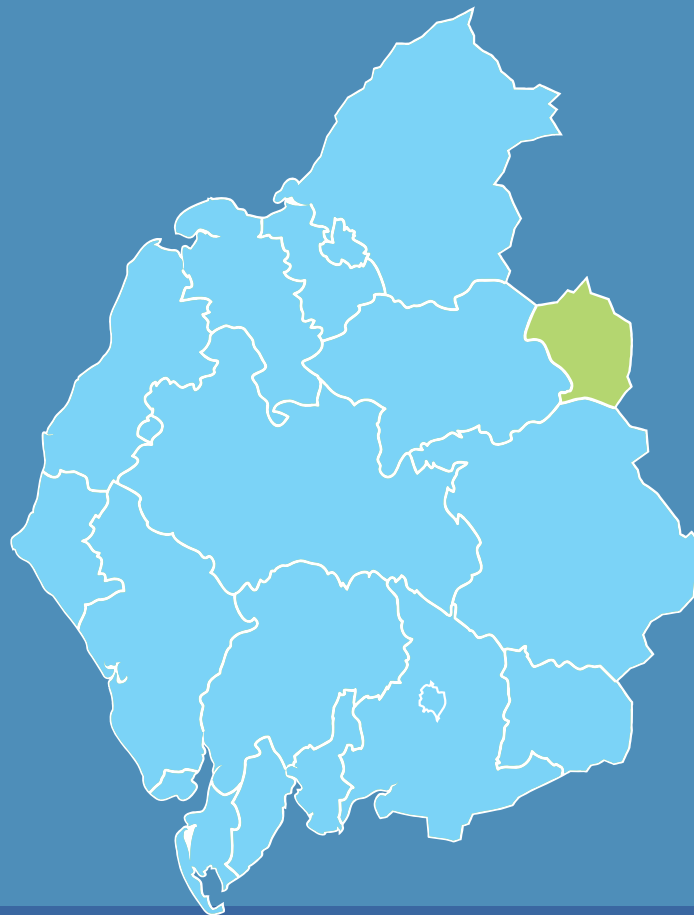


Cumbria Housing Strategy 2006/2011

Housing Market Assessment



ALSTON MOOR



Cumbria Sub-Regional Housing Group

Alston Moor Housing Market Assessment

Current Market Profile

Including the market town of Alston and its surrounding rural hinterland this Market Area is geographically isolated, forming a self-contained area almost directly between the north east and west. Whilst isolated there is a strong focus on community projects. Traditionally a farming and mining community this has given way to a level of tourism and newly emerging small businesses. In the surrounding hinterland there are small picturesque villages popular as second home destinations. There is evidence of employment sectors with a high level of skilled workers in Alston. However it's geographic location raises issues of access and those wishing to live but work elsewhere experience problems associated with transport, increased commuting time, the need for car ownership, increased childcare costs etc. Coupled with lack of suitable low cost housing there is anecdotal evidence that this has caused local people to relocate to more accessible areas with well paid jobs in the north east and west. Conversely those living outside Alston are unlikely to commute there for work. While there is a large proportion of skilled occupations in Alston the majority are employed in manufacturing, vehicle retail/repair sectors, health care and service industries; the insufficient number of qualified residents and transport issues have consequently prevented diverse and larger businesses from locating in Alston.

Significantly lower than Cumbria and regional average for full time work.

Headline Findings

- Lowest median income in the Eden District (£20,952)
- Lowest median house price in the Eden District
- High percent of income to cost of both private and social rent
- High level of manufacturing employment (38%)
- High level of skilled trades occupations (22%)

Targets

The following targets have been devised for this market area. In order to achieve these appropriate actions from the Cumbria Housing Strategy Action Plan will be applied.

- 25¹ units of affordable housing over the next five years for families with 80% low cost home ownership and 20% social rent. This requirement will be reviewed annually.
- A target relating to floating support will be identified during the Supporting People review of Floating Support.
- A target relating to move on accommodation will be identified within the Cumbria Move On Strategy, 2007/08.
- 100% of all social housing decent by 2010.

¹ This includes an estimated provision for homeless households

- 70% of private sector housing providing homes for vulnerable people to meet Decent Homes Standard by 2010.
- At least one empty property returned to use through empty property grants per year.

Key Issues

1. Affordable Housing

- Low median household income causing local people to be out priced, despite relatively low cost of larger housing, in comparison to the District. This makes the area popular with people outside the area looking for larger second homes.
- Higher than Eden District and County average of one person households, matched by higher average number of flats.
- Evidence from estate agents indicate that flats are unpopular, suggesting the area lacks affordable housing suitable for first time buyers - the market is not balanced and buyers require the next 'rung up'.
- Requirement for low-cost family homes for local people to aid sustainability.
- However some balance with smaller accommodation (1 and 2 beds) would be required if businesses established and young local people chose to remain in the area.

