom Build
 Self-Build..... New Government model "First Homes"

Other, (e.g. an extension / annexe to existing home) please specify

4. Are you on the local council housing register or waiting list?

Yes..... No.....

To be considered for affordable housing you must also register on Cumbria Choice Housing register. If you would like to register please go to <https://www.cumbriachoice.org.uk/>.

5. What type of accommodation would meet your needs? (Tick one box only)

House..... Bungalow
 Flat..... Sheltered/retirement housing
 Any..... Other, please specify.....

6. How many bedrooms do you need?

Please note that for affordable housing the bedroom allocation is decided by need and set by the local authority's allocations policy. This is available on their website. (Tick one box only)

1..... 2..... 3..... 4..... 5 or more.....

7. Does anyone requiring alternative accommodation have specific* housing needs?

* including specific housing needs for those suffering with a long term illness or disability, such as layout & design adapted for access e.g. wheelchair access, ground floor etc.

No..... Yes.....

If yes, please give brief details;

8. What is your main reason for needing to move? (*Tick one box only*)

- | | | | |
|--|--------------------------|---|--------------------------|
| Need smaller home/downsizing..... | <input type="checkbox"/> | Need larger home..... | <input type="checkbox"/> |
| Need cheaper home..... | <input type="checkbox"/> | Need secure home..... | <input type="checkbox"/> |
| Need to change tenure..... | <input type="checkbox"/> | Need to set-up first/independent home | <input type="checkbox"/> |
| Need physically-adapted home..... | <input type="checkbox"/> | Need to be nearer work..... | <input type="checkbox"/> |
| Need to be closer to a carer / dependant... | <input type="checkbox"/> | Change in family circumstances.....
<i>(i.e. widowed/divorce/separation)</i> | <input type="checkbox"/> |
| I am homeless/ threatened with homelessness----- | <input type="checkbox"/> | Current home affecting health..... | <input type="checkbox"/> |
| Other, please specify..... | | | |

9. Please indicate the age, gender and relationship of each person needing to move.

(i.e. those who will make up the new household) If more than one house is needed please request extra forms

	Age	Gender	Relationship to person 1 (e.g. son, daughter, partner, husband etc.)
Person 1			
Person 2			
Person 3			
Person 4			
Person 5			
Person 6			

10. What type of household will the new household be? (*Tick one box only*)

- | | | | |
|--|--------------------------|--------------------------------------|--------------------------|
| One-person household..... | <input type="checkbox"/> | Older person(s) household..... | <input type="checkbox"/> |
| Parent(s)/ Carers with child(ren)..... | <input type="checkbox"/> | Couple without children..... | <input type="checkbox"/> |
| Brothers/sisters sharing..... | <input type="checkbox"/> | Other (<i>please specify</i>)..... | <input type="checkbox"/> |

11. Will the new household be claiming Housing Benefit / Universal Credit?

Yes..... Partial..... No..... Don't know.....

12. Which of the following best describes your current situation? *(Tick one box only)*

- Live in the parish now..... Live in an adjoining parish.....
- Outside the parish now but have lived in the parish in last 5 years..... Work in parish or adjoining parish.....
- Have close family living in the parish..... Other, please specify.....

To enable a basic financial assessment to be carried out on those in housing need and suitability of tenure it would be very useful if you could complete the following questions on the financial situation of the new household. Those seeking shared ownership or open market housing will require enough savings to cover costs such as deposit, legal fees, etc.

13. Please indicate the total gross (before tax) average annual income of the household in housing need (joint if a couple). Do not include housing benefit or council tax benefit. *(Tick one box only)*

- | | | | |
|------------------------|--------------------------|------------------------|--------------------------|
| £10,000 or less..... | <input type="checkbox"/> | £36,000 - £40,000..... | <input type="checkbox"/> |
| £11,000 - £15,000..... | <input type="checkbox"/> | £41,000 - £45,000..... | <input type="checkbox"/> |
| £16,000 - £20,000..... | <input type="checkbox"/> | £46,000 - £50,000..... | <input type="checkbox"/> |
| £21,000 - £25,000..... | <input type="checkbox"/> | £51,000 - £55,000..... | <input type="checkbox"/> |
| £26,000 - £30,000..... | <input type="checkbox"/> | £56,000 - £60,000..... | <input type="checkbox"/> |
| £31,000 - £35,000..... | <input type="checkbox"/> | More than £61,000..... | <input type="checkbox"/> |

14. Do you have SAVINGS which may be used to contribute towards the cost of a new home? (Please provide an estimated figure)

YES £..... NO

15. Would you expect to have any EQUITY (money from the sale of your current home) which may be used to contribute towards the cost of a new home? (Please provide an estimated figure)

YES £..... NO

THANK YOU FOR TAKING THE TIME TO COMPLETE THIS SURVEY

Please return in the freepost envelope provided.

