**An investigation into the public’s attitudes on second home ownership in rural communities looking specifically at the North West of England.**

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I declare that the main text of this dissertation is no more than 10,000 words, and that this dissertation is all my own work.

. . . . F Jenner 16th April 2013 . . . . . . . . . . . . . . . . . . . . . . . . . . . .

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**2.0 Abstract**

In 2011 the Cumbria Housing Executive Group produced a report which aimed to solve housing stock problems and develop a long term plan for Cumbria’s housing stock rejuvenation and availability. This plan *The Cumbria Housing Strategy and Investment Plan 2011 – 2015* was published in October 2011 (Cumbria Housing Group, 2011). Within this plan there were a number of objectives including support for housing market renewal and more solid tenancy strategies. But one aim in particular is the basis for further in depth research which this study aims to explore. The 2011-2015 plans stated “we want mechanisms established to ensure that second homes/holiday homes do not form more than 20% of the local housing stock.” (Cumbria Housing Group, 2011. p5) It is believed that if there is more than 20% of a rural communities housing stock as second homes then it could lead to economic, social and cultural problems within the community.

Primary data was collected from a chosen village which is located within the above strategies boundaries. This data was collected by means of a door to door survey of every house within the village and also three interviews. (see appendix 6.0 and 7.0) The conclusions drawn from both the questionnaires and the in-depth interviews showed that in general the locals had no outright objection to second home owners living in the village but they did feel that there was a problem with lack of affordable housing which is a result of increased second home ownership. Local residents generally believed that second home owners should be charged extra for owning a second home in a bid to try and out price them which in turn would hopefully free up some of the housing market for locals and first time buyers. The research also suggested that the second home owners were against rural development, especially if it was for lower cost housing as they believed it was not in keeping and could attract the “lower classes”. It might also affect the value of homes of existing residents and second home owners.

**3.0 Introduction**

The author of this thesis has chosen to look at current housing demographics in rural communities and how they affect the attitudes of the local and non-local population. In particular the author has chosen to research second home ownership and to what extent it has changed rural communities socially, culturally and economically. It is hoped that by speaking directly to the community of a specific rural village the first hand responses will highlight benefits and problems encountered by the second home phenomenon.

**3.1 A rural community**

Defining a rural community can often be complicated, however following a review in 2004 DEFRA have published a document which defines a rural community which manages to bring together the individual definitions which were created from different organisations. The Countryside Agency, Department of Food and Rural Affairs (Defra), Office for Deputy Prime Minister, Office of National Statistics and the National Assembly of Wales all worked together to create a new definition which can be used nationally to define a rural community. This creates a standard which can then be used to carry out further data collection and research. (Defra, 2011).

This rural definition which was introduced in 2005 defines a rural community in three different categories: (Defra, 2010)

1. Significant Rural: districts with more than 37,000 people or more than 26 per cent of their population in rural settlements and larger market towns.
2. Rural – 50: Rural-50: districts with at least 50 per cent but less than 80 per cent of their population in rural settlements and larger market towns.
3. Rural – 80: districts with at least 80 per cent of their population in rural settlements and larger market towns.

According to the Rural/Urban definition, at census there were 9.5 million people living in rural settlements in England (ONS.Gov. n.d). When looking at the rural/urban post 2009 boundaries data shows which category different areas fall into. Talkin, the study area is located between Carlisle and Penrith but would fall into the category of Eden. When looking at the results it is interesting to see that for Carlisle 28% of the population live in rural settlements so Carlisle would be classed as “significantly rural,” whereas 100% of Eden’s population live in rural settlements so it Eden would be classed as rural – 80. Talkin falls into the boundary of Carlisle and would be classed as significantly rural village. (Defra, see appendix 2.0).

Household incomes are generally much lower in rural communities and often do not reflect house prices which are increasing due to high demand. These two facts are believed to be responsible for changing rural demographics which affect communities and their life styles, sometimes for the better but more often for the worse.

**3.2 Defining a second home**

The second home ownership phenomenon is something which has snow balled over the past decade as work commitments, greater disposable incomes and the “staycation” create the need for people to purchase another property. The exact definition of second home is however not as easy to outline as different sources use different criteria to judge how many second homes are in a specified location.

There are many ways in which a second home can be defined; council tax banding, census data and the English Housing Survey are all sources which outline the number of second homes within specific locations. However the accuracy of the data isn’t the same for all three sources. The English Housing Survey (National statistics, 2011, p40) for example defines a second home as “a privately owned habitable accommodation that is not occupied by anyone as their permanent residence but may be occupied occasionally as a holiday home or when working away from the households main home.” The problem with this definition is that the English Housing Survey uses a sample of 20,000 homes which could lead to inaccuracies when looking at second home ownership as a whole across the UK. In addition the English Housing Survey doesn’t take into account the number of second homes a household has, it just states whether that household falls into the bracket of second home owner.

A more reliable source of data would be to look at council tax banding. According to Council Tax records second homes are furnished dwellings which are not the sole or main residence of an individual. However there is a possible weakness of Council Tax data as it is up to the home owner to deciding which of two residences their second home is. When looking at Council Tax banding in further depth there is also a number of other reasons why it may not give exact data, home owners may choose to register their second home as a business instead as business rates may be cheaper than paying tax on second home, on the other hand some homeowners may not apply for the discount and pay normal rates. If someone is affluent enough to afford a second home then they probably can afford to pay normal rates for their property. (Farron, 2008) All these reasons make it difficult to find out exactly how many properties in a specific location are second homes.

**3.3 Research Aim and Objectives**

Research suggests 33% of parishes in the Lake District National Park have more than 20% of their housing stock used as either a second home or a holiday home. (2001 Census) This highlights a problem as a The Cumbria Housing Strategy and Investment Plan published in October 2011 argues that “we want mechanisms established to ensure that second homes/holiday homes do not form more than 20% of the local housing stock.” This is because it is believed that if a communities housing stock is made up of more than 20% second/holiday homes then this can drastically affect its economy and sustainability of the community.