2. Homelessness

- Some evidence of homelessness but more evidence required for the Eden District on last settled addresses. Rural homelessness may be hidden by dependence on friends and relatives in isolated areas.

3. Supported Housing

- Eden District wide issues include need for move-on accommodation to enable people to live independently and free up space in supported housing schemes across various client groups such as mental health.
- General need for increased floating support.
- Increased costs involved in providing services to rural areas - a particular concern due to the sparse rural nature of many areas in the Eden District.

4. Decent Homes

- Plans in place to make 70% social housing decent by 2010.

5. Regeneration

- Not a priority for housing in the area but should be reviewed.

6. Employment

- Lack of well-paid employment risks continuing out migration
- Skilled work force but majority of *sectors* are lower paid manufacturing, vehicle retail/repair and health care/social work.
- Lower than County and Regional average in full time work

7. Isolation and Lack of Facilities

- Although Alston has schools and doctors and it's own local shops residents report that facilities are one of the reasons they wish to move.

Balanced Housing Market Indicators

| Theme | Indicator |
|---|--|
| 1. Buying a home | Gross Household Income ratio of between 2:1 and 4:1 |
| | 7:1 Based on median house price and median income |
| 2. Renting a home | Weekly rent should equate to no more than 25% of weekly gross household income (private sector) |
| | 27% |
| | Social housing rents should be less than private sector rents |
| 3. Accessibility of social rented housing | 50% of those on the waiting list housed during the year |
| | 9.6% |
| 4. Empty properties | No more than 3% of the housing stock empty for more than 6 months |
| | 2% |
| 5. Second homes | No more than 10% of properties |
| | 9% |
| 6. Housing the homeless | No more than 0.3% of total households in the area accepted as homeless |
| | 0.1% |
| 7. Creating decent homes | 100% of all social housing decent by 2010 |
| | Stock Condition Survey 2004: 51% decent Housing Strategy information (EHA) 2006: 86% decent |
| | 70% of private sector housing providing homes for vulnerable people to meet Decent Homes Standard by 2010 |
| | Information to be completed for future surveys |

Market Drivers

- Educational facilities: infant, junior and secondary schools
- A range of local shops. However isolation and lack of larger stores means costs are relatively higher than elsewhere in the Eden District.
- Businesses require skilled workforce in sufficient numbers.
- A variety of occupations suitable for a wide range of local people. Anecdotal evidence points to limited opportunities locally especially full time work for women.
- Issues of transport: a working couple may require two cars to enable them to remain in Alston. Where people are unable to afford a car they may need to move for work.
- Young people require access to further education and/or training. Again they may have to relocate unless prepared and able to travel.

Housing Stock and Tenure

| Property Type | Alston Count | Alston % | Eden % | Cumbria % | North West % |
|--|-----------------|-------------|--------|--------------|-----------------|
| ALL OCCUPIED HOUSEHOLD SPACES | 936 | | | | |
| In an unshared dwelling | 933 | 99.7 | 99.8 | 99.8 | 99.8 |
| - House or bungalow - Detached | 337 | 36.0 | 39.3 | 25.5 | 18 |
| - House or bungalow - Semi-detached | 227 | 24.3 | 29.6 | 33 | 37.4 |
| - House or bungalow - Terraced (including end terrace) | 246 | 26.3 | 21.4 | 31.2 | 31.4 |
| - Flat, maisonette or apartment | 117 | 12.5 | 8.9 | 9.7 | 12.7 |
| - Caravan or other mobile or temporary structure | 6 | 0.6 | 0.5 | 0.4 | 0.3 |
| In a shared dwelling: TOTAL | 3 | 0.3 | 0.2 | 0.2 | 0.2 |
| Source: 2001 Census | | | | | |

| Tenure | Alston Count | Alston % | Eden % | Cumbria % | North West % |
|---|-----------------|-------------|--------|--------------|-----------------|
| All Occupied dwellings : TOTAL | 932 | | | | |
| Owned - Owns outright | 378 | 40.6 | 39.6 | 34.9 | 29.8 |
| Owned - Owns with a mortgage or loan | 281 | 30.2 | 33.6 | 36.9 | 38.9 |
| Owned - Shared ownership | 4 | 0.4 | 0.7 | 0.5 | 0.6 |
| Social rented (Council/Housing Association) | 127 | 13.6 | 9.7 | 16.0 | 20.1 |
| Private rented - Private landlord or letting agency | 92 | 9.9 | 10.9 | 7.8 | 7.7 |
| Private rented - Employer of a household member | 0 | 0.0 | 0.4 | 0.2 | 0.1 |
| Private rented - Relative or friend of a household member | 17 | 1.8 | 1.3 | 0.9 | 0.6 |
| Private rented - Other | 0 | 0.0 | 0.4 | 0.2 | 0.2 |
| Lives rent free | 33 | 3.5 | 3.3 | 2.4 | 2.1 |
| Source: 2001 Census | | | | | |

