

Housing Needs Survey Report September 2013

Dalston Parish



Cumbria Rural Housing Trust

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Dalston Parish Housing Needs Survey September 2013

1. Introduction

Cumbria Rural Housing Trust was commissioned by Dalston Parish Council to conduct a Housing Needs Survey of the Parish. The survey was conducted in September 2013 with the support of Carlisle City Council.

The parish consists of Dalston village situated approximately 5 miles to the south-west of Carlisle city centre, and a number of smaller rural settlements. These include Cardewlees, Cumdivock, Gaitsgill, Lingey, Raughton Head, Stockdalewath and Unthank.

The main purpose of the survey was to identify the housing needs of the community over the next 5 years.

- Establish if there is a need for affordable housing.
- Identify the desire of local need within the parish.
- Provide evidence of need for future planning applications.
- Form an evidence base for Dalston Neighbourhood Development Plan.
- Provide useful information to other interested parties.

The survey form comprised two sections:

- Part 1 – collected general information from those who live/work in the parish.
- Part 2 – collected information from those who state they need a new home in the next 5 years. This often includes the housing desires of people that could be met by the open market.

The many issues affecting rural communities are having a fundamental impact on both the dynamics and sustainability on their future.

Rural house prices tend to be above average, whilst local rural wages are often below. The affordability ratio between house prices and lower incomes continues to grow, adding to the increasing loss of younger adults and families who often support and contribute to local rural communities; shops, schools and transport services are then often affected.

Our ageing population affects the type of housing required and its location to services. Limited development of genuinely affordable housing, the loss of stock to second homes, holiday lets and empty properties can also create an imbalance within our rural communities. (See page 18 for Dalston figures).

It is important to gather robust evidence to support policies and satisfy the future housing needs of rural communities. A Housing Needs Survey offers a snap shot of the housing situation in the parish at the time conducted. This picture will alter with increasing/decreasing values of housing, policies of lenders, and the economic climate, demographic changes in the community and as individuals situations change.

2. Findings and Recommendations

Parish Surveyed	Return Date	No. of surveys issued	No of surveys returned	Return rate
Dalston	27th September 2013	Residential 1180	382	32.46%
		Business 91	3	3.29%
		Total together 1273	383	30.08%

77 respondents (20%) stated their household or someone living within the household needed another home or to create a separate home in the next 5 years. Some had a multiple need resulting in a total of 81.

It is considered 26 of these are in need of affordable housing within the next 5 years.

The following tables contain information from the survey responses on the housing type, the numbers required and when they are needed within the next 5 years.

Housing Type	Number Required
One Bed House – Rent	5
One Bed Bungalow – Rent	6
One Bed House – Shared Ownership	5
Three Bed House – Rent	10
Total	26

Housing Type	When required
1 x 1 Bed House – Rent 1 x Bungalow – Rent 3 x 3 Bed Houses – Rent	5 required Now
4 x 1 Bed House – Rent 2 x 3 Bed House – Rent	6 in 1yr
2 x 1 Bed House - Rent 2 x 3 Bed House – Rent 1 x 1 Bed House -Shared Ownership	5 in 3yrs
5 x 1 Bed House – Rent 2 x 1 Bed Bungalow – Rent 1 x 1 Bed House – Shared Ownership 2 x 3 Bed House – Rent	10 in 5yrs
Total	26

Bedroom numbers are based on The Welfare Reform Act 2012. However, consideration may want to be given to creating a mix of 2 and 3 bedroom properties to satisfy future needs and be more sustainable.

Who is in need.

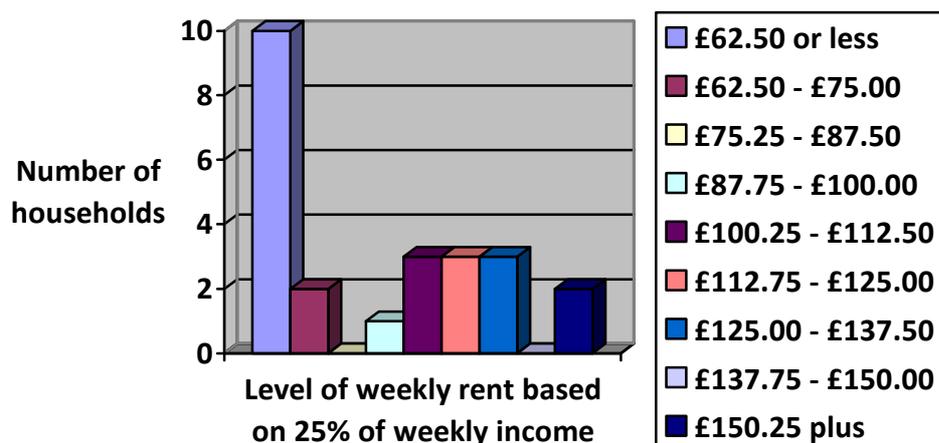
- The majority of the need is for adult children who are living at home with their parents and wish to set up home for the first time, or due to circumstances have had to move back to live with parents.
- Respondents in private rented accommodation are the next largest group in need. Many stating that they wish to move/buy to have more security.
- There are several families in need of 3 bed properties.
- There is a small need for accommodation on one level.
- The main need is for rented accommodation, however where respondents state they have savings, shared ownership has been recommended.

The following table shows a summary of those in need, when and their existing tenure.

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	2	2	2	3	9
Live with parents or relatives	1	3	3	7	14
Other	2	1			3
Total	5	6	5	10	26

Affordability potential of those in need.

The chart below shows the affordability potential of those in need of rented accommodation based upon 25% of their given weekly income. The households who can afford shared ownership are not included.



To put into context, current housing association rents in Dalston are approximately £109 per week for a 3 bed and £94 for a 2 bed.

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

55 responses did not fit Carlisle City Council's criteria for being in need of affordable housing.

Not in need of affordable housing in the parish	Number
Unsuitably housed, insufficient evidence to determine a need, possible emerging independent household	1
Unsuitably housed, insufficient evidence to determine a need	2
Unsuitably housed could satisfy needs on open market	25
Present accommodation suitable for needs	6
Insufficient evidence to determine a need, possible emerging independent household	3
Insufficient evidence to determine a need	4
Does not fit local criteria	1
Could satisfy needs on open market	13
Total	55

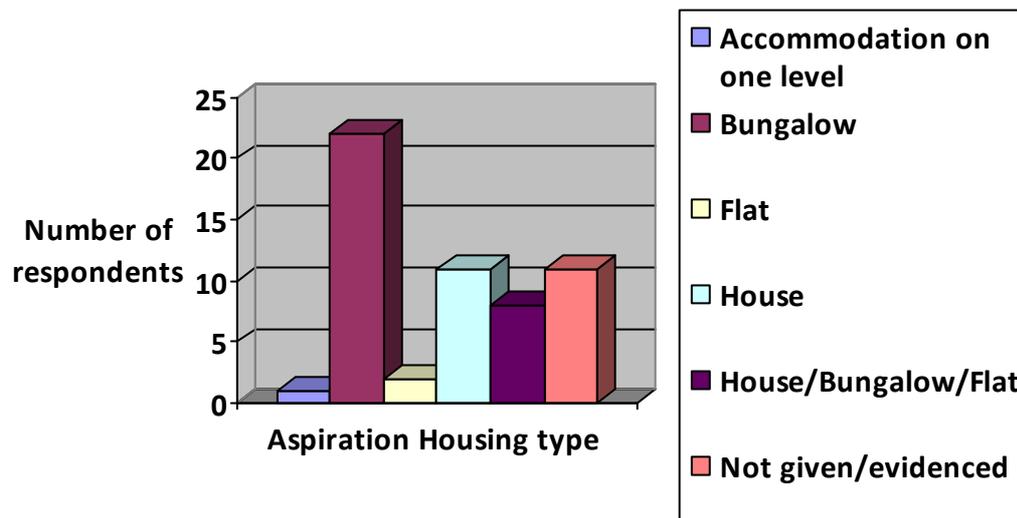
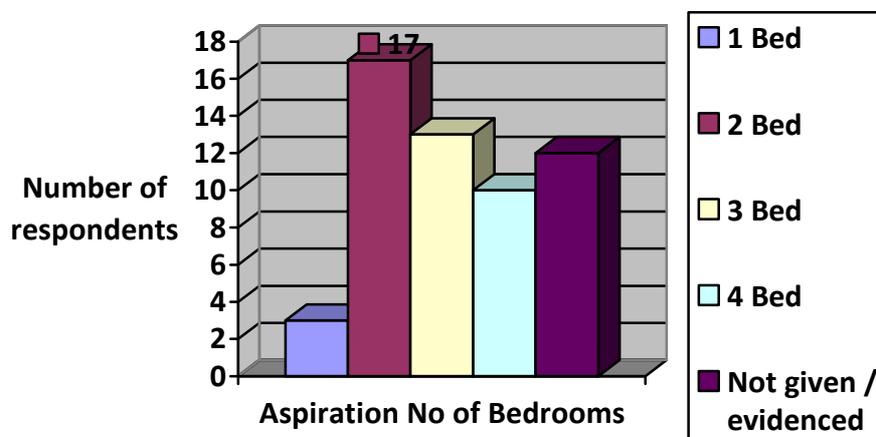
- There are a small number of adult children, who may be emerging households; however insufficient information was supplied to determine a need.
- The vast majority of those unsuitably housed, who could satisfy their needs on the open market, are over the age of 60 and have stated they would like to move as their current housing is too large, too expensive, difficult to maintain or they wish to have level access accommodation. Their current home is an asset, contributing to their affordability potential and ability to satisfy their needs on the open market. However, it would appear that there might be a lack of suitable open market housing/accommodation on one level available within the parish.
- Some of the respondents are currently suitably housed or their present accommodation is suitable for their needs. Their need to move may be a desire to upgrade their current accommodation, most could satisfy their needs on the open market.

Housing aspirations

Of the 77 returned forms indicating a need to move, 48 answered yes, there was a lack of existing housing in the parish to meet their needs, 11 replied no, the remaining 18 did not respond. Demand for suitable existing properties includes respondent's desires for open market housing as well as affordable housing.

The survey has gathered evidence of the housing aspirations of those deemed not in need within the parish and highlights some of the housing issues.

The charts below reflect the survey respondents stated aspiration of the number of bedrooms and housing type.



Conclusions

Housing needs, and assumption of need, requires the assessment of the future population in an area, together with the number, type and age of households. To plan for housing we need to estimate how many households and of what types they are going to be.

Population growth and the formation of households affect the number and type of housing. For example, the growing number of older people, the number of older people who choose to remain in large family homes, the increase in single person households and couples living on their own impact on the housing mix.

It is clear that demographic changes and the ageing population within the parish are having implications on the demand for open market housing types; such accommodation may not be currently available in the parish. The aspiration for bungalows reflects Carlisle's districts ageing population. The number of people aged over 60 will rise from 27% to 47% by 2031 and the number in the 60+ age range is forecast to have risen by 95% by 2031 (PopGroup, Cumbria County Council).

The purpose of the housing need survey has been to evidence the need for affordable housing in Dalston parish. From the responses, it is fair to say that there is a shortage of affordable housing. The need is for newly emerging households, family homes and single level accommodation

The return rate of 32.46% is just above the average return rate for this type of Survey completed by Cumbria Rural Housing Trust across Cumbria over the last 5 years. However, the low response rate of 3.29% from businesses and employers is of concern and perhaps could be followed up to get an assessment from local businesses as to whether there are local worker or residents are in housing need.

3. Survey comments

The following comments are taken from the survey responses.

Some comments have been edited to ensure anonymity of the respondent.

There are benefits of providing more housing for elderly Dalston people: both for such people and for younger people who might gain from larger houses vacated by the elderly.

There is no work in the area apart from farming, there are no shops, there is no public transport.

A map showing the whole extent of the Parish would have been useful. Two members of our family are looking for work outside the county, due to lack of opportunity here, they are hoping to move out within a year.

24% increase in homes with the development of Townhead Road, If everyone wants to live in Dalston, then build a new Dalston, don't turn this one into Carlisle. Dalston and Wetheral and other villages are a success due to their size, just large enough to support facilities and a sense of community without becoming too large. There are so many hamlets in this area that would benefit from sensitive development. Some have a pub/shop/school that are on the verge of closure due to lack of residents. There is no danger of that in Dalston. Supply and demand control the price of houses not the quality of building materials and size of house. Cheap, modern, "affordable" houses will go the way of Victorian back-to-back houses and 60's tower blocks. Build decent houses now and solve housing problems for years to come.

Traffic is a massive problem in the village. If more houses are built in the centre of the village, there will be more problems.

Would object if building work was not sympathetically carried out for communities.

Rent too high in Dalston - family member moved to Scotland!

The number of new homes should be kept to a maximum of 50, better class homes should be build as well as affordable homes for young families.

It would have been helpful had this survey been carried out during the recent planning process for the houses between Townhead Road and Station Road. The parish cannot cater for more people, the schools are already overloaded.

50 houses a good number, 121 on one site too much.

Would make sense to do this before City granted PP for 121 house. Form says will be used by Parish Council but the city blatantly ignored objections by the Parish Council and a large number of residents so we feel that this survey might just be a waste of time, money and resources.

What happened to Govt. legislation for local views to be taken into account?

This survey would probably have been of more use before the planners granted permission for over 100 houses to Story Construction on Townend Road. There will presumably be enough houses for everyone in due course.

Any new developments need to be carefully thought through with safety of existing young people and elderly people as a top priority. Traffic around the village centre and school causes lots of problems and a serious accident cannot be too far away if vehicles are continually allowed to park on double yellow lines and other areas which restrict views for crossing roads.

The Parish is already big enough - small estates maybe - but restricted to 30-50 homes,

Don't see the need for extra houses. Plus concerns re traffic but mainly school places. We live close to the school so would be annoyed if our children couldn't get a place due to new residents, unless school is expanded to cater for extra residents.

Beautiful landscape, countryside. Keep as village, not town.

The village is large enough without more houses.

At present Dalston is being over built. Facilities are stretched.

Dalston village is already over crowded, you would have to build extension to schools etc. It is supposed to be a village.

No objection to local homes, but they should have lived in the area for a number of years.

I don't think this form is relevant for me. I live just outside the village and in the future because of mobility problems would like to move into a bungalow as near to the shops etc as possible. I am able to buy accommodation.

Too many tiny "modern" homes in developments which are unsuitable for people who want space.

I like living in Dalston, I was born in Riverside. I don't mind building in the area, but not too many as we have a nice village with nice people so wouldn't want to spoil it.

Locals can't afford new homes in Dalston. Known fact all new homes are bought by people out of the village.

Having seen Glebe Close and Summerfields built and occupied I would guess that only about 1% of Dalston residents bought a house on these sites. The land at Waltons would be better used to build a new primary school on and other infrastructure to cope with present day demands.

Building houses, which are not needed but are a good income for Carlisle Council, is the bottom line. Will the house rates be cheaper when these are built?

Provide incentives to renovate unoccupied, often long-term buildings.

This survey is 5 years too late as a Planning approval was given last week for 121 new houses. The mix of these houses was incorrect as more than 50% were for 4 bedroom houses. This was a missed opportunity to provide small accommodation for first time buyers and retired people, the latter in turn to provide houses for couples with children.

I am in desperate need of housing as have rented for last 4.5yrs (property is going to be sold). My child/children attend St. Michaels and then onto Caldey. Because of this I need to stay in the village and would prefer a long term let. It is difficult to afford private rent, there is not enough affordable housing in the parish that I am aware of.

The infrastructure in Dalston cannot cope with an extra 130 houses, schools, medical, drainage and roads. Dalston is a village - please do not make it a town!

I think more housing for young in rural areas to get a step up in life.

My sibling moved out several years ago. Now with a young family, they have been looking to rent in the Dalston village but nothing is available yet.

We will move to a property currently occupied by my parents but because of the decision to build a very large estate in the centre of the village we may look to sell both our properties and move further out of the village. We were brought up in the countryside and Dalston is turning into a town.

There is a lack of properties for the elderly/disabled.

