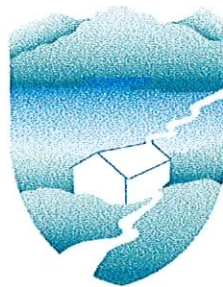


Newbiggin (Dacre Parish)

**Housing Needs Survey Report
March 2000**



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Newbiggin (Dacre Parish) Housing Need Survey

BACKGROUND

Newbiggin is a village within Dacre Parish lying to the North of the A66. There are 138 households. It lies close to Penrith which is the main employment and service centre in Eden.

Employment

Newbiggin has significant employment opportunities in Tourist associated industries, Quarrying and Waste Management, Agriculture, Vehicle sales and servicing.

Public Transport

There are regular but infrequent bus-services between Newbiggin, surrounding villages and Penrith.

Other Services

The village possesses a pub, active Village Hall, nursery, petrol station and a Youth Club. There is no school or surgery in the village.

The village is expanding and there is significant private development activity in the housing market.

The Survey

The survey was conducted by post and all households (138) were sent forms. 37 (26.8%) were returned. This was considered an adequate sample to enable valid conclusions to be drawn. However only 7 households returned completed Part 2 forms (those who are seeking a home). The 7 forms represented 10 households needing accommodation now or in the next 5 years.

The housing needs broken down are as follows:

- Retirement accommodation 2
- Mature single,partnering age i.e. family forming 3
- Young single 5

Of the 37 households who responded a large majority stressed the need for more accommodation for young people, small families and older people and this is borne out by the above results from those with needs in the near future.

Conclusion

Newbiggin is not a very well serviced village but lies close to Penrith where there is a wide range of facilities and employment opportunities. Public transport between Newbiggin and Penrith is relatively good. Newbiggin itself has significant employment. It is likely that Penrith's dynamic growth will sustain a continuing demand for any social housing provided..

Given the results of this survey we would suggest that consideration is given to the provision of 4 x 2 bedroom flats for single/older occupancy and 4 x 2 /3 bedroom houses for family use. The continued occupancy of these should be assured by the demand arising from the growth of Penrith and Newbiggin. The prospects for shared ownership of half or all the houses should be explored and a decision for these made on their competitive edge vis-à-vis similar homes in the private sector.

CUMBRIA VILLAGE HOMES**NEWBIGGIN HOUSING NEED SURVEY**

13 March, 2000

PART ONE SURVEY

Number of households who returned completed survey forms: 37/138=26.8%

1. Family Structure by Age Group

Age	Male	Female	Total
0 - 11	10	3	13
12 - 17	1	1	2
18 - 25	6	1	7
26 - 39	10	11	21
40 - 49	7	5	12
50 - 59	9	8	17
60 - 65	0	3	3
66 - 75	6	7	13
75+	2	4	6
Total	51	43	94

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	5
Young childless couple	5
Mature childless couple	11
Family* with young children	9
Family* with teenage children	3
Family* with adult children	0
Other	4

*Family refers to both single and two parent families

2. Your Home

	Yes	No
Is this your only home?	36	1

The one household who answered NO to the above question said that this was 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	14	7	5	11
this village	14	6	4	13
Cumbria	5	0	1	31

4. What type of housing residents think is needed*Respondents could tick more than one option*

Homes for young people	11	Small family homes	10
Large family homes	1	Homes for single people	2
Homes for people with disabilities	0	Homes for elderly people	7
No further homes are needed	12	Other*	1

* The respondent 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	10	27

6. Future Housing Intentions

	Yes	No
Household needs to move	9	
Household or person sharing needs to move	0	

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?	2	

	Yes	No
Have any former members of your household left this village/parish in the last few years.	7	

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

Respondents could tick more than one option

Lack of affordable housing	1	Lack of employment opportunities	2
Lack of effective public transport system	0	To take up further education	3

CUMBRIA VILLAGE HOMES**NEWBIGGIN HOUSING NEED SURVEY**

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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: 7/37=18.9%

7. HOUSING NEED

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

Yes, now	0
Yes, within 12 months	0
Yes, within 3 years	1
Yes, within 5 years or more	6

8. REASONS FOR HOUSING NEED

1. Young person looking for first independent home	5
2. Couple currently living apart but wanting to set up home together.	-
3. Present home too small	-
4. Present home too large	-
5. Present home too expensive	-
6. Private tenancy ending & looking for more secure accommodation	-
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	-
11. Other	-

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

9. HOUSEHOLD

Age	Male	Female	Total
0 - 11	-	-	-
12 - 17	-	-	-
18 - 25	5	-	5
26 - 39	3	-	3
40 - 49	-	-	-
50 - 59	-	-	-
60 - 65	-	-	-
66 - 75	-	-	-
75+	1	1	2
Total	9	1	10

Household Type

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

Young Single person	4
Mature single person	3
Young childless couple	-
Mature childless couple	-
Family* with young children	-
Family* with teenage children	-

Family refers to both single and two parent families*10. YOUR PRESENT HOUSING CIRCUMSTANCES**

Present Tenure

Home owner	-	Renting from Council	-
Renting from a housing association	-	Renting from a private landlord	1
In housing tied to job	1	Living with parents or relatives	5
Lodging with another household	-	Other	-

11. RENTING

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

Less than £35.00 per week	3	£35 - £45 per week	-
£46 - £55 per week	-	£56 - £65 per week	-
£66 - £75 per week	-	More than £75 per week	-

Number of tenants receiving Housing Benefit? 0
 Number of tenants receiving Council Tax Benefit? 0

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	-

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

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? -

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	1
£151 - £200 per week	2	£201 - £250 per week	-
£251 - £300 per week	1	£301 - £350 per week	-
£351 - £400 per week	1	More than £400 per week	-

Two respondents didn't comment

14. EMPLOYMENT

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

Working full time	5	Working part time	1
Unemployed and seeking work	-	Unemployed but not seeking work	-
Retired	2	In full time further education	-
Other	-		

15. TYPE OF HOUSING REQUIRED

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

House	3	Flat	2
Bungalow	2	Sheltered Housing	1
Other	-		

Other explanation:

How many bedrooms do you need?

One	2	Two	2
Three	1	Four or more	-

Would you prefer to:

Rent	-	Buy	4
Shared ownership	-		

Three respondent(s) 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?	0	7

If you answered YES above, when did you register?

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

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

17. SELF BUILD HOUSING

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

CUMBRIA VILLAGE HOMES

NEWBIGGIN HOUSING NEED SURVEY

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5. Would you object to a small number of new houses, which would help to meet the needs of local people?

- Depending on the location and the amount of traffic that it causes.
- Objections depend upon the development i.e. Size, location and nature of houses i.e. in keeping with the existing.
- OK for locals but the idea of local may vary.
- Because it is not local people needing them.
- Only if they are in keeping with the area i.e. part sandstone/traditional.
- Do not want the village spoilt – new comers are very little interested in village life.
- We don't object although there are houses in the village for sale that can't be sold – ranging from first time buyer homes to larger homes.
- You never only build a few. They are normally too expensive for local people to buy. There are already houses for sale in the area at different price ranges.
- The village housing provision means that residents can still enjoy peace, tranquillity with limited traffic flow throughout the village; safe for children.
- Enough houses have been built in the parish since the last survey. The villages are big enough now, Stainton is like a small town now. None of the developments are 'country' in character. Stainton school is overcrowded now.