



Cumbria Rural Housing Trust

Manager's report – April 09 - July 09

Progress since Members meeting April 09 -

- We are continuing to catch up with the backlog of HNS reports, with most of those for LDNP in Copeland completed, and others underway in the county – see list below.
- 6 surveys have been sent out in the last few months – Dacre, Staveley in Cartmel, Skelwith, Duddon, Ulpha and Bampton.
- Eden DC HNS – see separate brief report from Jayne Potts - She has dived into the job with lots of energy and has quickly made contacts with many people in the Eden area and in the housing world, and she is doing a good job trying to bridge between the issues of the Upper Eden Community and Eden DC.
- The Tudor Trust have offered roughly ½ the funding for the CLT post for the next 3 years, which combined with the existing funding means we have the funding to continue his post until mid 2011 at a full time rate. Discussions are ongoing with Andy on what hours the post should be (30 hours or 37 hours) and therefore how long funding we have for the post. Bids have also been put in to HCA and NWDA for further funding.
- Management issues – in 2008 and early in 2009, I have had to spend a lot of time on Human Resources issues, a complicated staff sickness issue, completing staff contracts, updating CRHT policies, and other discussions on staffing issues. However, that phase seems to over, with contracts sorted, the pressing HR issue resolved, and with a large sigh of relief, I can now spend more time on housing needs surveys and wider rural housing enabling, as long as we can keep on top of the cash flow and solve the medium term funding situation.
- We have enough funding for CRHT at its present situation for 2009/10, but the funding drops significantly in April 2010, with the loss of some of the LDNP funding. We have funding for Andy's and Jayne's posts for the next couple of years, but with the reduction in funding from the LDNP and potentially in core funding, my post - the Manager's post – may need to become part-time from April '10, and the organisation would have to cut back on its attendance in many of the meetings and discussions that it gets involved with.
- We are awaiting the publications of the 4NW report into the situation regarding RHEs in the NW. This may possibly lead to some changes and opportunities regionally. We have attended meetings about the issue and inputted at length into the report. The Trustees have said that they feel there is a need for a strong organisation working with rural communities to help assess the level of type of need for housing and to assist them in finding their own solutions working alongside the local authorities, housing associations and others. We hope that CRHT will have the funding in future years to do this throughout rural Cumbria.
- We have moved office! We were 'bursting at the seams' in the old office, with 5 members of staff and having to regularly depend on the assistance of Rank Foundation for the use of their meeting room. The rooms directly above our office became vacant, so we have now moved upstairs into the 3 rooms at the front of the office. So we now have the main office, a small room with the photocopier and filing cabinets, and a meeting room which can seat over 10 people.
- Involvement with the HCA Rural Housing Project has been ongoing. I have had discussions with Sophie Atkinson who is one of the HCA staff researching ways to improve the delivery of rural housing working with local authorities. And it is planned that when she visits in late July, CRHT will be involved in some of the discussions she is having in the county.
- After much discussion, the community-led housing needs survey undertaken by Underbarrow parish has been assessed, including information about those households who want to look at self build. We are looking to incorporate more about self build in future surveys as several communities are raising it as a solution for some households. We are also looking at intermediate rent options as we are finding that many of those who in the past we would have put as candidates for Shared Ownership, do not have enough savings for the deposits needed to get a mortgage at present.

- It was great to get an invitation to Clarence House to attend a Rural Housing Initiative event hosted by Prince Charles, and it was even better to find that both Paul Davies of Eden HA and Anne Hall from Coniston had invites as well. It was notable that Anne was the only person there who was representing a community.
- Investing in Communities – Creating Homes project with LDNP and ACT– Melbreak & Derwent Seven Community Plan groups continue to meet and CRHT involvement is widening with separate AH groups forming in Keswick.
- The high level of Second Homes/holiday lets in some communities is going to be researched with a group including SLDC, Eden DC and LDNP, led by SL LSP, and we are seeking funding to take forward some more research into the +ve and –ve effects this has on the communities.
- I have attend 2 CLG sessions in London to investigate ways to incentivise landowners to make land available for affordable rural housing, and 2 more are planned. Thanks to all those who inputted into my research into possible tax benefits, but it sounds like the Treasury is unlikely to look at reducing their income at this time.....
- A big thanks to all the staff, Trustees and partners, as it has again been a busy few months, and I have greatly appreciated all the support.