The aim of this research is therefore to look at a rural community local to the author and gather a range of information in order to establish firstly what percentage of the housing stock is a second/holiday home. The research then intends to analyse the attitudes towards second homes and establish the benefits and costs that the rising second home phenomenon have on the rural community this study is based on.

The research aims to collect primary data from every residence in the chosen community in order to find out a number of things including:

1. Numbers of second home owners
2. Attitudes towards second home ownership
3. Attitudes towards rural development and whether this should be specifically for affordable housing or whether it can be to attract second home purchasers
4. Whether the benefits second home owners bring to a community outweigh the problems they can have on a rural community.

Additional research from literature surrounding this topic will be looked at in order to develop an understanding of the various attitudes surrounding the second home phenomenon. Finally the data collected will be analysed and an evaluation of the attitudes towards second home ownership in rural communities will be constructed.

**4.0 Literature Review**

In this research a second home is described as “a house, cottage or cabin that is sited in either the countryside or an urban location, which is used more or less sporadically for recreational and other types of activities, sometimes including work and employment“ (Perkins and Thorns, 2006, p67). As this definition suggests second homes can be found all over the world from villa in France to cabins in Norway’s countryside; to high rise apartments in New York City and small cottages in The Lake District all purchased for different personal reasons but none the less purchased as a second residence where the owner spends a lesser percentage of their time compared to their permanent residence. However, for the purpose of this research the author intends to focus on second homes in England, and more specifically the rural villages in northern England.

Second home ownership is an increasing phenomenon in many English communities (Rye, 2011. p263) which as literature suggests has generally been welcomed by the host communities. The Survey of English Housing reports that between 2004 and 2008 there was an increase of around 19,000 properties being owned as a second residence across England (average of 4,750 per year). This increase brings a number of positives and negatives to the host communities which will be discussed in this literature review. There is much literature surrounding the second home phenomenon, from surveys and research documents, to news articles and journal entries. There is obviously mixed feelings surrounding the growth of second home ownership as there are many positive and negative aspects of this rising phenomenon which impact on the host communities socially, economically, culturally and environmentally.

This chapter will look at the how the second home phenomenon has grown in England and how it has changed the dynamics of a rural community, focussing on what rural life was like prior to this rise and how and when this all changed. Ideas of the reasons for purchasing a second home will be discussed and then the chapter will look more closely at the costs and benefits second home ownership has bought to rural communities. Finally this chapter will look at further development in rural communities and how locals and the second home owners have different opinions towards it.

**4.2 Rural Communities**

In general rural England is a place which relies on primary industry (Woods, 2005, p263) as a way of life to support families. Often trailing behind technologically; economic development has always being slow and therefore traditional lifestyles have remained prominent in many communities and the idea of change is taken much more seriously than in cities which develop and grow at a much faster pace. Reading suggests that as a result of rural communities no longer being able to rely solely on the export of primary resources (agriculture, fisheries, extractive industries) they are now also turning to the influx of second home owners to help boost what was becoming a stagnant economy (Woods, 2005, p263). Rural communities, especially in the north of England are places which up until recently have been isolated from the rest of the country. This changed massively when the automobile became a popular form of transport and accessible to the masses, resulting in city dwellers yearning for country life (Cullingworth and Nadin, 2006, p396.). Ever since then people have known more about the countryside and often aspire to living in such places where they can relax and get away from the fast pace of life experienced in cities.

**4.3 The Second Home Phenomenon**

Leading on from the idea that mobility has made second home ownership more common Carina’s (2010, p109 and 110) research suggests that “second home ownership is a consequence of mobility of individuals and capital…” it is a way of achieving a different lifestyle that cannot be attained at their primary residence (Muller, 2004, p109). A rise in ownership has been “fuelled by growing societal affluence, an increased prevalence of the aged within society and technological and transport advances and the economic restructuring associated with globalization.” (Muller 2002) It can therefore be assumed from literature that the growth in second home ownership is mainly as a result of people earning more money giving them the ability to invest in property. It those who have a greater disposable income, often city dwellers that are upper/middle class citizens and own at least one vehicle (Carina 2010, p109 and 110) who are able to own a second residence. Often choosing idyllic rural settings or places away from where they work as the location for their second home. This automatically creates a divide as those who can afford second homes are often aspiring to an imagined lifestyle which sometimes can lead to the locals disliking the urban settlers.

Farstad and Rye (2013, p41) describe how locals and second home owners differ in terms of “demographic compositions, value orientations, ways of life, locations in the national economy and their attitudes towards rural landscapes.” These differences are all aspects which this research intends on focussing on in order to see how the attitudes towards second home ownership differ between residents. Further research suggests that as the “second home phenomenon unfolds, it has been intensifying both in terms of scale and content, so the potential for future conflicts would seem inevitable and uncontrollable.” (Farstad and Rye. 2013, p41). This prediction is a worry as locals may feel that traditions are lost and the countryside is being abused by non-locals. Here it is important to add that from the majority of literature surrounding second home ownership there is a definite divide between “them and us”, “locals and non-locals”, “villagers and visitors” (Farstad and Rye, 2013, Gallent and Robinson, 2011 and Rye, 2011) which without doubt will begin to create friction between the two groups of people.

**4.4 A rise in ownership**

Focussing on the English Housing Survey the following table shows how the number of second homes in England has changed since 2003/2004 when there was a predicted 253,000 second homes in England. The table shows how there was a dip in the number of second homes between 2005 and 2007 but this soon changed and from 2007 the figure rose again to 272,000 properties being owned as a second home.

|  |  |
| --- | --- |
| **Year of the Survey** | **Number of Second Homes** |
| 2003/2004 | 253,000 |
| 2004/2005 | 255,000 |
| 2005/2006 | 242,000 |
| 2006/2007 | 241,000 |
| 2007/2008 | 272,000 |

EHS (2005 – 2009)

In addition to this the National Housing and Planning Advice Unit (NHPAU, 2008) published the following data which shows the areas in the UK with the highest percentage of second homes. From this data it can be seen that Cumbria has between 5.4 per cent and 7.4 per cent second homes depending on the location in Cumbria. The study area for this piece of research would fall into the Eden category and therefore it can be seen that it is expected to have 5.4 per cent second homes. Obviously this data was collected in 2006 and so this number may have changed.

