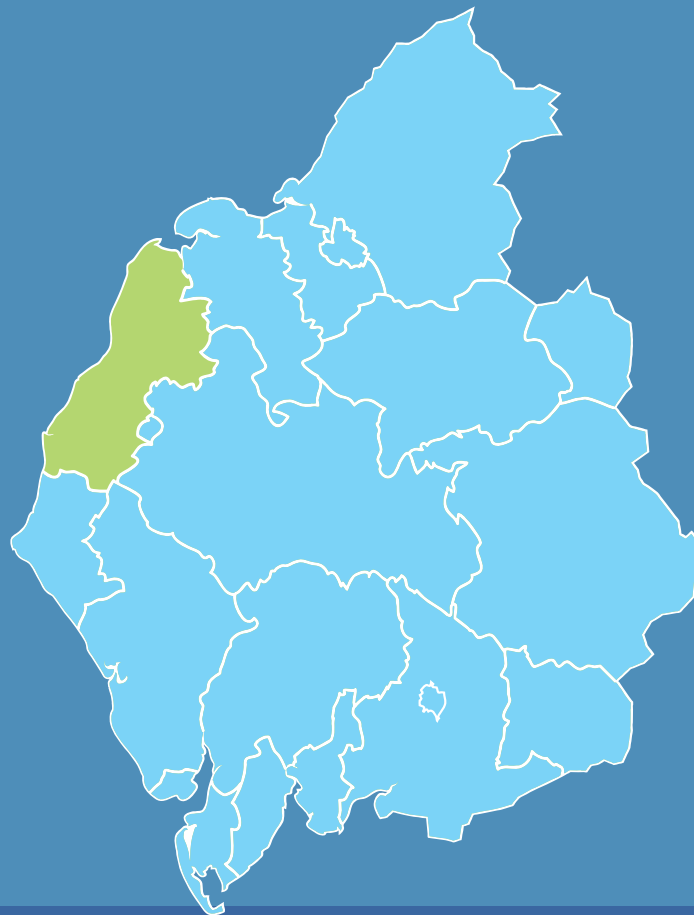


Cumbria Housing Strategy 2006/2011

Housing Market Assessment



WORKINGTON AND MARYPORT



Cumbria Sub-Regional Housing Group

Maryport and Workington Housing Market Assessment

Where is the Workington and Maryport Housing Market Area?

Current Market Profile

This is one of the largest housing market areas and stretches from Workington to Silloth and covers all the villages and towns in between. It is difficult to summarise this housing market simply as it covers such a large area and there are many different housing markets within this one. Many of the villages in this housing market area such as Bridekirk, Brigham, Greysouthern and Gilcrux have house prices that rival those in Cockermouth and are unaffordable for local households earning local wages. The cheapest two-bedroom terraced property in one of the rural villages is £139,950 rising up to £225,000. This is out of the reach of local people earning local incomes and is substantiated by the Housing Needs Assessment and from interviews with estate agents who confirm that first time buyers in these highly priced villages are unable to access the housing market.

Silloth, Aspatria, Maryport and Workington are all in this housing market area. All of these towns have an important industrial base with Aspatria having an important role in supplying jobs in the cheese and bed making factories. Maryport has factories which pack locally sourced seafood that is then transported to the rest of the world. In addition, it has undergone a transformation into a busy marina with an aquarium and works are still continuing to regenerate this area of the town. Silloth is an architect designed Victorian Town overlooking the Solway Firth and much of the Solway Coastline has been classified as an area of outstanding natural beauty. Workington has undergone a big transformation with the town undergoing a substantial development which has led to many major retailers bringing their business to the town.

Maryport has been referred to in the national press as being one of 124 seaside towns around Britain where house prices are going up much faster than the rest of the country (Source Halifax Estate Agents; Daily Mail 27/5/06) and this is causing real problems for local people who are being priced out of the housing market by those wishing to buy second homes and buy to let investors. The towns of West Cumbria have always had properties at the cheaper end of the market. However this is no longer the case and young first time buyers can no longer access the housing market in their local town.