| Occupancy Rates | Alston Count | Alston % | Eden % | Cumbria % | North West % |
|---|---------------------|-----------------|---------------|------------------|---------------------|
| ALL HOUSEHOLDS | 935 | | | | |
| Owned - occupancy rating of 0 or higher | 640 | 68.4 | 72.6 | 70.9 | 67.3 |
| Owned - occupancy rating of -1 or less | 27 | 2.9 | 1.3 | 1.4 | 2.0 |
| Rented from Housing Association - occupancy rating of 0 or higher | 15 | 1.6 | 1.1 | 8.3 | 12.2 |
| Rented from Housing Association - occupancy rating of -1 or less | 0 | 0.0 | 0.1 | 0.8 | 1.3 |
| Other social rented - occupancy rating of 0 or higher | 102 | 10.9 | 7.7 | 6.4 | 5.7 |
| Other social rented - occupancy rating of -1 or less | 10 | 1.1 | 0.9 | 0.5 | 0.8 |
| Private rented or living rent free - occupancy rating of 0 or higher | 134 | 14.3 | 15.1 | 10.6 | 9.4 |
| Private rented or living rent free - occupancy rating of -1 or less | 7 | 0.7 | 1.3 | 1.1 | 1.3 |
| Note: The occupancy rating provides a measure of under-occupancy and overcrowding. For example a value of -1 implies that there is one room too few and that there is overcrowding in the household. The occupancy rating assumes that every household including one person households requires a minimum of two common rooms (excluding bathrooms) | | | | | |
| Source: 2001 Census | | | | | |

| House Size | Alston Count | Alston % | Eden% | Cumbria % | North West % |
|---------------------|---------------------|-----------------|--------------|------------------|---------------------|
| ALL HOUSEHOLDS | 935 | | | | |
| 1 room | 6 | 0.6 | 0.6 | 0.4 | 0.5 |
| 2 rooms | 17 | 1.8 | 1.7 | 1.4 | 1.8 |
| 3 to 4 rooms | 236 | 25.2 | 21.1 | 25.0 | 26.9 |
| 5 to 6 rooms | 415 | 44.4 | 46.0 | 51.4 | 52.1 |
| 7 or more rooms | 261 | 27.9 | 30.7 | 21.8 | 18.7 |
| Source: 2001 Census | | | | | |

- Slightly higher than Eden District average number of social rented and slightly lower than average for owner occupied units.
- Higher than average number of flats/maisonettes.
- Estate agents point to the relatively larger detached housing for sale purchased by people outside the area. Local families seek family accommodation with gardens but are unable to afford this on the open market. Flats in Alston town are unpopular due to unsuitability as family accommodation and lack of gardens.
- Higher than average overcrowding within owner occupied and social rented tenures.
- The 2004 Stock Condition Survey found that overall in the Eden District the highest rate of non decent housing is found in the rural areas where 41% of dwellings were found to be non

decent compared to 30% generally. This was largely due to thermal efficiency problems relating to the provision of mains gas and solid wall properties.

- Information from 2006 Housing Needs Survey indicates that this HMA has the highest rate of dissatisfaction with the state of repairs:
- Windows, dampness and doors are the main items requiring attention.
- Inability to afford, 'not my responsibility' and 'not having the time' are the main reasons that repairs have not been done.

| Satisfaction with the state of repair of home | | | |
|---|-------------|----------------|-----------|
| HMA | Satisfied % | Dissatisfied % | Neither % |
| Alston | 70 | 19 | 8 |
| Eden Valley North | 85 | 8 | 5 |
| Eden Valley South | 80 | 11 | 8 |
| North Lakes East | 82 | 10 | 7 |

Source: EDC Housing Needs Survey 2006
Approx 1-2% missing responses

Demographics

A) Five Year Projection: Based on House Building Trends

| | 2001 | 2006 | 2011 | 2016 | 2021 | 2026 |
|-------------------------|-------|-------|-------|-------|-------|-------|
| Total Dwellings | 23331 | 24715 | 26099 | 27483 | 28867 | 30251 |
| Total Households | 21143 | 22399 | 23652 | 24905 | 26159 | 27413 |
| Total Population | 49800 | 52015 | 54060 | 56114 | 58687 | 61816 |
| Net Migration | | 2502 | 2444 | 2441 | 2966 | 3601 |