We are both over 70 and find our current house too big. We feel we will need smaller accommodation, but do not want to move out of the centre of Dalston, nor to an "old persons" bungalow. We need space for visits from our family.

We think young people who are unemployed in Dalston may wish to buy or rent new, modern and small houses in the next five years. Bungalows are usually unsuitable for young children. Some of these with fairly large gardens will be "unoccupied" (probably) reasonably soon.

Dalston needs some smaller affordable housing for young people.

All children have moved away for work. We will move as there are no transport facilities in this village and fully reliant on car.

We will probably not move to Dalston as it is becoming too large and we would not enjoy a housing estate.

I am looking to purchase my first home in the next couple of years. I have lived in Dalston all my life and really want to stay in the village. It is a beautiful village with friendly people and I class it as home and want to stay here.

We should move in the near future and the choices are to stay in the area where we have friends or move to be closer to family. We would want a home with good sized rooms, eco friendly, economical to run, nearer to shops, trains and busses. Probably not a Story home!

There is enough types of houses, its just not many people move or leave when living here. Would not like to live in larger generic off the shelf new build housing estate. Would prefer smaller kind of housing to keep the charm of Dalston village.

Our son is currently home from University, it is likely he will live and work outside of this area on graduation.

Probably no need for further development in Dalston if the Story scheme goes ahead.

Please, please, please build more affordable housing in Dalston.

As a leaseholder with Riverside I would not like to be associated with them again, for me, they have proved to be a very bad landlord.

If there is housing in the parish it should be low cost housing for local people.

Would not object to local homes, but need to consider the infrastructure.

There are two main needs in Dalston a) affordable housing for young couples. b) Flats/apartments for over 55s and sheltered accommodation, which need to be close to all amenities. Dalston is no different to other rural parts of the country and has an increasing elderly population. Many of these live in property which will eventually become too large to manage. There is an increasing need for suitable accommodation of the McCarthy & Stone type of development.

Only agree to new homes if there was an adequate infrastructure i.e. sewerage, parking, schools etc.

More housing will need more Doctors, school places etc. - A takeaway would be good.

Would this not been better sent out prior to the development on Townhead Road being allowed, even with considerable objection from members of the public.

I realise people should have homes but would not like to see wholesale building. It is already getting so we cannot register with the Doctor, although it is not considered I live in "the village". I do pay council tax to Dalston Parish. More houses must be supported with more services.

Already as far as I know two bungalows are being built adjacent to the park on which I live, which to me does not seem right as there is no proper access road. Maybe more thought should have gone into it.

No further large-scale developments please.

I presume this is about the Story development passed in Dalston - it is ridiculous, where are these people going to go? E.g., schools, doctor's surgery, which is already full, cars using the roads and if I get moved to Cummersdale Parish because of this housing development I'll probably wring Fred Story's neck myself!

Hate to lose the Village character. We now live abroad and come home for three weeks each year. (lived in parish 42 years)

I believe that too many children who attend the village school come out of catchments. I think the new homes will in the future relieve the traffic problem; therefore, I am for the new development.

Having been looking for a home for about 5 years for first time buyer. Preferably a flat (new build).

I am currently looking for suitable housing to rent for myself and my family in Dalston. Preferably through Council so it is affordable and long-term.

I support the new Story development in Dalston (unlike most of the NIMBYS who live in the village). It's in an ideal location, walking distance to the shop, doctors, buses, trains, schools, dentist etc.

There is a lack of affordable housing in Dalston and shared ownership and self build low cost properties.

There is a shortage of bungalows and this should become evident following this survey, however, we could have done with a question specific to downsizing.

No more sites after the new one

I am very much opposed to the proposed building plan and cannot understand why planning permission was granted. It is obviously going to pose a danger to pedestrians and other traffic.

Planners recently gave permission to knock a house down in a conservation area and use the land for industrial purposes - Madness!

We will not need another house if we stay healthy, but there are many OAP's in large houses, if we cannot manage the garden and house, we would have to do more, but this may well have to be out of the village as all properties are over priced. Even if more houses were built for pensioners, they would be as expensive as large houses - through land prices and demand would inflate prices yet again. If large numbers of OAP's downsized younger families could not afford their houses at £200,000+. Cumbria is generally a low wage economy and Dalston, with a school etc is seen as a Des. Res. Several smaller houses have been for sale for some time - but not sold, as similar houses are cheaper elsewhere. Would it help if houses were developed in several of the nearby villages, ie Raughton Head, so schools would be developed in several of the more viable in numbers, but land use is at a premium. Many Dalstonians would not be happy to see a large housing estate, with low cost housing in the Village but this may be the only answer if young people are to be encouraged to live here. Otherwise it will remain an enclave for well paid professionals and business people which is why the house prices are so high!

Planning Permission has been given for 121 houses - mainly against the wishes of parishioners. (Should be more bungalows). Consultation was a farce because permission went through. The result will be pressure on traffic and services.

To avoid the building of large housing estates, new homes or apartments should be small developments to retain the character of the area, not to turn it into a suburb of Carlisle.

I had to change my job and could not commute from Dalston. I have let my home, to people who would love to live in the area, but cannot afford to. I do not have to sell my home but will struggle to sell it at a price I can afford to accept.

Although I appreciate the need for housing, I am concerned about 1) Dalston outgrowing it's village status. 2) The increased traffic through the village. 3) The schools being able to cope. 4) The water and sewage systems being able to cope. (the water pressure has already been reduced)

Low cost shared ownership, rented and homeowner properties urgently needed in Dalston.

Would and would not object to new homes, no objection in principle but am concerned about the increase in traffic.

I'm not against more houses being built in Dalston, but if more are to be built, money needs to be made available for schools and roads. Houses for young people and families should be a priority, either shared housing or part ownership.

Any further development should be extremely limited. Dalston is a village and we wanted it to stay that way but because of the new Story development fear it will now feel more like a town. We have always lived in the countryside and retired here. PS Please pass on to the relevant person that the footpath on Townhead Road needs widening because of the overgrowth of grass and it is very uneven for elderly and disabled residents.

I've no objection to the building of new homes in Dalston provided that services are expanded also.

I feel strongly that I have been priced out of the market. I am single with a long-term health problem. I have moved into Dalston to rent, due to lack of properties in a different area. My health does not currently support a job easily and ironically, I would be worse off financially if I was able to work. I am caught in a benefit trap through no fault of my own.

Would not object to new homes if fewer than the 121 proposed.

Village is already too large, already a strain on services

If we are to build more houses, we will feel we are living in a town rather than a village. Also we are waiting for accidents to happen Station road is already a death trap. Schools are overcrowded and as I live in Barras Close I have great difficulty getting out of my drive, with cars parked across my access. Also I would think sewerage would be a problem.

There is a shortage of bungalows for people to retire to. In Dalston our house is too large for us now. We want to stay in Dalston but it has proved difficult to find a suitable bungalow to buy.

Dalston as a village needs to continue to grow and evolve. More family housing is required to meet the needs of the growing population; in turn, more school places will be needed

4. Strategic/Local Overview

Carlisle District Draft Local Plan 2015 – 2030

The Draft Local Plan sets out the long term spatial vision of the Carlisle District until 2030. It sets out a new vision for how Carlisle will grow and develop and reviews the City Council's planning policies. It aims to:

- Plan for future quality homes and businesses
- Support the delivery of infrastructure
- Help attract investment
- Promote environmental and heritage assets.

The Preferred Options Consultation ran for 7 weeks from Monday 29 July to 16 September 2013. As of January 2014 the plan is going through committee cycle ahead of the second phase of consultation from 10th March for 4 weeks.

This will take account of feedback that has been received to the recent consultation, (including assessing any new sites that have been submitted), and will include any policies that were missing from the first draft plan, e.g. policies relating to the City Centre.

DALS1 was the preferred option for Dalston, but following the planning permission for 121 houses in the centre of the village, it is no longer considered necessary to allocate a site for housing.

DA01 was an Alternative option. It has not been allocated in the Local Plan, but has been evaluated.

Additionally new housing development will be acceptable subject to the following policies:

Policy 20 – Housing Development – New housing development on sites which have not specifically been allocated

Policy 22 – Affordable Housing - sets out affordable housing thresholds.

Policy 23 – Rural Exception Sites - lays down circumstances in rural areas where dwellings will be permitted on small sites where open market housing would not be acceptable.

Policy 24 – Housing For Rural Workers

Policy 25 – Other Housing in the Open Countryside

Policy 26 – Dwellings Through The Conversion Of Heritage Assets And As Enabling Development

Policy 27 - Development In Residential Gardens

If you wish to know further information on Carlisle District Local Plan, please visit <http://www.carlisle.gov.uk>

Dalston Neighbourhood Plan

Dalston is currently preparing a Neighbourhood Plan. This is a community led spatial plan, which has statutory backing from the Localism Act 2011. A Neighbourhood Plan can allow local communities to shape new development. They can:

- Decide where and what type of development should happen in an area.
- Include policies, such as design standards, which take precedence over existing local planning policies.

A successful neighbourhood plan must be evidenced based and have an understanding of the place it relates to. The findings of the Housing Need Survey will form part of this evidence.

Local authorities will continue to produce Local Plans to set the strategic context within which neighbourhood plans will sit. However, neighbourhood plans can contain detailed policies to guide local authority decisions about planning applications. There is a process which must be followed before a neighbourhood plan can be put to a community referendum and legally come into force. Moreover, it must take account of national planning policy and it must align with strategic policies in the Local Plan or Core Strategy.

Dalston Village

Dalston has a wide range of services and facilities; There are a range of shops and amenities including a convenience store (opening hours 8.00-22.00), chemist, baker, butcher, a large veterinary practice, a building society, Post Office, a Medical Centre, Dental and cosmetic practice, two Public Houses and two churches, St Michael's Church (Church of England, Anglican) and Dalston Methodist Church. There is a Pre-school Nursery, a primary and a secondary school as well as an independent school nearby.

The village hall (Victory Hall) is used for public meetings, socials, classes, plays and exhibitions. The Recreation Hall is also used for classes and organisations, cubs, scouts, guides etc and the Recreation Ground, contains a bowling club, tennis club, children's play park and football field.

Dalston has a Conservation Area and there are several tourist features which bring walkers and cyclists to the area; The Cumbrian Way, Dalston Hall, its adjacent golf course, camp site and holiday caravan park and Rose Castle.

Public Transport links include hourly trains to and from Carlisle and West Cumbria and one bus per hour until 11pm. There are also good footpath connections.

All of these services and amenities are used by the satellite communities and make Dalston an established employment centre. In addition the Oil Depot, Nestle and the Barras Lane site ensure Dalston acts as an employment hub for people in the locality and further afield.

Current Housing Trend

The housing market is more positive than in recent years, this emerging confidence is seeing an increase in house prices. Rural villages tend to undergo a higher market increase, Dalston is a popular village, and one would expect an increase in market activity and house prices. Properties come onto the market relatively frequently with prices variable dependent on supply and demand, location and desirability.

Houses sold

143 properties were sold in Dalston parish between Jan 2009 and Aug 2013 with an average price of £216,673.

Properties sold in Dalston Parish Jan 09 – Aug 2013 From Land Registry									
Detached		Semi-detached		Terraced		Flat/Maisonette		Overall	
Av Price	Sales	Av Price	Sales	Av Price	Sales	Av Price	Sales	Av Price	Sales
£265,490	69	£184,671	46	£149,572	25	143,750	3	£216,673	143

Houses for sale

In August 2013 fourteen properties were for sale, ranging from £825,000 to £130,000.

House prices for Dalston from Rightmove.co.uk 20th August 2013	Property Type	Number of Bedrooms	Open Market Price
	Detached	7	£825,000
	Detached	6	£825,000
	Detached	4	£550,000
	Attached barn conversion	3	£475,000
	Attached barn conversion	4	£450,000
	Detached bungalow	4	£395,000
	Detached	4	£315,000
	Semi-detached	3	£250,000
	Semi-detached	5	£235,000
	Flat	2	£169,000
	Semi-detached	2	£159,950
	Semi-detached	3	£155,000
	Semi detached bungalow	2	£154,950
	Terraced	2	£130,000

Sold house prices and open market prices are used as markers to assess those who can afford open market housings and those in need of affordable housing.

As a guideline the affordability potential (level at which it would be feasible to get onto the 'housing ladder') in Dalston is approx £150,000 for a two bedroom property and approx £180,000 for a 3 bedroom property. The majority of properties in the parish remain unaffordable on local incomes and accessibility to mortgage finance remains difficult for many without a deposit.

The governments new Help to Buy scheme could make getting on to, or moving up, the housing ladder more accessible. It can help existing homeowners and first time buyers purchase a home with as little as 5% deposit. www.gov.uk/affordable-home-ownership-schemes/help-to-buy-equity-loans

Private Rented Accommodation

In August 2013 two properties were on the market to rent in Dalston Parish. The rental market is difficult to assess as individual properties have different merits that attract people wishing to rent. However, with the current buoyant rental market, good quality properties of all types would be expected to have a medium turnover in Dalston parish.

Houses for Rent from Rightmove.co.uk 20th August 2013	Property Type	Number of Bedrooms	Open Market Price
	Detached	3	£895 pcm
	Detached	2	£500 pcm

Benefits and financial support is available for private tenants renting property or a room from a private landlord. If they are on a low income, they may be able to claim and receive Local Housing Allowance (LHA). For further information contact Carlisle City Council 01228 817200 – option 4, email: hben@carlisle.gov.uk or www.direct.gov.uk

Second Homes and Holiday Lets and Empty Properties

In Dalston parish there are a total of 67 household spaces with no usual residents, these include, second homes, holiday lets and empty properties.

The number of second homes and holiday lets can have an impact on rural communities and the sustainability of existing services. Council Tax records state there are 24 Second homes and 3 holiday lets in Dalston parish.

Empty properties can have a negative impact on a local community, often being unsightly and the target for vandalism and crime. Council Tax records state there are:

16 Long Term Empty properties (i.e. that have been empty longer than 6 months.)

11 Empty properties with a Class C Exemption (The property is Unoccupied and Unfurnished and is exempt for 6 months)

13 Empty properties with a Class A Exemption (The property is Uninhabitable/ Major works are needed and is exempt for 12 months).

Carlisle City Council is currently working to reduce the number of empty properties within the area. They can provide advice and assistance to owners of empty properties, which they would like to sell or rent out. For further information, please contact the Empty Properties team, email: housing@carlisle.gov.uk

If you are aware of an empty property, please report it to the City Council. If you wish to report your own property as being empty, this should be done through the Council Tax department, email ctax@carlisle.gov.uk or telephone 01228 817000

Returnees and Employees

There is often frustration regarding the lack housing, affordable or market led, for people who have left the parish and wish to return, many to provide family support. Likewise, the lack of housing options can affect individuals employed in the parish.

Two of the respondents indicating a housing need in the Dalston survey stated they were a former resident wishing to return.

Current Supply of Affordable Housing and Turnover

The following affordable housing is available in the parish of Dalston:

Eden Housing Association There is no Section 106 but are let to those with a strong local connection to the village, properties have a very low turnover.

2 x 2 Bedroom Houses
1 x 3 Bedroom House

Mitre Housing Association

2 x 2 Bedroom Bungalows

Riverside: There is no Section 106 but are let to those with a strong local connection to the village, properties have a very low turnover.

14 x 1 Bedroom Houses
16 x 2 Bedroom Houses
9 x 3 Bedroom Houses
1 x 4 Bedroom House

Two Castles: These properties have local occupancy restrictions and have a very low turnover.

4 x 2 Bedroom Houses
2 x 3 Bedroom Houses

There are also 8 low cost housing units in Dalston.

There are further properties in the neighbouring parishes of Cummersdale, Great Orton, Thursby and Carlisle.

10 households indicating a need stated that they were on the local housing registers. It may be a role for the Parish Council to encourage households, especially young people, to register. Anyone aged 16 years or over may apply for rented or low cost home ownership properties.

