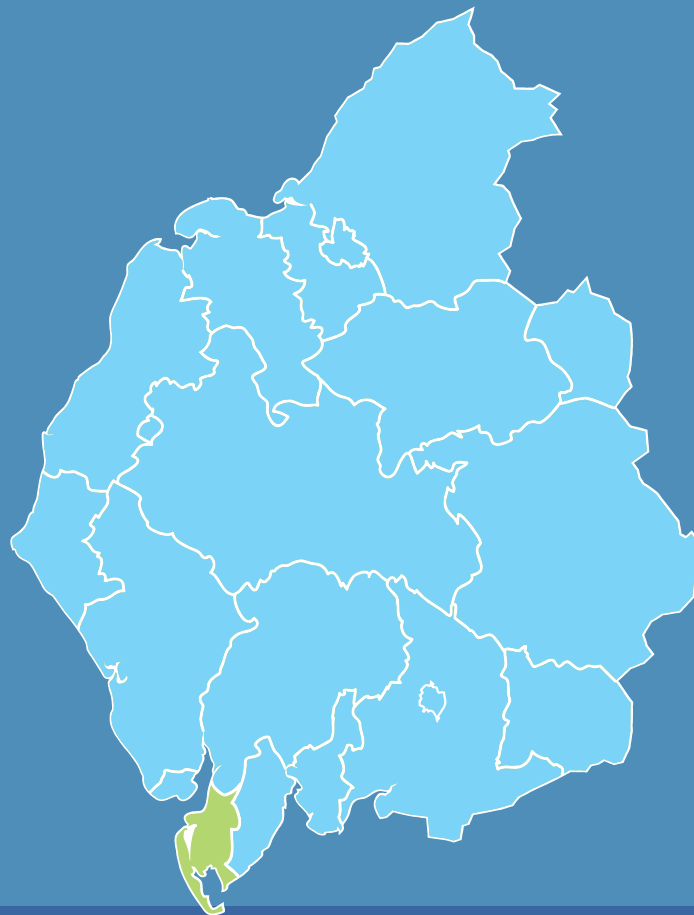


Cumbria Housing Strategy 2006/2011

Housing Market Assessment



BARROW, DALTON AND ASKAM



Cumbria Sub-Regional Housing Group

Barrow Housing Market Assessment

Current Market Profile

Barrow's current housing market is characterised by a high proportion of older terraced properties, which offer limited housing choice in terms of type and size.

The housing market has been affected by the economic well-being of the area and partners have identified areas for regeneration and are working to increase the sustainability of the housing market within certain locations, decrease worklessness and encourage new investment.

There has been an increase in the number of privately rented properties within the last few years although the proportion of socially rented stock has remained relatively constant. The increase in private renting has been most marked in the more deprived wards in the Borough. In Central ward the proportion of households renting privately rose from 13.3% to 18.8% between 1991 and 2001. In Hindpool, over the same period, the equivalent rise was from 8.3% to 18.5%.

Although affordability is not seen as a major problem, compared to the rest of the county, there are sections of the community, namely first-time buyers and those on low incomes, who find some difficulty in accessing the open housing market, given recent house price rises.

The market area includes Dalton, Askam and other smaller settlements in the Borough area.

Headline Findings (Source: Stock Condition Survey)

- **79% of properties are owner-occupied**
- **49.3% of properties are terraced and 24.1% are semi-detached**
- **43.9% of stock was built prior to 1919**
- **38.3% of private sector homes do not meet the decent homes standard**
- **45.6% of private sector homes occupied by a vulnerable household do not meet the decent homes standard.**
- **82% of the Council's housing stock meets the decent homes standard**
- **154 homeless acceptances in 2005/06**
- **53.0% of households reported at least one repair problem with their home**
- **36.85 of households contain an elderly member**
- **5.1% of residents are unemployed**
- **9.4% of households have a net monthly income of under £433**
- **22.5% of households have a net monthly income of over £1,950**
- **10.2% of households are living in housing need**
- **Main reasons for housing need are overcrowded accommodation, households containing person with mobility impairment or other special needs living within unsuitable accommodation.**

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.