Source: Chelmer Model supplied by CCC

B) Five Year Projection: Based on Migration Patterns

| | 2001 | 2006 | 2011 | 2016 | 2021 | 2026 |
|---|-------|---------|-----------|---------|---------|---------|
| Total Dwellings | 23448 | 25903 | 28195 | 30536 | 32872 | 35067 |
| Total Households | 21249 | 23474 | 25551 | 27672 | 29789 | 31778 |
| Total Population | 49800 | 53370 | 56568 | 59500 | 62206 | 64623 |
| Net Migration | | 3740 | 3740 | 3740 | 3740 | 3740 |
| Annual Dwelling Requirement Under this Scenario | | | | | | |
| | | 2001-06 | 2006 - 11 | 2011-16 | 2016-21 | 2021-26 |
| | | 491 | 458 | 468 | 467 | 439 |

Source: Chelmer Model supplied by CCC

The tables above give scenarios for population, dwellings, households and migrations for the Eden District based:

- on the previous five year house building patterns. Under this scenario if house building continues as they have done the population in Eden will increase by 2045 between 2006/11 and households will increase by 1253. Dwellings will increase to 26,099 so we will need an additional 277 per year. However this may alter if Planning permissions increase or decrease.

- b) on the previous five year migration (inwards and outward) patterns. Under this is if migration patterns continue as they have done, the population in Eden will increase by 3198 between 2006/11 and households will increase by 2077. Dwellings will increase to 28,195 so we will need an additional 458 per year.

| Age Range 2001 | All People | 0-4 | 5-14 | 15-29 | 30-44 | 45-59 | 60-74 | 75+ |
|----------------|------------|-----|------|-------|-------|-------|-------|-----|
| Count | 2,160 | 113 | 296 | 306 | 440 | 505 | 331 | 169 |
| % | | 5 | 14 | 14 | 20 | 23 | 15 | 8 |

Source: Chelmer Model supplied by CCC

| Household Type | Alston Count | Alston % | Eden % | Cumbria % | North West % |
|--|--------------|----------|--------|-----------|--------------|
| All Households | 941 | | | | |
| One person households | 306 | 32.5 | 28.1 | 30.1 | 30.9 |
| - Pensioners living alone | 145 | 15.4 | 15.2 | 15.8 | 15.1 |
| All other Pensioner households | 90 | 9.6 | 11.5 | 10.8 | 8.9 |
| Households with dependent Children | 268 | 28.5 | 26.9 | 27.5 | 30.4 |
| - Of which Lone Parents households with dependent children | 62 | 6.6 | 3.9 | 5.5 | 7.7 |
| Households with non-dependant children | 70 | 7.4 | 10.3 | 9.8 | 10.3 |
| - Of which Lone Parent Households | 26 | 2.8 | 2.8 | 3.0 | 3.5 |
| Households with no children | 185 | 19.6 | 21.0 | 19.3 | 16.4 |
| All Other households | 22 | 2.3 | 2.4 | 2.5 | 3.0 |

Source: 2001 Census

| Ethnic Group | Alston | Eden % | North West % | England and Wales % |
|--------------------------------------|---------|----------|--------------|---------------------|
| All People | (2,158) | (49,767) | (6,729,766) | (52,041,916) |
| White - British | 98.47 | 98.49% | 92.17% | 87.49% |
| White - Irish | 0.28 | 0.30% | 1.15% | 1.23% |
| White - Other | 0.70 | 0.80% | 1.11% | 2.59% |
| Mixed - White and Black Caribbean | 0.00 | 0.05% | 0.33% | 0.46% |
| Mixed - White and Black African | 0.00 | 0.01% | 0.15% | 0.15% |
| Mixed - White and Asian | 0.00 | 0.07% | 0.26% | 0.36% |
| Mixed - Other | 0.00 | 0.07% | 0.20% | 0.30% |
| Asian or Asian British - Indian | 0.14 | 0.01% | 1.07% | 1.99% |
| Asian or Asian British - Pakistani | 0.00 | 0.02% | 1.74% | 1.37% |
| Asian or Asian British - Bangladeshi | 0.00 | 0.01% | 0.39% | 0.54% |

| Ethnic Group | Alston | Eden % | North West % | England and Wales % |
|--|--------|--------|--------------|---------------------|
| Asian or Asian British - Other | 0.00 | 0.03% | 0.22% | 0.46% |
| Black or Black British - Black Caribbean | 0.00 | 0.01% | 0.30% | 1.08% |
| Black or Black British - Black African | 0.00 | 0.01% | 0.24% | 0.92% |
| Black or Black British - Other | 0.00 | 0.00% | 0.08% | 0.18% |
| Chinese or other ethnic group - Chinese | 0.42 | 0.09% | 0.40% | 0.44% |
| Chinese or other ethnic group - Other ethnic group | 0.00 | 0.03% | 0.20% | 0.42% |

Source: 2001 Census

- Slightly higher average number of one person households than district and county average (32.5%). This is matched by the higher number of flats.
- Within one person households Single pensioner households are close to the Eden District, County and Regional average, but other pensioner households are lower.
- Households with dependent children are higher than the Eden District and County average and within this there is a higher proportion of lone parent households.