**Contact Cumbria Choice www.cumbriachoice.org.uk
or alternatively one the Cumbria Choice Partner Landlords.**

5. Methodology

Cumbria Rural Housing Trust, is an independent charitable trust, who have been conducting Housing Need Surveys across Cumbria for over 20 years. The survey is designed to identify the households that are in need of affordable housing and follow Carlisle City Council's local connection criteria. (see Appendix 2). The survey provides an objective assessment of affordable housing need and an evidence base to support housing need at parish level. It can be considered as supplementary information to that found in the Carlisle's Housing Needs and Demand Study, completed in 2011, which incorporates the 3 housing market areas in Carlisle down to ward level, together with evidence in the Strategic Housing Market Assessment.

A survey form was posted to 1180 households within Dalston parish (100% distribution). A letter from the Parish Council explaining the importance of the survey and encouraging people to complete it was included, together with a pre-paid envelope. A return date of Friday 27th September 2013 was given. Additionally, 91 surveys went out to businesses within the parish, including registered holiday homes. (See Appendix 3 for the survey letters and form).

Recommended accommodation size is based on the Government size criteria rules outlined in The Welfare Reform Act 2012. However, consideration may want to be given to creating a mix of 2 and 3 bedroom properties to satisfy future needs and provide lifetime homes thus providing a more flexible and sustainable option for future tenants, and allows growing families with young children to remain in the house and in the community.

Respondents housing preferences have been recommended where there is justification for their option; if no preference has been given a house has been recommended.

Bungalows have been recommended for households 60-69 or over and for those with mobility concerns.

Shared Ownership/Shared Equity (SO/SE) means that the households have been judged able to buy a share of the property as shared ownership or shared equity. These households may also be able to self build. SO/SE options are only recommended for householders who, according to their Affordability Potential, can afford the deposit as well as the mortgage repayments and rental difference to the Housing Association. An estimate of £75,000 has been used as the Affordability Potential required for Shared Ownership schemes, if a suitable site were identified in the parish of Dalston. *

Respondents not able to afford open market or shared ownership, social rent is recommended.

Respondents with high Affordability Potential but low savings, which would mean that they may not be able to afford a deposit, may be suitable for Affordable Rent as distinct from lower level social rent.

*This figure is generated from information from the Eden Housing Association scheme at Langwathby, where a 3 bedroom semi-detached property sold in October 2009. 50% shared ownership of a property valued at £150,000 gives £75,000 as the required Affordability Potential. Variations may occur depending on location. July 2010.

Affordability Calculations

The following Household income calculator is used to determine a householder's Affordability Potential, in addition savings and if appropriate, a householder's equity is taken into account.

Household Income	Annual Income (x 52)	Mortgage (x 2.9) Dual Income	Mortgage (x 3.5) Single Income
Less than £100 / week	£5,252	£15,230	£18,383
£101 - £150 / week	£5,252 - £7,800	£15,230 - £22,620	£18,383 - £27,300
£151 - £200 / week	£7,801 - £10,400	£22,621 - £30,160	£27,301 - £36,400
£201 - £250 / week	£10,401 - £13,000	£30,161 - £37,700	£36,401 - £45,500
£251 - £300 / week	£13,001 - £15,600	£37,701 - £45,240	£45,501 - £54,600
£301 - £350 / week	£15,601 - £18,200	£45,241 - £52,780	£54,601 - £63,700
£351 - £400 / week	£18,201 - £20,800	£52,781 - £60,320	£63,701 - £72,800
£401 - £450 / week	£20,801 - £23,400	£60,321 - £67,860	£72,801 - £81,900
£451 - £500 / week	£22,401 - £26,000	£67,861 - £75,400	£81,901 - £91,000
£501 - £550 / week	£26,001 - £28,600	£75,401 - £82,940	£91,001 - £100,100
£551 - £600 / week	£28,601 - £31,200	£82,941 - £90,480	£100,101 - £109,200
£601 - £650 / week	£31,201 - £33,800	£90,481 - £98,020	£109,201 - £118,300
£651 - £700 / week	£33,801 - £36,400	£98,021 - £105,560	£118,301 - £127,400
£701 - £750 / week	£36,401 - £39,052	£105,561 - £113,250	£127,401 - £136,682
£751 - £800 / week	£39,053 - £41,600	£113,250 - £120,640	£136,683 - £145,600
£800 + / week	£41,601 +	£120,640+	£145,601+

Secondary data

As part of the research for this report other data sources have been consulted, including:

- House price data derived from the Land Registry.
- Housing Association lettings data and Housing waiting list information.
- Cumbria Observatory and Census Data.
- Carlisle City Council Tax Department.

6. Further information

Community Land Trusts

Several communities in Cumbria have set up successful Community Land Trusts, Social enterprises with a very local focus that can develop affordable housing, shops or workspaces. If you think this is worth exploring for your community contact: **Andy Lloyd** - Tel: 01768 210265. Mobile: 07525688662. Email: andy@crht.org.uk CLT resources and news www.crht.org.uk

Carlisle City Council – Help and advice

Carlisle City Council's in-house home improvement agency – “**Homelife Carlisle**” assists vulnerable homeowners and private sector tenants who are older, disabled or on a low income to repair, improve, maintain or adapt their homes.

Telephone – 01228 817111

Email – homelife@carlisle.gov.uk

If anyone in your parish is having difficulties in their homes and needs aids or adaptations, they can contact Customer Services at Cumbria County Councils Occupational Therapist Department (01768) 812242.

Homelife Carlisle has a 'Keep Warm, Keep Well, Keep Safe' service that is focussed on helping home owners and tenants in private rented accommodation households keep warm, safe and secure and independent. A holistic home check is carried out which includes home energy checks and offers basic energy advice.

They can also access various grants and provisions on behalf of clients that are available to households depending on their circumstances. Part of the role of carrying out home visits is to assess, advise, progress applications and facilitate any improvements recommended within each grant scheme.

Grants available

The various grants and services include:

- Free or subsidised crime prevention measures (people on benefits)
- Electrical Safety Council grants including inspections towards – repairs and replacement i.e. immersions, showers, accessible , lighting, earthing , rewiring PAT testing (security lighting is not covered)
- Keep Safe scheme for victims of antisocial behaviour in the community, if after assessment they meet the criteria may be entitled to help for security measures etc
- Health through Warmth Grants for heating and help keeping warm such as repairs or replacement heating systems, gas fires, insulation and draught-proofing.
- Draught – proofing service
- Free energy saving measures
- Sanctuary scheme in conjunction with Cumbria Police Community safety unit to provide home security measures for victims of domestic and sexual abuse in private rented accommodation.
- Stair-lift removal and recycling scheme.
- Carbon Monoxide alarms

- Managed Repair Service
- Our managed repair service includes help with assessing work that is required, overseeing the work through to completion, obtaining quotes from reputable contractors and help looking for funding options if required. Homelife Carlisle has access to a wide range of assistance including grants to help people remain healthy, warm, safe and secure in your home.

- Advice is free but if households decide to go ahead with the work an agency fee is payable, although this can often be included in any eligible grants. Any work carried out within the grant schemes is paid directly to the contractors by the city council. Clients appreciate having access to tradesmen who are trusted and have a track record of a good standard of work and having an agency dealing all aspects of the work including obtaining quotes , applying for grants and arranging work.

- Mrs Carlisle
Homelife Carlisle is also working with NHS Partnership Trust 'Mrs Carlisle' health project to integrate housing with social care and health. We will shortly be recruiting a caseworker to assist speed up hospital discharge and also have a Community Neighbours volunteer project to provide friendship and support to elderly people in their homes.

- Handyperson service
Homelife Carlisle also offers it's Handyperson, draught proofing and gardening services can be obtained at a cost of £22.50 per hour.

- Clients may also benefit from the free 'Keep Warm, Keep Well, Keep Warm' home check if they so wish and therefore access to all the other services we are able to offer for free such as free home security and energy saving measures that can be fitted by our handypersons.

Fuel Poverty

A household is said to be in fuel poverty if it spends more than 10% of its income on fuel to maintain a satisfactory heating regime (usually 21 degrees for the main living area, and 18 degrees for other occupied rooms).

In March 2013 The Cumbrian districts signed a joint Home Energy Conservation Act (HECA) action plan. The Cumbria ECO (Energy Company Obligation) Warm Home Project will be available to all households, priority will be given to low income households, rural settlements, areas with high carbon saving potential and households badly performing in terms of energy efficiency.

For further information contact;

Tom Barlow, Project Development Officer,
Cumbria Affordable Warmth Project
Health & Housing Carlisle City Council
Civic Centre, Rickergate Carlisle

01228 817239 wk

07793666152 mb

<http://www.cumbriawarmhomes.org.uk/>



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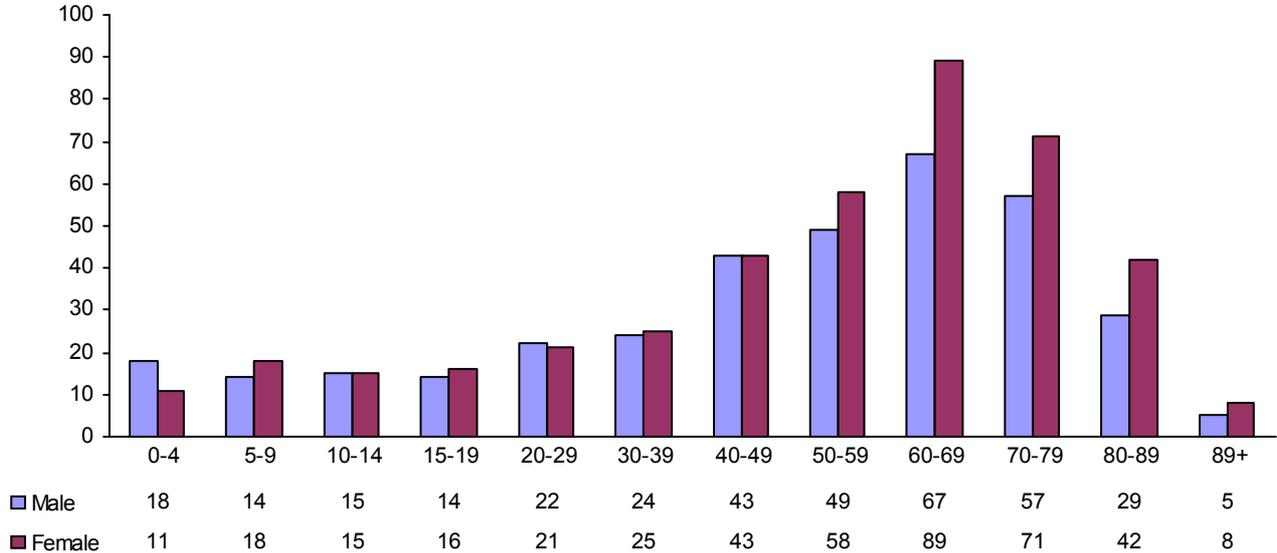
Responses to Part 1 (Questions 1 to 8) - completed by everyone

1180 survey forms issued

383 survey forms returned

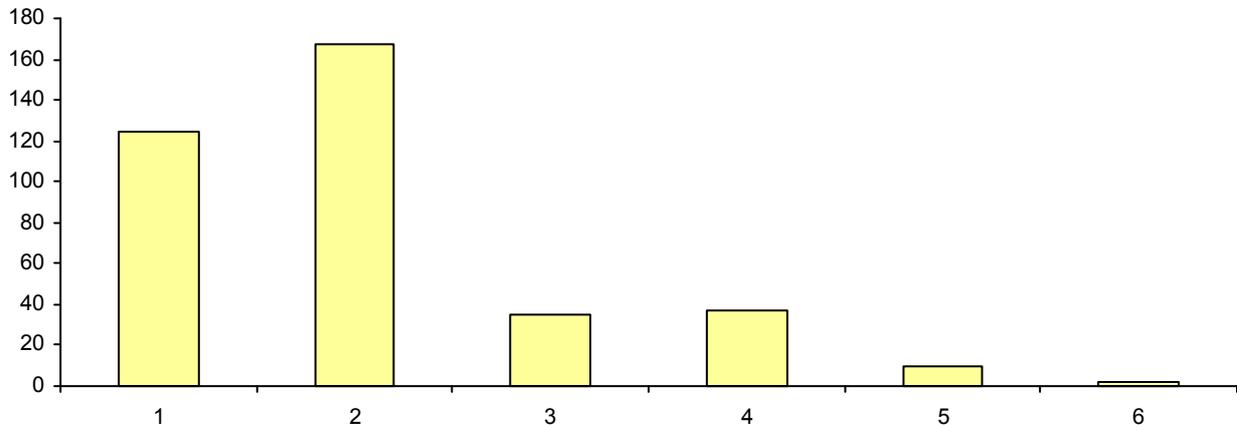
1. YOUR HOUSEHOLD

Number of people living in your home in each of the following age groups?



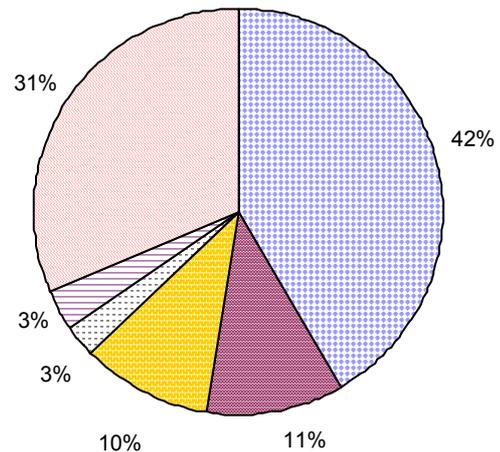
376 survey forms completed this question

Number of people living in your home ...



Which best describes your household?

- Couple
- Family - adult children
- Family - young children
- No response
- Other
- Single



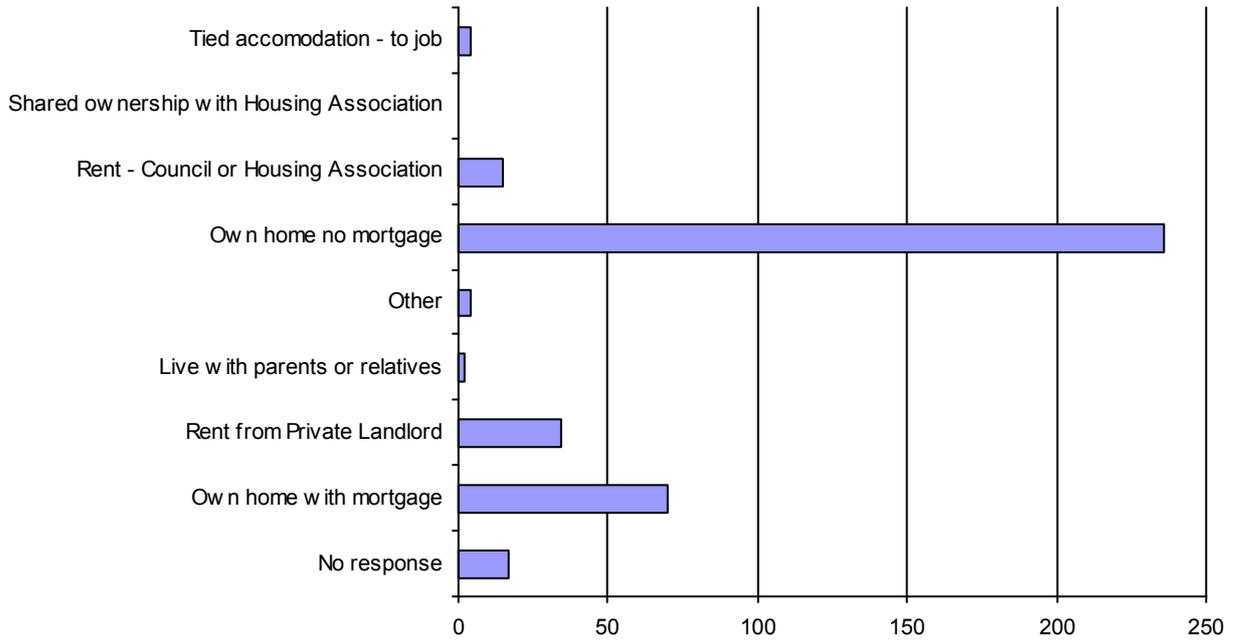


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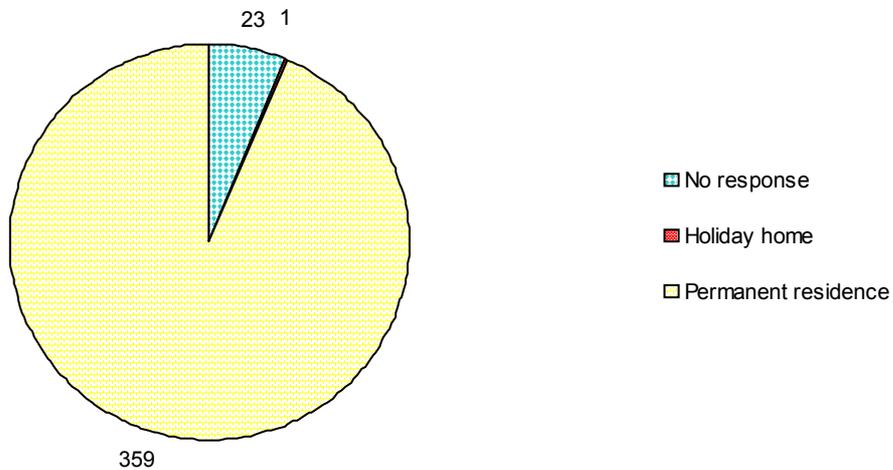
2. WHAT IS THE TENURE OF YOUR HOME?