The terraced housing market and semi-detached market is continuing to be successful in the towns however the detached housing market has slowed down considerably in both the rural villages and the towns.

There are some unpopular property types in the area such as one bedroom flats and bungalows and as a result some one-bedroom properties are now having to be demolished and then re - redeveloped.

Housing associations are reporting a slow down in the number of properties becoming vacant all over the area. This is leading to longer waiting lists and as a result more households are becoming homeless.

Headline Findings

- People priced out of the housing market in Cockermouth are buying in towns in West Cumbria this is then causing the house prices in this area to rise
- The regeneration of Workington has had an affect on house prices in the town.
- Houses at the top end of the market tend to sell slowly
- House prices are high in many of the villages in West Cumbria and some of the villages have properties that are as expensive as Cockermouth
- House prices may still be low in the area compared to national trends however due to low incomes, local first time buyers are now increasingly priced out of the market.

- Buy to let investors from outside of Cumbria have an impact on the housing market of this area
- Waiting lists in all areas have increased dramatically even in areas that were previously low demand
- Estate agents state there is a need for housing that is affordable to local people and that has a clause on it to keep it local and affordable as first time buyers cannot compete against investors, the buy to let market and other first time buyers from neighbouring towns and villages – who tend to have more to spend
- Bungalows only come empty due to death or the elderly household moving into residential care and there is a considerable need for 2 bedroom bungalows as evidenced in the Housing Needs Assessment
- A significant need for two-bedroom houses as highlighted in the housing needs survey for those trying to access the housing market. This has been supported by local estate agents.

Targets

The following targets have been devised for this market area.

- a. 515 new affordable homes by 2011
- b. 24 units of new temporary accommodation by 2011
- c. 5 units of emergency access accommodation for 16/17 year olds
- d. The number of new floating support units required by 2011 will be identified by the review of floating support being carried out by Supporting People
- e. 7 new safe homes for victims of domestic violence by 2011
- f. 100% of all social housing to meet the decent homes standard by 2010
- g. 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**
 - A lack of affordable homes for those wishing to enter the housing market in many villages. This was demonstrated in the results from the Housing Needs Assessment and from interviews with estate agents.
 - There is increasingly a lack of affordable housing in the towns of West Cumbria – especially for first time buyers. Evidenced in Housing Needs Assessment and interviews with estate agents.
2. Increasing **homelessness**
 - As a result of the lack of affordable housing
 - Particular pressure on Workington and Maryport
 - Local people who are unable to have a social rented property could in the past rent from a private landlord. However due to development of Workington

town centre, the Contractors working on the development have taken the private lets available. This may change once the work is complete.

- Shortage of temporary accommodation
3. **Some supported housing needs**
 - Lack of need for move-on accommodation
 - More floating support needed for most client groups
 4. **Decent homes**
 - Plans in place to bring make all social housing decent by 2010
 5. **Regeneration**
 - Both Workington and Maryport have areas that have been declared renewal areas. Properties in the renewal areas undergo major external works which improve the life of the property as well as enhancing the area.

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
	Semi-Detached Terraced Flat/Maisonette
	6:1 5:1 Not enough sales
	Sixteen months ago these areas had balanced housing markets. The above are now unbalanced and this indicates there are affordability problems in the area and identifies the increase in house prices in this area over the last 16 months.
2. Renting a home	Weekly rent should equate to no more than 25% of weekly gross household income (private sector)
	Social rents are significantly lower than private rents – see renting tables.
	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
	40% of households seeking a social rented tenancy are likely to be housed per year demonstrating demand exceeds supply
4. Empty properties	No more than 3% of the housing stock empty for more than 6 months
	4.1% of all dwelling stock vacant (Census 2001)
5. Second homes	No more than 10% of properties
	0.9% of properties (Census 2001) – this figure is probably out of date though as estate agents have reported an increase in people buying second homes in this housing market area. However there are no up to date figures available to show this.
6. Housing the homeless	No more than 0.3% of total households in the area accepted as homeless
	In 2005/06, 111 households accommodated who were previously homeless = 0.4% of total households