- investigate how best to respond to the emerging affordability issue that suggests 20 new units required per year
- 5 units floating support for victims of domestic violence by 2011
- XX new units of move-on accommodation by 2011
- XX new floating support by 2011
- 40 new units of extra care housing by 2010
- 100% of all social housing to meet the decent homes standard by 2010
- 70% of all private sector homes occupied by vulnerable people to meet the decent homes standard by 2010
- Increase the range of accommodation available to young people linked to support and training
- Maintain adequate numbers of temporary accommodation for homeless people.
- Work collaboratively with other partners to improve the delivery of adaptations
- Incorporate the delivery of new accommodation to meet a range of housing need linked to regeneration schemes by 2010, for example the Hindpool rehabs, North Central and agree plans for the Marina Village

Key Issues

1. **Affordable housing**
In general there is not a great problem with lack of affordable homes within Barrow borough, although this varies quite considerably throughout the whole borough.
 - Requirement for two bedroom general needs
 - Mainly problem for newly forming households and First Time Buyers
 - Only 40% of newly forming households can afford Lower Quartile entry level prices
 - Need for both social rented properties and shared ownership accommodation
2. **Homelessness**
 - Increase the availability of move-on accommodation
 - Numbers of homelessness presentations has decreased over last two years
 - Number of acceptances has remained consistent throughout this time
 - Main reasons for homelessness include family no longer being able to accommodate, violence or leaving institution or care
3. **Supported housing needs**
 - Need to increase the numbers of supported tenancies for young people
 - Need for substance misuse support
 - There is currently minimal provision for those with physical disabilities
 - Need for provision dedicated for teenage parents
 - Although rate of teenage pregnancies has decreased in recent years education in this area is required
4. **Decent homes**
 - Plans in place to make all social housing decent by 2010
 - Progress has been made within the private sector to ensure vulnerable households are living within decent homes
5. **Regeneration**
 - The Housing Strategy is linked to wider regeneration priorities such as the Urban Design Framework, Barrow Port Masterplan and the delivery plans of West Lakes Renaissance, NWDA and English Partnerships. These aim to create physical links (e.g to the Town Centre, or the Marina Village), and also link investment in the housing stock to the economic regeneration of the Borough.
 - Remodelling of the housing market in conjunction with HMR prospectus.

- Oversupply of some pre 1919 terraces and flats within Hindpool, Central and Barrow Island. This has resulted in low demand for some of this type of housing, and residualisation through speculative investment by private landlords.
- High level of vacant private properties within Barrow Island, and to a lesser extent in Central and Hindpool.
- Some clearance of low demand and poor quality properties in Hindpool. This has been linked to a range of major environmental improvements and provision of new affordable housing to rent.
- Looking to retain younger households and increase employment opportunities
- Identified need to achieve transformational change in the low demand end of the housing market.
- Improvement to quality and choice of existing housing to complement new provision of housing and other development through major infrastructure improvements.
- Environmental Improvements to residential areas in the most deprived areas of the Borough. This will be achieved through a combination of capital investment and Neighbourhood Management.

Balanced Housing Market Indicators

Theme	Indicator			
1. Buying a home Median Income/Mean Income	Gross Household Income ratio for flat, terraced and semi-detached of between 2:1 and 4:1 (Using figures from 2005/06)			
	Semi-Detached	Terraced	Flat/Maisonette	Total (includes Detached)
	£120,016	£55,497	£54,205	£97,075
	5.7:1/4.9:1	2.7:1/2.3:1	2.6:1/2.2:1	4.6:1/4.0:1
2. Renting a home	Weekly rent should equate to no more than 25% of weekly gross household income (private sector)			
	16.7% TRUE			
	Social housing rents should be less than private sector rents			
	TRUE Average rent is £55.26			
3. Accessibility of social rented housing	50% of those on the waiting list housed during the year			
	FALSE			
4. Empty properties	No more than 3% of the housing stock empty for more than 6 months			
	(INFORMATION REQUIRED)			
5. Second homes	No more than 10% of properties			
	0.5%			
6. Housing the homeless	No more than 0.3% of total households in the area accepted as homeless			
	0.15%			
7. Creating decent homes	100% of all social housing decent by 2010			
	82% of Council housing meetings the Decent Homes Standard			
	70% of private sector housing providing homes for vulnerable people to meet Decent Homes Standard by 2010			

Market Drivers:

- Levels of satisfaction across Barrow varied with an average of 79.8% of residents either satisfied or very satisfied with their neighbourhood. Problems identified across all neighbourhoods showed that litter/rubbish on the streets (27.4%), traffic volume and speeding (19.1%), teenagers 'hanging around' (24.9%) and dogs (23.1%) were among the issues that residents expressed as being serious problems. Issues that residents considered to not be problems across the borough included: noise (from traffic, alarms etc), people being drunk/rowdy and troublesome neighbours.
- When considering satisfaction of residents with the services and other factors in their neighbourhoods, overall satisfaction was highest with schools (81.6%), shops (70.3%) and public transport (70.2%). Dissatisfaction was highest with car parking (16.8%), cycle and pedestrian paths (18.2%) and leisure facilities (14.1%).

- Study highlighted the lack of family homes, the over-supply of small terraced properties and the increasing number of private rented homes. It was thought that the demand or desire for private rented homes had not increased, but that often emerging households could not afford to purchase a decent property within the area they wanted, therefore they are forced to live in private rented properties until they can save enough to purchase a property.
- The difference between semi-detached/detached and lower end market homes, terraced and flats has been increasing. Many households that desire executive homes need to move to another authority as there is a general lack of higher priced homes within Barrow. Notwithstanding this the rural areas surrounding the town are always popular and tend to gain higher prices.
- In areas of greatest deprivation, specific locations have been identified as failing markets that require intervention, including remodelling and selective demolition.

In summary, the housing market is not balanced as the only properties which are available to the majority of households are the lower market terraced and flatted accommodation. Some of these units are in disrepair and households cannot afford to make repairs. This has been instrumental in the increase of private rented properties, which is not necessarily what households' long-term aspirations are.

In addition, there is not enough social rented properties to off-set the need of local residents and homelessness remains constant.

Housing Stock and Tenure

	Housing Area 2006		Cumbria		North West	
	Number	%	Number	%	Number	%
Owner Occupation	23,337	76.5		72.3		69.3
Social Rented	3,741	12.3		16		20.1
Private Rented	3,447	11.2		11.7		8.5
Rent free						2.1
Total (2005/6)	30,525			100		100

(Source, 2001 Census information)

Property Type	Count	%	District %	Cumbria %	North West %
ALL OCCUPIED HOUSEHOLD SPACES	30528			100	100
In an unshared dwelling	30495	99.9	99.9	99.8	99.8
- House or bungalow - Detached	3533	11.6	11.6	25.5	18.0
- House or bungalow - Semi-detached	8927	29.2	29.2	33.0	37.4
- House or bungalow - Terraced (including end terrace)	14908	48.8	48.8	31.2	31.4
- Flat, maisonette or apartment	2840	9.3	9.3	9.7	12.7
- Caravan or other mobile or temporary structure	287	0.9	0.9	0.4	0.3
In a shared dwelling : TOTAL	33	0.1	0.1	0.2	0.2

(Source, 2001 Census information)

Tenure	Count	%	Cumbria %	North West %
All Occupied dwellings : TOTAL	30525		100	100
Owned - Owns outright	11021	36.1	35.0	29.8
Owned - Owns with a mortgage or loan	12243	40.2	37.0	38.9
Owned - Shared ownership	73	0.2	0.5	0.6
Social rented – (Council/Housing Association)	3092	10.1	16.0	20.1
Private rented - Private landlord or letting agency	649	2.1	7.8	7.7
Private rented - Employer of a household member	2572	8.4	0.2	0.1
Private rented - Relative or friend of a household member	36	0.1	0.9	0.6
Private rented - Other	262	0.9	0.2	0.2
Lives rent free	50	0.2	2.4	2.1
	527	1.7		

(Source, 2001 Census information)

Occupancy Rates	Count	%	Housing Market Area %	Cumbria %	North West %
ALL HOUSEHOLDS	30512			100	100
Owned - occupancy rating of 0 or higher	22734		74.6	70.9	67.2
Owned - occupancy rating of -1 or less	603		2.0	1.4	2.0
Rented from council - occupancy rating of 0 or higher	2807		9.2	8.3	12.2
Rented from council - occupancy rating of -1 or less	285		0.9	0.8	1.3
Other social rented - occupancy rating of 0 or higher	533		1.7	6.4	5.7
Other social rented - occupancy rating of -1 or less	105		0.3	0.5	0.8
Private rented or living rent free - occupancy rating of 0 or higher	3153		10.3	10.6	9.4
Private rented or living rent free - occupancy rating of -1 or less	292		1.0	1.1	1.3