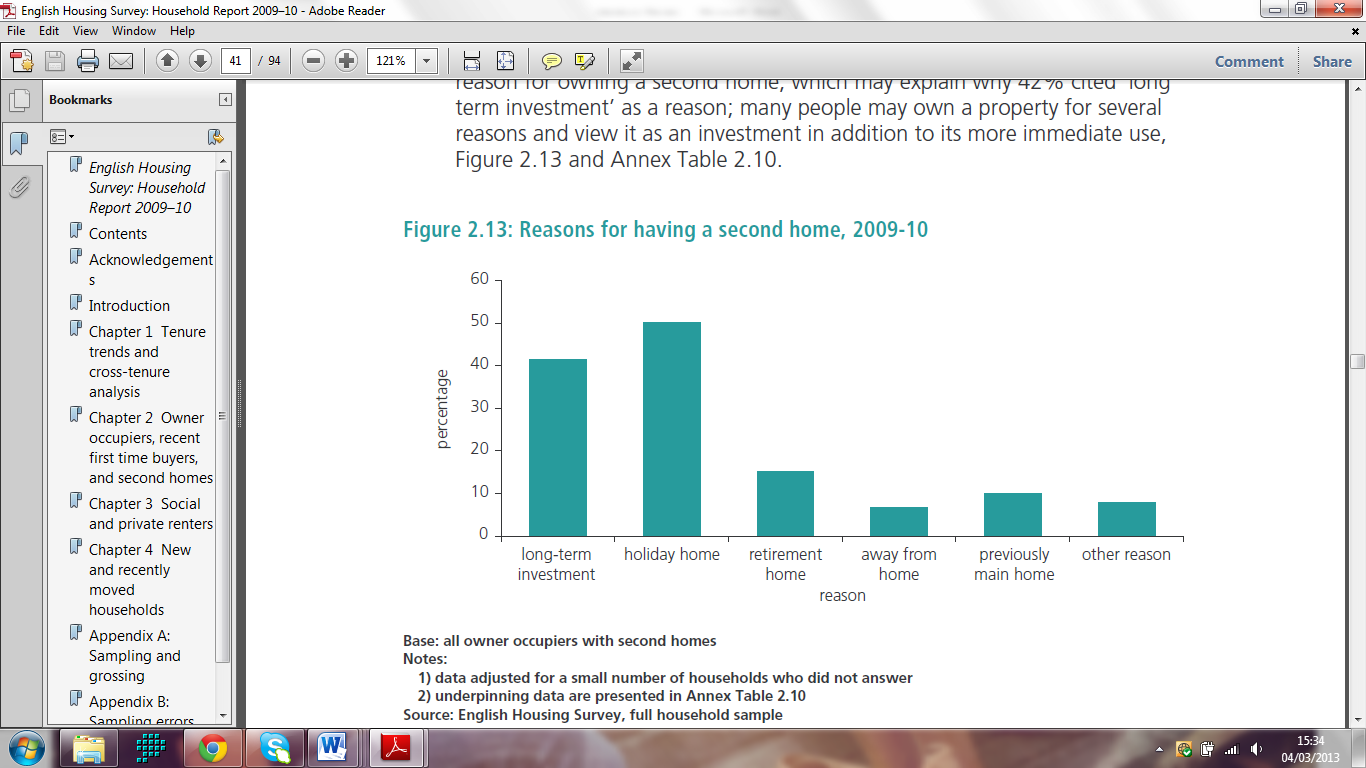
|  |  |  |  |
| --- | --- | --- | --- |
| **2006 Rank (2005 position)** | **Local authority** | **County** | **No. Second Homes** |
| 1 (1) | City of London | Inner London | 26.1% |
| 2 (2) | Isles of Scilly | Cornwall and the Isle of Scilly | 19.5% |
| 3 (3) | South Hams | Devon | 10.1% |
| 4 (5) | North Cornwall | Cornwall and the Isle of Scilly | 9.7% |
| 5 (4) | North Norfolk | Norfolk | 9.5% |
| 6 (6) | Berwick-upon-Tweed | Northumberland | 9.2% |
| 7 (9) | Penwith | Cornwall and the Isle of Scilly | 8.0% |
| 8 (8) | Kensington & Chelsea | Inner London | 7.8% |
| 9 (7) | Westminster | Inner London | 7.8% |
| **10 (10)** | **South Lakeland** | **Cumbria** | **7.4%** |
| 11 (12) | Scarborough | North Yorkshire | 6.9% |
| 12 (11) | Purbeck | Dorset | 6.9% |
| 13 (13) | Great Yarmouth | Norfolk | 6.2% |
| 14 (14) | West Somerset | Somerset | 5.7% |
| **15 (15)** | **Eden** | **Cumbria** | **5.4%** |
| 16 (17) | Chichester | West Sussex | 5.3% |
| 17 (16) | West Dorset | Dorset | 5.3% |
| 18 (18) | Isle of Wright UA | Isle of Wright UA | 5.1% |
| 19 (20) | Caradon | Cornwall and the Isle of Scilly | 4.8% |
| 20 (19) | Alnwick | Northumberland | 4.6% |

(NHPAU, 2008)

The idea that there is a point at which rural communities become over crowded by second home owners has resulted in a statistic highlighted in the Cumbria Housing Strategy it is thought it The Cumbria Housing Strategy 2011/2015 states “We want mechanisms established to ensure that second homes/holiday homes do not form more than 20% of the local housing stock.” This is something which this thesis aims to look at and how the second home phenomenon has affected rural communities. Second homes are, as described in the English Housing Survey “a privately owned habitable accommodation that is not occupied by anyone as their main residence.”

**4.5** **Reasons for having a second home**

Second homes can be purchased for many reasons including long term investment, holiday home or for work commitments. The 2009/2010 English Housing Survey questioned households as to why they owned a second home and the following results were found:



As can be seen the results didn’t seem to add up but households were able to give more than one reason for owning a second property. It can however be said that purchases were made for personal economic benefits as long-term investment. With the UK’s population continually rising as a result of increased birth rate and in migration it is inevitable that house prices will continue to rise. Therefore it would suggest that buying a second home as an investment is a worthwhile cost. The problem with this is that there is no restriction on the number of second homes someone buys and with a housing shortage this leads to the price of houses increasing, pricing the rural locals, low wage families and first time buys out of an already competitive market.