Housing Provision

- **House Prices**

| House price and income | Income 2005 | | House Price 2005 | | Ratio | |
|------------------------|-------------|--------|------------------|---------|-------|--------|
| | Mean | Median | Mean | Median | Mean | Median |
| Alston Moor | 24,436 | 20,952 | 151,406 | 146,000 | 6:1 | 7:1 |
| Eden District | 27,959 | 24,086 | 192,168 | 186,750 | 7:1 | 8:1 |
| Cumbria | 27,617 | 23,646 | 162,647 | 146,000 | 6:1 | 6:1 |

Source: CACI Paycheck and Streetvalue supplied by Cumbria County Council

- **New Build**

| Total Housing Planning Permissions | 2005-06 @Feb.06 | 2004-05 | 2003-04 | 2002-03 | 2001-02 | 2000-01 | Total | Annual Rate |
|------------------------------------|-----------------|-----------|------------|------------|------------|------------|-------------|-------------|
| Alston | 0 | 4 | 6 | 5 | 39 | 4 | 58 | 10 |
| Eden Valley North | 71 | 60 | 75 | 180 | 138 | 140 | 664 | 111 |
| Eden Valley South | 29 | 20 | 105 | 140 | 121 | 118 | 533 | 89 |
| North Lakes | 0 | 1 | 17 | 16 | 15 | 16 | 65 | 11 |
| TOTAL | 100 | 85 | 203 | 341 | 313 | 278 | 1320 | 220 |

Source: EDC Planning Department

| Housing Completions | 2005-06 @Feb.06 | 2004-05 | 2003-04 | 2002-03 | 2001-02 | 2000-01 | Total | Annual Rate |
|---------------------|-----------------|---------|---------|---------|-----------|-----------|-------|-------------------|
| ALL HOUSEHOLDS | 3 | 3 | 2 | 5 | Not Known | Not Known | 13 | 3.25 over 4 years |

Source: EDC Planning Department

- **Affordable Housing**

| Development of affordable housing units | 2005-06 | 2004-05 | 2003-04 | 2002-03 | 2001-02 | 2000-01 |
|---|---------|---------|---------|---------|---------|---------|
| Total number of affordable housing | 0 | 2 | 0 | 0 | 0 | 0 |

| | | | | | | |
|--|---|----|-----------|-----------|-----------|-----------|
| units granted planning permission | | | | | | |
| Affordable Housing as % of total new dwellings granted planning permission | 0 | 50 | 0 | 0 | 0 | 0 |
| Total number of affordable housing units completed | 0 | 0 | Not Known | Not Known | Not Known | Not Known |
| Affordable Housing as % of total new dwellings completed | | | Not Known | Not Known | Not Known | Not Known |
| Source: EDC Planning Department | | | | | | |

- High income to house price ratio, due to lowest income levels in the Eden District.
- Number of housing permissions granted since 2000/01 lowest in District.
- Two affordable housing units granted permission since 2000/01.
- This reflects the previous Demand Survey where a greater number of residents wished to move out than wished to remain or move into Alston.
- Economic drivers make it unfeasible for people to remain or move to the Alston area.
- Should economic factors improve there would be a greater demand for housing, and given the sufficient supply of flats and cost of larger properties for first time buyers this would point to a need for low-cost family homes.
- This would provide 'move-on' accommodation for those currently in flats or private rented houses, in turn freeing this up for newly forming households. However this assumes that newly forming households would be willing to remain in the area.
- Currently due to lack of employment opportunities first-time buyers and newly forming households may be forced to look elsewhere for housing.
- **Right to Buy**

| Right To Buy 2001 - 2006 | Number Sold | % of Existing Stock |
|--|-------------|---------------------|
| Alston Moor | 9 | 7% |
| Eden Valley North | 53 | 4.5% |
| Eden Valley South | 30 | 6% |
| North Lakes - East | 11 | 4% |
| TOTAL | 103 | 5% |
| Source: Local Housing Association data | | |

- While the number of Right to Buy sells is the lowest number in the Eden District it represents the highest proportion of existing stock.
- Over all the number of Right-to-buy sales in the Eden District appears to be slightly slowing down with an average of 29.5 sold 1997/98 - 2000/01, reducing to 24.2 sold 2001/02 - 2004/05.