(Source, 2001 Census information)

House Size	Count	%	Housing Market Area %	Cumbria %	North West %
ALL HOUSEHOLDS	30525			100	100
1 room	123		0.4	0.4	0.5
2 rooms	360		1.2	1.4	1.8
3 to 4 rooms	8142		26.7	25.0	26.9
5 to 6 rooms	17660		57.8	51.4	52.1
7 or more rooms	4240		13.9	21.8	18.7

(Source, 2001 Census information)

- Barrow contains a higher than average (both regionally and sub-regionally) percentage of properties within the owner-occupied sector, and in particular homes that are owned outright. Many of these households contain older people who have resided within their homes for long periods of time.
- There has been an increase from 29,627 households in 1991 to 30,525 households in 2001; suggesting an increase of approximately 90 households a year during this period. Completion figures after this time signifying a higher number of households forming after 2001. Average number of dwellings completed over the last three years is 126, of which six have been affordable for rent.

- According to 1991 census figures 78.4% of properties were owner-occupied, and this has fallen in the 10 years since, to 76.5%. This trend goes against the trend of a general increase of owner-occupied properties within Cumbria as a whole, which has witnessed a 3.3% increase within this period. This can be mainly attributed to the increase in the proportion of properties within the private rented sector.
- Estate agents mentioned that there is a surplus of terraced accommodation within the borough, with a lack of 3 or 4 bed semi detached family accommodation in better residential areas. Properties in particularly high demand are 2/3 bed bungalows for older households or those with mobility problems wanting to downsize and move to something more manageable, this would release some of the family accommodation to those households who are in need within the private rented sector.
- Also of some interest it was highlighted that first time buyers were thought to be looking at the terraced properties in Hindpool as a route into owner occupation. The majority of the buyers are people from the local area however there are some investment buyer. People buying properties tend to work locally and the household makeup of those buying properties is mixed. It is felt that there is a gap in the market in terms of first time buyers wanting to move up from their initial property onto the next rung.

Demographics

Age Range 2001	ALL PEOPLE	0 - 4	5 - 14	15 - 29	30 - 44	45 - 59	60 - 74	75 +
Count	71980	4125	9893	11872	15796	14232	10303	5759
%		5.7	13.7	16.5	21.9	19.8	14.3	8.0

(Source, 2001 Census information)

Population projections	Population (000's)	Natural Change	All Migration net
2003	70.6	0.0	0.0
2004	70.1	-0.1	-0.4
2008	68.4	-0.1	-0.3
2013	66.7	-0.1	-0.3
2018	65.2	-0.1	-0.2
2023	63.8	-0.1	-0.2
2028	62.5	-0.2	-0.1

(Source Cumbria County Council)

	Housing Market Area Count	Housing Market Area %	Cumbria %	North West %
All Households	30,512		100%	100%
One person households	9,111	29.9	30.1	30.9
- of which Pensioners living alone % of total households	4,730	15.5	15.8	15.1
All other Pensioner households	2,754	9.0	10.8	8.9
Households with dependent children	8,543	28.0	27.5	30.4

- of which Lone Parent households with dependent children - % of total households	2,015	6.6	5.5	7.7
Households with non dependent children	3,004	9.8	9.8	10.3
- of which Lone Parent households with non-dependent children - % of total households	919	3.0	3.0	3.5
Households with no children	5,619	18.4	19.3	16.4
All other Households	1,481	4.9	2.5	3.0

(Source, 2001 Census information)