Other ...

- 1 Empty home on open market
- 1 Home owned by non resident family member
- 1 Home owned by other family member
- 1 Ownership shared with children

Is this home ... ?





Dalston 2013

Responses to Part 1 (Questions 1 to 8) - completed by everyone

1180 survey forms issued

383 survey forms returned

3. YOUR HOUSEHOLD'S OCCUPATION

All occupations in your household .

1	Account Handler	3	Accountant	1	Accounts Assistant
1	Accounts Clerk	11	Administrator	1	Apprentice Engineer
1	Archaeologist	2	Architect	1	Auctioneer
1	Baker	1	BMS	2	Builder
1	Business Consultant	1	Carer	1	Carpenter
1	Carpenter/Plumber	1	Catering Worker	1	Chartered Accountant
2	Chartered Surveyor	1	Checkout Operator	1	Chef
1	Chemist	1	Child Minder	2	Civil Engineer
5	Civil Servant	4	Cleaner	2	Co. Director
1	Company Director	1	Computer sales Technician	2	Construction
1	Construction Technician	2	Consultant	1	Cook
1	Counsellor	1	Dairyman	1	Delivery Driver
1	Dental Nurse	2	Dentist	1	Dentistry
1	Design Engineer	1	Development Director	1	Development Manager
2	Director	1	Distribution Manager	6	Doctor
1	E.S.A	2	Education	1	Electrical Estimator
1	Electrician	2	Engineer	1	Estimator
1	Event Organiser	1	Factory	3	Factory Worker
2	Farm Worker	19	Farmer	1	Financial Adviser
1	Fitness Instructor	1	Food Manufacturer Operative	1	Fork Lift Driver
2	Gardener	2	General Manager	2	Graphic Designer
3	Hairdresser	1	HCA	1	Healthcare Manager
1	Heating Engineer	1	HGV Driver	1	Highway Engineer
3	HNS	1	Home Help	1	Home Maker
1	Hospitality	1	House Husband	2	Housewife
1	Insurance Administrator	1	IP Planner	1	IT Engineer
3	Joiner	1	Journalist	1	Judge
2	Lab Technician	1	Landlord	2	Lecturer
1	LGV Driver	1	Local Govt	1	M.D.
2	Machine Operator	1	Maintance Engineer	7	Manager
1	Managing Director	1	Mechanic	1	Meter Reader
1	Mid Day Supervisor	1	Motor Vehicle Technician	1	Nanny
1	NHS	8	Nurse	1	Nursery Assistant
1	Nursing Sister	1	Occupational Therapist	1	Operations Manager
2	Operator	1	Painter	1	Painting contractor
2	Pharmacist	1	Pharmaceutical site manager	1	Police Inspector
2	Police Officer	1	Postal Service	1	Practice Nurse
2	Production Manager	1	Professional	1	Project Analyst
2	Project Manager	1	Purchasing Manager	1	Quality Manager
2	Quantity Surveyor	1	R.S.W.	2	Receptionist
1	Registrar	1	Researcher	4	Retail
312	Retired	1	Sales Assistant	1	Sales Manager
1	Science Technician	1	Seamstress	2	Secretary
6	Self employed	1	Shop Assistant	1	Shop Owner
1	Signalling Engineer	1	Site Manager	1	Social Care worker
3	Social Worker	1	Sole Trader	3	Solicitor
1	Sport Dev Area Manager	1	Squirrel Ranger	1	Stocktaker
1	Store night assistant	5	Student	1	Support Worker
1	Surgeon	2	Taxi Driver	22	Teacher
1	Teaching Assistant	1	Technician	1	Traffic Planner
1	Trainee Vet. Nurse	1	Trainer	1	Transport Executive
1	Tyre Production	1	Unable to work	7	Unemployed
2	University Student	1	University Tutor	1	Usherette
1	Vet	1	Volunteer	1	Warden
3	Web Designer	1	Welder	1	Work from home
1	Yard Manager				

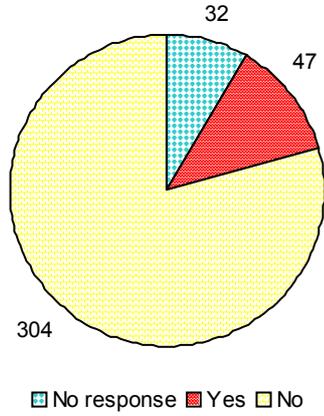


Dalston 2013

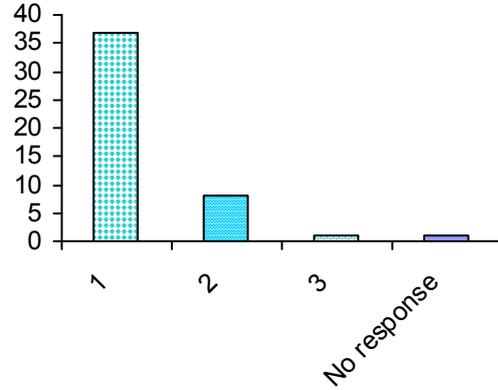
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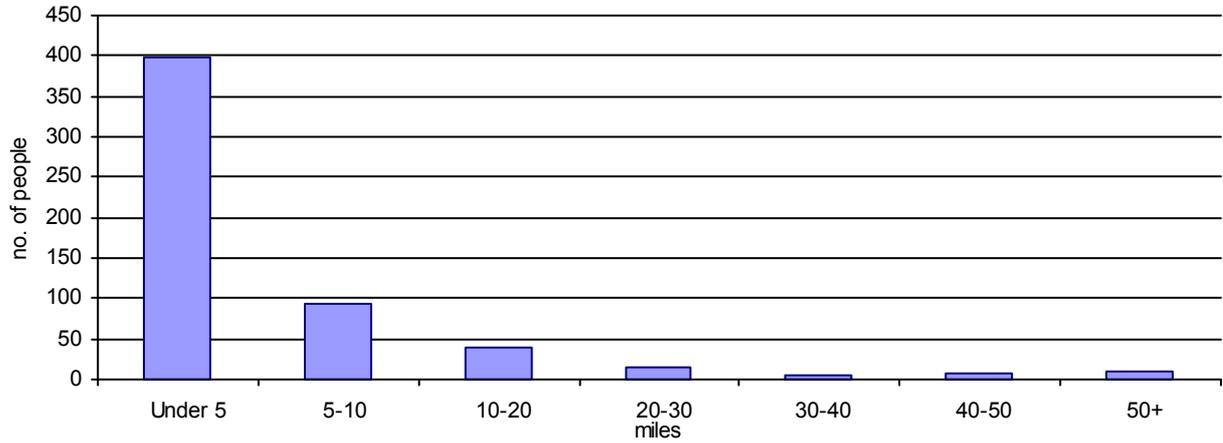
Does any of your household work from home?



No. of people working from home



Average miles travelled to get to work?



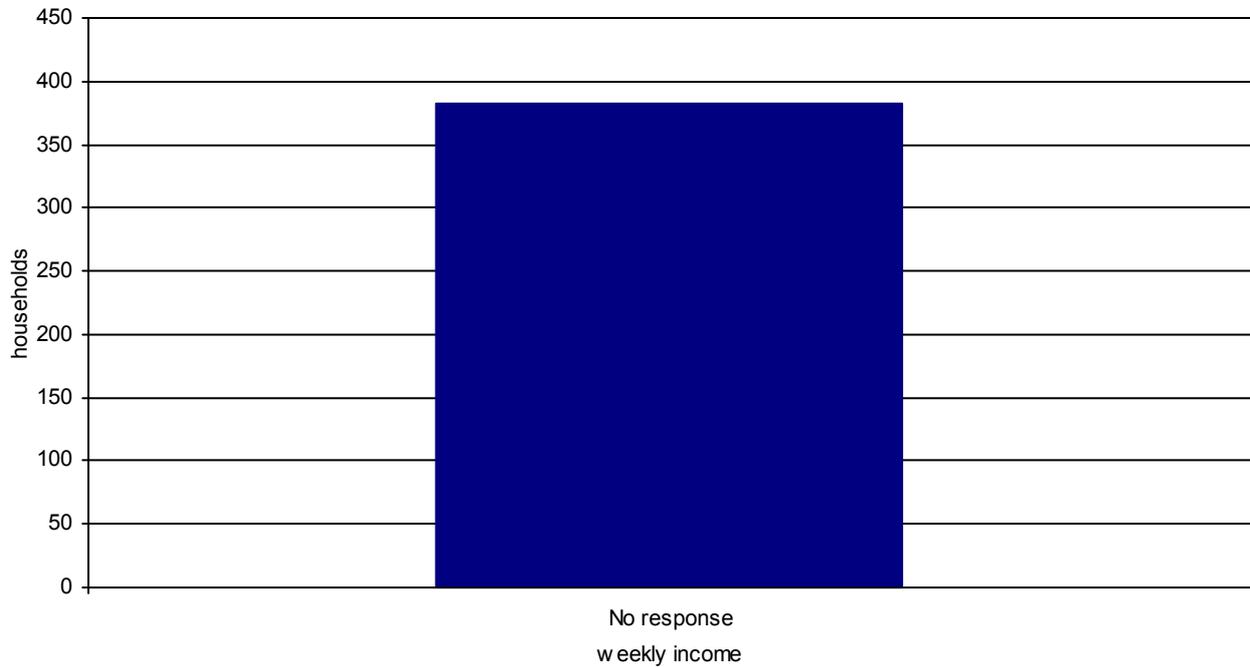


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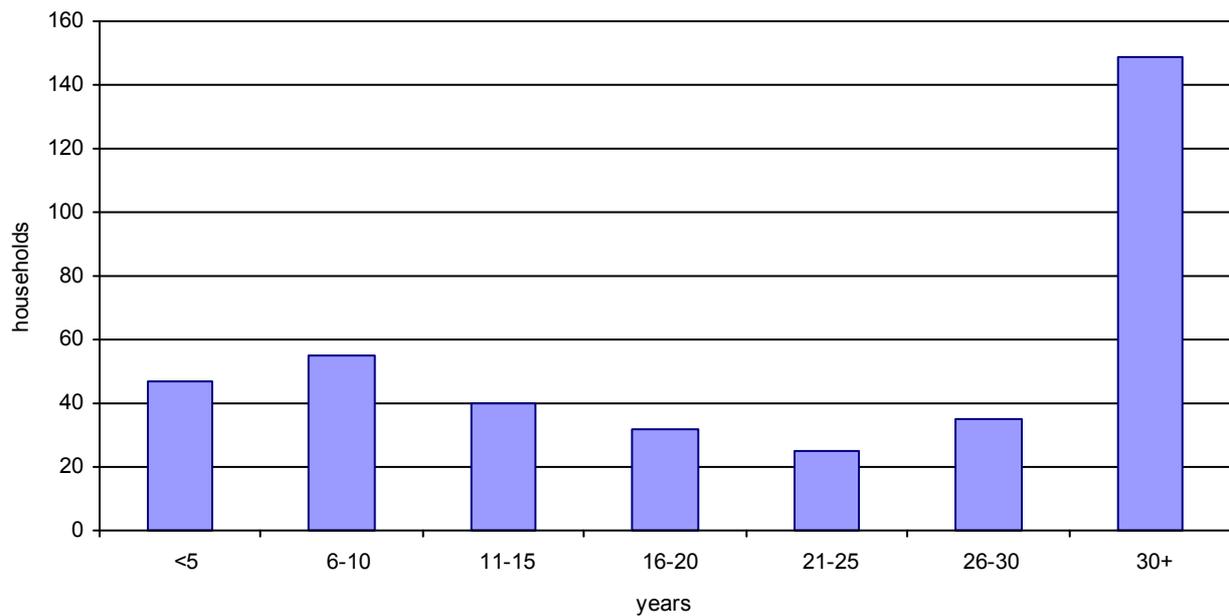
1180 survey forms issued 383 survey forms returned

What is your household's total weekly income?



4. LENGTH OF RESIDENCE IN THIS PARISH?

How long have you lived in the parish?





Dalston 2013

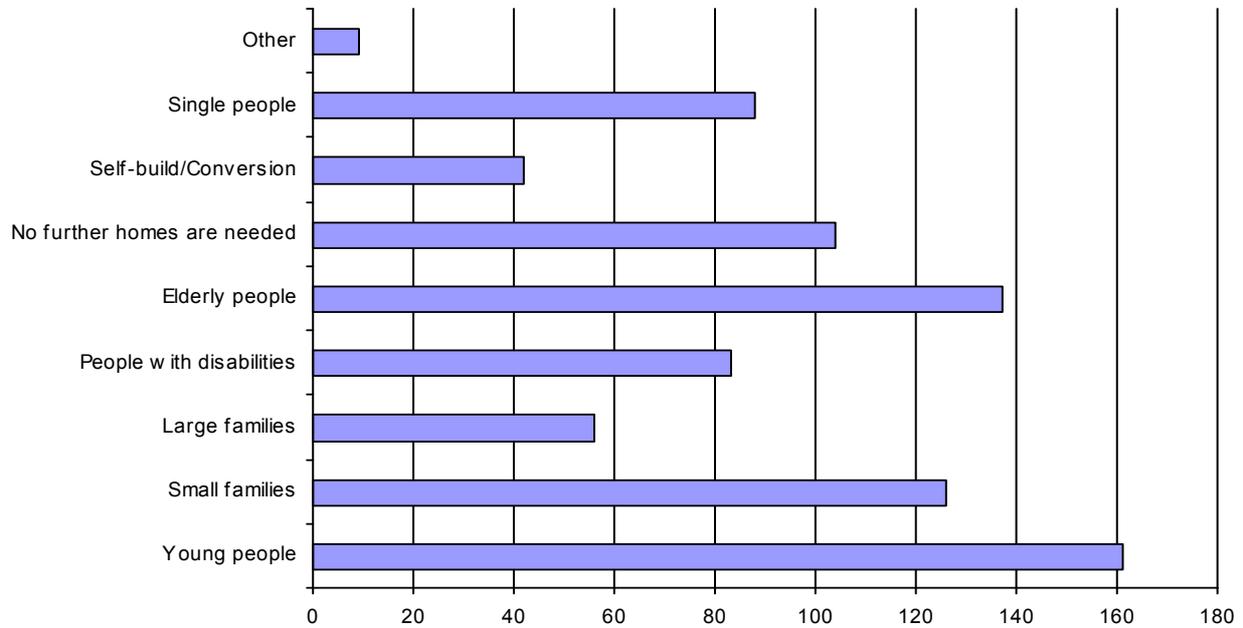
Responses to Part 1 (Questions 1 to 8) - completed by everyone

1180 survey forms issued

383 survey forms returned

5. HOUSING REQUIRED

What type of homes are needed in this Parish?