7. Creating decent homes	100% of all social housing decent by 2010
	Local housing associations indicate in their Business Plans and in the Annual Performance Statement that they will achieve decent homes by 2010.
	70% of private sector housing providing homes for vulnerable people to meet Decent Homes Standard by 2010
	On target

Market Drivers

- Regeneration of Workington town centre
- Development of Maryport as a tourist destination
- Ripple effect felt in West Cumbria from people in more expensive towns and villages in Cumbria
- Peace, quiet and unspoilt beauty of the Solway coastline (evidenced from Home Movers Survey)

In summary, the housing market in the Maryport and Workington housing market area is not balanced as homelessness is increasing in the area and house prices are continuing to increase while incomes are remaining relatively low.

Housing Stock and Tenure

	Count	%	Allerdale %	Cumbria %	North West %
Owner Occupation	18145	67.73	69.6	72.3	69.3
Social Rented	6406	23.9	20.7	16	20.1
Private Rented	1718	6.37	7.5	11.7	8.5
Rent Free	550	2.0	2.2	2.4	2.1
Total	26819	100	100	100	100

(Source: 2001 Census information)

Property Type	Count	%	Allerdale %	Cumbria %	North West %
ALL OCCUPIED HOUSEHOLD SPACES	28244	100	100	100	100
In an unshared dwelling	28244	100	99.9	99.8	99.8
- House or bungalow - Detached	6010	21.3	26.4	25.5	18.0
- House or bungalow - Semi-detached	9493	33.6	33.1	33.0	37.4
- House or bungalow - Terraced (including end terrace)	10432	36.9	31.8	31.2	31.4
- Flat, maisonette or apartment	2189	7.8	8.2	9.7	12.7
- Caravan or other mobile or temporary structure	120	0.4	0.4	0.4	0.3
In a shared dwelling : TOTAL	0	0	0.1	0.2	0.2

(Source: 2001 Census information)

Tenure	Count	%	Allerdale %	Cumbria %	North West %
All Occupied dwellings : TOTAL	26819	100	100	100	100

Owned - Owns outright	8322	31.0	33.9	35.0	29.8
Owned - Owns with a mortgage or loan	9723	36.3	35.2	37.0	38.9
Owned - Shared ownership	100	0.43	0.5	0.5	0.6
Social rented	6406	23.9	20.7	16.0	20.1
Private rented - Private landlord or letting agency	1438	5.4	6.3	7.8	7.7
Private rented - Employer of a household member	36	0.13	0.2	0.2	0.1
Private rented - Relative or friend of a household member	205	0.7	0.8	0.9	0.6
Private rented - Other	39	0.14	0.2	0.2	0.1
Lives rent free	550	2.0	2.2	2.4	2.1

(Source: 2001 Census information)

Occupancy Rates	Count	%	Allerdale %	Cumbria %	North West %
ALL HOUSEHOLDS	26849	100	100	100	100
Owned - occupancy rating of 0 or higher	17820	66.3	68.4	70.9	67.2
Owned - occupancy rating of -1 or less	373	1.4	1.2	1.4	2.0
Social Rented - occupancy rating of 0 or higher	6020	22.4	19.4	14.7	18.0
Social Rented - occupancy rating of -1 or less	388	1.5	1.2	1.3	2.1
Private rented or living rent free - occupancy rating of 0 or higher	2095	7.8	9.1	10.6	9.4
Private rented or living rent free - occupancy rating of -1 or less	153	0.6	0.7	1.1	1.3

(Source: 2001 Census information)

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).

House Size	Count	%	Allerdale %	Cumbria %	North West %
ALL HOUSEHOLDS	26832	100	100	100	100
1 room	87	0.3	0.2	0.4	0.5
2 rooms	317	1.2	1.1	1.4	1.8
3 to 4 rooms	6493	24.2	23.5	25.0	26.9
5 to 6 rooms	14958	55.8	52.6	51.4	52.1
7 or more rooms	4977	18.5	22.6	21.8	18.7

(Source: 2001 Census information)

- The increase in the price of terraced properties has made it difficult for first time buyers to get a foot on the first rung of the housing ladder.

