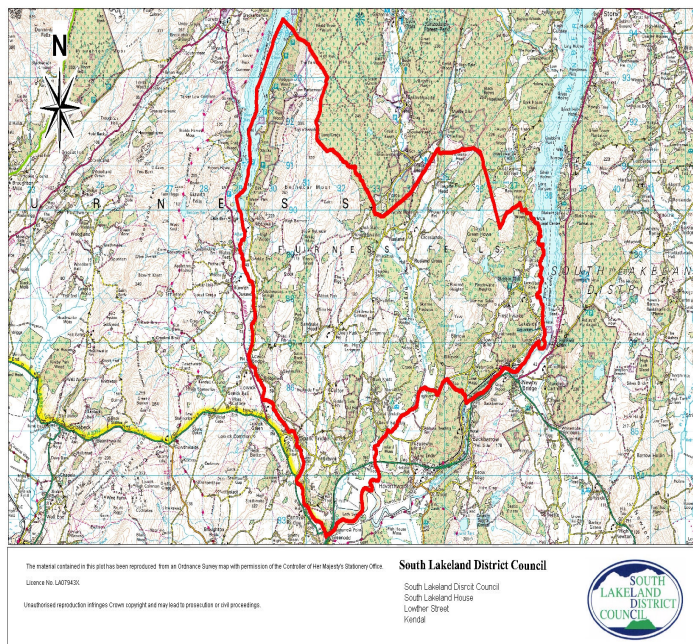




Colton Parish– A summary of the Housing Needs Survey Report 2012



access to, so they may be eligible for local housing – 2-bedroom properties.

Recommended affordable housing needs & when needed	2-bed B'low Rent	2-bed Flat Rent	2-bed House Rent	2-bed House Shared O'ship	Total
Now			1		1
5 years	1	1	3	1	6
Total	1	1	4	1	7

Existing tenure of households deemed to be in need	Move now	Move within 12 Months	Move within 3 years	Move within 5 years	Total
Rent from private Landlord				1	1
Tied accommodation to job				1	1
Live with parents or relatives	1			4	5
Other					
Total	1			6	7

Requested Return Date	Parish Surveyed	No. of forms issued	No. of forms returned	Return Rate (%)
16 April 2012	Colton Parish	458	116	25.3%

Key Findings – The Survey

458 survey forms were delivered by post to all the dwellings (including second homes and holiday lets) and businesses within the Colton parish (100%). 116 households returned their completed forms. This is a return rate of 25.3%, below the average 30% return rate for this type of survey in Cumbria since 2006, which is likely to have been influenced by the high level of non-main residences in Colton Parish (assessed by the South Lakeland Council Tax records as around 32%). 6 of the responses were from second homes or holiday lets. There were 9 responses, saying that either the whole household or someone living in the household, wished to move in the parish in the next 5 years. Some responses had multiple needs, so the overall number of households assessed was 12.

Affordable Housing Need

Of the 12 existing or future households indicating a housing need, 7 households were identified as in need of affordable housing in Colton Parish within next 5 years. It is considered that the remaining 5 responses did not fit the LDNP's criteria for being in need of affordable within the ward in the next 5 years. 2 of these households were in need of 2-bedroom bungalows as they need to downsize into small properties. They did not require affordable housing due to large assets in their present properties, but they may be in need of local housing. 2 households wanted to satisfy their need by conversion of buildings which they appeared to have

The need is for 2-bedroom properties – a mix of houses (5), a flat (1) and a bungalow. One household is in need for now, the rest in 5 years. One household put 1-bedroom properties as their choice. Many of these households are young adults, whose housing need may expand in the future, they have been put as in need of 2-bedroom properties. This is generally better for community stability, but may not fit with government guidance on housing benefit which may favour 1-bedroom properties or rooms in shared housing for young adults or single people.

Previously, CRHT assessment may have assessed present need for 2-bedroom for young couples or young adults, but future need may be for more 3-bedroom properties once they have families. The need is mainly for rented properties, with 6 households needing housing at a low level of rent, approximately the level of the existing social rented properties (below £100/week). One household can afford a Shared Ownership property. Most of the households do not have enough deposit available to access mortgages; generally their level of income is too low to service a high mortgage. All are living in the Parish; most are working within 5 miles. One household is in full-time education, but state they will be working in the area.

Householders deemed not to be in need of affordable housing in the parish

The other 5 households were deemed not to fit the LDNP's criteria of being in need of affordable housing.

Not in need of affordable housing in the Parish	No.
Insufficient evidence to assess – possible emergent household (2 in one response)	2
In need of local occupancy house – 2-bedroom bungalow	2
In need of local occupancy house – 2-bedroom house – conversion of existing buildings	2
Total	6

Second Homes, Holiday Lets and Empty Properties

There are concerns within LDNP communities about second homes, holiday lets and empty properties. SLDC Council Tax (March 2012) gives the number of second homes as 105, holiday lets as 36, and 14 vacant properties, a total of 155 non-main residences out of 485 (inc. domestic properties used for business) in Colton Parish, around 32% of the housing stock is non main residences, one of the higher levels in the LDNP. Many parishes assess their level of non-main residences as higher than the Council Tax information.

