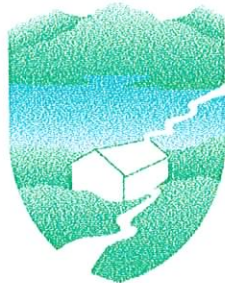


Bampton Parish

**Housing Needs Survey Report
December 1998 - January 1999**



Cumbria Village Homes Ltd.

The Old Stables, Redhills, Penrith, Cumbria, CA11 0DT

Tel: 01768 242135 Fax: 01768 891726

Bampton Parish Housing Needs Survey

Bampton Parish

Bampton Parish is situated approximately 12 miles south of Penrith within Eden District and within the Lake District National Park. It includes the settlements of Bampton, Bampton Grange, Burnbanks, Butterwick, Knipe and Swindale.

Parish Services

The 1997 survey of Rural Services undertaken by Voluntary Action Cumbria revealed the following services in Bampton parish:

- 1 Part time Post Office with Shop
- 2 Public Houses serving meals and 1 Hotel
- 4 mobile shops (includes 2 milk delivery services)
- 1 school (junior)
- 1 mobile library
- 4 public telephones
- School bus service with one other scheduled bus service one day per week.
- 1 church still used for religious activities with a minister resident outside the parish.
- 1 village hall and 1 church hall
- 1 sports field, 1 village green and 1 children's play area with equipment.

No households in the parish had mains sewerage or mains gas.

Existing Social Housing

The local authority, Eden District Council, transferred its housing stock to Eden Housing Association in September 1997. Eden Housing Association now maintain the local authority's housing register.

On 26th January 1999 Eden Housing Association reported 9 households on their waiting list "who have Bampton as an area of choice. Of these, none live locally or have a local connection with the village." They go on to say that "lettings in Bampton have proved problematic recently due to low demand".

Eden Housing Association manage 4 properties in Bampton - one 3-bedroom house, one 2-bedroom house, one 1-bedroom flat and one bedsitter.

Two Castles Housing Association manage a mix of six 2 & 3-bedroom houses at Bampton Grange.

Investigation of homes advertised for sale in the local press on 6th February 1999 revealed no homes for sale in Bampton. Just one home for sale was advertised in the neighbouring parish of Askham - a 3-bedroom semi-detached house offered at £65,000.

The Survey

There was some confusion about the number of households in Bampton parish. At the time of the last census in 1991, there were 114 households with 302 residents. (The recent Eden District Wide Housing Need Survey identified 156 addresses in Bampton.)

At the request of the local community, Cumbria Village Homes provided 164 survey forms. Survey forms were delivered by hand by local community members.

36 completed survey forms were returned*. This represents 31.5% of households identified in the 1991 census (or 22% of forms provided).

** One Bampton resident contacted CVH after the closing date for return of survey forms to say that their survey form had been enclosed within the parish magazine and, as they had not read their parish magazine, they had not noticed the survey form for several weeks.*

There was just one objection to the provision of a small number of new homes for local people.

10 households indicated a need for alternative accommodation by completing Part Two of the survey

Household Breakdown

The household breakdown of those indicating housing need was as follows:

- 4 single people
- 3 childless couples
- 3 families

Present Circumstances of Respondents

- Only one respondent expressing need was already a home-owner. This respondent appeared to have the means to compete successfully on the open market but had not been able to find a suitable property on the market.
- All four of the single people expressing a need were living at home with relatives and were looking for their first independent home.
- One respondent family were not, at the time of this survey, local residents but claimed to be former residents who had been forced to move away when a private tenancy ended and alternative accommodation was not available. A teenage child of this family will be undertaking further education locally from September 1999.
- One respondent family were, at the time of this survey, living in a two bedroom house with two children of opposite sexes. In time, this family will need a three bedroomed home.
- One respondent household was living in privately rented accommodation on which the tenancy was coming to an end.
- One respondent claimed to be part of a family currently living apart but wishing to set up home together and unable to do so because, at the time of this survey, there was no home available to them of a suitable size.

Affordability

Five households reported an income of £10,400 or less per annum.

Two households had an annual income of between £10,500 and £13,000.

One reported an annual income of between £13,000 and £15,600.

One had an annual income of between £15,600 and £18,200.

One respondent did not disclose their income.