- According to local estate agents, most first time buyers who live in the towns in these housing market areas have a maximum of £60,000 to spend. However the cheapest two bedroom terraced property on the market is £65,000.
- Demand and prices are increasing owing to the ripple effect from neighbouring towns such as Cockermouth.
- In addition, there has been a huge surge in Maryport and Workington over the last two years in terraced houses being bought for the buy-to-let market. Due to the poor return from investments and the low interest rates, estate agents have reported an increase in people from Yorkshire and the South buying properties for the buy-to-let market. Estate agents report that these investors continue increasing their offer until they own the property and first time buyers living locally cannot compete with this.
- This is echoed by one housing association that commented on the fact that they have noticed a slight increase over the last few months from young employed child-free couples coming to them to enquire about renting properties. The reason they are asking to rent from the housing association is that they claim they cannot afford to buy locally.

Demographics

Five Year Net Housing Project

Allerdale District	2001	2006	2011	2016	2021	2026
Total Dwellings	42797	44369	45941	47513	49085	50657
Total Households	39781	41243	42702	44162	45626	47086
Total Population	93800	96081	97359	98538	100264	103000
Net Migration		3286	2259	2019	2571	3838

(Source: Chelmer Model, October 2006-figures provided by Cumbria County Council)

Five Year Migration Projections

	2001	2006	2011	2016	2021	2026
Total Dwellings	43053	45306	47538	49920	52204	54202
Total Households	40019	42113	44188	46402	48525	50384
Total Population	93800	96760	99341	101724	103979	105982
Net Migration		3820	3820	3820	3820	3820
Annual Dwelling Requirement Under this Scenario						
	2001-06	2006-11	2011-16	2016-21	2021-26	
	450	446	476	457	400	

(Source: Chelmer Model, October 2006-figures provided by Cumbria County Council)

The above two tables gives scenarios for population, dwellings, households and migrations for Allerdale based on:

- a) the previous five year house building patterns, Under this scenario if house building continues as they have done the population in Allerdale will increase by 1278 between 2006-11 and households will increase by 1459. Dwellings will increase from 44369 to 45941 between 2006-11; this equates to 314 per year.

- b) The previous five year migration (inwards and outwards) patterns. If migration patterns continue as they have done, the population of Allerdale will increase by 2581 between 2006-2011 and households will increase by 2075. Dwellings will increase from 45306 to 47538 between 2006-11; this equates to 446 per year.

Age Range 2001	ALL PEOPLE	0 - 4	5 - 14	15 - 29	30 - 44	45 - 59	60 - 74	75 +
Count	62904	3320	8026	10217	13721	13122	9564	4934
%	100	5.3	12.8	16.2	21.8	20.9	15.2	7.8

(Source: 2001 Census information)

Household Type	Count	%	Allerdale %	Cumbria %	North West %
All Households	26849	100	100	100	100
One person households	7814	29.1	29.2	30.1	30.9
- Of which Pensioners living alone (% of total households)	4086	15.2	15.8	15.8	15.1
All other pensioner households	2597	9.7	10.3	10.8	8.9
Households with Dependent Children	7778	28.9	26.6	27.5	30.4
- Of which lone parent households with dependent children (% of total households)	1710	6.4	5.7	5.5	7.7
Households with non-dependent children	2984	11.1	10.7	9.8	10.3
- Of which lone parent households (% of total households)	910	3.4	3.2	3.0	3.5
Households with no children	5012	18.7	19.1	19.3	16.4
All other households	664	2.5	4.1	2.5	3.0

(Source: 2001 Census information)

