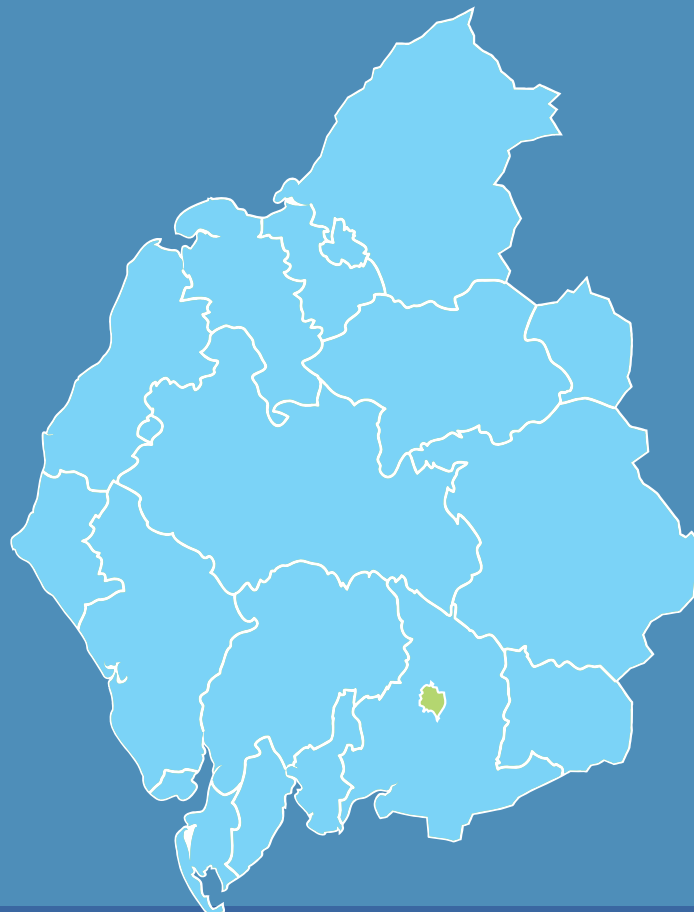


# Cumbria Housing Strategy 2006/2011

## Housing Market Assessment



### KENDAL



Cumbria Sub-Regional Housing Group

# Kendal Housing Market Assessment

## Current Market Profile

The Kendal market is robust and diverse, with a range of properties available to households. Affordability is a key issue, but Kendal is relatively more affordable than most other areas of South Lakeland. Kendal is an attractive market town and is the largest town in South Lakeland. The market area includes Oxenholme.

## Headline Findings

- **Median income to house price ratio is 6:1**
- **Annual affordable housing requirement is 91 (455 over 5 years)**
- **62% of homes occupied by vulnerable people in the private sector meet the Government decent homes standard**
- **75% of Council housing meets the Government decent homes standard**
- **101 homeless presentations from this area in 2005/6**

## 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.

- Minimum of 250 new affordable homes by 2011 (of which at least 15 will be more older people)
- Minimum of 250 locals-only homes by 2011
- 37 new units of extra care housing by 2008
- 2 new safe homes for victims of domestic violence by 2011
- X new units of supported housing by 2011 (*to be set in 2007*)
- X new units of temporary homeless accommodation by 2011 (*to be set in 2007*)
- X new units of move-on accommodation by 2011 (*to be set in 2007*)
- 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

## Key Issues

1. Lack of **affordable housing** (the main issue for this market)
  - Relatively low incomes compared to relatively high house prices
  - High cost of private renting
  - Resulting in significant need for new affordable housing
  - Compounded by the need for Kendal, as a key service centre, to meet some of the affordable needs of the Rural Kendal market area
  - Estate agents highlight that first-time buyers have major difficulties in accessing affordable accommodation – this is evidenced by the Housing Need and Market Assessment
  - Particular need for smaller accommodation (one and two bedrooms)
  - Need for social rented, intermediate and locals-only housing (particularly the former)

2. **Homelessness**
  - Increasing due to a lack of affordable housing
  - Pressure on Kendal as the main town in the District
  - Lack of temporary homeless accommodation in the area
  - Need for more safe homes for victims of domestic violence
  
3. **Supported housing**
  - Lack of move-on accommodation
  - Need for extra care housing (new scheme due to be built from January 2007)
  - Need for supported housing for people with physical disabilities
  
