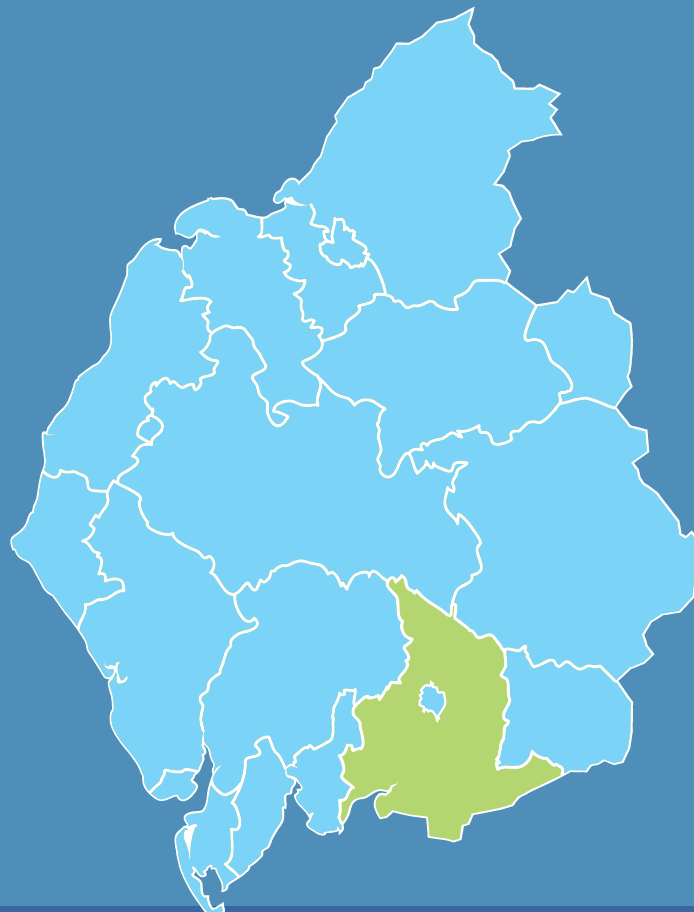


# Cumbria Housing Strategy 2006/2011

## Housing Market Assessment



### RURAL KENDAL



Cumbria Sub-Regional Housing Group

# Rural Kendal Housing Market Assessment

## Current Market Profile

Rural Kendal is a high priced area, with property values inflated due to a high quality and accessible residential environment. A shortfall in affordable accommodation is particularly pronounced in this market, due largely to a low volume of affordable accommodation in the area. The key service centres are Kirkby Lonsdale and Milnthorpe. The larger villages are Arnside, Burneside, Burton in Kendal, Endmoor, Holme, Lindale, Natland and Storth (including Sandside).

## Headline Findings

- **Median income to house price ratio is 9:1**
- **Annual affordable housing requirement is 219 (1095 over 5 years) – the highest in South Lakeland**
- **56% of homes occupied by vulnerable people in the private sector meet the Government decent homes standard**
- **61% of Council housing meets the Government decent homes standard**
- **Median house price of £257,000**

## 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 100 new affordable homes by 2011 – these will be focused primarily on Kirkby Lonsdale, Milnthorpe and the larger villages (of which at least 8 will be for older people)
- Minimum of 150 locals-only homes by 2011
- 15 new units of extra care housing in Arnside by 2009
- 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 very high house prices
  - High cost of private renting
  - Resulting in very high need for new affordable housing, particularly in the more rural parts of the area
  - Estate agents highlight that house prices are too high for local people due to inward migration
  - Particular need for smaller accommodation (one and two bedrooms)
  - Need for social rented, intermediate and locals-only housing (particularly the former)

2. **Supported housing**
  - Need for extra care housing in Arnside
  
3. **Decent homes**
  - Plans in place to bring make all social housing decent by 2010 (61% of Council housing already meets the standard)
  - Over 50% of private sector homes occupied by vulnerable people are already decent but more needs to be done to meet the Government target of 70%
  - Major disrepair is a particular issue (*this will be addressed as part of the Council's private sector grants policy*)