Looking again at uses of second homes, people who purchase a second home often use them as a holiday let. This means that as well as the property being a long term investment it also provides an annual income from tourists which stay in their property for short periods of time. Again there are some benefits to this as it can provide seasonal tourism to the area which can help the economy. However this again leads to locals and first time buyers been unable to buy property where they grew up, which some would argue is unfair. As Professor Mark Shucksmith says (2012) “Young people are increasingly being forced to move away from villages where their families have lived for generations as rising house prices turn them into exclusive playgrounds for the wealthy.”

There are however advantages to the second home phenomenon which this research is looking into. This next section aims to look at both the benefits and problems which have been discussed in relation to second home ownership in second homes.

**4.6 Benefits of Second Homes**

Research suggests that second home ownership can have many benefits for its host community and the surrounding areas. Second homes have traditionally been located close to amenity rich towns in rural locations which are within driving from urban areas. (McIntyre, et al. 2006, p10) These properties would fall into the weekend leisure space sphere as described by Muller (2002). This generates inter-regional migration and tourism which inevitably will bring benefits to the local economy. Tourism often generates money for local amenities such as pubs, shops, activity centre, cafes bars etc. It can also lead to money been set aside by the government to fund further development in local areas to encourage more tourism, such as can be seen through-out the Lake District National Park where money is spent continuously in order to keep the landscape attractive which in turn generates more tourism and more money for the local economy.

In addition the influx of second home owners to rural communities can often bring a new lease of knowledge to an area. The second home owners are usually of middle and upper class with well-paid academic jobs. This influx of knowledge can often help local communities work together and regenerate areas which otherwise may begin to look tired and forgotten about. These, often wealthy second home owners generally have a larger disposable income and are therefore able to spend more money in the local area. All contributing to the local economy.

**4.7 Problems with Second Homes**

On the other hand there is also a substantial amount of literature which would suggest that second home ownership creates problems for the host community. A rise in second home ownership can be responsible for economic, social and cultural problems which in turn affects local attitudes towards the second home owners. There are numerous of examples of conflicts between second home owners and local residents even including the physical destruction of second homes, (Hall and Muller, 2004) In Wales the infamous Welsh nationalist group Meibion Glyndwr are a great example of when locals feel that second home owners are intruding on local communities. Between 1979 and 1989 the group were responsible for arson attacks on over 150 second homes owned by “white settlers” (British Museum). This was an extreme case but it highlighted the general support for the protection of the Welsh language and culture which was otherwise being jeopardised by an increasing non-local population purchasing properties as a second/holiday home. In other cases locals have been found to deliberately segregate themselves from the second home owners. (Farstad and Rye 2013).

Some literature describes how the host communities “suffered” changes in demographics which have affected the idea of community. Second home owners can afford to buy properties which are on the market, and with an increase in demand house prices are increasing, pricing the locals out of the market. Further to this problem, second home owners are known to object to the development affordable housing. The Cumberland News in 2008 highlighted this problem rising house prices in Cumbria has already meant that people trying to get onto the housing market are struggling to save for a deposit, however with the added stress of properties “being snapped up across the county for second homes” (Bourley, 2008) Cumbrian’s face difficulties in purchasing a property in the villages and towns which they grew up. The news article understandably argues that English villages are in danger of becoming “exclusive enclaves of the elderly and wealthy,” excluding young families and first time buyers. In addition second home owners are known to object to the development of affordable housing for the locals, this was a problem which Talkin, in Cumbria had to deal with. The development of four affordable houses was objected to by second home owners who argued that the plans were “out of character with this beautiful village,” and would turn the road into something that “looks like an urban development.” (Bolton, 2011).

Wealthy occupiers can afford to travel further afield spending money outside of the host community, putting strain on local businesses. They are also not resident for the full year, generally spending holidays or weekends in their second residence. This could lead to season trends of occupancy whereby the village is more occupied during the summer months or over holiday (Christmas, Easter) periods which would have an effect on local traders such as pubs, cafés, post offices and even transport services. Local services will need to accommodate for an increased population during the summer months which in turn affects locals who work in those trades as they may have work during the summer but in the winter may find themselves with fewer hours which will affect them financially. It has been well documented over the past few years that public houses, in particular small rural ones are being hit financially, often causing them to cease trade and shut the doors. This is a problem which has been affected more as properties are snapped up by second home owners. In addition with villages becoming occupied by second home owner instead of young locals hoping to get onto the property ladder it has meant that families are unable to live in villages. This creates problems for village school which have been running for many years. Numbers of new starters falls and therefore there isn’t the need for as many teachers and so on; eventually this can lead to schools (generally primary) having to close down and pupils moving to a bigger school in nearby towns and cities. All of these changes noted above have a knock on effect to a community’s rurality which is being lost, something which is likely to never return.

**4.8 Rural development**

This research also aims to evaluate the attitudes rural development. Literature surrounding this can get confusing as in general the rural population feel positively towards development in their community whereas the second home owners can often be known to object to development. (Farstad and Rye, 2013). On the other hand if locals are to be asked about rural development for a second home owner they can be not as positive as in general their attitudes would suggest that they are happy for development as long as it is for the greater good of their village. If it is affordable housing for locals who want to get onto the property ladder then objections are usually rare. The second home owners generally feel less responsible for the host community long term, and therefore social, economic and cultural changes are not the focus of their thoughts when there are plans for development. They may then argue that a development of affordable housing will spoil their idea of rurality. It could be said that the second home owners look at rural communities like Sandells (1995, p42) “museum strategy” whereby all they want is to preserve the countryside like an artefact (Muller, 2002) or an imagined state, whereas the locals are wanting to develop economically, which without development of housing and infrastructure it would not be possible.