Ethnic Group	Housing Market Area %	North West %	England and Wales %
All People		(6,729,766)	(52,041,916)
White	99.21	94.43%	91.31%
White - British	97.98	92.17%	87.49%
White - Irish	0.50	1.15%	1.23%
White - Other	0.73	1.11%	2.59%
Mixed	0.30	0.94%	1.27%
Mixed - White and Black Caribbean	0.08	0.33%	0.46%
Mixed - White and Black African	0.05	0.15%	0.15%
Mixed - White and Asian	0.09	0.26%	0.36%
Mixed - Other	0.08	0.20%	0.30%
Asian	0.22	3.42%	4.36%
Asian or Asian British - Indian	0.09	1.07%	1.99%
Asian or Asian British - Pakistani	0.05	1.74%	1.37%
Asian or Asian British - Bangladeshi	0.02	0.39%	0.54%
Asian or Asian British - Other	0.06	0.22%	0.46%
Black	0.06	0.62%	2.18%
Black or Black British - Black Caribbean	0.01	0.30%	1.08%
Black or Black British - Black African	0.04	0.24%	0.92%
Black or Black British - Other	0.01	0.08%	0.18%
Chinese or other ethnic group	0.21	0.60%	0.86%
Chinese or other ethnic group - Chinese	0.14	0.40%	0.44%
Chinese or other ethnic group - Other ethnic group	0.07	0.20%	0.42%

(Source, 2001 Census information)

- In 1991 Barrow had the highest proportion of households aged 16-24 (13.3%), and since that time the borough have experienced a slight increase in pensionable households and a slight decrease in percentage of children; notwithstanding this the population make-up has not changed significantly. Within the ward of Hawcoat a higher than average percentage of households aged over 75 can be seen, with a high concentration of households with young children currently residing within the private rented sector.
- There is a higher percentage of white households and in particular a lower percentage of Indian households within Barrow in comparison to Cumbria. Between 1991 and 2001 Cumbria has witnessed an increase in ethnic diversity, although this has been to a lesser extent within Barrow, with very little change in the ethnic make-up of the population.
- Population projections highlight the projected decrease in the population within the Borough. The majority of these residents are likely to be younger households moving to find employment or a higher quality of life.

Housing Provision

o Affordability

	2000	2001	2002	2003	2004	2005
Average prices - re-sale properties	41499	46924	51380	57651	72465	88353
Average prices - new properties	78931	97926	98404	132695	145907	184856

o New build

Housing Planning Permissions	2005-06	2004-05	2003-04	2002-03	2001-02	Total	Annual Rate
Barrow	180	167	225	235	Not available	807	202

(Source: Barrow Borough Council)

Housing Completions	2005-06	2004-05	2003-04	2002-03	2001-02	Total	Annual Rate
ALL HOUSEHOLDS	165	94	118	129	Not available	506	127

(Source: Barrow Borough Council)

o Affordable Housing

Development of affordable housing units	2005-06	2004-05	2003-04	2002-03	2001-02	2000-01
Total number of affordable housing units granted planning permission	Not available	Not available	Not available	Not available	Not available	Not available
Affordable Housing as % of total new dwellings granted planning permission	Not available	Not available	Not available	Not available	Not available	Not available
Total number of affordable housing units completed	6	6	6	17	6	0?
Affordable Housing as % of total new dwellings completed	4.8	6.4	5.1	13.2	0	0

(Source: Cumbria Housing Strategy)

Income 2005	Mean Income	Median income	Mean House Price	Median House Price	Median Income : Median House price ratio
Housing Market Area	£20,918	£24,325	£91,805	£75,000	1:3.2
Cumbria					

Source: CACI Paycheck supplied by Cumbria County Council

- Most of those residing within Barrow also work within Barrow, and there is little commuting outside of the Borough. Income levels have not increased at the same rate as the increase in properties prices, and therefore those on the lowest incomes are finding it hard to access the market, and the only properties which can be afforded are low quality. The difference in price between the lower level homes and the middle-level

is increasing hence many younger households ending up remaining within their properties for longer periods.

- There is some evidence of increasing number of parents helping first time buyers, although their ability to move up the ladder still remains a major problem. The average age of first time buyers has increased, and given the blockage within the housing ladder this is likely to increase.

○ **Right to Buy**

2001-02	77
2002-03	122
2003-04	188
2004-05	131
2005-06	73

- Between April 2004 and mid May 2006 a total of 204 properties were lost through Right to Buy. Areas with the highest number of sales included Dalton (24 sales), Newbarns North (28) and North Walney representing 11.8%, 13.7% and 13.7% of sales respectively. In terms of the property types sold the vast majority of properties sold were three bedroom houses, representing 61.8% of sales (126 units). 32 sales were for two bedroom houses representing 15.7% of sales, whilst 24 sales were for one bedroom flats representing 11.8% of sales. 11 four bedroom houses were lost, representing 5.4% of sales whilst the majority of the remainder of sales were for two bedroom flats.