4. **Decent homes**
  - Plans in place to bring make all social housing decent by 2010 (almost 75% of Council housing already meets the standard)
  - 62% of private sector homes occupied by vulnerable people are already decent - more needs to be done to meet the Government target of 70%
  
5. **Regeneration**
  - Not a priority for housing although the restoration of the Lancaster Canal at Kendal will present opportunities for meeting local housing needs

### Balanced Housing Market Indicators

Theme	Indicator						
1. Buying a home	Gross Household Income ratio for flat, terraced and semi-detached of between 2:1 and 4:1						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33%;">Semi-Detached</th> <th style="width: 33%;">Terraced</th> <th style="width: 33%;">Flat/Maisonette</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">8.8</td> <td style="text-align: center;">7.9</td> <td style="text-align: center;">6.1</td> </tr> </tbody> </table>	Semi-Detached	Terraced	Flat/Maisonette	8.8	7.9	6.1
	Semi-Detached	Terraced	Flat/Maisonette				
8.8	7.9	6.1					
Prices well exceed ratios of between 2 and 4 for all property types, indicating affordability problems							
2. Renting a home	Weekly rent should equate to no more than 25% of weekly gross household income (private sector)						
	<b>50.1% of private renters are paying more than 25% per week</b>						
	Social housing rents should be less than private sector rents <b>88.8% of social housing rents are less than £100 per week, compared with 52.8% of private sector rents</b>						
3. Accessibility of social rented housing	50% of those on the waiting list housed during the year						
	<b>40% of households seeking a social rented tenancy are likely to be housed per year</b>						
4. Empty properties	No more than 3% of the housing stock empty for more than 6 months						
	<b>1.1% of all dwelling stock vacant, suggesting a very buoyant housing market.</b>						
5. Second homes	No more than 10% of properties						
	<b>2% of properties (lowest in District)</b>						
6. Housing the homeless	No more than 0.3% of total households in the area accepted as homeless						
	<b>In 2005, 43 households accommodated who were previously homeless = 0.33% of total households</b>						
7. Creating decent homes	100% of all social housing decent by 2010						
	<b>74.6% of Council housing meeting Decent Homes Standard</b>						
	70% of private sector housing providing homes for vulnerable people to meet Decent Homes Standard by 2010						
	<b>62.1% in homes meeting Decent Homes Standard</b>						

## Market Drivers

- Kendal is the main town and source of employment in the District
- Good access from M6 motorway and mainline railway has led to a commuter market
- Retirement inward migration as cheaper than the Lake District
- Net outward migration to Lancaster where cheaper homes can be found
- Wide range of shops and services - seen as adequate by local people
- General satisfaction but concerns over traffic, public transport and car parking
- Educational facilities including the reputation of local schools - seen as very good
- Balanced supply of house types although relatively low supply of bungalows

(Source: South Lakeland Housing Needs and Market Assessment 2006)

**In summary**, the housing market is not balanced due to a lack of affordable housing, the level of homelessness and the number of homes not meeting the Government's decent homes standard.

## Housing Stock and Tenure

Kendal 2001	Count	%	South Lakeland %	Cumbria %	North West %
Owner Occupation	9136	76.6	75.6	72.3	69.3
Social Rented	1505	12.7	10.5	16	20.1
Private Rented	1020	8.6	11.3	11.7	8.5
Rent Free	250	2.1	2.6	2.4	2.1
Total	11911	100	100	100	100

(Source: 2001 Census information)

Property Type	Count	%	South Lakeland %	Cumbria %	North West %
ALL OCCUPIED HOUSEHOLD SPACES	12410	100	100	100	100
In an unshared dwelling	12387	99.8	99.8	99.8	99.8
- House or bungalow - Detached	2421	19.5	32.0	25.5	18.0
- House or bungalow - Semi-detached	4321	34.8	28.5	33.0	37.4
- House or bungalow - Terraced (including end terrace)	3735	30.07	25.0	31.2	31.4
- Flat, maisonette or apartment	1893	15.3	14.0	9.7	12.7
- Caravan or other mobile or temporary structure	17	0.13	0.3	0.4	0.3
In a shared dwelling : TOTAL	23	0.2	0.2	0.2	0.2

(Source, 2001 Census information)