- **Renting Trends**

| Private and Social sector rents - based on district wide figures 2006 | | | | |
|---|-----------------------------|--------------------|----------------------------------|--------------------|
| Private Sector Rents | Private Sector Weekly Rents | % of median income | Housing Association Weekly Rents | % of median income |
| Bedsit | | | | |
| 1 bed flat | £75 | 18.6% | £60 | 14.8% |
| 2 bed flat | £85 | 21.1% | £67 | 16.6% |

| | | | | |
|--|------|-------|---------------|-------|
| Terraced House | | | | |
| 2 bed | £90 | 22.3% | £74 | 18.5% |
| 3 bed | £100 | 24.8% | £79 | 19.7% |
| Semi - Detached | | | | |
| 2 bed | £100 | 24.8% | £74 | 18.5% |
| 3 bed | £115 | 28.5% | £79 | 19.7% |
| 4 bed | £125 | 31.0% | not available | |
| Detached House | | | | |
| 3 bed | £125 | 31.0% | £79 | 19.7% |
| 4 bed | £150 | 37.2% | not available | |
| Bungalow | | | | |
| 2 bed | £110 | 27.3% | £74 | 18.4% |
| 3 bed | £130 | 32.3% | not available | |
| Source: Housing Association Rents, Eden Area | | | | |

| Access to Social Rented Housing 05/06 | | |
|--|-------------------------|--|
| Household Type | Turnover (Count) | Vacant properties as % of stock |
| Bedsits | 0 | 11.1% |
| 1 Bed flat | 6 | 0 |
| 2 Bed flat | 0 | 0 |
| 1 Bed House | 0 | 0 |
| 2 Bed house | 0 | 0 |
| 3 Bed house | 2 | 0 |
| 4 Bed house | 0 | 0 |
| 1 Bed bungalow | 0 | 0 |
| 2 Bed bungalow | 0 | 0 |
| 3 Bed bungalow | 0 | 0 |
| Source: Local Housing Association data | | |

- The overall cost of renting a home privately is 27%. This is the highest percentage within Eden's four HMA's and reflects the relatively low income in the area. Within this, four bed detached properties take up the highest proportion of income, but two and three bed bungalows are also beyond the threshold at 27% and 32% respectively.
- Terraces and semi-detached properties are well below the 25% affordability threshold for privately rented.
- Social Housing: Alston has the smallest number of households of all HMA's in Eden. However it has the highest proportion of social rented housing (13.6% of its stock). Within this it also has the highest turnover with 6% of its stock re-let annually, of which flats have the greatest turnover.
- 9.6% of the waiting list for Alston are housed per year. Although well below the 50% indicator this is the second largest percentage of Eden's four HMA's. This reflects the high turn over of flats which are generally unpopular.

Reasons for wishing to move

- Based on the 2006 Housing Needs Survey respondents gave the following as reasons they wished to move from their present property:

| | Count |
|--|-------|
| Want larger property | 52 |
| Be closer to facilities | 46 |
| Need smaller property | 45 |
| Want own home/live independently | 40 |
| Mover to a better neighbourhood | 34 |
| Want larger garden | 34 |
| Need property suitable for older/disabled person | 29 |
| Cannot afford mortgage payments | 28 |
| Be closer to work | 26 |
| Be closer to friends/family or social reasons | 24 |
| Harassment/crime | 21 |
| Want smaller garden | 18 |
| Over crowding | 18 |
| Divorce/family separation | 11 |
| Want to buy | 10 |
| Major disrepair of home | 6 |
| Marriage/live together | 5 |
| In temporary accommodation | 5 |

- Two of the main three reasons for wishing to move are 'Wanting a larger property' and 'Wanting a smaller property'. This underlines the mismatch between demand and supply: larger property exists but does not appear readily available to local residents who require them.
- Of those requiring a smaller property 97% wished to remain in Alston. Of those requiring a larger property 76% added Alston as their preference. Many also wished to live independently, with just over half of these respondents adding Alston as their preference, with the remainder indicating Penrith or outside of the Eden District.
- Moving nearer to facilities was the third main reason given, underlining the geographic isolation of the area.

Affordable Housing Requirements

| Overall Total Need Over 5 Years | Beds | Units |
|--|------------------|-----------|
| | 1 | 48 |
| | 2 | 15 |
| | 3 | 11 |
| | 4 | 1 |
| Total | | 74 |
| Of which: | | |
| Intermediate | | 14 |
| Social rented | | 60 |
| Deduct Available Stock Over 5 Years | | |
| Committed supply of new housing | (over two years) | 0 |
| Supply of social re-lets | | 55 |

| | | |
|---|--|-----------|
| Total | | 55 |
| Need minus Supply | | 19 |
| Source: 2006 Housing Needs Survey, analysis based on DCLG Housing Needs and Market Assessment Mode. The DCLG Housing Needs and Market Assessment model takes into account committed supply of affordable housing units, resale of affordable housing units and turnover of social rented properties to determine the annual requirement of X units for the X market area. | | |