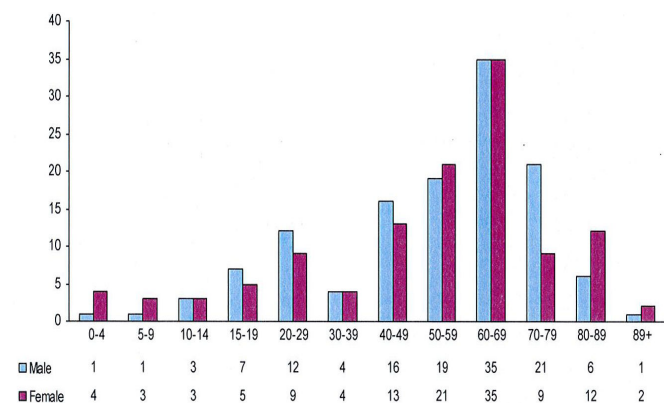
Current Supply of Affordable Housing and Turnover

There is rented housing provided by South Lakes Housing in the Parish. The demand for these affordable properties is medium with little turnover, so is unlikely to meet the housing need in Colton Parish. From the survey responses, only one of the households assessed in need of affordable housing indicated that they were on the local housing registers.

Community Land Trusts

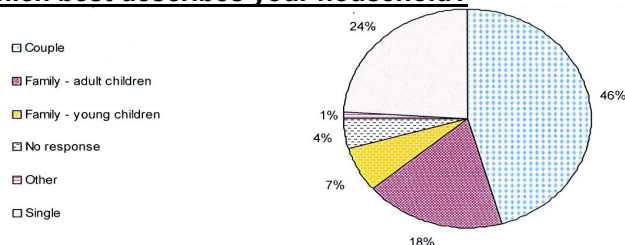
Some communities are seeking other solutions through Community Land Trusts (CLTs) - Two CLTs are working in the Lakes Parish – Skelwith & Colton CLT and Ambleside Community Enterprise.

How many people living in your home are in each of the following age groups?



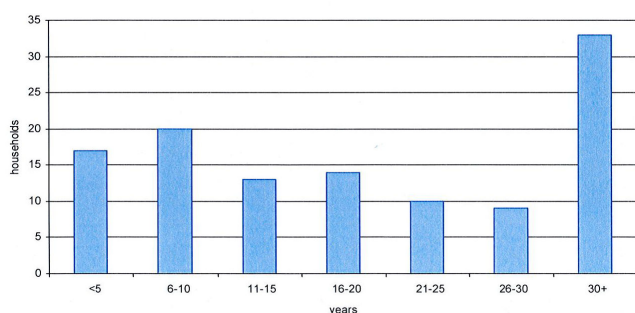
111 survey forms completed this question

Which best describes your household?

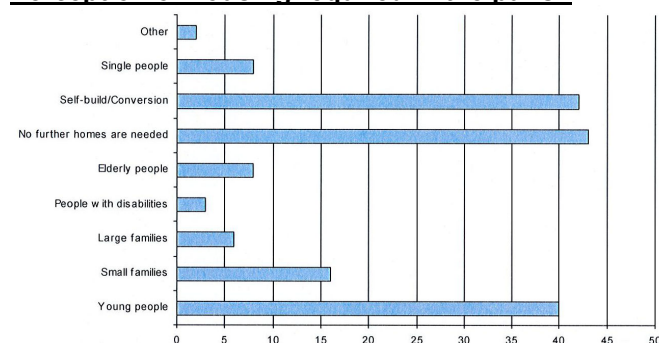


How long have you lived in the parish?

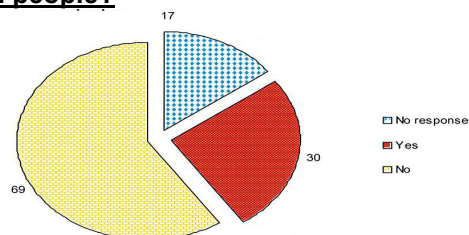
How long have you lived in the parish?



Perception of housing required in the parish



Would you object to a small number of new homes in the parish which would help to meet the needs of local people?



If yes, explain your concerns

housing available in towns	Cottages on sale = 2nd homes
Depending on site	Depending on site & number
Depends on site	Depends on where
If sympathetic design/low cost	Increased traffic
Loss of green space	Many new buildings would spoil the area
More traffic. Lack of facilities	No amenities
No need, already empty houses.	No parking due to holiday cottages.
No site options in NP. Depends on where.	No space and no need
OK in villages, not in hamlets.	Only 6 homes in hamlet use 2nd homes.
Overdevelopment	Plenty of choice available
Plenty of new properties in Backbarrow	Plenty to rent & buy currently
Small hamlet	Spoil area & become busier
Spoil the character of Hamlet	Spoil the look of the hamlet
Too many holiday homes	Village too small
With discretion in single location	Wrong type of land

Potential Sites identified by respondents

3 Bouth	2 Colton Parish Hall
Oxen Park - Redundant farm buildings	Abandoned building project, Backbarrow
3 Abbots Reading - Conversion	1 Bouth - infill sites only
1 Backbarrow	1 Greenhead Farm, Colton
Force Forge - Redundant farm	1 Kettlebank Farm/Church
1 Greenod	1 Lone Mire Farm redundant buildings
1 Lakeside	1 Nr. Pub, Oxen Park
Next to playing Park	1 Plot next to new house
1 Old Hall Farm, Bouth	1 Rear Manor House Hotel
1 Penny Bridge	1 Spark Bridge
	1 Redundant barns