Ethnic Group	Housing Market Area %	Allerdale %	North West %	England and Wales %
All People	62,883	93,463	6,729,766	52,041,916
White; British	98.821	98.46	92.17	87.49
White; Irish	0.2	0.3	1.15	1.23
White; Other	0.5	0.7	1.11	2.59
Mixed - White and Black Caribbean	0.06	0.07	0.33	0.46
Mixed - White and Black African	0.01	0.0015	0.15	0.15
Mixed - White and Asian	0.09	0.1	0.26	0.36
Mixed – Other	0.02	0.04	0.20	0.30
Asian or Asian British; Indian	0.05	0.06	1.07	1.99
Asian or Asian British; Pakistani	0.04	0.004	1.74	1.37
Asian or Asian British; Bangladeshi	0.03	0.006	0.39	0.54
Asian or Asian British ; Other	0.01	0.017	0.22	0.46
Black or Black British; Caribbean	0.005	0.0015	0.30	1.08
Black or Black British; African	0.02	0.03	0.24	0.92
Black or Black British; Other	0.004	0.006	0.08	0.18
Chinese or Other Ethnic Group; Chinese	0.1	0.11	0.40	0.44
Chinese or Other Ethnic Group; Other Ethnic Group	0.04	0.06	0.20	0.42

(Source: 2001 Census information)

- All the other housing markets in Allerdale have shown an increase in the population from 2001 – 2005. However this housing market overall has shown a decrease.
- The County Council published a report in September 2005 detailing population changes in wards between 2004-2005 and shows that St Michaels ward in Workington has had one of the greatest increases in Cumbria.
- High growth has also been experienced in Moss Bay which is geographically close to St Michaels ward. Other wards showing an increase are Ewanrigg, Ellenborough and Netherhall – all situated on the west coast of this housing market area.

- However in contrast there are other wards in Allerdale which show a decrease are Moorclose, Aspatria, Clifton and St Johns (*Source: CCC 14/9/05*).

Housing Provision

o Affordability

	House Price (£)		Income (£)		Ratio	
	Mean	Median	Mean	Median	Mean	Median
Maryport and Workington Housing Market Area	£106,830	£89,000	£25,445	£22,003	4:1	4:1
Allerdale	£106,830	£89,000	£27,167	£23,219	3.9:1	3.8:1
Cumbria	£162,647	£146,000	£20,254	£17,247	8:1	8.4:1

(*Source: CACI Paycheck supplied by Cumbria County Council*)

o New build

Housing Planning Permissions	2005-06	2004-05	2003-04	2002-03	2001-02	2000-01	Total
Maryport and Workington HM Area	230	333	181	126	Not available	Not available	870

(*Source Allerdale Planning Department*)

Housing Completions	2005-06	2004-05	2003-04	2002-03	2001-02	2000-01	Total
Maryport and Workington HM Area	112	26	100	99	150	Not available	487

(*Source Allerdale Planning Department*)

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	Allerdale unable to provide this data					
Affordable Housing as % of total new dwellings granted planning permission	Allerdale unable to provide this data					
Total number of affordable housing units completed	18	11	13	2	26	9
Affordable Housing as % of total new dwellings completed	15.8%	47.8%	22%	Planning only have records from 2003/04		

(*Source: Allerdale Planning department*)

- The median price for a terraced property in this housing market area is £89,000.
- A household would need an income of at least £25,428 per annum to be able to buy a property in this area.

- However the median annual income per household is £22,003 per annum (Source: CCC June 2006).
- If we use the formula based up on the lending criteria of banks and building societies then we define affordable as being 3.5 times the average household income, meaning the average household can borrow £77,010.
- Although terraced properties and semi-detached properties are still selling very quickly, the detached property market especially those priced over £200,000 has almost come to a standstill.

Right to Buy

Right to Buy 2001-2006	Actual Sales
Workington and Maryport Housing Market Area	380

(Source: Housing Associations in Allerdale)

- The re-sale value of ex-right to buy properties is above the income thresholds of low and average earners living in the area. There have been several three-bedroom terraced ex-council properties on the market priced between £87,000 and £95,000 in Maryport and Workington.
- The cheapest ex-right to buy property in a rural location within this housing market area is £105,000.