### 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;">8.6</td> <td style="text-align: center;">7.1</td> <td style="text-align: center;">6.7</td> </tr> </tbody> </table>	Semi-Detached	Terraced	Flat/Maisonette	8.6	7.1	6.7
	Semi-Detached	Terraced	Flat/Maisonette				
8.6	7.1	6.7					
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>59.2% of private renters are paying more than 25% per week</b>						
	Social housing rents should be less than private sector rents <b>97.3% of social housing rents are less than £100 per week, compared with 66.7% of private sector rents</b>						
3. Accessibility of social rented housing	50% of those on the waiting list housed during the year						
	<b>12% 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>1.6% of all dwelling stock vacant</b>						
5. Second homes	No more than 10% of properties						
	<b>5.8% of properties</b>						
6. Housing the homeless	No more than 0.3% of total households in the area accepted as homeless						
	<b>In 2005, 11 households accommodated who were previously homeless = 0.10% of total households</b>						
7. Creating decent homes	100% of all social housing decent by 2010						
	<b>61.1% 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>56.2% in homes meeting Decent Homes Standard</b>						

### Market Drivers

- Good access to Kendal
- Key service centres are accessible
- Range of shops and services - seen as adequate by local people with the exception of leisure services
- General satisfaction with area except traffic problems, public transport and car parking
- Some perceptions of crime and anti-social behaviour in Milnthorpe
- Educational facilities including the reputation of local schools - seen as very good.

- There is a lack of bungalows in the area (except in Kirkby Lonsdale)
- New-build constraints have a significant impact
- In-migration to the area, particularly from Greater Manchester, is significant, as is people who commute from the area
- Attractive rural location

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

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

### Housing Stock and Tenure

Rural Kendal 2001	Count	%	South Lakeland %	Cumbria %	North West %
Owner Occupation	7891	80.1	75.6	72.3	69.3
Social Rented	673	6.8	10.5	16	20.1
Private Rented	1025	10.3	11.3	11.7	8.5
Rent Free	281	2.8	2.6	2.4	2.1
Total	9870	100	100	100	100

(Source: 2001 Census information)

Property Type	Count	%	South Lakeland %	Cumbria %	North West %
ALL OCCUPIED HOUSEHOLD SPACES	10871	100	100	100	100
In an unshared dwelling	10871	100	99.8	99.8	99.8
- House or bungalow - Detached	4787	44.0	32.0	25.5	18.0
- House or bungalow - Semi-detached	2973	27.3	28.5	33.0	37.4
- House or bungalow - Terraced (including end terrace)	1930	17.8	25.0	31.2	31.4
- Flat, maisonette or apartment	1137	10.5	14.0	9.7	12.7
- Caravan or other mobile or temporary structure	44	0.4	0.3	0.4	0.3
In a shared dwelling : TOTAL	0	0	0.2	0.2	0.2

(Source, 2001 Census information)

Tenure	Count	%	South Lakeland %	Cumbria %	North West %
All Occupied dwellings : TOTAL	9870	100	100	100	100
Owned - Owns outright	4413	44.7	40.5	35.0	29.8
Owned - Owns with a mortgage or loan	3443	34.8	34.7	37.0	38.9
Owned - Shared ownership	35	0.6	0.4	0.5	0.6
Social rented – (Council/Housing Association)	673	6.8	10.5	16.0	20.1
Private rented - Private landlord or letting agency	897	9.0	9.6	7.8	7.7
Private rented - Employer of a household member	24	0.2	10.4	0.2	0.1
Private rented - Relative or friend of a household member	86	0.9	1.0	0.9	0.6
Private rented - Other	18	0.2	0.3	0.2	0.2
Lives rent free	281	2.8	2.6	2.4	2.1

(Source, 2001 Census information)

Occupancy Rates	Count	%	South Lakeland %	Cumbria %	North West %
ALL HOUSEHOLDS	9875	100	100	100	100