Eight of those households expressing need did not appear to have the means to be able to compete successfully on the open market if they were to remain in Bampton. Of the surrounding parishes, only Shap offers affordable housing.

Summary

Several discrepancies were identified in the undertaking of this survey.

There appears to be some inconsistency between the need revealed in this survey and the numbers registered with Eden Housing Association. Eden Housing Association reported no households on their register currently resident in Bampton or with a local connection. However, six households reported to Cumbria Village Homes that they believed themselves to be registered with the local authority - only one of these households was not already resident in the parish. Four of these households claim to

have registered more than three years ago so it is possible that their registration has lapsed.

Also, the recent District Wide survey commissioned by Eden District Council identified no local housing demand in Bampton - only immigrant demand.

Cumbria Village Homes experience has shown that many people do not register a need until suitable accommodation is known to be available. People seem to feel that there is no point registering for housing that does not exist.

The national trend towards more single person households is reflected in this survey. However there is also a need for a small number of family homes. Three of the single people expressing need in this survey may wish to form families in the coming years.

The results of this survey clearly show a need for a small number of homes to be made available for local people. The declared income of some of those in need may make it difficult for them to afford to buy. A mixture of rented and low cost shared ownership homes, with the appropriate local occupancy restrictions in place, may be appropriate (four respondents indicated a preference for shared ownership).

CUMBRIA VILLAGE HOMES**BAMPTON PARISH HOUSING NEED SURVEY**

December 1998 - January 1999

PART ONE SURVEY

Number of households who returned completed survey forms: 36

1. Family Structure by Age Group

Age	Male	Female	Total
0 - 11	4	3	7
12 - 17	1	2	3
18 - 25	5	0	5
26 - 39	3	6	9
40 - 49	7	6	13
50 - 59	13	10	23
60 - 65	5	4	9
66 - 75	6	4	10
75+	0	0	0
Total	44	35	79

Household Type

Household type refers to people currently living in the household and does not include those who have already moved out, for example grown up children.

Young Single person	0
Mature single person	7
Young childless couple	1
Mature childless couple	17
Family* with young children	5
Family* with teenage children	1
Family* with adult children	3
Other	2

*Family refers to both single and two parent families

2. Your Home

	Yes	No
Is this your only home?	33	3

Of the three households who answered NO to the above question, two said that this was their main home, one said that this was not their main home.

3. Length of Residence

How long have you lived in:

	0 - 5 years	6 - 10 years	11 - 20 years	20+ years
this home	12	9	3	12
this parish	11	8	3	14
Cumbria	7	4	5	20

4. What type of housing residents think is needed

Respondents could tick more than one option

Homes for young people	19	Small family homes	18
Large family homes	10	Homes for single people	16
Homes for people with disabilities	9	Homes for elderly people	14
No further homes are needed	1	Other*	3

* Those respondents who answered "Other" felt insufficiently informed to give an opinion.

5. Objections

	Yes	No
Would you object to development of a small number of new homes to help meet the needs of local people	1	35

6. Future Housing Intentions

	Yes	No
Household needs to move	6	30
Household or person sharing needs to move	3	17

Some respondents did not tick either box

	Yes	No
Do the households/people indicated above as needing to move wish to find an alternative home within this parish?	6	30

	Yes	No
Have any former members of your household left this village/parish in the last few years.	11	25

If YES (to the question immediately above) was this because of:

Respondents could tick more than one option

Lack of affordable housing	6	Lack of employment opportunities	6
Lack of effective public transport system	3	To take up further education	4

CUMBRIA VILLAGE HOMES**BAMPTON PARISH HOUSING NEED SURVEY**

December 1998 - January 1999

PART TWO SURVEY

This form was completed only by households who considered themselves to be in need of an alternative low cost home within this parish either immediately or within the next five years. Part Two forms were also invited from former local households who had been forced to move away from the parish in recent years because of a lack of affordable homes.

Number of households who returned completed Part Two survey forms: 10

7. HOUSING NEED

Are you or is a member of your household in need of alternative accommodation in this parish?