The figures below do not take into account committed supply of units or social housing relets:

| | | |
|---|--|----|
| Existing households in need of alternative accommodation | | |
| General | | 46 |
| Older Person | | 6 |
| Existing households falling into need | | 25 |
| Homeless Households | | 5 |
| TOTAL | | 82 |

| | | |
|--|--|----|
| Proportion of existing households unable to move to alternative accommodation, due to cost of buying or renting | | |
| General | | 30 |
| Older Person | | 4 |
| Existing households falling into need | | 25 |
| Homeless Households | | 5 |
| TOTAL | | 64 |

| | | |
|--|--|----|
| Newly forming households in need of alternative accommodation | | |
| General | | 12 |
| Older Person | | 3 |
| TOTAL | | 15 |

| | | |
|---|--|----|
| Proportion of newly arising households unable to buy or rent in the market | | |
| General | | 12 |
| Older Person | | 3 |
| TOTAL | | 15 |

Homelessness

| Causes of Homelessness (Eden District) | 2004/05 | | 2005/06 | |
|---|-------------|---------------|-----------|---------------|
| | Number | % | Number | % |
| Parents no longer willing or able to accommodate | 17 | 25.0% | 9 | 14.1% |
| Other relatives no longer willing or able to accommodate | 5 | 7.4% | 12 | 18.8% |
| Non-violent breakdown of relationship | 9 | 13.2% | 6 | 9.4% |
| Violent breakdown of relationship | 17 | 25.0% | 17 | 26.6% |
| Harassment, threats or intimidation | 1 | 1.5% | 1 | 1.6% |
| Mortgage arrears | unavailable | | | |
| Rent Arrears | 0 | 0.0% | 0 | 0.0% |
| Loss of rented or tied accommodation | 19 | 27.9% | 19 | 29.7% |
| Required to leave National Asylum Support Service accommodation | unavailable | | | |
| In institution or care | unavailable | | | |
| Other (eg homeless in emergency, ex-HM forces, returned from abroad, sleeping rough or in hostel) | unavailable | | | |
| Total | 68 | 100.0% | 64 | 100.0% |
| Source: Eden Housing Association | | | | |

HMA 1 total homeless acceptances = 1 in 05/06

- Limited data on homelessness at HMA level. At Eden District level loss of rented accommodation is the main reason for becoming homeless, followed by violent breakdown of relationships.
- For Alston there may be a relationship between the high cost of private rented housing and the high turn over of social housing.
- Further research is required on homelessness at lower levels.

Second and Vacant Properties

| Second and Vacant Properties | Alston | | Eden | | Cumbria | | North West | |
|--|--------|------|-------|------|---------|-----|------------|------|
| | | % | | % | | % | | % |
| All household spaces: With residents | 936 | 87.5 | 21143 | 90.5 | 209,027 | 92 | 2,812,789 | 95 |
| All household spaces: With no residents: Vacant | 35 | 3.3 | 775 | 3.3 | 9,443 | 4.2 | 124,600 | 4.2 |
| All household spaces: With no residents: Second residence/holiday accommodation | 99 | 9.3 | 1,451 | 6.2 | 7,374 | 3.5 | 12,852 | 0.45 |
| Source: 2001 Census | | | | | | | | |

| | |
|---|--|
| Number of properties empty for more than six months as of March 2006 | % of properties empty for more than six months as of March 2006 |
| 20 | 2.1% |
| Source: Eden District Council – Council Tax records | |

- There are a number of attractive villages in the Alston area and given the relatively lower cost of housing this has given rise to a higher than average number of second/holiday homes.
- Continued interest in larger properties from people outside the area will maintain prices at levels beyond the reach of many local people.
- Council tax records confirm the number of empty properties is not overtly significant. However this is the highest percentage for the Eden District.

Supported Housing

| Key priority group | No of supported housing units | Requirements (to be reviewed) |
|-------------------------------|--------------------------------------|--------------------------------------|
| Learning disabilities | 0 | |
| Mental health | 0 | |
| Young people | 0 | |
| Teenage parents | 0 | |
| Substance misuse | 0 | |
| Offenders and ex-offenders | 0 | |
| Domestic violence | 0 | |
| Refugees and asylum seekers | 0 | |
| Physical disabilities | 0 | |
| Older people | 12 | |
| Source: Eden District Council | | |

Additional Tables

| Industry of Employment | Alston % | Eden % | Cumbria % | North West % |
|---|----------|--------|-----------|--------------|
| Agriculture and fishing (SIC A, B) | 0.11 | 0.46 | 0.37 | 0.51 |
| Energy and water (SIC C,E) | 0.28 | 1.42 | 0.87 | 0.32 |
| Manufacturing (SIC D) | 38.28 | 17.76 | 15.05 | 13.79 |
| Construction (SIC F) | 4.43 | 5.99 | 5.49 | 4.99 |
| Distribution, hotels and restaurants (SEC G, H) | 16.21 | 32.53 | 30.49 | 24.95 |
| Transport and communication (SIC I) | 2.30 | 4.48 | 4.94 | 5.98 |
| Banking, finance and insurance, etc (SIC J,K) | 12.25 | 10.44 | 11.36 | 17.37 |
| Public administration, education & health (SIC L,M,N) | 21.88 | 19.33 | 24.01 | 27.30 |
| Other Services (SIC O,P,Q) | 4.27 | 7.60 | 7.41 | 4.80 |