**5.0 Methodology**

**5.1 Introduction**

This chapter looks at the methodology used to plan, carry out and analyse data required to complete research on the attitudes towards second home ownership in rural communities. The author will look at techniques used by other authors in order to design a methodology which can be used effectively so that the correct data is collected in order to successfully evaluate peoples’ attitudes. The research aims to collect primary data which can then be used in a discussion to argue the positives and negatives of second home ownership in rural communities.

**5.2 Data Required**

In order to examine the effects of second home ownership in rural communities it is first necessary to look at the demographics of the study area. A survey will need to be carried out in order to find out how many properties in the villages are owner occupied, how many are rental properties, how many are holiday lets and how many are empty/unoccupied.

Once this data was collected the aim was to gather individual’s opinions on second home ownership. In order to keep the study fair it was important that everybody who lived in the study area, either permanently as a second home owner were given the same questions to answer. This data could then be analysed and a conclusion could be made as to how second home ownership affects the local community.

**5.3 Area of study**

As this research was looking at the attitudes towards second home ownership in rural communities it was essential that the author chose an accessible rural community which had a mixture of local residents and second home owners. In addition the village had to be of a size which meant carrying out qualitative date wouldn’t be a problem. Talkin in Cumbria (see appendix 1 for maps) was chosen at it is a relatively small village with only 72 residential properties (see appendix 4) which has both primary and secondary residences. Talkin also has a mixture of old and new properties, range of council tax bandings and also reflects a number of income levels. It is also a well-known village to both locals and tourists. The village has very few local amenities apart from a public house (The Blacksmiths Arms) but is located just 3.5 miles south east of the small market town of Brampton.

**5.4 Data collection method**

When collecting data there are numerous different methods; from online surveys, postal surveys and phone calls to in depth interviews, workshops and participant observation, all of which have their benefits and disadvantages. Research would suggest that methods such as surveys and questionnaires are a quick and easy way to collect large amounts of information, however online surveys and postal surveys can often be ignored or thrown away. (Silverman, 2010. p104.) Silverman also discusses in his book *Doing Qualitative* Research that empirical data collected through interviews can give the author a realistic view of different opinions on the second home phenomenon. The author decided to distribute a large number of questionnaires in order to receive a big enough response to draw a conclusion. In depth interviews and workshops enable the researcher to find out specific answers, also by speaking with the sample face to face a real sense of feeling can be achieved. It is also possible to elaborate on the discussion exploring other ideas which can in turn help the researcher develop their knowledge.

In order to get a true look at the attitudes towards second home ownership in rural communities it is necessary to go direct to the source and speak to the residents of the sample village; Talkin. As Talkin is a relatively small village with less than 100 properties it was feasible to collect sufficient primary research which could then be analysed to draw a conclusion. The author subsequently decided to distribute a questionnaire to all of the residents; by doing this a large amount of raw, primary data could be collected in a short amount of time. In addition to the questionnaire four in depth interviews were carried out with particular prominent bodies in the community. It was thought that by carrying out in depth interviews the author could get a real sense of their true attitudes and the interview may also help with further research for this thesis.

**5.5 Questionnaire**

Questionnaires are an easy way of gathering large amounts of raw data within a short space of time. Questionnaires are a form of qualitative research which as Pope (2000) explains uses analytical categories to describe and explain social phenomena. By this the author interprets that the feelings of residents are obtainable by carrying out this type of data collection. This was

By creating a questionnaire the author was able to ask specific questions which were then distributed to the residents of Talkin during the summer months of 2012. This was thought to be the best time of year to distribute the questionnaire as it was believed those who possibly had a second home in Talkin were most likely to be staying in the village at some point over the summer months between July and September. As this questionnaire was something which the residents could complete in their own spare time it was essential that the questionnaires were given out with enough response time. In total 64 questionnaires were handed out, one for every household in the village. The questionnaires were then collected and the results analysed.

The final questionnaire was then word processed and included specific and direct instructions on how to complete it and what to do with it once completed. (see appendix 6.0)

**5.6 Interviews**

In-depth interviews are a great way of understanding peoples’ feelings and attitudes. Seidman (2012, p7) explains how “a story is the best way of knowing.” He suggests that by means of interview people tell stories of personal experiences. In order to draw conclusions on peoples’ attitudes towards second home ownership interviews would be a preferred form of data collection. There is no specific layout or plan to an in-depth interview but in general the idea is to spend between 30 and 60 minutes in a discussion with the interviewee in order to gain a feelings and thoughts of the topic in question. It is essential that the questions are open so that a conversation can be created. This can then lead to the creation of new ideas and ways to develop the research so that the analysis is made easier.

The author carried out three in depth interviews using a short questionnaire which could be adapted for each interview (see appendix 7.0). The information gathered could be word processed and the individual attitudes of second home ownership and its effects on the local community could be concluded from the findings. The three people were:

1. Ian Kitchen – Local resident and chairman of Two Castles (a local housing association)
2. Roger Bolton – Second Home Owner
3. Donal Jackson – Local pub landlord

The first interview was with local resident, Ian Kitchen who has lived in Talkin for 13 years. Both Mr and Mrs Kitchen are part of the village committee and therefore have great insight into the changing dynamics of their village. Having been manager of a local estate agency and now a chairman for a local housing association Mr Kitchen was also able to give his general perspectives on how the second home phenomenon has boomed in and around the Lake District over the past decade and the knock on effects it has had on communities; both socially and economically.

The second interview was with a second home owner; BBC journalist Roger Bolton who has owned a property in Talkin for 7 years. Speaking directly to a second home owner was essential in order to understand how the second home owners feel they fit into the rural communities, whether they feel accepted or not and whether they feel they support the local economy. It would also be interesting to see what the second home owners think of the locals and whether or not they believe the second home owners support the village more than the locals because in general second home owners have a larger disposable income. Finally it was important to find out how second home owners feel about rural development.

The final interview was with the local pub landlord Don Jackson. The Blacksmiths Arms. The Jackson family have successfully run the pub for 20 years and have witnessed the comings and goings of residents of Talkin village. By interviewing Don the author hoped to understand whether it is the locals or non-locals who support the village, especially in a period where public houses are suffering as a result of the economic down turn.