Other:

- | | |
|------------------------------------|---|
| 2 Low cost housing | 1 All types |
| 1 Don't know | 1 Elderly Care home |
| 1 Family homes | 1 Flats |
| 1 More homes for all | 1 Not with the proposed Story development |
| 1 People who need supported living | |



Dalston 2013

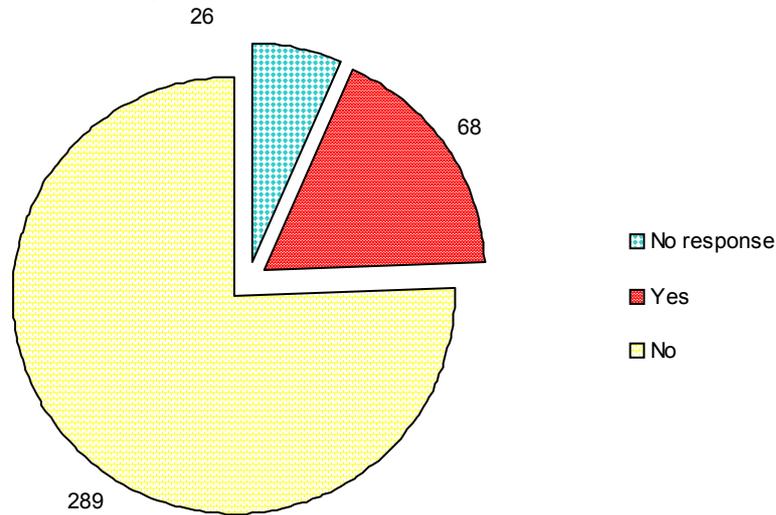
Responses to Part 1 (Questions 1 to 8) - completed by everyone

1180 survey forms issued

383 survey forms returned

6. OBJECTIONS

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



If Yes, briefly explain your concerns ...

- 121 houses!!!
- Already enough homes for sale
- Already too much development
- As long as not too many
- But consider the infrastructure
- Change in nature of village
- Depends on location
- Depends what you mean by "few"
- Doctors at capacity
- Enough PP just granted
- If a large scale development
- Keep as Village, not town
- Large range now available
- No amenities for more homes
- No Facilities or employment
- Not if in moderation
- Not needed as close to Carlisle
- Not too many
- Overdevelopment
- Plenty currently for sale
- School already full
- Schools and Doctors full
- The village is already overcrowded
- There are more than enough
- Too many objections to record
- Traffic & loss of village character
- Traffic Volume
- Village big enough, schools full
- Village is large enough
- Village too large, strain on services
- Will become a town

- All services full
- Already plenty to sell and let
- Am concerned about traffic
- Building would never stop
- But not too many
- Could come from any of Carlisle area
- Depends on type
- Doctors and Schools full
- Enough already planned. No more needed
- Facilities not large enough
- If building work was carried out well
- Lack of facilities
- New to parish
- No building on green belt
- Not if a limited number
- Not if large housing estates
- Not of fewer than 121
- Only local people, first
- Parish big enough
- Plenty of houses now
- School full, more traffic
- Strain on local resources school/traffic
- The village is large enough
- Too many houses already
- Too many tiny "modern" homes
- Traffic problems
- VILLAGE big enough
- Village is big enough
- Village is outgrowing itself
- We have so many new homes as it is



Dalston 2013

Responses to Part 1 (Questions 1 to 8) - completed by everyone

1180 survey forms issued 383 survey forms returned

7. POTENTIAL SITES/BUILDINGS

Sites thought to be suitable for development ...

Number of responses

11	Infill sites	6	Dalston
6	Nook Lane	5	Station Road
4	Brownfield sites	4	Raughton Head
4	Townhead Road	3	Ellers Mill
2	Barn buildings/conversions	2	Bridge End
2	Rear of old Co-op	2	Redundant buildings
2	The Green	2	Walton's Land
1	Area between Station Rd & Townhead Rd	1	As latest village plan
1	As planned	1	Behind & opposite Nook Lane
1	Bridge End Fields	1	Bridgend garage site
1	Brow Nelson	1	B'tween Station Rd & Townhead Rd.
1	Buckabank	1	Cant think of any available
1	Carlisle Rd b'tween Nestles/Dalston Hall	1	Central
1	Cummersdale	1	Dalston Area
1	Don't know	1	Field behind Madam Banks
1	Field near Hawksdale Bridge	1	Fields adjoining Nestle site
1	Grace Lane	1	Green infills
1	Green Road	1	Green to Bridge End
1	Greenfield areas adj to current housing	1	Hamlets
1	Hawksdale	1	Hawksdale Fields
1	Hickson/Walton Lane	1	Hickson's Land
1	Highbridge House, former market garden	1	King Lane
1	Lingey Close	1	Local Hamlets
1	Low Mill	1	Madam Banks
1	Nestle	1	No remaining sites suitable of over 4
1	Nook Lane to Show field	1	North - edge of Village to Dalston Hall
1	Not sure	1	Off Nook Lane
1	Old Co-op building	1	On outskirts
1	Outskirts of village only	1	Own garden
1	Peter Lane	1	Rear of Madambanks
1	Rear of Market Gardens	1	Redundant building
1	Rose Castle	1	See Local Plan
1	Show Field	1	South - Bridge End area
1	Story site	1	Storys site
1	The Gill	1	The Mill
1	Thursby	1	Unoccupied buildings
1	Unthank	1	Up to Bridgend
1	Village periphery	1	Walk Mill
1	Walking Field	1	Welton
1	Whitebridge	1	Wreay
1	Wythmoor House, Stockdalewath		



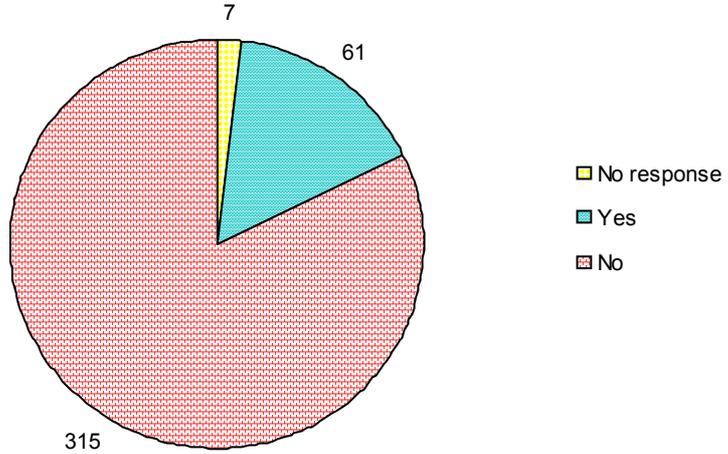
Dalston 2013

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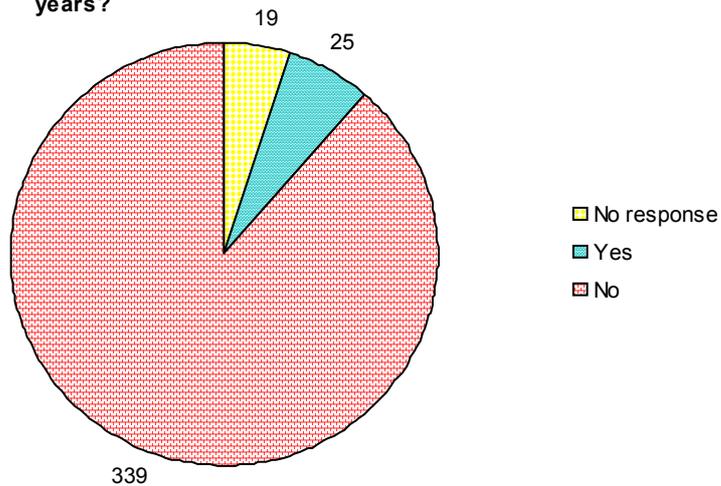
1180 survey forms issued 383 survey forms returned

8. YOUR FUTURE HOUSING INTENTIONS

Do you need to move to another home in this parish now or within 5 years?



Does anyone currently living with you need to set up home separately now or within 5 years?





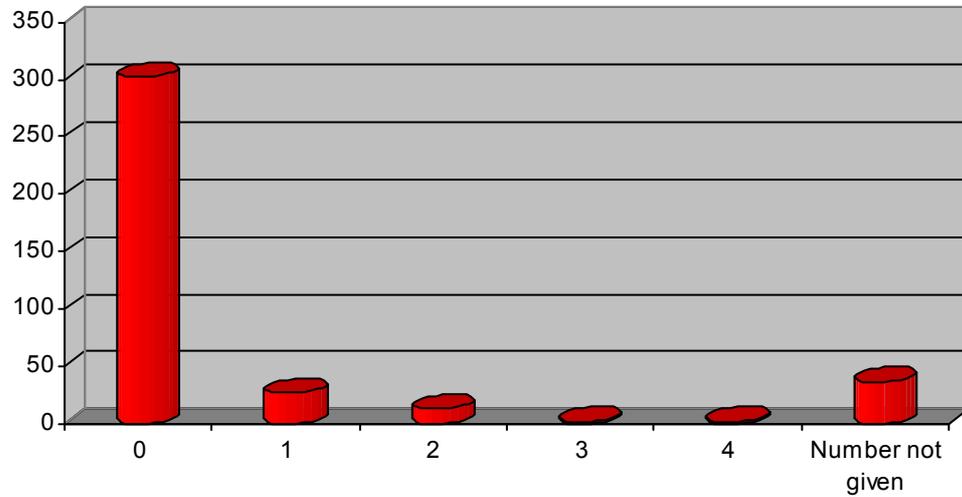
Dalston 2013

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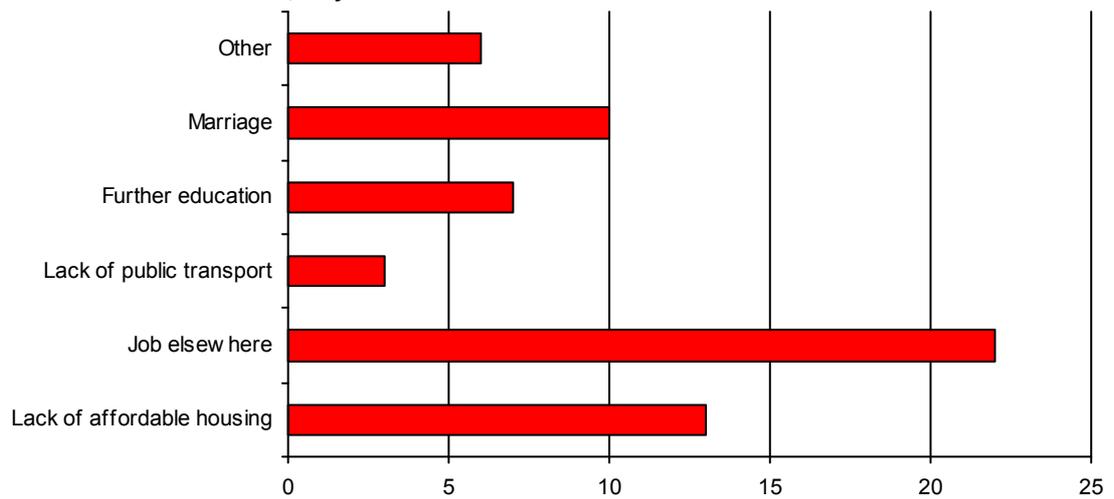
1180 survey forms issued

383 survey forms returned

How many former members of your household left this village/parish in the last few years?



If household members left, why was this?



Other:

1 Divorce

1 Lack of 5 bed houses

1 Preferred house in another parish

No.	Reasons given by respondent for being in need of alternative housing.	Financial Information (SI – Single Income) (DI – Dual Income) (P – Pension)	Reason for needing to be in the Locality	Fit all criteria?	Housing Aspiration/Need (What the respondent would prefer)	In Housing need, as assessed against criteria (inc. reasons, & assessment how need met), plus Affordability Potential (AP)
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Appendix 1b – In need Table

1	Adult Child Move within 5 yrs Setting up home for first time To be closer to employment	Total Weekly Income £451-£500 (SI) Under 5k	Born/grew up in parish Live in this parish now (5-10yrs) Currently employed in parish (2yrs) Close family ties in parish	Unsuitable ✓ Unable to afford ✓ Local ✓	1 Bed House/ Bungalow /Flat Renting / Buying on open market States under £100,000 Dalston	Yes in need 1 Bed House Rent AP £88,950
2	Adult Child Move within 5yrs Setting up home for first time Present home too large	Total Weekly Income Under £100 (SI) No savings	Born/grew up in parish Live in this parish now (over 10yrs)	Unsuitable ✓ Unable to afford ✓ Local ✓	3 Bed Bungalow Self build/ conversion States £75,000 - £100,000 Stockdalewath	Yes in need 1 Bed House Rent AP: £18,383
3	Adult Child Move within 5yrs Setting up home for first time Present home too large	Total Weekly Income Under £100 (SI) No savings	Born/grew up in parish Live in this parish now (over 10yrs)	Unsuitable ✓ Unable to afford ✓ Local ✓	3 Bed Bungalow Self build/ conversion States £75,000 - £100,000 Stockdalewath	Yes in need 1 Bed House Rent AP: £18,383
4	Adult child Move within 12mths Setting up home for first time	Total Weekly Income £451 - £500 Savings under £5k	Born/grew up in parish Live in this parish now (over 10yrs) Close family ties in parish	Unsuitable ✓ Unable to afford ? Local ✓	3 Bed House Buying on open market/ Self build States £100,000 - £125,000 Cummersdale Dalston	Yes in need 1 Bed House Rent AP: £88,950
5	Adult Child Move within 3yrs Couple setting up home together	Total Weekly Income £401 - £450 (SI) Savings £5-£10k	Born/grew up in parish Live in this parish now (over 10yrs) Close family ties in parish	Unsuitable ✓ Unable to afford ✓ Local ✓	2 Bed House Buying on open market States £125,000 - £150,000 Dalston	Yes in need 1 Bed House Rent AP £84,850
6	Single Move within 5ys Private tenancy ending shortly	Total Weekly Income £251-£300 (SI) No savings	Born/grew up in parish Live in this parish now (over 10yrs) Currently employed in parish	Unsuitable ✓ Unable to afford ✓ Local ✓	1 or 2 Bed House/Flat / Bungalow Renting Dalston	Yes in need 1 Bed House Rent AP: £50,050

No.	Reasons given by respondent for being in need of alternative housing.	Financial Information (SI – Single Income) (DI – Dual Income) (P – Pension)	Reason for needing to be in the Locality	Fit all criteria?	Housing Aspiration/Need (What the respondent would prefer)	In Housing need, as assessed against criteria (inc. reasons, & assessment how need met), plus Affordability Potential (AP)
7	Single Move Now Present home too small Other	Total Weekly Income £101-£150 (SI) No savings	Live in this parish now (5-10yrs) Close family ties in parish	Unsuitable ✓ Unable to afford ✓ Local ✓	2 Bed House Renting Dalston	Yes in need 1 Bed House Rent AP:£22,841
8	Adult Child Move within 3yrs Setting up home for the first time Couple setting up home together	Total Weekly Income £600-£651 (DI) Savings under £5k	Born/grew up in parish Live in this parish now (over 10yrs)	Unsuitable ✓ Unable to afford ✓ Local ✓	2 or 3 Bed House Buying on open market States £100,000 - £125,000 Dalston Morton	Yes in need 1 Bed House Rent AP: 116,250
9	Adult Child Move within 12ths Setting up home for first time	Total Weekly Income £351-£400 (SI) No savings	Born/grew up in parish Live in this parish now (over 10yrs) Close family ties in parish	Unsuitable ✓ Unable to afford ✓ Local ✓	3 Bed House Buying on open market / Self build States £100,000 - £125,000	Yes in need 1 Bed House Rent AP: £68,250
10	Single Move within 12mths Moved away and wish to return	Total Weekly Income Under £100 (SI)	Born/grew up in parish Close family ties in parish	Unsuitable ✓ Unable to afford ✓ Local ✓	3 Bed House Buying on open market / Self build Dalston	Yes in need 1 Bed House Rent AP: £18,383
11	Single Move within 12mths Present home too expensive Private tenancy ending shortly Renting, but would like to buy	Total Weekly Income £501-£500 (SI) No savings	Live in this parish now (over 10yrs) Close family ties in parish	Unsuitable ✓ Unable to afford ✓ Local ✓	2 Bed House / Bungalow Buying on open market States £150,000 - £175,000 Stockdalewath Dalston Curthwaite	Yes in need 1 Bed House Rent AP: £95,550
12	Adult child Move within 5yrs Setting up home for the first time Couple setting up home together	Total Weekly Income Under £100 (SI) Savings Not given	Born/grew up in this parish Live in this parish now (Over 10yrs)	Unsuitable ✓ Unable to afford ✓ Local ✓	Dalston	Yes in need 1 Bed House Rent AP: £18,383
13	Couple Move within 5yrs	Total Weekly Income £251-£300 (DI) No savings	Born/grew up in parish Live in this parish now (Over 10 yrs) Currently employed in parish Close family ties to parish	Unsuitable ✓ Unable to afford ✓ Local ✓	1 Bed Bungalow Renting Accommodation on one level Dalston	Yes in need 1 Bed Bungalow Rent AP: £41,470