Tenure	Count	%	South Lakeland %	Cumbria %	North West %
All Occupied dwellings : TOTAL	11911	100	100	100	100
Owned - Owns outright	4061	34.0	40.5	35.0	29.8
Owned - Owns with a mortgage or loan	5011	42.1	34.7	37.0	38.9
Owned - Shared ownership	64	0.5	0.4	0.5	0.6
Social rented – (Council/Housing Association)	1505	12.7	10.5	16.0	20.1
Private rented - Private landlord or letting agency	906	7.6	9.6	7.8	7.7
Private rented - Employer of a household member	22	0.2	0.4	0.2	0.1
Private rented - Relative or friend of a household	70	0.6	1.0	0.9	0.6

member					
Private rented - Other	22	0.2	0.3	0.2	0.2
Lives rent free	250	2.1	2.6	2.4	2.1

(Source, 2001 Census information)

Occupancy Rates	Count	%	South Lakeland %	Cumbria %	North West %
ALL HOUSEHOLDS	11930	100	100	100	100
Owned - occupancy rating of 0 or higher	8900	74.6	74.2	70.9	67.2
Owned - occupancy rating of -1 or less	245	2.1	1.4	1.4	2.0
Rented from council - occupancy rating of 0 or higher	1063	8.9	7.2	8.3	12.2
Rented from council - occupancy rating of -1 or less	88	0.7	0.6	0.8	1.3
Other social rented - occupancy rating of 0 or higher	330	2.8	2.5	6.4	5.7
Other social rented - occupancy rating of -1 or less	29	0.2	0.2	0.5	0.8
Private rented or living rent free - occupancy rating of 0 or higher	1087	9.1	12.7	10.6	9.4
Private rented or living rent free - occupancy rating of -1 or less	188	1.6	1.2	1.1	1.3

(Source, 2001 Census information)

House Size	Count	%	South Lakeland %	Cumbria %	North West %
ALL HOUSEHOLDS	11954	100	100	100	100
1 room	52	0.43	0.5	0.4	0.5
2 rooms	276	2.3	1.6	1.4	1.8
3 to 4 rooms	3411	28.5	23.9	25.0	26.9
5 to 6 rooms	6203	51.9	47.8	51.4	52.1
7 or more rooms	2012	16.87	26.2	21.8	18.7

(Source, 2001 Census information)

- There is a relatively high number of terraced homes and a low number of detached homes compared with the rest of the District
- Several large Council estates in Kendal providing more affordable accommodation
- Although the supply of flats presently balance demand this is threatened by the large number of flats in the pipeline

## Demographics

### Population

2001	2005	Change (+/-)
27505	27732	+0.8%

(Source, 2001 Census and Cumbria County Council)

Age Range 2001	All People	0 - 4	5 to 14	15 to 29	30 to 44	45 to 59	60 to 74	75+
Count	27,534	1,612	3,308	4,453	6,383	5,394	3,902	2,482
%		5.9%	12.0%	16.2%	23.2%	19.6%	14.2%	9.0%

(Source, 2001 Census information)

	Housing Market Area Count	Housing Market Area %	South Lakeland %	Cumbria %	North West %
All Households	11,947	100	100	100%	100%
One person households	3,729	31.2%	29.9%	30.1	30.9
- of which Pensioners living alone % of total households	1,867	15.6%	17.0%	15.8	15.1
All other Pensioner households	1,215	10.2%	13.1%	10.8	8.9
Households with dependent children	3,269	27.4%	24.4%	27.5	30.4
- of which Lone Parent households with dependent children - % of total households	571	4.8%	3.7%	5.5	7.7
Households with non dependent children	1,049	8.8%	8.4%	9.8	10.3
- of which Lone Parent households with non-dependent children - % of total households	334	2.8%	2.6%	3.0	3.5
Households with no children	2,343	19.6%	21.3%	19.3	16.4
All other Households	342	2.9%	2.9%	2.5	3.0

(Source, 2001 Census information)