Yes, now	1
Yes, within 12 months	5
Yes, within 3 years	1
Yes, within 5 years or more	3

8. REASONS FOR HOUSING NEED

1. Young person looking for first independent home	4
2. Couple currently living apart but wanting to set up home together.	1
3. Present home too small	3
4. Present home too large	-
5. Present home too expensive	-
6. Private tenancy ending & looking for more secure accommodation	1
7. In tied housing & looking for more secure accommodation	-
8. Family break up	-
9. Retirement, need more manageable home	2
10. Former resident of parish wishing to return	1
11. Other	1

(Some respondents gave more than one reason for needing alternative accommodation)

9. HOUSEHOLD

Age	Male	Female	Total
0 - 11	1	2	3
12 - 17	-	2	2
18 - 25	3	-	3
26 - 39	2	4	6
40 - 49	1	1	2
50 - 59	1	-	1
60 - 65	1	-	1
66 - 75	1	1	2
75+	-	-	-
Total	10	10	20

Household Type

Which of the following best describes the household needing to move?

Young Single person	3
Mature single person	1
Young childless couple	1
Mature childless couple	2
Family* with young children	2
Family* with teenage children	1

**Family refers to both single and two parent families*

10. YOUR PRESENT HOUSING CIRCUMSTANCES

Present Tenure

Home owner	1	Renting from Council	-
Renting from a housing association	2*	Renting from a private landlord	3
In housing tied to job		Living with parents or relatives	4
Lodging with another household		Other	

**1 respondent said that they were renting from the Council but as Eden District Council transferred all their housing stock in September 1997 this respondent is assumed to be a tenant of Eden Housing Association.*

11. RENTING

If you own your current home please tell us how much rent you pay each week

Less than £35.00 per week		£35 - £45 per week	1
£46 - £55 per week	2	£56 - £65 per week	1
£66 - £75 per week	1	More than £75 per week	

Number of tenants receiving Housing Benefit?	1
Number of tenants receiving Council Tax Benefit?	1

12. HOME OWNERS

If you own your current home please indicate how much you think your property is worth

Less than £35,000	-	£36 - £45,000	-
£46 - £55,000	-	£56 - £65,000	-
£66 - £75,000	-	More than £75,000	1

Number of above home owners who have a mortgage on their current home? 0

If you answered Yes above, please indicate approximately how much you owe

Less than £10,00	-	£10 - £20,000	-
£21 - £30,000	-	£31 - £40,000	-
£41 - £50,000	-	More than £50,000	-

Number of home owners above receiving Council Tax Benefit? 0

13. INCOME

Respondents were asked to tell us their weekly income including welfare benefits but excluding housing benefit. The figures shown indicate the total household income where given. Some respondents were unwilling to disclose this information.

Income less than £100 per week	-	£100 - £150 per week	-
£151 - £200 per week	5	£201 - £250 per week	2
£251 - £300 per week	1	£301 - £350 per week	1
£351 - £400 per week	-	More than £400 per week	-

One respondent did not disclose their income

14. EMPLOYMENT

In households needing alternative accommodation the following numbers of people were:

Working full time	8	Working part time	2
Unemployed and seeking work	-	Unemployed but not seeking work	-
Retired	2	In full time further education	2
Other	1		

15. TYPE OF HOUSING REQUIRED

Respondents were asked to indicate what type of housing they preferred:

House	5	Flat	-
Bungalow	2	Sheltered Housing	-
Other	3		

Other explanation: Anything suitable for single occupation

How many bedrooms do you need?

One	3	Two	4
Three	3	Four or more	-

Would you prefer to:

Rent	3	Buy	2
Shared ownership	4		

One respondent indicated no preference

Health / Disability

Number of people in households wishing to move needing any of the following:

Access for wheelchair	-	Accommodation on one level	1
Sheltered housing with warden supervision	-	Home adapted for disability	-

	Yes	No
Are you registered on the local authority waiting list?	6	4

If you answered YES above, when did you register?

Within the last month	1	With the last six months	-
Within the last year	1	Within the last two years	-
Within the last three years	-	More than three years ago	4

16. REASONS FOR LIVING HERE

Respondents who do not currently live in the parish but who are former residents wishing to return were asked why they originally left.

Lack of affordable housing	1	Lack of employment opportunities	-
Lack of effective public transport system	-	To take up further education	-
Other	-		

Only 1 respondent household lived outside the parish but wished to return.

17. SELF BUILD HOUSING

6 households expressed an interest in self-build housing and requested more information.