No.	Reasons given by respondent for being in need of alternative housing.	Financial Information (SI – Single Income) (DI – Dual Income) (P – Pension)	Reason for needing to be in the Locality	Fit all criteria?	Housing Aspiration/Need (What the respondent would prefer)	In Housing need, as assessed against criteria (inc. reasons, & assessment how need met), plus Affordability Potential (AP)
14	Single Move Now Cannot manage stairs	Total Weekly Income £151-£200 (P) No savings	Live in this parish now (over 10yrs)	Unsuitable ✓ Unable to afford ✓ Local ✓	2 Bed Bungalow Accommodation on one level Renting/ Buying on open market States £75,000 - £100,000 Dalston	Yes in need 1 Bed Bungalow Rent AP:£31,850
15	Single Move within 5yrs Present home too expensive Renting, but would like to buy	Total Weekly Income £401- £450 (SI) Savings under £5k	Live in this parish now (1-3yrs)	Unsuitable ✓ Unable to afford ✓ Local ✓	2 Bed House / Bungalow/Flat Accommodation on one level Buying on open market / Shared ownership States £75,000 - £100,000 Dalston rural Wigton rural	Yes in need 1 Bed Bungalow Rent AP: 79,850
16	Family, young children Move within 12mths Private tenancy need more security Present home in poor condition Disabled need specially adapted home To give/receive family support	Total Weekly Income £201-£250 (DI) No savings	Live in this parish now (3-5yrs) Close family ties in parish Other	Unsuitable ✓ Unable to afford ✓ Local ✓	3 Bed House Help with personal care Renting Dalston	Yes in need 3 Bed House Rent AP: £33,930
17	Family, teenage family Move within 3yrs Present home too small Private tenancy, need more security Renting, but would like to buy. To be closer to employment	Total Weekly Income £501-£550 (SI) No savings	Live in this parish now (5-10yrs) Close family ties in parish	Unsuitable ✓ Unable to afford ✓ Local ✓	3 Bed House Renting / buying on open market States £125,000 - £150,000 Dalston	Yes in need 3 Bed House Rent AP: £79,170
18	Adult Child Move within 5yrs To give /receive family support	Total Weekly Income £351-£300 (SI) Savings £10 - £20k	Born/grew up in parish Live in this parish now (5-10yrs)	Unsuitable ✓ Unable to afford ✓ Local ✓	2 Bed Bungalow Buying on open market States £100,000 - £125,000	Yes in need 1 Bed House Rent /shared ownership AP: £83,250

No.	Reasons given by respondent for being in need of alternative housing.	Financial Information (SI – Single Income) (DI – Dual Income) (P – Pension)	Reason for needing to be in the Locality	Fit all criteria?	Housing Aspiration/Need (What the respondent would prefer)	In Housing need, as assessed against criteria (inc. reasons, & assessment how need met), plus Affordability Potential (AP)
19	Adult Child Move within 3yrs Setting up home for first time To be closer to employment Other	Total Weekly Income £351-£400 (SI) Savings £5 - £10k	Born/grew up in parish Live in this parish now (over 10yrs)	Unsuitable ✓ Unable to afford ✓ Local ✓	2 Bed House Buying / Shared ownership States £125,000 - £150,000 Dalston	Yes in need 1 Bed House Shared ownership AP:£75,750
20	Adult Child Move within 5yrs Setting up home for first time	Total Weekly Income Under £100 (S) No savings	Born/grew up in parish Live in this parish now (over 10yrs)	Unsuitable ✓ Unable to afford ✓ Local ✓	1 Bed Flat Renting Dalston	Yes in need 1 Bed Flat Rent AP: £18,383
21	Adult Child Move within 12mths Setting up home for first time	Total Weekly Income £201-£250 (SI) No savings	Live in this parish now (over 10yrs)	Unsuitable ✓ Unable to afford ✓ Local ✓	1 Bed Flat Renting Self build in garden	Yes in need 1 Bed Flat Rent AP: £40,950
22	Family, young children Move now Private tenancy ending soon Present home in poor condition	Total Weekly Income £101-£150 (SI) No savings	Live in this parish now (5-10yrs)	Unsuitable ✓ Unable to afford ✓ Local ✓	2 Bed House/ Flat Renting Dalston	Yes in need 2 Bed House Rent AP:£22,841
23	Family, young children Move now Setting up home for first time Couple setting up home together Private tenancy ending shortly Moved away and wish to return	Total Weekly Income £401-£450 (DI) Savings under £5k	Born/grew up in parish Close family ties in parish Other	Unsuitable ✓ Unable to afford ✓ Local ✓	2/3 Bed House Renting/ buying on open market/ Shared ownership States £100,000 - £125,000 Dalston Thursby	Yes in need 2 Bed House Rent AP: £66,590
24	Family, young children Move within 3yrs Setting up home for first time Private tenancy, need more security. Renting would like to buy	Total Weekly Income £451 - £500 (SI) Savings £5 - £10k	Live in this parish now (over 10yrs)	Unsuitable ✓ Unable to afford ✓ Local ✓	3 Bed House Buying on open market States £125,000 -£150,000 Dalston Carlisle Cockermouth	Yes in need 2 Bed House Shared ownership AP: £93,950

No.	Reasons given by respondent for being in need of alternative housing.	Financial Information (SI – Single Income) (DI – Dual Income) (P – Pension)	Reason for needing to be in the Locality	Fit all criteria?	Housing Aspiration/Need (What the respondent would prefer)	In Housing need, as assessed against criteria (inc. reasons, & assessment how need met), plus Affordability Potential (AP)
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25	Family, teenage children Move Now Private tenancy ending shortly Other	Total Weekly Income £501-£550 (DI) No savings	Live in this parish now (over 10rs)	Unsuitable ✓ Unable to afford ✓ Local ✓	3 Bed House Renting Dalston	Yes in need 3 Bed House Rent AP: £79,170
26	Family, young children Move within 5yrs Present home too large Present home too expensive Renting, would like to buy To give/receive family support	Total Weekly Income £701-£750 (SI) Savings under £5k	Live in this parish now (over 10yrs) Close family ties in parish	Unsuitable ✓ Unable to afford ✓ Local ✓	3 Bed House Buying on open market/ Shared ownership States £150,000 - £200,000 Dalston	Yes in need 3 Bed House Rent AP: £111,905

No.	Reasons given by respondent for being in need of alternative housing.	Financial Information (SI – Single Income) (DI – Dual Income) (P – Pension)	Reason for needing to be in the Locality	Fit all criteria?	Housing Aspiration/Need (What the respondent would prefer)	In Housing need, as assessed against criteria (inc. reasons, & assessment how need met), plus Affordability Potential (AP)
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Appendix 1b – Not in need Table

1	Family, teenage children	Total Weekly Income Not given		Unsuitable ✓ Unable to afford ? Local ✓		Not in need Unsuitably housed, Insufficient evidence to determine a need possible emerging household
2	Adult Child	Total Weekly Income Not given	Born/grew up in parish	Unsuitable ✓ Unable to afford ? Local ✓		Not in need Unsuitably housed Insufficient evidence to determine a need
3	Couple Move within 5yrs Other	Total Weekly Income Not given (P) Savings not given	Live in parish now (over 10yrs)	Unsuitable ? Unable to afford X Local ✓		Not in need Unsuitably housed, insufficient evidence to determine a need
4	Single Move within 5 yrs Other	Total Weekly Income £401-£450 (P) Over £30k	Live in this parish now (Over 10yrs)	Unsuitable ✓ Unable to afford X Local ✓	Accommodation on one level Buying on open market States £200,00 - £250,000	Not in need Unsuitably housed Could satisfy needs on open market
5	Couple Move within 3 yrs Present home too large	Total Weekly Income Not given (P) Savings £20-£30k	Live in this parish now (over 10yrs) Close family ties in parish Other - Downsize	Unsuitable ✓ Unable to afford X Local ✓	2 Bed Bungalow Buying on open market Near Dalston on bus or train route	Not in need Unsuitably housed Could satisfy needs on open market
6	Couple Move now Present home too large	Total Weekly Income £701 - £750 (P) Savings £20,000 - £30,000k	Live in this parish now (over 10yrs) Close family ties in parish	Unsuitable ✓ Unable to afford X Local ✓	2 Bed House/ Bungalow Buying on open market States £300,000+ Dalston parish	Not in need Unsuitably housed Could satisfy needs on open market
7	Couple Move within 5yrs Present home too large	Total Weekly Income £501 - £550 Savings over £30k	Live in this parish now (over 10yrs) Currently employed in parish	Unsuitable X Unable to afford X Local ✓	2 Bed Bungalow Buying on open market States over £300,000 Dalston	Not in need Unsuitably housed Could satisfy needs on open market

No.	Reasons given by respondent for being in need of alternative housing.	Financial Information (SI – Single Income) (DI – Dual Income) (P – Pension)	Reason for needing to be in the Locality	Fit all criteria?	Housing Aspiration/Need (What the respondent would prefer)	In Housing need, as assessed against criteria (inc. reasons, & assessment how need met), plus Affordability Potential (AP)
8	Couple Move within 3yrs Present home too large Present home too expensive	Total Weekly Income £900+ Savings over £30,000	Live in this parish now (5-10yrs) Currently employed in parish Close family ties in parish	Unsuitable X Unable to afford X Local ✓	3 Bed Bungalow Buying on open market States over £300,000 Dalston	Not in need Unsuitably housed Could satisfy needs on open market
9	Single Move within 5yrs Other	Total Weekly Income Not given (P) Savings under £5k	Live in this parish now (3-5yrs)	Unsuitable ✓ Unable to afford X Local ✓	2 Bed Bungalow Access for wheelchair ?	Not in need Unsuitably housed Could satisfy needs on open market
10	Couple Present home too large	Total Weekly Income £900+	Live in this parish now (Over 10yrs) Close family ties in parish	Unsuitable ✓ Unable to afford X Local ✓	3 Bed Bungalow Buying on open market / Self build States £300,000+ Raughton Head	Not in need Unsuitably housed Could satisfy needs on open market
11	Couple Move within 5yrs Present home too large Present home too expensive Other	Total Weekly Income Not given Savings not given	Live in this parish now(over 10yrs)	Unsuitable ✓ Unable to afford X Local ✓	3 Bed Bungalow Buying on open market States £300,000+ Not in Dalston parish	Not in need Unsuitably housed Could satisfy needs on open market
12	Couple Move within 5yrs Disabled need specially adapted home Other	Total Weekly Income £601-£650 (P) Savings over £30k	Live in this parish now (over 10yrs)	Unsuitable ✓ Unable to afford X Local ✓	3 Bed Bungalow Access for wheelchair Accommodation on one level Sheltered housing Help with personal care States £200,000 - £250,000 Dalston	Not in need Unsuitably housed Could satisfy need on open market
13	Couple Move within 5 yrs Present home too large	Total Weekly Income £351-£400 (P) Savings £20 - £30k	Live in this parish now (over 10yrs)	Unsuitable ✓ Unable to afford X Local ✓	3 Bed Bungalow Buying on open market / Self build States £200,000 - £250,000 Dalston	Not in need Unsuitably housed Could satisfy need on open market

No.	Reasons given by respondent for being in need of alternative housing.	Financial Information (SI – Single Income) (DI – Dual Income) (P – Pension)	Reason for needing to be in the Locality	Fit all criteria?	Housing Aspiration/Need (What the respondent would prefer)	In Housing need, as assessed against criteria (inc. reasons, & assessment how need met), plus Affordability Potential (AP)
14	Couple Move within 5yrs Present home too large Present home too expensive Other	Total Weekly Income £651-£700 (P) Savings over £30k	Live in this parish now (over 10yrs)	Unsuitable ✓ Unable to afford X Local ✓	4 Bed House Buying on open market £300,000+ Dalston	Not in need Unsuitably housed Could satisfy needs on open market
15	Couple Move within 5yrs Present home too large Cannot manage stairs	Total Weekly Income £301-£350 (P) Savings over £30k	Live in this parish now (over 10yrs)	Unsuitable ✓ Unable to afford X Local ✓	2 Bed Bungalow Accommodation on one level Buying on open market States £150,000 - £175,000	Not in need Unsuitably housed Could satisfy need on open market
16	Couple Move within 3yrs Present home too large Cannot manage stairs To be closer to employment Other	Total Weekly Income £251-£300 Savings £5 - £10k	Live in this parish now (5-10yrs) Need to move to take up employment in this parish Other	Unsuitable ✓ Unable to afford X Local ✓	2 Bed Bungalow Accommodation on one level Buying on open market \ Sheltered Housing States £125,000 - £150,000 Nearer to Carlisle on a regular bus route	Not in need Unsuitably housed Could satisfy needs on open market
17	Single Move within 5yrs Cannot manage stairs	Total Weekly Income £251-£300 (P) Savings £5- £10k	Live in this parish now (over 10yrs)	Unsuitable ✓ Unable to afford X Local ✓	2 Bed Bungalow Accommodation on one level Buying on open market States £100,000 - £125,000 Dalston	Not in need Unsuitably housed Could satisfy needs on open market
18	Adult Child Move Now Setting up home for the first time	Total Weekly Income £301-£350 Savings over £30k	Live in this parish now (5-10yrs) Close family ties in parish	Unsuitable ✓ Unable to afford X Local ✓	1 Bed Flat Buying on open market States £100,000 - £125,000 Dalston	Not in need Unsuitably housed Could satisfy needs on open market
19	Couple Move within 12mths Present home too large Cannot manage stairs	Total Weekly Income £651-£700 (P) Savings £20- £30k	Live in this parish now (over 10yrs) Close family ties in parish	Unsuitable ✓ Unable to afford X Local ✓	3 Bed Bungalow Accommodation on one level Buying on open market / Self build States £200,000 - £250,000 Dalston	Not in need Unsuitably housed Could satisfy needs on open market