**5.7 Data analysis technique**

Preliminary research could be analysed in order to create a map of the village (see appendix 4.0) which would show how many households there are in Talkin, and whether the properties are primary residences or second homes, the data collected would also show whether the properties were owner occupied, rented, holiday lets or unoccupied.

When looking at the information collected from the questionnaires and interviews it is notable that much of the data collected is based on personal opinion and therefore it would not be possible to carry out any statistical testing techniques and instead each question would be discussed individually looking at the responses received. By doing this the author hoped to understand the attitudes towards second home ownership from both the locals and non-locals points of view.

**6.0 Results and Discussion**

After gathering information about Talkin; the study area, collecting the questionnaires and carrying out the in depth interviews it is possible to assemble the results for this piece of research. This section aims to analyse these findings and draw up any similarities, and relate this previous literature which has already been discussed in the literature review.

Firstly, from a combination of background research, door to door questionnaires and the in depth interviews it is possible to depict the true housing demographics of Talkin village. Talkin consists of 72 properties. Of this 7 properties are classed as second homes (see appendix 4.0). A further 11 are rental properties, and there are 3 properties which are empty and for sale. In addition to the 72 properties there is a public house- The Blacksmiths Arms. From this preliminary data it can be calculated that 9.7% of the properties in Talkin village are second homes. This information relates to the Local Plan.

**6.2 Questionnaires**

Out of the 72 questionnaires distributed 64 were returned, and a further 6 properties were known to be unoccupied (3 for sale, 3 for let) the following results sum up the returned questionnaires.

|  |  |  |
| --- | --- | --- |
| What category would your house in Talkin fall into? | | |
| Primary Residence | Secondary Residence | Other (either for sale or for rent) |
| 57 | 7 | 6 |

|  |  |  |
| --- | --- | --- |
| Do you own or rent your property | | |
| Own | Rent | Other |
| 61 | 8 | 3 |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| How long have you lived in Talkin? | | | | | |
| Less than a year | 1-2 years | 3- 10 years | 11 – 20 years | 21 years or more | Other |
| 8 | 6 | 12 | 18 | 20 | 6 |

The questionnaires were spilt into three sections which were directed at different households, those who rented those who were second home owners and those who owned one property and lived in Talkin.

**6.3**

**Interview 1**

The first interview which was carried out was with Ian Kitchen, a local resident and chairman of a local housing association Two Castles. Mr Kitchen discussed in detail how Talkin has changed since he bought a property in the village. He also spoke of the second home owners and how they generally cause problems in the village. This interview lasted over an hour and became a solid piece of first hand research for this thesis.

To begin, Mr Kitchen spoke about a property which is currently for sale in the village which is on the market for £99,950 (see appendix 8.0). This one up one down property which is in need of modernising is not an affordable house, and as Mr Kitchen explains “will be snapped up by a second home purchaser from the city looking for a retreat in a beautiful rural setting like Talkin.” Mr Kitchen goes onto explain how over the past few decades house prices in Talkin (as with other rural villages) have increased dramatically and has led to locals being priced out of the market. The problem is that with increased house prices comes a shortage of housing for locals who have to move away from where they grew up. Mr Kitchen explains how this has affected the social wellbeing of what used to be a vibrant and friendly village.

Further into the interview Mr Kitchen talks about a number of second homes owners who have moved to the village in recent years. Two in particular have caused problems for the local community, he describes these second homes owners as “extremely vocal, and although very knowledgeable their opinions can lead to conflict between themselves and the locals.” One of his examples was of a couple who bought a property in the village 5 years ago; they spend weekends at the property and seem to enjoy the rural lifestyle. However they have made numerous complaints about dogs being walked past their house, they have also complained about the noise form the church bells on a Sunday. Mr Kitchen argues that if these second home owners move to a rural community they need to understand a rural way of living.

**Interview 2**

The second interview with Mr Bolton, a second home owner was very interesting as his opinions initially were in the best interests of the rural community, however after further conversation it became clear that his opinions of what a rural community is, changed. In addition to the interview with Mr Bolton further research about him was carried out. Within the interview he spoke of an objection to a development of affordable housing in the village. This development has now been completed, but he continued to speak of his anger towards this development.

The author looked further into his objections, finding copies of his objections which were submitted to the local council in January 2011. (see appendix 9.0) Interestingly his reasons for objecting to the planning were based on how it would affect the beauty of the village. Mr Bolton highlighted the following as reasons for objecting:

1. Proposed buildings are out of character with this beautiful village
2. Additional traffic which would affect the villages peacefulness
3. Worry that it could lead to further development

Mr Bolton’s arguments never once stated that he was against affordable housing, but indirectly it can be assumed that this was the basis for his objection as when I carried out the in depth interview he said that he wouldn’t have objected to the development if the plan was for one large property which was similar to the surrounding house. These are much larger than the proposed development, and would be more expensive to purchase. This would exclude those on lower incomes or people looking to buy their first home which creates friction between locals and non-locals. It is also clear from the conversation with Mr Bolton that as a second home owner he thinks rural villages shouldn’t be changed and should be left the way they are with restrictions against planning. Muller (2002) suggests that this is a common theme among second home owners who would like to see the rural villages which they have bought property in kept like an “artefact”. This is obviously unrealistic as rural villages, like urban cities need to change in order for economic growth to occur.

**Interview 3**

The final interview was with the landlord of The Blacksmiths Arms, Donald Jackson. After initial arrangements were made with Mr Jackson to take part in an in depth interview, he later withdrew his consent to take part for a number of reasons. Mr Jackson has lived in Talkin for over 25 years has been the landlord of the pub for the entirety of his time there. Mr Jackson’s argument was that he wanted to remain anonymous within this piece of research so that he didn’t seem to come across as biased at all. In an initial phone call with Mr Jackson it was believed that he would be happy to speak about his feelings towards second home ownership which he said “doesn’t really affect his day to day business” but this agreement was withdrawn and he asked that the in depth interview didn’t take place. It can therefore be argued that as a landlord he didn’t want to offend any of his customers. This would perhaps suggest that he gets custom from both the locals and second home owners. In which case second home owners are benefitting the local economy by spending money which boosts the local amenities. This is linked to McIntyre et al (2006) which is discussed in the literature review which suggests that second home ownership is good for rural communities as it is a way of increasing tourism in an area. Increased tourism can then lead to the marketing of an area which generates more tourism and more income for the region. It could therefore be argued that Mr Jackson refused to comment in case it came across in any way that he didn’t like second homes built in the village because this may be used against him and deter the second home owners and/or tourist form visiting his pub.