Ethnic Group	Housing Market Area %	South Lakeland %	North West %	England and Wales %
All People	(27,517)	(102,283)	(6,729,766)	(52,041,916)
White - British	97.54%	97.58%	92.17%	87.49%
White - Irish	0.44%	0.44%	1.15%	1.23%
White - Other	1.10%	1.19%	1.11%	2.59%
Mixed - White and Black Caribbean	0.12%	0.08%	0.33%	0.46%
Mixed - White and Black African	0.08%	0.07%	0.15%	0.15%
Mixed - White and Asian	0.08%	0.11%	0.26%	0.36%
Mixed - Other	0.11%	0.10%	0.20%	0.30%
Asian or Asian British - Indian	0.09%	0.06%	1.07%	1.99%
Asian or Asian British - Pakistani	0.04%	0.03%	1.74%	1.37%
Asian or Asian British - Bangladeshi	0.01%	0.01%	0.39%	0.54%
Asian or Asian British - Other	0.01%	0.02%	0.22%	0.46%
Black or Black British - Black Caribbean	0.04%	0.04%	0.30%	1.08%
Black or Black British - Black African	0.03%	0.02%	0.24%	0.92%
Black or Black British - Other	0.00%	0.01%	0.08%	0.18%
Chinese or other ethnic group - Chinese	0.17%	0.17%	0.40%	0.44%
Chinese or other ethnic group - Other ethnic group	0.13%	0.07%	0.20%	0.42%

(Source, 2001 Census information)

- Small increase in population 2001 to 2005
- Larger number of family households than the District average
- Significant Chinese community
- ONS survey of the National Insurance Recording System in 2005/6 found 1000 migrant workers in South Lakeland (1.7% of the total workforce), the highest in Cumbria

## Housing Provision

### o Affordability

House price/household income 2005	House Price £		Income £		Ratio	
	Mean	Median	Mean	Median	Mean	Median
<b>Housing Market Area</b>	167435	157000	28265	24647	6:1	6:1
<b>South Lakeland</b>	235081	219000	30377	26118	8:1	8:1
<b>Cumbria</b>	162647	146000	27617	23646	6:1	6:1

Source: CACI Street Value supplied by Cumbria County Council

### o New build

Housing Planning Permissions	2005-06	2004-05	2003-04	2002-03	2001-02	2000-01	Total	Annual Rate

(Source, planning departments and County Council monitoring database) NOT AVAILABLE

Housing Completions	2005-06 @ feb06	2004-05	2003-04	2002-03	2001-02	2000-01	Total	Annual Rate
ALL HOUSEHOLDS								

(Source, planning departments and County Council monitoring database) NOT AVAILABLE

### 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						
Affordable Housing as % of total new dwellings granted planning permission						
Total number of affordable housing units completed	18	30	15	41		
Affordable Housing as % of total new dwellings completed						

(Source, SLDC) MISSING INFORMATION NOT AVAILABLE

- Incomes are lower than the District average but higher than the Cumbria average
- Low incomes compared to high house prices
- Entry-level house prices £140,000 hence incomes of £46,000 (couples) and £38,000 (single) needed to buy a property in the market (assuming 5% deposit)

- o **Right to Buy**

	<b>Actual Sales</b>
1981-2001	1353
2001-02	77
2002-03	71
2003-04	32
2004-05	7
2005-06	0

- Right to Buy sales have come to a standstill due to increasing house prices and restricted discounts

- o **Renting trends**

<b>Rent Costs</b>				
<b>House Type</b>	<b>Social Housing Weekly Rent 2005/2006</b>	<b>Rent as a % of median income</b>	<b>Private Sector Weekly Rent 2005/06</b>	<b>Rent as a % of median income</b>
One bed flat	73.50	14.6	85	16.9
Two bed flat	78.75	15.7	100	19.9
Two bed house	69.35	13.8	100	19.9
Three bed house	71.99	14.3	110	21.9
Two bed bungalow	69.35	13.8	110	21.9

(Source, Rent Service information – South Lakeland district figures)

	<b>Private Sector Weekly Rents</b>	<b>Social Housing Weekly Rents</b>
1 bed flat	85	73.50
2 bed flat	100	78.75
<u>Terraced House</u>		
2 bed	100	69.35
3 bed	110	71.99
<u>Semi - Detached</u>		
2 bed	115	69.35
3 bed	125	71.99
4 bed	130	69.65
<u>Detached House</u>		
3 bed	130	71.99
4 bed	150	69.65
<u>Bungalow</u>		
1 bed		73.50
2 bed	110	69.35
3 bed	130	80.14

(Source, Rent Service 2005 – South Lakeland district figures)

<b>Access to Social Rented Housing</b>		
<b>Household Type</b>	<b>Number of lettings</b>	<b>% of empty homes</b>
1 Bed flat	29	10.2
2 Bed flat	12	10.7
2 Bed house	17	8.1
3 Bed house	18	4.3
4 Bed house	0	0
1 Bed bungalow	0	0
2 Bed bungalow	0	0
3 Bed bungalow	0	0
Overall	76	6.9

(Source SLDC 2005/6)