- Continued sales of larger three- and four-bedroomed housing in the social sector, and a limited supply in the private rented sector market has led to a major problem for families seeking rented accommodation.

○ **Renting trends**

Rent Costs				
House Type	Social Rented Weekly Rent 2005/2006	Rent as a % of average weekly income	Private Sector Rents per Week 2005/06	Rent as a % of average weekly income
One bed flat	£45.55	11.3%	£56.90	14.1%
Two bed flat	£50.64	12.6%	£64.62	16.1%
Two bed house	£55.31	13.7%	£88.85	22.1%
Three bed house	£58.39	14.5%	£103.85	25.8%
Two bed bungalow	£53.66	13.3%	£92.31	22.9%

(Source, Rent Service information)

	Private Sector Rents	Social Housing Rents
1 bed flat	£56.90	£45.55
2 bed flat	£64.62	£50.64
Terraced House		
2 bed	£73.85	£52.90
3 bed	£103.85	£57.41
Semi - Detached		
2 bed	£80.79	£54.65
3 bed	£103.85	£60.31
4 bed	£115.38	£61.94

<u>Detached House</u>		
3 bed	£115.38	£72.10
4 bed	£144.23	£73.42
<u>Bungalow</u>		
1 bed	---	£48.55
2 bed	£92.31	£53.66
3 bed	£115.38	---
	Source: Rent Service 2005	Source: LA and RSLs

(Source, Rent Service 2005 and RSL Mean Rents)

Access to Social Rented Housing		
Household Type	Turnover	Void Rate
1 Bed flat	194	15
2 Bed flat	48	6
2 Bed house	93	---
3 Bed house	64	4
4 Bed house	6	---
1 Bed bungalow	20	1
2 Bed bungalow	---	---
3 Bed bungalow	---	---

(Source, LA and RSLs) Data as of March 2006.

- The current waiting list has never been so large. The council are dealing with an increasing number of people with drugs problems due to exclusion policies of other providers. It is also felt that vulnerable households have difficulty accessing the private rented sector so the council are having to deal with statutory and vulnerable groups. Recent changes in the housing market have meant that some people are finding it difficult to get on the property ladder. The low wages and low employment levels and the loss of stock through RTB have placed increasing demand on the social rented sector.
- Analysis of the waiting list indicates preferences for properties within Newbarns, Walney and Town Centre areas. In terms of property type popular properties were three bedroom houses whilst two bedroom upper floor flats were less desirable.
- The number of properties let has reduced over the last few years; with a lower number of properties that became available between April 2005 – April 2006. In total 365 council properties became available within this period. 21 of these properties were bungalows, 249 were flats and 95 were houses. From these figures it can be seen that flats have the highest turnover of all property types and this may be linked to the types of households residing within this accommodation. Despite this relatively high turnover the number of households on the waiting list far outstrips the number of properties becoming available.

Core Lettings Data for RSL's in Barrow also reveals that the number of other social rented lettings has declined in recent years.

- Data provided by the Council indicates that as March 2006 there is a total of 26 void properties. In terms of area and property type areas experiencing the highest level of void properties included Ormsgill and Roosegate. Property types that were more likely to be empty were two bed upper floor flats. Between April 2004 and mid May 2006 a total of 204 properties were lost through Right to Buy.
- Reasons why RSL tenancies were taken up varied. These were notably issues surrounding the suitability of previous accommodation due to health needs. For instance 14.3% felt that their previous property was unsuitable due to ill health/disability whilst 13.0% needed to move to accommodation with support.

- Social lettings have been constantly declining over the past few years, with family homes always having the highest demand. However demand for one bedroom properties was thought to have increased recently due to the higher number of young single people beginning to approach the council and need this accommodation. There is no stock which is felt to be undesirable however some issues surrounding the Category 2 sheltered schemes were highlighted in terms of their suitability for the increasing number of people with support needs. Generally properties have a very low turnover and on occasions the association has had to close their waiting list.