* Based on number of jobs in area as recorded by the ABI

| Economic Activity | Count | % | Eden % | Cumbria % | North West % |
|---------------------------------|-------|------|--------|-----------|--------------|
| ALL PEOPLE (16-74) | 1,536 | | | | |
| Economically Active: ALL PEOPLE | 1,011 | 65.8 | 69.9 | 65.8 | 63.9 |
| Employed: ALL PEOPLE | 920 | 59.9 | 66.0 | 60.4 | 57.8 |
| Part-time | 266 | 17.3 | 16.7 | 27 | 23.4 |
| Full-time | 654 | 42.6 | 49.3 | 73 | 76.6 |
| Unemployed | 58 | 3.8 | 2.0 | 3.4 | 3.6 |
| Full-time Student | 33 | 2.1 | 1.9 | 2 | 2.5 |
| Inactive: ALL PEOPLE | 525 | 34.2 | 30.1 | 34.2 | 36.1 |
| Retired | 232 | 15.1 | 16.3 | 16.6 | 14.4 |
| Student | 48 | 3.1 | 2.5 | 2.8 | 4.6 |
| Looking after home/family | 99 | 6.4 | 5.2 | 5.7 | 6.1 |
| Permanently sick or disabled | 103 | 6.7 | 4.0 | 6.4 | 7.7 |
| Other | 43 | 2.8 | 2.1 | 2.7 | 3.3 |

Source: 2001 Census

| Employment Sectors | Count | % | Eden % | Cumbria % | North West % |
|---|-------|----|--------|-----------|--------------|
| ALL PEOPLE | 942 | | | | |
| 1. Managers and Senior Officials | 143 | 15 | 13.6 | 12.9 | 13.7 |
| 2. Professional Occupations | 90 | 10 | 8.8 | 9.1 | 10.5 |
| 3. Associate Professional and Technical Occupations | 93 | 10 | 10.1 | 11.4 | 12.8 |
| 4. Administrative and Secretarial Occupations | 77 | 8 | 9.7 | 10.5 | 13.1 |
| 5. Skilled Trades Occupations | 207 | 22 | 19.1 | 16.3 | 11.7 |
| 6. Personal Service Occupations | 80 | 8 | 6.7 | 7.2 | 7.6 |
| 7. Sales and Customer Service Occupations | 32 | 3 | 6.3 | 7.8 | 8.3 |
| 8. Process, Plant and Machine Operatives | 37 | 9 | 10.9 | 10.9 | 9.8 |
| 9. Elementary Occupations | 133 | 14 | 14.8 | 13.9 | 12.5 |
| Source: 2001 Census | | | | | |

| Employment Sectors | Count | % |
|---|-------|----|
| ALL PEOPLE | 942 | |
| 1. Managers and Senior Officials | 143 | 15 |
| 2. Professional Occupations | 90 | 10 |
| 3. Associate Professional and Technical Occupations | 93 | 10 |
| 4. Administrative and Secretarial Occupations | 77 | 8 |
| 5. Skilled Trades Occupations | 207 | 22 |
| 6. Personal Service Occupations | 80 | 8 |
| 7. Sales and Customer Service Occupations | 32 | 3 |
| 8. Process, Plant and Machine Operatives | 37 | 9 |
| 9. Elementary Occupations | 133 | 14 |
| Source: 2001 Census | | |

| Annual Earnings | | | | | | | | |
|--|-----------|--------|----------|----------|----------------|---------|------------|-----------------|
| Eden | Allerdale | Barrow | Carlisle | Copeland | South Lakeland | Cumbria | North West | England & Wales |
| 16,010 | 18,047 | 15,358 | 16,012 | 22,444 | 19,286 | 17,247 | 18,100 | 19,244 |
| Source: Annual Survey of Hours and Earnings 2004 produced by the ONS | | | | | | | | |

| Affordable Housing Planning Approvals | 2005-06 | 2004-05 | 2003-04 | 2002-03 | 2001-02 | 2000-01 | Total |
|---------------------------------------|---------|---------|---------|---------|---------|---------|-------|
| Alston | 0 | 2 | 0 | 0 | 0 | 0 | 2 |
| Eden Valley North | 33 | 45 | 4 | 28 | 29 | 6 | 145 |
| Eden Valley South | 17 | 7 | 10 | 9 | 0 | 4 | 47 |
| North Lakes | 0 | 0 | 15 | 0 | 0 | 0 | 15 |
| TOTAL | 50 | 54 | 29 | 37 | 29 | 10 | 209 |