**6.4**

After collecting the questionnaires and carrying out the in-depth interviews a number of key themes can be discussed and conclusions drawn:

1. Is second home ownership prevalent in Talkin?
2. Is second home ownership beneficial for a rural community such as Talkin?
3. Do locals and non-locals socialise and work together for the benefit of the local community?
4. Does Talkin have enough affordable housing?
5. Attitudes towards rural development

a) Is second home ownership prevalent in Talkin?

After going through all the questionnaires which were returned and with the help of one of the people interviewed it was possible to conclude that 7 of Talkin’s households were occupied by second home owners, this accounts for nearly 10% of Talkin’s households. Using this data it could be argued that although there are second homes in Talkin, the number does not yet meet the critical level of 20% which the Cumbria Housing Strategy (CHS) 2011/2015. It is thought that if a rural community such as Talkin has 20% or more of its housing stock as a second home then this would be detrimental to the area, affecting the village socially, economically and culturally.

b) Is second home ownership beneficially for a local community such as Talkin?

The second home owners have confirmed Carina’s (2010) theory that increased mobility has enabled them to purchase property in rural villages. Those who returned the questionnaire have bought a property in Talkin as a place to stay at weekends as a retreat away from their weekly lives working in the city. One couple live in Newcastle during the week and spend the weekends and holiday periods in Talkin, they believe that because they occupy their property for at least 5 days a month that they are able to be part of the village, spending money in the local pub and socialising with the locals. On the other hand another couple spend only four or five weeks a year in their second home, generally over the Christmas, summer and Easter holiday period. Interestingly, the owners of this property leave their home empty for the rest of the year arguing “we don’t want the hassle of dealing with stranger renting our home.”

Issues that emerge from the existence of second homes are:

That if those second homes are rented out to visitors/tourists for a large part of the year then this will potentially bring in a substantial amount of visitors to the local community and therefore boost the local economy. In general tourists and visitors will spend more when they are on holiday as they will want to explore and eat out in local pubs, trying local food and beers. This all helps rural villages economically, socially and culturally develop. It could also be argued that if the second home owner occupies their property most weekends and over holiday periods (Easter, Christmas etc) that they will also contribute the local community and its economy. However the disadvantages for the local communities occurs when the second home owners seldom occupy their properties and therefore contribute little the social and economic wellbeing of the village.

Another problem highlighted in both the literature review and the research carried out is how second home owners are known to be vocal in respect to traditional rural lifestyles. Mr Kitchen explained in his interview of a local who complained about the church bells on a Sunday and also about dogs wandering around the village. Rye (20111, p264) describes how local residents often think the presence of second home owners can be a challenge for rural life. From the questionnaires it is clear that locals have no issues with second home owners, as long as they become part of the rural community and don’t try to change it.

c) Do locals and non-locals socialise and work together for the benefit of the rural community?

From the questionnaires and interviews which were carried out in Talkin it is hard to extract an exact answer to this question, however it can be seen that both the second home owners and locals use the local amenities such as the pub and the church. Overall it is the locals who use the amenities on a more regular basis but this is inevitable as they spend more time in the village than the second home owners. Interestingly, the majority of local residents are aware of all the second home owners in the village and have said they socialise with some of them. One of the second home owners mentioned in the questionnaire that they tend to socialise with the locals on a Friday evening in the pub, they added that they have never felt segregated from the local community. This second home owner spends every weekend, and a large proportion of their holidays in the village and have also explained that when they retire they intend on making their property in Talkin their main residence and their property in Newcastle will become their second home. This second home owner is different to what is described by Farstad and Rye (2013, p42) as they haven’t tried to change rural lifestyles, instead they have embraced the rural way of life which they have become part of and seem to have fitted in with the community and not caused conflicts.

d) Does Talkin have enough affordable housing?

|  |  |  |
| --- | --- | --- |
| Do you think there is enough affordable housing in Talkin? | | |
| Yes | No | Had no opinion |
| 16 | 38 | 10 |

Nearly 60% of the households who returned the questionnaires believed there was not enough affordable housing in Talkin. Of those who commented on this question it was concluded that affordable housing is become scarcer in rural communities. Many have put this down to second home owners who have more money to spend, with fewer properties available this leads to greater competition for houses which are on the market and therefore prices are increased. This results in increased second home ownership in rural communities.

There are currently 3 properties for sale in Talkin none of which are affordable to locals. There is Tea Tree Cottage, the one up one down property previously mentioned (see appendix 8.0) which is neither affordable nor suitable for a young family or couple who wish to buy their first home. There is also a four bedroom bungalow which is on the market for £595,000; again this is not affordable, and finally there is a 3 bedroom detached cottage for sale with an asking price of £275,950. None of these houses are affordable. Interestingly, a number of the second home owners specifically mentioned Tea Tree Cottage as a property which is affordable, this highlights the differences in opinions of the locals and non-locals whose costs of living and disposable incomes differ greatly.

e) Attitudes towards rural development.

Rural development is a touchy subject among both local residents and second home owners. In general no-one particularly wants large numbers of properties being built in their village as it obviously changes the aesthetics of the rural landscape. However form the research it can be concluded that locals are generally more in favour of development if it benefits the locals allowing first time buyers (often their children) to get onto the housing ladder in the places where they grew up. The arguments for and against rural development which were found in this research are also highlighted in previous literature surrounding second home ownership as discussed in the literature review. The Journal or Rural Studies is a particularly good source which talks in depth about the attitudes towards rural development. Farstad and Rye (2013, p41-51) describe “the rural population as feeling positively towards rural development initiatives, while the visiting second home population, on the other hand, is portrayed as genuine sceptics of rural change.” This point can be back up from my research when looking at the two differing opinions of Mr Kitchen (a local) and Mr Bolton (a second home owner). Mr Kitchen is in favour of rural development as long as the properties are affordable and sold to locals and first time buyers. Whereas Mr Bolton would object to any plan which he believes would attract low income families which could bring down the price of his property. The problem here is that if second home owners continually object to affordable housing, yet continue to buy properties in rural villages, the locals will no longer afford to buy there and eventually the locals will disappear as the older generations will die and the properties will be snapped up by second home owners. This could turn the once vibrant community into a place which becomes like a ghost town. Furthermore if this was to happen then local amenities such as the pub may begin to struggle as there isn’t the constant flow of income from the locals who tend to spend money on a daily or weekly basis.