No.	Reasons given by respondent for being in need of alternative housing.	Financial Information (SI – Single Income) (DI – Dual Income) (P – Pension)	Reason for needing to be in the Locality	Fit all criteria?	Housing Aspiration/Need (What the respondent would prefer)	In Housing need, as assessed against criteria (inc. reasons, & assessment how need met), plus Affordability Potential (AP)
20	Couple Move within 5yrs Present home too large	Total Weekly Income Not given Savings £10k - £20k	Born/grew up in parish Live in this parish now (over 10yrs)	Unsuitable ✓ Unable to afford X Local ✓	2 Bed Flat Buying on open market States £175,000 - £200,000 Dalston	Not in need Unsuitably housed Could satisfy needs on open market
21	Couple Move within 3yrs Couple setting up home together Present home too large Present home too expensive	Total Weekly Income £900+ Savings £5k – 10k	Live in this parish now (Over 10yrs) Close family ties in parish	Unsuitable ✓ Unable to afford X Local ✓	3 Bed House Buying on open market / Self build States £175,000 - £200,000	Not in need Unsuitably housed Could satisfy needs on open market
22	Single Move within 5yrs Present home too expensive Family break-up Moved away and wish to return	Total Weekly Income Not given (P) Savings not given	Live in this parish now (Over 10yrs) Currently employed in parish	Unsuitable ✓ Unable to afford X Local ✓	4 Bed Bungalow Buying on open market	Not in need Unsuitably housed Could satisfy needs on open market
23	Couple Move within 5yrs Present home too large	Total Weekly Income Not given Savings over £30k	Born/grew up in this parish Live in this parish now (Over 10yrs) Currently employed in this parish	Unsuitable ✓ Unable to afford X Local ✓	2 Bed Bungalow Buying on open market States £125,000 - £150,000 Dalston Carlisle	Not in need Unsuitably housed Could satisfy needs on open market
24	Couple Move within 5yrs Present home too large Present home too expensive	Total Weekly Income Not given Savings Not given	Born/grew up in this parish Live in this parish now (Over 10yrs) Currently employed in this parish	Unsuitable ✓ Unable to afford X Local ✓	3 Bed Bungalow Accommodation on one level Buying on open market / Self build conversion States £200,000 - £300,000 Dalston	Not in need Unsuitably housed Could satisfy needs on open market
25	Couple Move Now Present home too large	Total Weekly Income (P) Not given Savings £10-£20k	Born/grew up in this parish Live in this parish now (Over 10yrs)	Unsuitable ✓ Unable to afford X Local ✓	2 Bed Bungalow Buying on open market States £150,000 - £200,000 Dalston	Not in need Unsuitably housed Could satisfy needs on open market

No.	Reasons given by respondent for being in need of alternative housing.	Financial Information (SI – Single Income) (DI – Dual Income) (P – Pension)	Reason for needing to be in the Locality	Fit all criteria?	Housing Aspiration/Need (What the respondent would prefer)	In Housing need, as assessed against criteria (inc. reasons, & assessment how need met), plus Affordability Potential (AP)
26	Single Move within 5yrs Present home too large	Total Weekly Income £501 - £550 (P) Savings £20k - £30k	Live in this parish now (over 10yrs)	Unsuitable ✓ Unable to afford X Local ✓	3 Bed Bungalow Buying on open market States £200,000 – 250,000 Dalston	Not in need Unsuitably housed Could satisfy needs on open market
27	Family, adult children Move within 5yrs Other – retiring	Total Weekly Income Not given Savings over £30k		Unsuitable ✓ Unable to afford X Local ✓	3 Bed House / Bungalow Buying on open market States £200,000 - £250,000	Not in need Unsuitably housed Could satisfy needs on open market
28	Couple	Not given (P) Savings £20-£30k	Live in this parish now (over 10yrs)	Unsuitable ✓ Unable to afford X Local ✓	£125,000 - £150,000 Dalston Brampton Wetheral Access to public transport	Not in need Unsuitably housed, could satisfy needs on open market
29	Single Move now Present home too expensive Other	Total Weekly Income £201-£251 No savings	Live in this parish now	Unsuitable X Unable to afford ✓ Local ✓	1 Bed House/ Flat Renting Dalston Wants to live independently	Not in need Present accommodation suitable for needs AP: £40,950
30	Family, young children Move within 5yrs Present home too small	Total Weekly Income £251-£300 No savings	Live in this parish now (over 10yrs)	Unsuitable X Unable to afford X Local ✓	4 Bed house Buying on open market States £200,000 - £250,000 Dalston	Not in need Present accommodation suitable for needs
31	Family, young children Move within 5yrs Present home too small	Total Weekly Income Not given Savings not given	Live in this parish now (over 10yrs) Currently employed in parish Close family ties in parish	Unsuitable X Unable to afford ? Local ✓	4 Bed Bungalow Buying on open market / Self build Outskirts of Dalston In Dalston	Not in need Present accommodation suitable for needs
32	Single To give/receive family support Other	Total Weekly Income £201-£250 Savings £5 - £10k	Live in this parish now (1-3yrs)	Unsuitable ✓ Unable to afford ✓ Local x	2 Bed House/Flat/ Bungalow	Not in need Present accommodation suitable for needs
33	Single Move Now	Total Weekly Income Not given (P) No savings	Live in this parish now (5-10yrs) Close family ties in parish	Unsuitable X Unable to afford ✓ Local ✓	1 Bed Bungalow Renting Dalston	Not in need Present accommodation suitable for needs

No.	Reasons given by respondent for being in need of alternative housing.	Financial Information (SI – Single Income) (DI – Dual Income) (P – Pension)	Reason for needing to be in the Locality	Fit all criteria?	Housing Aspiration/Need (What the respondent would prefer)	In Housing need, as assessed against criteria (inc. reasons, & assessment how need met), plus Affordability Potential (AP)
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34	Couple Move now Present home too small To give receive family help To be closer to employment	Total Weekly Income £451-£500 Savings under £5k	Live in this parish now (1-3yrs) Currently employed in parish Close family ties in parish	Unsuitable x Unable to afford X Local ✓	2/3 Bed House / Bungalow Buying on open market / Shared Ownership States £75,000 - £100,000 Dalston	Not in need Present accommodation suitable for needs
35	Adult Child	Total Weekly Income Not given		Unsuitable ? Unable to afford ? Local ✓		Not in need Insufficient evidence given to determine a need, possible emerging household
36	Adult Child Move within 5yrs Setting up home for the first time	Total Weekly Income Student		Unsuitable ✓ Unable to afford ? Local ✓		Not in need Insufficient evidence to determine a need, possible emerging household
37	Adult Child Move within 5yrs	Total Weekly Income Not given		Unsuitable ✓ Unable to afford ? Local ✓		Not in need Insufficient evidence to determine a need, possible emerging household
38	Couple			Unsuitable ? Unable to afford ? Local ✓		Not in need Insufficient evidence to determine a need
39		Total Weekly Income Not given (P)		Unsuitable ? Unable to afford ? Local ✓		Not in need Insufficient evidence to determine a need
40	Family, young children Move within 5yrs To be closer to employment	Total Weekly Income Not given Savings not given	Live in this parish now (1-3yrs)	Unsuitable X Unable to afford ? Local ✓		Not in need Insufficient evidence given to determine a need
41	Couple	Total Weekly Income	Live in this parish now (3-5yrs)	Unsuitable ? Unable to afford ? Local ✓		Not in need Insufficient evidence to determine a need

No.	Reasons given by respondent for being in need of alternative housing.	Financial Information (SI – Single Income) (DI – Dual Income) (P – Pension)	Reason for needing to be in the Locality	Fit all criteria?	Housing Aspiration/Need (What the respondent would prefer)	In Housing need, as assessed against criteria (inc. reasons, & assessment how need met), plus Affordability Potential (AP)
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42	<p>Family, young children Move within 12mths</p> <p>Present home too small</p> <p>Present home too expensive</p> <p>Renting buy would like to buy</p> <p>Disabled, need specially adapted home</p> <p>To give/receive family support</p> <p>To be closer to employment</p> <p>Other</p>	<p>Total Weekly Income £101-£150</p> <p>No savings</p>	<p>Live in this parish now (1-3yrs)</p>	<p>Unsuitable ✓</p> <p>Unable to afford X</p> <p>Local ✓</p>	<p>2 Bed House</p> <p>Self build/conversion</p> <p>Under £75,000</p> <p>Dalston</p>	<p>Not in need</p> <p>Does not fit local criteria</p>
43	<p>Family, young children</p>	<p>Total Weekly Income £900+</p> <p>Savings over £30k</p>	<p>Born/grew up in parish</p> <p>Live in this parish now (over 10yrs)</p> <p>Close family ties in parish</p>	<p>Unsuitable X</p> <p>Unable to afford X</p> <p>Local ✓</p>	<p>4 Bed House</p> <p>Buying on open market/ Self build</p> <p>States over £300,000k</p> <p>Raughton Head area</p>	<p>Not in need</p> <p>Could satisfy needs on open market</p>
44	<p>Couple Move within 5yrs</p>	<p>Total Weekly Income £401-£450 (P)</p> <p>No savings</p>	<p>Born/grew up in parish</p> <p>Live in this parish now (over 10yrs)</p> <p>Close family ties in parish</p> <p>Other</p>	<p>Unsuitable ✓</p> <p>Unable to afford X</p> <p>Local ✓</p>	<p>2 Bed Bungalow</p> <p>Buying on open market</p> <p>Dalston</p>	<p>Not in need</p> <p>Could satisfy needs on open market</p>
45	<p>Couple Move within 5 yrs</p> <p>Other</p>	<p>Total Weekly Income Not given (P)</p> <p>Savings over £30k</p>	<p>Live in this parish now (over 10yrs)</p>	<p>Unsuitable X</p> <p>Unable to afford X</p> <p>Local ✓</p>	<p>2 Bed Flat / Eco efficient bungalow</p> <p>Buying on open market</p> <p>States £175,000 - £200,000</p> <p>Dalston</p>	<p>Not in need</p> <p>Could satisfy needs on open market</p>
46	<p>Couple Move within 5yrs</p> <p>Other</p>	<p>Total Weekly Income £151-£200 (P)</p> <p>Savings £10 - £20k</p>	<p>Born/grew up in parish</p> <p>Live in this parish now (over 10yrs)</p> <p>Currently employed in parish</p>	<p>Unsuitable X</p> <p>Unable to afford X</p> <p>Local ✓</p>	<p>2 Bed Bungalow</p> <p>Buying on open market</p> <p>States £175,000 - £200,000</p>	<p>Not in need</p> <p>Could satisfy needs on open market</p>

No.	Reasons given by respondent for being in need of alternative housing.	Financial Information (SI – Single Income) (DI – Dual Income) (P – Pension)	Reason for needing to be in the Locality	Fit all criteria?	Housing Aspiration/Need (What the respondent would prefer)	In Housing need, as assessed against criteria (inc. reasons, & assessment how need met), plus Affordability Potential (AP)
47	Couple Move within 12 months Present home too large Present home too expensive	Total Weekly Income Not given Savings not given	Live in this parish now (5-10yrs)	Unsuitable X Unable to afford X Local ✓	2 Bed Bungalow Buying on open market States £175,000 – £200,000	Not in need Could satisfy need on open market
48	Couple Move within 3yrs Setting up home for the first time Renting but would like to buy	Total Weekly Income £900+ Savings under £5k	Live in this parish now (1-3yrs)	Unsuitable X Unable to afford X Local ✓	4 Bed House Buying on open market States £200,000 - £250,000 Dalston Carlisle	Not in need Could satisfy needs on open market
49	Family, young children Move within 5yrs Present home too small	Total Weekly Income £551-£600 Savings under £5k	Born/grew up in parish Live in this parish now (over 10yrs) Close family ties in parish	Unsuitable X Unable to afford X Local ✓	4 Bed House/ Bungalow Buying on open market/ Self build States £175,000 - £200,000 Dalston	Not in need Could satisfy needs on open market
50	Couple Move within 5yrs Present home too small	Total Weekly Income £900+ Savings £5 - £10k	Live in this parish now (1-3yrs)	Unsuitable X Unable to afford X Local ✓	3 / 4 Bed House Buying on open market States £200,000 - £250,000 Dalston	Not in need Could satisfy needs on open market
51	Family, young children Move Now To give receive family support Other	Total Weekly Income £201-£250 No savings	Born/grew up in parish Other	Unsuitable X Unable to afford X Local ✓	3 Bed House Buying on open market / Self build States £125,000 - £150,000	Not in need Could satisfy needs on open market
52	Family, young & teenage children Move within 12mths Setting up home for first time Present home too small Private tenancy ending soon	Total Weekly Income £551-£600 Savings over £30k	Born/grew up in parish Live in this parish now (5-10yrs)	Unsuitable ? Unable to afford x Local ✓	4 Bed House Buying on open market Shared Ownership States £200,000 - £250,000 Dalston area	Not in need Could satisfy needs on open market
53	Couple Move within 5yrs Present home too small	Total Weekly Income £750 - £800 Savings £20-£30k	Born/grew up in this parish Live in this parish now (Over 10yrs)	Unsuitable X Unable to afford X Local ✓	4 Bed House Buying on open market States £300,000 +	Not in need Could satisfy needs on open market

No.	Reasons given by respondent for being in need of alternative housing.	Financial Information (SI – Single Income) (DI – Dual Income) (P – Pension)	Reason for needing to be in the Locality	Fit all criteria?	Housing Aspiration/Need (What the respondent would prefer)	In Housing need, as assessed against criteria (inc. reasons, & assessment how need met), plus Affordability Potential (AP)
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54	Family, young children Move within 5yrs Present home too small	Total Weekly Income £750 - £800 Savings £20-£30k	Born/grew up in this parish Live in this parish now (Over 10yrs)	Unsuitable X Unable to afford X Local ✓	4 Bed House Buying on open market States £200,000 - £250,000 Dalston	Not in need Could satisfy needs on open market
55	Family, young children Move within 3yrs Present home too small	Total Weekly Income £501 - £550 Savings £20-£30k	Born/grew up in this parish Live in this parish now (Over 10yrs)	Unsuitable X Unable to afford X Local ✓	3 Bed House / Bungalow Buying on open market States £150,000 - £200,000	Not in need Could satisfy needs on open market

Appendix 2 – Criteria

Carlisle City Council Local Connection Criteria

“Qualifying Person(s)” means a person who has

- (1) registered an interest in living in any of the Parish of Dalston and is on the housing register maintained by the Local Housing Authority and/ or any Housing Association operating in the District
- (2) a Housing Need or some other proven or identified need which is accepted by the Council and
- (3) local connections and the latter shall be conclusively presumed in the case of a person who
 - (a) was born in the Parish of Dalston (as the case may be), or
 - (b) has lived in any of the Parish of Dalston (as the case may be) for a continuous period of at least three (3) years up to and including the date on which a Sale or Rental is agreed, subject to contract, of an Affordable Unit, or
 - (c) has, immediately before the date on which a Sale or Rental is agreed, accepted an offer of permanent employment in any of the Parish of Dalston (as the case may be), or
 - (d) has worked in any of the Parish of Dalston (as the case may be) for a continuous period of at least three (3) years up to and including the date on which a Sale or Rental is agreed, subject to contract, of an Affordable Unit, or
 - (e) is currently a member of HM Armed Forces or is in prison, hospital or similar accommodation and immediately prior to this lived in any of the Parish of Dalston (as the case may be) for a minimum of three years, or
 - (f) has within the three years up to and including the date on which a Sale or Rental is agreed, completed a tertiary education course and immediately prior to commencing that course had lived within any of the Parish of Dalston (as the case may be) for a minimum period of three years, or
 - (g) is by blood or marriage or civil partnership a member of the family (as defined in Section 113 of the Housing Act 1985) of a person who falls within one of the above categories and needs to live in any of the Parish of Dalston (as the case may be) either because they are ill and require care and support from that person or because that person is ill and requires care and support from the applicant, or
 - (h) has any other reason for living in any of the Parish of Dalston which is approved by the Council and
 - (i) has registered an interest in living in the Locality (or other defined geographic area as the case may be) and is on the housing register maintained by the Local Housing Authority and/ or any Registered Provider operating in the District

Affordable Housing is secured by a Section 106 to ensure it is both affordable and secured in perpetuity. The definition of 'locality' refers to the Parish and surrounding parishes in the first instance, and if after a reasonable period of active marketing a purchaser cannot be found the definition would cascade out to include the county. Following a further reasonable period of marketing still no purchaser has been found the property may be sold on the open market. Older properties with no section 106 are let to those with a strong local connection.

Social and affordable housing – Definitions

Affordable housing is social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. From April 2012 affordable housing is defined in the [National Planning Policy Framework](#) (prior to this the definitions in Planning Policy Statement 3 apply).

Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Some tenants have the legal right to purchase at a discount the social rented home in which they live, e.g. RSL tenants with a Right to Acquire and local authority tenants with a Right to Buy. Where these rights are exercised the home itself ceases to be affordable, but procedures are in place to reuse receipts. Receipts from Right to Acquire sales are recycled to provide more social rented housing to help other eligible households ...