o Renting trends

Rent Costs				
House Type	Private Sector Annual Rents 2005	% of Annual Income -	Housing Association Annual Rents 2005	% of Annual Income
1 bed flat	£65	15.3%	£52.46	12.4%
2 bed flat	£70	16.5%	£58.89	13.9%
<u>Terraced House</u>				
2 bed	£75	17.7%	£62.49	14.7%
3 bed	£85	20.0%	£68.95	16.3%
<u>Semi - Detached</u>				
2 bed	£85	20.0%	£62.49	14.7%
3 bed	£95	22.4%	£68.95	16.3%
4 bed	£110	30.0%	£74.40	26.9%
<u>Detached House</u>				
3 bed	£110	30.0%	£68.95	16.3%
4 bed	£120	28.3%	£74.40	26.9%
<u>Bungalow</u>				
1 bed	N/A	N/A	£51.97	12.3%
2 bed	£100	23.6%	£59.13	14.0%
3 bed	£115	27.1%	N/A	N/A
	Source: Rent Service 2005		Source: Housing Associations in Allerdale 2005	

*The Housing Association Weekly rents are the average rents in Allerdale and are not split into market area

	Private Sector Rents	Social Housing Rents
1 bed flat	£65pw	£52.46pw
2 bed flat	£70pw	£58.89pw
<u>Terraced House</u>		
2 bed	£75pw	£62.49pw
3 bed	£85pw	£68.95pw
<u>Semi - Detached</u>		
2 bed	£85pw	£62.49pw
3 bed	£95pw	£68.95pw
4 bed	£110pw	£74.40pw
<u>Detached House</u>		
3 bed	£110pw	£68.95pw
4 bed	£120pw	£74.40pw
<u>Bungalow</u>		
1 bed	N/A	£51.97pw
2 bed	£100	£59.13pw
3 bed	£115	N/A
	Source: Rent Service 2005	Source: Housing Associations in Allerdale 2005

(Source: Rent Service 2005 and Housing Association Mean Rents)

Access to Social Rented Housing		
Household Type	Number of Lettings in HM area 2005/06	% of housing association properties empty as at 31 March 2006 in Allerdale
1 bed properties	172	N/A
2 bed properties	124	N/A
3 bed properties	162	N/A
4 bed properties	3	N/A
Total	461	5.42%

(Source: Housing Associations)

- The turnover in housing association properties has been very low in the area for the last two years. One housing association recorded 80 empty properties in the last twelve months in Maryport. This may seem high compared to Keswick and Cockermouth who have recorded virtually no empty properties, however, for Maryport this is a significant decrease compared to several years ago.
- The real demand throughout the whole area is for affordable two bedroom bungalows for the elderly who have walking difficulties and wish to move to a level access property and affordable two bedroom houses for those wishing to enter the housing market.
- Although there is demand for two bedroom properties, there is no demand for one bedroom flats and bungalows. They are incredibly difficult to let regardless of their location and some one-bedroom properties have already been demolished in Workington. This was supported by the Housing Needs Assessment which showed a surplus of one-bedroom properties in the housing market area and a demand for two bedroom bungalows. This signifies a mis-match between the type of property available and the type of property wanted.
- In addition, many applicants still choose not to live on certain roads in Maryport, Aspatria and Workington. However this is not the case in Silloth and the rural villages

where there are social rented properties. Properties come up so rarely in the rural villages that applicants are usually content to accept the property.

- The cost of private lettings is not such an issue in Maryport or Flimby compared to other towns and villages. The lettings agency said that it only tends to be the unemployed in Maryport and Flimby who cannot access housing association accommodation that approach them for housing and they get their rent paid by housing benefit.
- The biggest change in this housing market area is on the Salterbeck estate. Several years ago, there was a surplus of social rented properties in the town and people were able to move between properties owned by the social landlords. As a result Salterbeck had a large amount of empty properties and no waiting list. The estate has now been redeveloped, the undesirable properties have been demolished and much needed bungalows have been built in their place. There are now over one hundred households waiting to move on to the estate.
- In Maryport, local people have to compete for to rent private properties against the increasing number of European workers who have moved to Maryport to work in the factories.