Owned - occupancy rating of 0 or higher	7800	79.0	74.2	70.9	67.2
Owned - occupancy rating of -1 or less	90	0.9	1.4	1.4	2.0
Rented from council - occupancy rating of 0 or higher	465	4.7	7.2	8.3	12.2
Rented from council - occupancy rating of -1 or less	26	0.26	0.6	0.8	1.3
Other social rented - occupancy rating of 0 or higher	152	1.5	2.5	6.4	5.7
Other social rented - occupancy rating of -1 or less	34	0.34	0.2	0.5	0.8
Private rented or living rent free - occupancy rating of 0 or higher	1207	12.3	12.7	10.6	9.4
Private rented or living rent free - occupancy rating of -1 or less	101	1.0	1.2	1.1	1.3

(Source, 2001 Census information)

House Size	Count	%	South Lakeland %	Cumbria %	North West %
ALL HOUSEHOLDS	9880	100	100	100	100
1 room	29	0.3	0.5	0.4	0.5
2 rooms	115	1.2	1.6	1.4	1.8
3 to 4 rooms	1867	18.9	23.9	25.0	26.9
5 to 6 rooms	4581	46.4	47.8	51.4	52.1
7 or more rooms	3288	33.2	26.2	21.8	18.7

(Source, 2001 Census information)

- There is a high number of detached homes and a low number of terraced
- There is a low number of flats compared to the District average
- There is a high level of owner-occupation and a low number of social rented

## Demographics

### Population

2001	2005	Change (+/-)
23159	23797	+2.8%

(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	23,169	992	2,649	2,950	4,459	5,522	4,265	2,332
%		4.3%	11.4%	12.7%	19.2%	23.8%	18.4%	10.1%

(Source, 2001 Census information)

	Housing Market Area Count	Housing Market Area %	South Lakeland %	Cumbria %	North West %
All Households	9,891	100	100	100	100
One person households	2,618	26.5%	29.9%	30.1	30.9
- of which Pensioners living alone % of total households	1,549	15.7%	17.0%	15.8	15.1
All other Pensioner households	1,472	14.9%	13.1%	10.8	8.9
Households with dependent children	2,344	23.7%	24.4%	27.5	30.4
- of which Lone Parent households with dependent children - % of total households	270	2.7%	3.7%	5.5	7.7
Households with non dependent children	845	8.5%	8.4%	9.8	10.3
- of which Lone Parent households with non-dependent children - % of total households	234	2.4%	2.6%	3.0	3.5
Households with no children	2,388	24.1%	21.3%	19.3	16.4
All other Households	224	2.3%	2.9%	2.5	3.0

(Source, 2001 Census information)

Ethnic Group	Housing Market Area %	South Lakeland %	North West %	England and Wales %
All People	(23,173)	(102,283)	(6,729,766)	(52,041,916)
White - British	97.96%	97.58%	92.17%	87.49%
White - Irish	0.36%	0.44%	1.15%	1.23%
White - Other	1.02%	1.19%	1.11%	2.59%
Mixed - White and Black Caribbean	0.03%	0.08%	0.33%	0.46%
Mixed - White and Black African	0.03%	0.07%	0.15%	0.15%
Mixed - White and Asian	0.05%	0.11%	0.26%	0.36%
Mixed - Other	0.06%	0.10%	0.20%	0.30%
Asian or Asian British - Indian	0.04%	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	0.03%	0.02%	0.22%	0.46%
Black or Black British - Black Caribbean	0.06%	0.04%	0.30%	1.08%
Black or Black British - Black African	0.04%	0.02%	0.24%	0.92%
Black or Black British - Other	0.03%	0.01%	0.08%	0.18%
Chinese or other ethnic group - Chinese	0.18%	0.17%	0.40%	0.44%
Chinese or other ethnic group - Other ethnic group	0.06%	0.07%	0.20%	0.42%

(Source, 2001 Census information)

- Reasonably small increase in population 2001 to 2005
- Large number of older people households
- Small number of single person households
- 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>	264179	257000	32812	28388	8:1	9:1
<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	26	2	9	0		
Affordable Housing as % of total new dwellings completed						