What is planned for the next few months –

- More surveys to be sent out – finishing the LDNP HNS programme, the start of the Eden DC HNS programme, the ongoing surveys for South Lakeland DC, and other partners.
- Continuing programme of meetings with communities before and after surveys,
- Investigate funding options for a video to promote the benefits of good rural affordable housing and how communities can work with partners to take forward solutions – with SLDC and others.
- Produce a CRHT update sheet to go out with the CALC newsletter.
- Providing information for the 4NW report into options for affordable rural housing and RHEs in the NW.
- 2008/2009 Annual Review and accounts to sort and preparations to put in place for AGM in Oct 09.
- Discuss and implement the new format for future Members/Trustees/Forum meetings.
- Investigate options for future constitution and structure of CRHT, with assistance from John Priddle.
- Respond to the draft 4NW report, and continue to input into relevant LDF and other strategies.

Judith M Derbyshire - 13 July 09

Cumbria Rural Housing Trust - Housing Needs Surveys – Progress July 09
Surveys for LDNP, SLDC and others

Closing Date	Survey	Funding Authority	Survey Status
31/01/2008	Drigg and Carleton 2008	LDNP	Complete
31/01/2008	Kings Meaburn 2008	EDC	in draft
31/01/2008	Millom Without 2008	LDNP	Complete
11/02/2008	Crosby Ravensworth 2008	EDC	Complete
25/03/2008	Levens 2008	SLDC	Complete
15/04/2008	Bootle 2008	LDNP	Complete
30/04/2008	Claife 2008	LDNP	Complete
30/04/2008	Helsington 2008	LDNP	Complete
09/05/2008	Lamplugh 2008	Private	Complete
23/05/2008	Gosforth 2008	LDNP	Complete
23/05/2008	Ponsonby 2008	LDNP	in draft
01/08/2008	Staveley with Ings 2008	LDNP	Complete
24/09/2008	Hawkshead 2008	SLDC	Complete
24/10/2008	Sedgwick 2008	SLDC	Complete
31/10/2008	Allithwaite Upper 2008	LDNP	Complete
31/10/2008	Matterdale 2008	LDNP	Waiting Analysis
07/11/2008	Crosthwaite & Lyth 2008	LDNP	Waiting Analysis
07/11/2008	Mungrisdale 2008	LDNP	Waiting Analysis
10/11/2008	Aldingham 2008	SLDC	With Consultant
21/11/2008	Lower Holker 2008	SLDC	in draft
20/12/2008	Ennerdale & Kinniside 2008	LDNP	Waiting Analysis
20/12/2008	Lower Allithwaite 2008	SLDC	With Consultant
14/02/2009	Barton 2009	LDNP	Waiting Analysis
28/02/2009	Arthuret 2009	Carlisle City Council	Waiting Analysis
06/03/2009	Eskdale 2009	LDNP	Waiting Analysis
21/03/2009	Burneside 2009	SLDC	Waiting Analysis
30/03/2009	Blawith & Subberthwaite 2009	LDNP	Waiting Analysis
31/03/2009	Lowick 2009	LDNP	Waiting Analysis
30/05/2009	Dacre 2009	EDC	Waiting Analysis
30/05/2009	Staveley in Cartmel	LDNP	Waiting Analysis
30/06/2009	Skelwith	LDNP	Waiting Analysis
13/07/2009	Duddon	LDNP	Ongoing
13/07/2009	Ulpha	LDNP	Ongoing
31/07/2009	Bampton	LDNP	Ongoing
	Burton	SLDC	Pending
	Holme	SLDC	Pending
	Irton with Santon	LDNP	Pending
	Shap	LDNP	Pending

Surveys completed	25
Surveys with Consultants	2
Surveys waiting analysis	13
Surveys ongoing	3
Surveys in draft	3
Surveys pending	4

Eden Surveys	Shap - see LDNP above		Eden/LDNP	EDC/LDNP	Aug 09
	Brough		Eden	EDC	Sept 09
	Brough Sowerby		Eden	EDC	Sept 09
	Crosby Garrett		Eden	EDC	Sept 09
	Hartley		Eden	EDC	Sept 09
	Helbeck		Eden	EDC	Sept 09
	Kaber		Eden	EDC	Sept 09
	Kirkby Stephen		Eden	EDC	Sept 09
	Mallerstang		Eden	EDC	Sept 09
	Musgrave		Eden	EDC	Sept 09
	Nateby		Eden	EDC	Sept 09
	Ravenstonedale & Newbiggin		Eden	EDC	Sept 09
	Soulby		Eden	EDC	Sept 09
	Stainmore		Eden	EDC	Sept 09
	Waitby		Eden	EDC	Sept 09
	Warcop		Eden	EDC	Sept 09
	Wharton		Eden	EDC	Sept 09
	Winton		Eden	EDC	Sept 09