- Relatively high private sector rents
- Approximately 40% of the people on the Housing Register are housed per year hence this equates to an average wait of about 2 years
- Smaller accommodation needed

### **Affordable housing requirements**

*(Based on DCLG Housing Needs and Market Assessment Model)*

<b>Market Area</b>	<b>Tenure</b>	<b>Annual Affordable Housing Requirement</b>				<b>Total</b>
		<b>General</b>		<b>Older</b>		
<b>Kendal</b>		<b>Smaller 0-2 Beds</b>	<b>Larger 3+ Beds</b>	<b>1 Bed</b>	<b>2+ beds</b>	
	<b>Intermediate</b>	25	0	4	5	<b>34</b>
	<b>Social Rent</b>	43	0	6	8	<b>57</b>
	<b>Total</b>	<b>68</b>	<b>0</b>	<b>10</b>	<b>13</b>	<b>91</b>
	<b>5 Year Requirement</b>	<b>340</b>	<b>0</b>	<b>50</b>	<b>65</b>	<b>455</b>

### **Existing households in need of alternative accommodation (5-year requirement)**

<b>Type of Household</b>	<b>Count</b>
General	1064
Older Person	363

### **Number of existing households unable to move to alternative accommodation, due to cost of buying or renting (5-year requirement)**

<b>Type of Household</b>	<b>Count</b>
General	448
Older Person	153

### **Newly forming households in need of alternative accommodation (5-year requirement)**

<b>Type of Household</b>	<b>Count</b>
General	579
Older Person	0

**Number of newly arising households unable to buy or rent in the market (5-year requirement)**

Type of Household	Count
General	522
Older Person	0

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 91 units

**Homelessness**

Homeless Cases	Presentations	Acceptances
<b>2004- 05</b>		
April - June		
July - September		
October - December		
January - March		
<b>2005 - 06</b>		
April - June	26	10
July - September	36	12
October - December	17	8
January - March	22	4
	101	34

(Source SLDC) MISSING INFORMATION NOT AVAILABLE

Causes of Homelessness For applicant households found to be eligible, unintentionally homeless in priority need	2004 - 05		2005 - 06	
	Number	% of total acceptances	Number	% of total acceptances
Parents no longer willing or able to accommodate			7	2.38%
Other relatives or friends no longer willing or able to accommodate			1	0.34%
Non violent breakdown of relationship with partner			2	0.68%
Violence			2	0.68%
Harassment, threats or intimidation			1	0.34%
Mortgage arrears (repossession or other loss of home)			0	0
Rent arrears			1	0.34%
Loss of rented or			20	6.8%

Required to leave National Asylum Support Service accommodation			0	0
In institution or care			0	0
Other (e.g. homeless in emergency, ex-HM forces, returned from abroad, sleeping rough or in hostel)			0	0

(Source SLDC) MISSING INFORMATION NOT AVAILABLE

- Very high numbers of homeless presentations from this area
- The main reason being loss of rented/tied accommodation, rises in house prices has contributed to this, and family breakdown
- The District's only hostel is situated in Kendal although this mainly caters for homeless families
- There is limited temporary accommodation, hence there is a need for more of this
- There is a need for more safe homes for victims of domestic violence

### Second Homes and Empty Properties

Second and Vacant Properties	Housing Market Area		South Lakeland		Cumbria		North West	
All household spaces: With residents	7,524	96.1%	38,894	87.96%	209,027	92%	2,812,789	95%
All household spaces: With no residents: Vacant	82	1.0%	3,737	8.45%	9,443	4.2%	124,600	4.2%
All household spaces: With no residents: Second residence / holiday accommodation	271	2.0%	3,606	6.6%	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
143	1.1%

(Source, Council tax records)

- Relatively low number of second homes compared to the District average
- Low number of empty homes

## Supported housing

Key priority group	No. of supported housing units	Requirements
Learning disabilities	53	0
Mental health	32	0
Young people	14	0
Teenage parents	0	0
Substance misuse	0	0
Offenders and ex-offenders	5	0
Domestic violence	3	2
Refugees and asylum seekers	0	0
Physical disabilities	0	
Older people	174	77

- Relatively good provision of supported housing for people with mental health problems and learning disabilities
- Need for extra care housing as no provision currently exists
- Need for supported housing for people with physical disabilities (need analysis due to be completed by April 2007 will quantify this) as there is currently no provision
- Need for move-on accommodation for people wishing to leave supported housing