



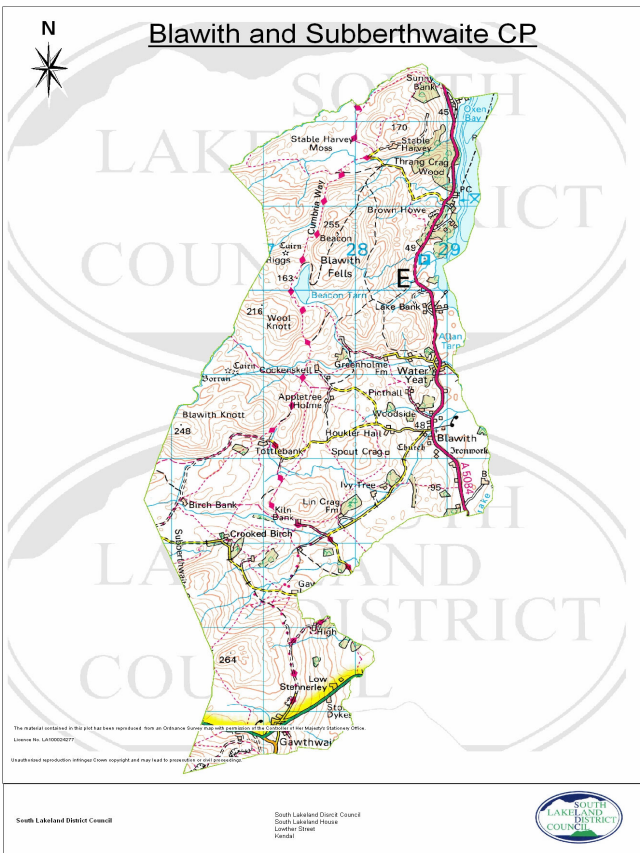
Blawith & Subberthwaite Parish – A summary of the Housing Needs Survey Report November 2009

the Local Authority and/or a Housing Association or other waiting list.

It is considered that the remaining 4 responses did not fit Lake District National Park's criteria for being in need of affordable housing within the parish in the next 5 years.

Recommendations and other issues to be considered

It is important to note that a Housing Needs Survey offers only a snap shot of the housing situation in the parish at the time of the survey, and this will alter with increasing/decreasing values of housing, policies of lenders, and the economic climate, demographics changes in the community and as individuals situations change.



Housing Need in the Parish	Now	Within 12 months	Within 3 years	Within 5 years	Total
Adult Child-First independent home			2	2	4
Family with adult children (over 18)				1	1
Couple	1				1
Single					
Family with young children (under 18)					
Total	1		2	3	6

Requested Return Date	Parish Surveyed	No. of survey forms issued	No. of survey forms returned	Return Rate (%)
31 March 2009	Blawith & Subberthwaite	140	53	37.9%

The following tables show Cumbria Rural Housing Trust's assessment of the affordable housing needs, when needed and the existing tenure of the households deemed to be in need in the parish.

Key Findings – The Survey

140 survey forms were delivered by hand by the Parish Councillors to the households and businesses within of the parish of Blawith & Subberthwaite (100%), with a return date of 31st March 2009. 53 households returned their completed forms. This is a return rate of 37.9% which is above the average of 35% return rate for this type of survey in Cumbria since 2006. Cumbria Rural Housing Trust expresses its thanks to the Parish council and others in the community for their work to promote the survey.

Of the returned forms there were 10 responses, saying that either the whole household or someone living within the household, wished to move within the parish in the next 5 years.

Housing Need

Of the 10 survey responses indicating a housing need, 6 households are identified as in need of affordable housing in the parish of Blawith & Subberthwaite within next 5 years. The main need is for rented accommodation, although one household has indicated that they would like to self build, subject to planning permission and individual site assessment from Lake District National Park.

None of the 6 households stated that they were registered on

Recommended affordable housing needs & when needed	2 bed House Rent	2 bed Bungalow Self Build or Rent	Total
Now	1		1
12 months			
3 years	2		2
5 years	2	1	3
Total	5	1	6

Existing tenure of households deemed to be in need	Move now	Move within 12 Months	Move within 3 years	Move within 5 years	Total
Own Home, no mortgage				1	1
Rent from council or Housing Association					
Rent from private Landlord					
Own home with mortgage					
Tied accommodation to job					
Live with parents or relatives	1		2	2	5
Other					
Total	1		2	3	6

Households in Need

Five of the households are young people living with parents, wanting to set up home separately, sometimes with a partner. Their need at present is for 2 bedroom housing. This could be houses or flats, though in general houses are preferable in rural areas. In the long term, it may be advisable to look at building fewer 2 bedroom houses and more 3 bed houses, to allow a more stable community, with couples able to stay in the area once they have had children.

One household indicated that their preference was to self build on their own land. They may be able to do this, subject to planning permission and individual site assessment from Lake District National Park. If they were not able to get this permission, then they would be in need of rented accommodation.

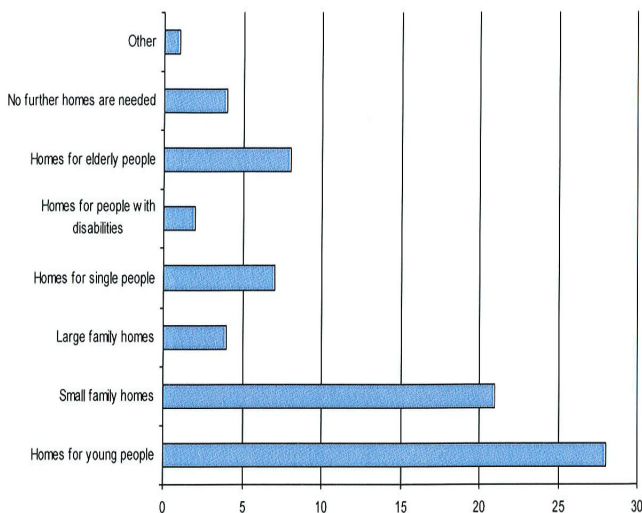
None of the respondents deemed in need of affordable housing in the Blawith & Subberthwaite survey were former residents wishing to return or currently employed in the parish. Of those deemed not in need 1 was a former resident wishing to return and 2 are employed in the parish.

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

Not in need of affordable housing in Blawith & Subberthwaite Parish	Number
Insufficient evidence to determine a need. Possible emerging independent household	3
Unsuitably housed, but able to meet their own needs on the open market	1
Total	4

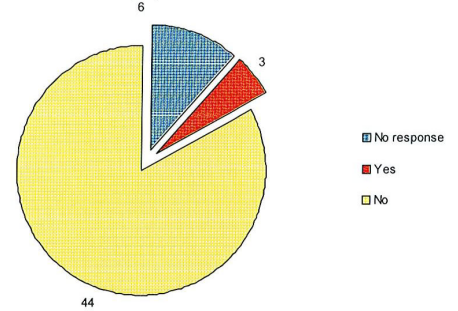
Survey responses from all respondents:

Perception of Housing Required in the parish



Other:
1 Don't have a view

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, briefly explain your concerns ...

Has to be accessible & nr bus service
Unless genuine need

Need to be priced appropriately & locals

Potential sites identified by Respondents

Number of responses

3 Blawith	3 Lowick School
2 Redundant farm buildings	1 Adjacent to community hall & church
1 Gawthwaite	1 Infill on A5684 by the church
1 Lowick	1 Lowick Green
1 Nibthwaite	1 No of sites in centre of Blawith
1 Redundant barn at Lake Bank	1 Selected small agricultural fields
1 Water Yeat	

Copies of the full report are available from:

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