Part 3 – Your Second Home in Arnside

Only to be completed by respondents currently
owning a second home in Arnside

1. How often do you live in your second home in Arnside? *(Tick one box only)*

1. Weekly..... 2. More than once
a month..... 3. Monthly..... 4. Two or three
times a year..... 5. Less.....

2. Is your second home in Arnside let out as a holiday home?

- Yes, year round... Yes for part of the year..... No.....

3. Are you a member of any village organisations or societies?

- Yes... No.....

Please specify

.....

4. Do you plan to make your second home in Arnside your main home in the future?

- Yes... No.....

5. Where is your current main home?

.....

THANK YOU FOR TAKING THE TIME TO COMPLETE THIS SURVEY

Please return in the freepost envelope provided.

Supporting Information and Key Terms

Affordable Housing

The following tenures come under the current government definition of Affordable Housing in the National Planning Policy Framework (NPPF).

Tenure	Definition
Rented - Housing Association / Council	Housing rented through a Housing Association that is lower than local market rents. This can be “affordable” rent (80% of market rent) or “social” rent (40-60% of market rent) depending on viability of the scheme and grant funding available. This type of housing is much more secure than private rented housing.
Shared ownership – Housing Association	Part rent/part buy. This allows buyers who cannot afford 100% ownership of a home to buy a percentage of it; rent is also paid to the Housing Association for the part they do not own. A smaller deposit is required than buying a full market cost home. It is necessary to be able to obtain and afford a mortgage, if required, on the share that is bought. (NB the maximum share a buyer can own would be 80%; this prevents the home being sold onto the open market and keeps it available for local people in perpetuity)
Discounted market sale	The property is sold at least 20% lower than local open market values. When the homes are sold on, the discount remains in place for new buyers in perpetuity. For eligibility you must not already own a home and your income should not exceed 45% of the discounted sale price of the property. It is necessary to be able to obtain and afford the mortgage on the property.
New Government model “First Homes”	The First Homes Scheme, which replaces the previous ‘Help to Buy’ scheme, allows for homes to be sold to eligible first-time buyers for a minimum of 30% less than its market value for homes up to a value of £250,000. The First Home must be the buyer’s main residence, and restrictions on lettings apply. Price caps only apply on the initial sale.

Other Housing Tenures

Open market housing	Housing that is open for anyone to purchase at the full market value for the area.
Private Rented	Property owned by a landlord and leased to a tenant. The landlord could be an individual, a property company or an institutional investor. Market renters occupy the properties under a tenancy agreement and pay market rents.
Self-build / Custom Build	There are various types of self-build. Most commonly, the buyer acquires a serviced plot of land on which to either build their home themselves or use a contractor. Custom build is access to a serviced plot where a home is built and is then finished off by the purchaser using a menu of options.
Rural Exception Site	A plot of land abutting the development boundary, well connected to services & facilities with the aim of providing affordable local needs housing in the village. This land will only receive planning permission for affordable housing with a local connection in perpetuity. It is an “exception” to the development sites detailed in the local plan. A small amount of open market may be permitted, only if required for cross subsidy. *This planning policy is only applicable to parishes/hamlets of less than 3,000 residents*

Community Led Housing

Community led housing is a growing movement of normal people taking action within their communities and managing housing projects that build decent and affordable homes.

Anyone can start, volunteer and deliver a community led housing project. You don't need to work in housing, you don't need a degree in architecture, you don't need to be a builder. If you think a change is needed in your community, you can lead that change.

Community led housing offers something for everyone.

- For people on a range of different incomes
- For specific groups of people
- For people who want to rent or buy
- For groups wanting to build new homes or refurbish existing buildings

Community led housing is where:

1. Open and meaningful community participation and consent takes place throughout the process.
2. The community group or organisation owns, manages or stewards the homes in whichever way they decide to.
3. The housing development is of true benefit for the local community, a specific group of people (an intentional community), or both. These benefits should also be legally protected in perpetuity.

There are six main types of community led housing: cohousing, community land trusts (CLTs), community self-build, development trusts, housing co-operatives and self-help housing.

See www.dhhub.org.uk for more information.



Registered in England & Wales as
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Registered Charity No. 1080875

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