Affordable housing requirements

(Based on DCLG Housing Needs and Market Assessment Model)

Market Area	Tenure	Annual Affordable Housing Requirement				Total
		General		Older		
Maryport and Workington		Smaller 0-2 Beds	Larger 3+ Beds	1 Bed	2+ beds	
	Intermediate	19	14	0	6	39
	Social Rent	-86	-57	-42	29	-156
	Total	-67	-43	-42	35	-117
	5 Year Requirement	-335	-215	-210	175	-585

NB The DCLG Housing Needs and Market Assessment model takes into account committed supply of affordable housing units, resell of affordable housing units and turnover of social rented properties to determine annual surplus of 117units for Maryport and Workington housing market area.

Existing households in need of alternative accommodation

General	619
Older Person	281

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

General	100%
Older Person	100%

Newly forming households in need of alternative accommodation

General	67
Older Person	1

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

General	88%
Older Person	100%

- **Homelessness in Allerdale**

Homeless Cases in Allerdale		
	Presentations	Acceptances
2004- 05	217	153
2005 - 06	231	154

(Source: Allerdale Housing Options Service)

Causes of Homelessness in Allerdale	2004 - 05		2005 - 06	
	Number	%	Number	%
Parents, relatives, friends not being able to accommodate	41	26.8%	43	27.9%
Relationship breakdown (non violent)	21	13.7%	22	14.2%
End of short hold tenancy	24	15.7%	41	26.6%
Domestic violence	21	13.7%	21	13.5%
Harassment, threats or intimidation	5	3.2%	3	2.0%
Violence	8	5.2%	3	2.0%
Mortgage Arrears	3	1.9%	9	6.0%
Rent Arrears	1	0.7%	0	0%
Required to leave National Asylum Support Service Accommodation	1	0.7%	2	1.2%
In institution or care	7	4.7%	1	0.6%
Other	21	13.7%	9	6.0%

(Source: DCLG Return)

- There are 13 temporary units in the Workington and Maryport housing market area.

Second Homes and Empty Properties

Second and Vacant Properties	Housing Market Area		Allerdale		Cumbria		North West	
		%		%		%		%
All household spaces: With residents	26814	95.0	39781	92.9	209,027	92.5	2,812,789	95.3
All household spaces: With no residents: Vacant	1169	4.1	1752	4.1	9,443	4.2	124,600	4.2
All household spaces: With no residents: Second residence / holiday accommodation	261	0.9	1286	3.0	7,374	3.3	12,852	0.5

(Source: 2001 Census Information)

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
751	1.75%

(Source: Allerdale Council Tax Section – * this figure will include properties empty less than 6 months. The Council Tax department do not hold separate records).

Supported Housing in Allerdale

Key priority group	Numbers of Floating Support Units	Numbers required according to SP analysis
Learning disabilities	4	Further research needs to be done
Mental health		Further research needs to be done
Young people	22	Further research needs to be done
Teenage parents		Further research needs to be done
Substance misuse		Further research needs to be done
Offenders and ex-offenders		Further research needs to be done
Domestic violence		Further research needs to be done
Refugees and asylum seekers		Further research needs to be done
Physical disabilities		Further research needs to be done
Older people	190	Further research needs to be done
Generic	75	Further research needs to be done

(Source: Supporting People Cumbria, December 2006)

Additional Table

Industry of Employment	HM Area %	Allerdale %	Cumbria %	North West %
Agriculture and fishing (SIC A,B)	0.22	0.42	0.37	0.51
Energy and water (SIC C,E)	0.66	0.26	0.87	0.32
Manufacturing (SIC D)	22.08	15.68	15.05	13.79
Construction (SIC F)	6.64	6.40	5.49	4.99
Distribution, hotels and restaurants (SIC G,H)	24.40	34.36	30.49	24.95
Transport and communications (SIC I)	3.51	3.53	4.94	5.98
Banking, finance and insurance, etc (SIC J,K)	10.97	10.82	11.36	17.37
Public administration, education & health (SIC L,M,N)	24.87	21.06	24.01	27.30
Other services (SIC O,P,Q)	6.66	7.47	7.41	4.80

Source:Landuse.co.uk