Reasons why the household left the tenure were:

- Wanting to buy (12.6%);
- To move to a larger property (18%);
- Marriage/to live together (8.9%);
- th family for social reasons (10%); and
- To move to a better neighbourhood (10%).

Private rented accommodation has increased in recent years, and many of these are short-term tenancies which accommodate those who work on seasonal contracts and also emerging households who are saving to move into the owner-occupied sector. Those properties which have been bought to let has increased the difficulty for low income households accessing their own homes.

Affordable housing requirements

(Based on DCLG Housing Needs and Market Assessment Model)

Market Area	Tenure	Annual Affordable Housing Requirement				Total
		General		Older		
		Smaller 0-2 Beds	Larger 3+ Beds	1 Bed	2+ beds	
	Intermediate	6	4	---	2	12
	Social Rent	---	4	---	4	8
	Total	6	8	---	6	20
	5 Year Requirement	30	40	---	30	100

Existing households in need of alternative accommodation

Type of Household	Count
General	1099
Older Person	184

Proportion of existing households unable to move to alternative accommodation, due to cost of buying or renting

Type of Household	Count
General	157
Older Person	40

Newly forming households in need of alternative accommodation

Type of Household	Count
General	131
Older Person	20

Proportion of newly arising households unable to buy or rent in the market.

Type of Household	Count
General	23.5%
Older Person	22.8%

NB. 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 **20** units for the Barrow market area.

Homelessness

Homeless Cases	Presentations	Acceptances
2004		
January - March	304	34
April - June	322	33
July - September	385	39
October - December	260	50
2005	280	40
January - March	225	39
April - June	162	33
July - September	170	45
October - December		

(Source, district councils NB District figure)

Causes of Homelessness	2004 – 05		2005 - 06	
	Number	%	Number	%
Parents no longer wanting or able to accommodate	44	27.2	39	25.5
Other relatives or friends no longer willing or able to accommodate	23	14.2	23	15.0
Non-violent breakdown of relationship with partner	8	4.9	12	7.8
Violence	49	30.2	42	27.4
Harassment or threats of harassment	3	1.9	6	3.9
Mortgage arrears (repossessions or other loss of home)	2	1.2	1	0.7
Rent arrears	2	1.2	3	2.0
Loss of rented or tied accommodation	10	6.2	5	3.3
Required to leave NASS accommodation				
Left an institution or care	12	7.4	19	12.4
Other	9	5.6	3	2.0

(Source, ODPM)

- Although it is thought that the increase in house prices may have had a slight impact on the number of homeless households there is no evidence of this. Greater impact is likely to be the decrease in the lettings within the social rented sector, which is leading to a general lack of social rented homes.

Second Homes and Empty Properties

Second and Vacant Properties	Housing Market Area		Cumbria		North West	
	All household spaces: With residents	30525	94.0	209,027	92%	2,812,789
All household spaces: With no residents: Vacant	1777	5.5	9,443	4.2%	124,600	4.2%
All household spaces: With no residents: Second residence / holiday accommodation	158	0.5	7,374	3.2%	12,852	0.43%

(Source, 2001 Census information and council tax data)

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

(Source, Council tax records – NB District figure)

- Barrow does not have a large number of second homes, and hence this is unlikely to have a significant impact on the housing market. The number of empty properties within the borough is higher than the regional average, and the majority of these are within the private sector. The council are working with the regeneration scheme throughout West Cumbria to tackle the areas of low demand and empty properties within their borough.

Supported housing

Key priority group	Numbers	Investment needed
Learning disabilities	41 units of supported housing	Identified gap for floating support services
Mental health	19 units supported housing	
Young people	17 units of floating support to foxed tenancies	Two year plan 2006-08 prioritises 10 units of floating support to young people
Teenage parents	Included in above	
Substance misuse	No provision	Two year plan prioritises 5 units of floating support
Offenders and ex-offenders	15-25 units of floating support	
Single homeless	23 Supported Housing Units	
Domestic violence	No provision	Two year plan has prioritised 5 units of floating support
Refugees and asylum seekers	No provision	
Gypsies and travellers	No provision	
Physical disabilities	No provision	
Older people	Sheltered housing units: Cat 1 = 240 Cat 2 = 128 Com alarms = 859	
Complex multiple needs	No provision	
Generic services	24 units of floating support to Barrow BC tenants	