(Source, SLDC) MISSING INFORMATION NOT AVAILABLE

- Incomes are higher than the District and County averages
- Low numbers of affordable homes completed in the past 4 years due to the lack of available sites
- Relatively low incomes compared to high house prices
- Entry-level house prices £200,000 (except Minthorpe) hence incomes of £65,000 (couples) and £54,000 (single) needed to buy a property in the market (assuming 5% deposit)
- Some first time buyers buy in Minthorpe where entry-level prices are approximately £180,000 – hence incomes of £59,000 (couple) and £49,000 (single) needed (assuming 5% deposit)

- o **Right to Buy**

	<b>Actual Sales</b>
1981-2001	585
2001-02	16
2002-03	10
2003-04	7
2004-05	4
2005-06	1

- Right to Buy sales have come to a standstill due to high 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	2	3.8
2 Bed flat	11	8.3
2 Bed house	1	4.3
3 Bed house	10	4.4
4 Bed house	1	11.1
1 Bed bungalow	0	0
2 Bed bungalow	3	13.0
3 Bed bungalow	0	0
Overall	28	6.0

(Source SLDC 2005/6)

- High private sector rents
- Relatively low number of social rented lettings
- Approximately 12% of the people on the Housing Register are housed per year hence this equates to an average wait of about 8 years
- There is a strong professional rented market
- Young people have particular difficulty accessing affordable housing

### **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>Smaller 0-2 Beds</b>	<b>Larger 3+ Beds</b>	<b>1 Bed</b>	<b>2+ beds</b>	
	<b>Intermediate</b>	80	12	2	5	<b>99</b>
	<b>Social Rent</b>	100	13	2	5	<b>120</b>
	<b>Total</b>	<b>180</b>	<b>25</b>	<b>4</b>	<b>10</b>	<b>219</b>
	<b>5 Year Requirement</b>	<b>900</b>	<b>125</b>	<b>20</b>	<b>50</b>	<b>1095</b>

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

<b>Type of Household</b>	<b>Count</b>
General	1002
Older Person	129

### **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	640
Older Person	81

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

Type of Household	Count
General	NOT AVAILABLE
Older Person	NOT AVAILABLE

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

Type of Household	Count
General	558
Older Person	17

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 219 units.

**Homelessness**

Homeless Cases	Presentations	Acceptances
<b>2004- 05</b>		
April - June		
July - September		
October - December		
January - March		
<b>2005 - 06</b>		
April - June	9	5
July - September	6	7
October - December	6	4
January - March	2	1
	23	16

(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			3	0.48%
Other relatives or friends no longer willing or able to accommodate			0	0
Non violent breakdown of relationship with partner			1	0.16%
Violence			3	0.48%
Harassment, threats			0	0

or intimidation				
Mortgage arrears (repossession or other loss of home)			0	0
Rent arrears			0	0
Loss of rented or tied accommodation			9	1.44%
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

- Significant numbers of homeless presentations from this area
- The main reason being loss of rented/tied accommodation, rises in house prices has contributed to this

## Second Homes and Empty Properties

Second and Vacant Properties	Housing Market Area		South Lakeland		Cumbria		North West	
	All household spaces: With residents	9,050	90.7%	38,894	87.96%	209,027	92%	2,812,789
All household spaces: With no residents: Vacant	617	6.2%	3,737	8.45%	9,443	4.2%	124,600	4.2%
All household spaces: With no residents: Second residence / holiday accommodation	695	5.8%	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
173	1.6%

(Source, SLDC Council tax records)

- Significant number of second homes contributing to the shortage of available affordable housing
- The number of empty properties is relatively low

## Supported housing

Key priority group	No. of supported housing units	Requirements
Learning disabilities	0	0
Mental health	0	0
Young people	0	0
Teenage parents	0	0
Substance misuse	0	0
Offenders and ex-offenders	0	0
Domestic violence	0	0
Refugees and asylum seekers	0	0
Physical disabilities	0	0
Older people	153	30

- There is no supported housing, other than sheltered housing for older people, as these are concentrated in the larger towns
- The only requirement is for extra care housing for older people in Arnside, although this may be achieved by remodelling an existing sheltered housing scheme