Publicly funded housing in small rural settlements¹ is exempt from Right to Acquire, as replacing them with other affordable homes would be extremely difficult Landlords will also usually have the right of first refusal to buy back any homes sold under the Right to Acquire and Right to Buy, if they are resold within ten years.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80 per cent of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as 'low cost market' housing, may not be considered as affordable housing for planning purposes.

Rural exception sites

Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

¹ Small rural settlements have been designated for enfranchisement and right to acquire purposes (under Section 17 of the Housing Act 1996) by SI 1997/620-25 inclusive and 1999/1307).

Delivering Affordable Housing:

Types of housing between market and social rented housing include:

Intermediate rented homes are provided at rent levels above those of social rented but below private rented. The Government offers these to some key workers who do not wish to buy.

Discounted sale homes have a simple discount for the purchaser on its market price, so the purchaser buys the whole home at a reduced rate.

Shared equity is where more than one party had an interest in the value of the home e.g. an equity loan arrangement or a shared ownership lease. There may be a charge on the loan, and restrictions on price, access and resale.

Shared ownership is a form of shared equity under which the purchaser buys an initial share in a home from a housing provider, who retains the remainder and may charge a rent. The purchaser may buy additional shares ('staircasing'), and this payment should be 'recycled' for more affordable housing. In most cases, a purchaser may buy the final share ('staircases out') and own the whole home, though this may be restricted in some rural areas.

DALSTON PARISH COUNCIL

In conjunction with Carlisle City Council and Cumbria Rural Housing Trust

September 2013

Housing Needs Survey

.....**We need your help!!! Please don't throw this document away.**

This survey is designed to help justify the building of local homes for local people in Dalston Parish.

If anyone in your household is in need of a house to buy/rent/build now, or in the next five years, please complete both Part 1 and Part 2.

It is important that responses are realistic so please only complete Part 2 if you are reasonably confident that you or a member of your household has a housing need, or will have in the next 5 years.

Even if no-one in your household is in need of housing, please fill in Part 1.

We want to reach all people who have any connection with the Parish and have a housing need here. Second home and holiday cottage owners are asked to complete a form too.

What do I do with my completed form?

Please return the completed form in the self addressed envelope enclosed by:

Friday 27th September 2013.

Thank you in advance for your help.

Ronnie Auld

Chairman, Dalston Parish Council

What will happen to the information?

Your information will be kept strictly confidential. No details in the report will be identifiable to an individual, and if you give your name and address, it will not be passed on to anyone else without your permission. **Only Cumbria Rural Housing Trust will see the forms.**

CRHT will produce a report based on your responses for use by **your** Parish Council



Cumbria Rural Housing Trust

Redhills House, Redhills Business Park, Penrith, Cumbria, CA11 0DT

T: 01768 210264 E: email@crht.org.uk W: www.crht.org.uk

Housing Needs Survey – Frequently asked questions

Why is this survey needed?

Housing for local people has been provided in the past in the Dalston area, but it is suspected that with high house prices, that more housing is needed for local people. Dalston Parish Council has asked Cumbria Rural Housing Trust to undertake a survey of housing needs for Dalston Parish. The results of the survey will give an independent snapshot of what housing needs to be built in the area, giving details of what size and type of tenure and what is needed for families, young people and for the elderly.

What is Cumbria Rural Housing Trust?

Cumbria Rural Housing Trust is an independent charity that researches housing needs in rural Cumbria and works to ensure homes are available and affordable for local people.

What should I do if someone in my household needs housing in the parish?

If anyone in your household is in need of a house to buy/rent/build now or in the next five years, please complete **both Part 1 and Part 2**. We also want to reach anyone else who lives outside of the area, who has a connection to the parish, including employees who work here, but live elsewhere. Also, people who have had to leave the area and have a need/want to move back. If you need extra copies of the form for future separate households, please contact Cumbria Rural Housing Trust on 01768 210264

What if no-one in my household needs alternative housing?

Even if no-one in your household is in need of housing, please fill in **Part 1**. Planners need an overview of the housing situation; we welcome your views on housing, possible sites and other parish issues.

What if my house is a second home or a holiday cottage?

Please **complete Part 1**. It will be helpful to give an overall picture of homes in Dalston

Why do I need to give personal information?

The personal information is needed so that Cumbria Rural Housing Trust can compare Dalston with other communities in Cumbria. Without this information, it will be difficult to decide whether to give priority to funding for affordable or local housing here rather than elsewhere. If you do not wish to answer some of the questions, leave them blank. However, to assess if a household is in need of affordable or local housing and cannot afford to buy on the open market, it is important that **all** the questions are completed in Part 1 and Part 2.

What will happen to the information?

Your information will be kept strictly confidential by Cumbria Rural Housing Trust. No details in the report will be identifiable to an individual and if you give your name and address it will not be passed on to anyone else without your permission. Only Cumbria Rural Housing Trust will see the forms.

What do I do with my completed form?

Please return your completed Housing Need survey form in the envelope provided by **27th September 2013**

Extra forms and alternative formats are available from Cumbria Rural Housing Trust.

If you require help completing the housing needs survey form or have any queries please contact Cumbria Rural Housing Trust on 01768 210264.



Cumbria Rural Housing Trust

Redhills House, Redhills Business Park, Penrith, Cumbria, CA11 0DT

T: 01768 210264 E: email@crht.org.uk W: www.crht.org.uk

Dear Employer,

Cumbria Rural Housing Trust, funded by Dalston Parish Council, is undertaking in a Housing Needs Survey to determine the need for affordable housing in your parish.

Those people who work in the Parish, but who cannot afford to live there, may meet the criteria for being in need of affordable housing in the Parish. If you have any work colleagues who live outside Dalston Parish, but who may have a need to live in the Parish, could you please copy the enclosed survey form, or ask them to contact us on 01768 210264 before the closing date **Friday 27th September 2013**.

We would be grateful if you could ask them to mark clearly on the form that they work in the Parish of Dalston and also where they live now.

Thank you for your assistance in this matter.

Yours faithfully,

Jayne Potts

Rural Housing Enabler



Please can every household complete Part 1.

Complete Part 2 if you need another home in the parish now or in the next five years

Alternative formats are available upon request.

Part 1: Every household should complete this section

1. Please fill in the number of people living in your home

Table with columns for Age (0-4, 5-9, 10-14, 15-19, 20-24, 25-29, 30-39) and rows for Male and Female. A second table below has columns for Age (40-49, 50-59, 60-69, 70-79, 80-89, 89+) and rows for Male and Female.

Which of the following describes your household?

- Single, Couple, Family - young children, Family - Teenage children, Family - adult children, Other (please explain)

2. What is the tenure of your home?

- Own home no mortgage, Rent - Council or Housing Association, Rent from Private Landlord, Own home with mortgage, Shared ownership with Housing Association, Tied accommodation - to job, Live with parents or relatives, Other (please explain)

Is this home...?

- Permanent residence, Holiday let, Holiday home, Second Home

3. List the occupations of your household and the average miles travelled to work?

Table with columns Occupation and Distance (one way)

Does any of your household work from home?

- Yes, How Many?, No

4. How long have you lived in the parish?

..... years.

5. Who requires homes in the parish ?

(tick as many as you want) Homes For:

- Young people, Large families, People with disabilities, Self-build/Conversion, Small families, Single people, Elderly people, Other (please explain)

No further homes are needed

6. Would you object to new homes in the parish for local people?

- Yes, No

If yes, explain your concerns:

7. Potential sites

Please list sites suitable for housing

- 1., 2., 3.

8. Future housing need

Do you need to move to another home in this parish now or within 5 years? Yes No

If YES please complete part 2 ->

Does anyone living with you need a separate home now or within 5 years? Yes No

If YES please complete part 2 ->

How many members of your family have left this parish within 5 years? []

Please give the reason for leaving.

- Lack of affordable housing, Lack of public transport, Marriage, Job elsewhere, Further education, Other reason (please explain)

Part 2: Complete this section with details of the household needing to move in the next 5 years

9. Details of household that needs to move

Age	0-4	5-9	10-14	15-19	20-24	25-29	30-39
Male							
Female							
Age	40-49	50-59	60-69	70-79	80-89	89+	
Male							
Female							

• When are you in need of housing in this Parish?

- Now Within 12 months
 Within 3 years Within 5 years

10. Reasons for housing need

• Why do you need to move? (tick all that apply)

- 1 Setting up home for the first time
- 2 Couple setting up home together
- 3 Present home too small
- 4 Present home too large
- 5 Present home too expensive
- 6 Private tenancy ending shortly
- 7 Private tenancy, need more security
- 8 In tied housing, need more security
- 9 Family breakup
- 10 Cannot manage stairs
- 11 Present home in poor condition
- 12 Renting, but would like to buy
- 13 Moved away and wish to return
- 14 Disabled, need specially adapted home
- 15 To give/receive family support
- 16 To be closer to employment
- 17 Other (please explain)

• Which of these is the main reason for moving?
Write number

11. What are your present housing circumstances?

- Own home with no mortgage
- Own home with mortgage
- Rent from Private Landlord
- Rent from Council or Housing Association
- Shared ownership with Housing Association
- Tied accommodation – to job
- Live with parents or relatives
- Lodging with another household
- Other (please explain)

• What kind of house do you live in (flat, semi-detached, terraced etc)

• How many bedrooms does your home have?

- Do you have central heating?
- No Yes, gas
 Yes, oil Yes, electric
 Yes, solid fuel

• If no, how is your home heated?

• Do you have double glazing?

- Yes No

• What condition is your home in?

- Very good Good Fair
 Bad Very bad

• If “bad” or “very bad”, please explain why (ie. cold, damp, draughty etc)

The answers in the next section help us assess how much you can afford to pay for new housing. **Any information given in this section Q12 – Q16 will be kept strictly confidential.**

12. Renting

• Do you receive housing benefit?

- Yes No

• If you rent your current home how much rent do you pay each week?

- Less than £50 £51 - £75
 £76 - £100 More than £100

If more than £100 how much do you pay? £.....

13. Home owners

• How much do you think your property is worth?

- Less than £75,000 £75,000-£100,000
 £100,000-£125,000 £125,000-£150,000
 £150,000-£175,000 £175,000-£200,000
 £200,000-£250,000 £250,000-£300,000
 £300,000-£350,000 £350,000-£400,000
 £400,000-£450,000 Over £450,000

• Do you have a mortgage on your current home?

- Yes No

• How much do you owe? £.....

• How long does it have to run? yrs

14. Income

• What is the gross (before tax) weekly income for those people who **need to move**.
Income includes wages, pensions & Tax Credits. Do not include Housing Benefit, Child Benefit, Job Seekers Allowance or Council Tax Benefit. (tick one only)

• If this question not is filled in and you are in housing need, your response cannot be used to help justify the need for affordable housing.

- | | | |
|-------------------------------------|------------------------------------|------------------------------------|
| <input type="checkbox"/> Under £100 | <input type="checkbox"/> £101-£150 | <input type="checkbox"/> £151-£200 |
| <input type="checkbox"/> £201-£250 | <input type="checkbox"/> £251-£300 | <input type="checkbox"/> £301-£350 |
| <input type="checkbox"/> £351-£400 | <input type="checkbox"/> £401-£450 | <input type="checkbox"/> £451-£500 |
| <input type="checkbox"/> £501-£550 | <input type="checkbox"/> £551-£600 | <input type="checkbox"/> £601-£650 |
| <input type="checkbox"/> £651-£700 | <input type="checkbox"/> £701-£750 | <input type="checkbox"/> £750-£800 |
| <input type="checkbox"/> £800-£850 | <input type="checkbox"/> £851-£900 | <input type="checkbox"/> £900+ |

15. Do you have any savings that could be used to buy a home?

- | | | |
|--------------------------------------|--------------------------------------|-------------------------------------|
| <input type="checkbox"/> No savings | <input type="checkbox"/> Under £5k | <input type="checkbox"/> £5k - £10k |
| <input type="checkbox"/> £10k - £20k | <input type="checkbox"/> £20k - £30k | <input type="checkbox"/> Over £30k |

If over £30k, please state amount: £.....

Please do not include any equity from your home. This is covered in Q 13.

16. How many people who need to move are in the following types of employment?

No.	Occupation type
	Working full time
	Working part time
	Unemployed and seeking work
	Unemployed and not seeking work
	Retired
	In full time further/higher education
	Other (please explain)

• List the occupations of **those needing to move** and the average miles travelled to work.

Occupation	Distance (one way)
1.	
2.	
3.	
4.	

• Do any of **those needing to move** work from home?

- Yes How Many? No

• In which villages/towns do they work?

1.	
2.	
3.	
4.	

• How long have they worked in each place?

	Less 1 yr	1-3 yrs	3-5 yrs	5+ yrs
1.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

17. What type of home do you need?

	1 bed	2 bed	3 bed	4 bed	5 +
House	<input type="checkbox"/>				
Bungalow	<input type="checkbox"/>				
Flat	<input type="checkbox"/>				

Other (please explain)

- | | Yes | No |
|---|--------------------------|--------------------------|
| • Are you registered on the Local Authority housing register/ waiting list? | <input type="checkbox"/> | <input type="checkbox"/> |
| • Are you registered on any local Housing Association waiting list? | <input type="checkbox"/> | <input type="checkbox"/> |
| • Are you registered on any local Private Landlord waiting list? | <input type="checkbox"/> | <input type="checkbox"/> |

• Does anyone **needing to move** require:

- | | |
|--|---|
| <input type="checkbox"/> Access for wheelchair | <input type="checkbox"/> Accommodation on one level |
| <input type="checkbox"/> Sheltered housing | <input type="checkbox"/> Help with personal care |

• Please tell us more about any health or mobility problems.

• Which would best suit your housing need?

- | | |
|---|--|
| <input type="checkbox"/> Renting | <input type="checkbox"/> Buying on open market |
| <input type="checkbox"/> Residential care | <input type="checkbox"/> Shared ownership |
| <input type="checkbox"/> Sheltered housing | <input type="checkbox"/> Self build/conversion |
| <input type="checkbox"/> Other (please explain) | |

• Do you feel there is a lack of suitable existing housing to meet your needs? Yes No

• If you wish to buy your own home, what could you afford?

- | | |
|--|--|
| <input type="checkbox"/> Under £75,000 | <input type="checkbox"/> £75,000-£100,000 |
| <input type="checkbox"/> £100,000-£125,000 | <input type="checkbox"/> £125,000-£150,000 |
| <input type="checkbox"/> £150,000-£175,000 | <input type="checkbox"/> £175,000-£200,000 |
| <input type="checkbox"/> £200,000-£250,000 | <input type="checkbox"/> £300,000+ |

If more than £300,000, please state amount: £.....

18. Where would you like to live?

1. _____
2. _____
3. _____

• Please give the reasons for your first choice.

- I was born/grew up in this Parish
- I live in this Parish now
- I am currently employed in this Parish and I have been employed here for..... years
If employed in parish only, where do you live now?
.....
- I have close family ties in this Parish
- I need to move to take up employment in this Parish
- Other (please explain)

• What is the furthest away would you be prepared to move?

- 5-10 miles 10-20 miles 20-30 miles
- 30-40 miles 40-50 miles 50+ miles

• Are you a former resident of this Parish who needs to return?

- Yes No

• If yes, how long did you live in the parish?.....yrs

• If yes, how long ago did you leave?..... yrs

• If yes, reason for leaving.

- Lack of affordable housing
- Lack of employment opportunities
- Lack of effective public transport system
- To take up further/higher education
- Other (please explain)

Contact details - optional

We may need to contact you for more information about your needs. Information will be kept strictly confidential by Cumbria Rural Housing Trust under the Data Protection Act. Your name and address will not be passed on to any other party.

Name:	Address:
	Postcode:
Tel:	Email:

Comments:

Thank you

Thank you on behalf of Cumbria Rural Housing Trust and Dalston Parish Council for taking the time to complete the survey. Please return in the enclosed stamped addressed envelope.

CLOSING DATE: Friday 27th SEPTEMBER 2013

If you have any questions about the survey contact:
Cumbria Rural Housing Trust, Redhills Business Park, Penrith, Cumbria. CA11 0DT. Tel: 01768 210264