In addition, locals depend on the villages’ viability socially and economically. It is therefore believed by many of the locals that in order for their village to survive money needs to be spent in the village. Here it is important to note that the locals tend to be happy for holiday homes to be built as long as they are designed specifically for tourists to rent and are not another form of second home which could be empty for a large proportion of the year.

**7.0 Conclusion**

This research aimed to look at the attitudes surround the second home phenomenon particularly in rural communities. It was hoped that by speaking directly to the community of Talkin a conclusion could be drawn as to what affects second home ownership has on a rural community and also how second home owners are perceived by others and conversely how second home owners feel about their local community. The research also took into account attitudes towards rural development, whether this is for the benefit of a second home owner or locals wishing to purchase their first property i.e. an “affordable home.”

Overall there was no dominant attitude towards second home ownership, some believed second homes were good for a community, others believed they created problems and some had no opinion either way. However after weighing up the benefits and problems which have been extrapolated from the previous literature, the questionnaires and the interviews the author of this thesis has concluded that:

Second home ownership is not yet a problem in the rural village of Talkin. With only 9.7% of the houses being owned as second homes this has not yet met the crucial level of 20% as described in the Cumbria Housing Strategy and Investment Plan. However if there is continued opposition against affordable housing it is likely that second home ownership will rise, pushing locals out of the village. This will then lead to social and economic problems for the village and other rural villages alike.

The research carried out on the rural village of Talkin was not very big as there are only 72 households in the village. The research did however take household in to account to generate as much information as possible to come to the conclusions which were made. Talkin’s size and demography is also typical of many rural villages in the north west of England and therefore the conclusions could be used as a basis to describe the attitudes towards second home ownership in other rural villages.

Finally out of the 72 questionnaires which were delivered to the households in Talkin 64 were returned, a response of 88.8%. Out of the 72 properties 6 were unoccupied; therefore the true response rate is actually 96% which is higher than what was hoped. This resulted in a large range of response, with some responses being very brief and others going into much more detail.

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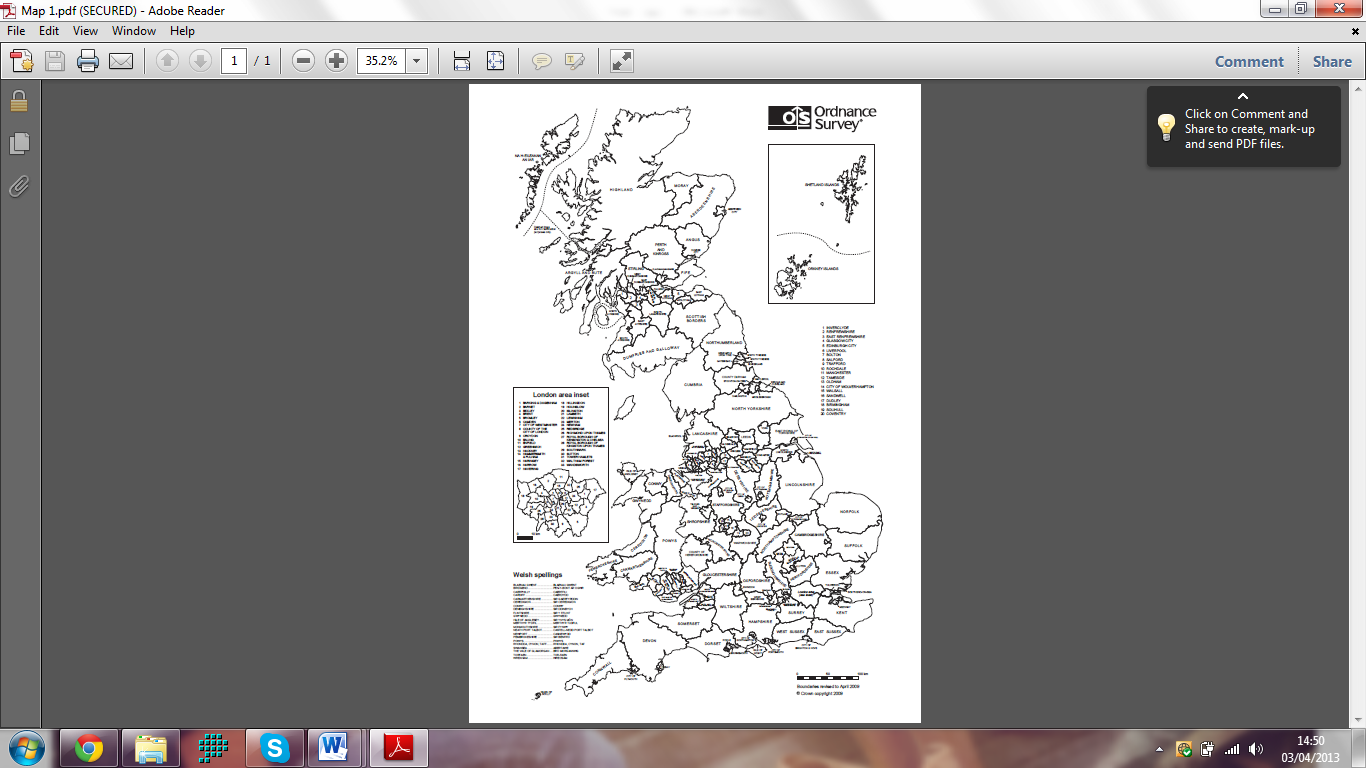
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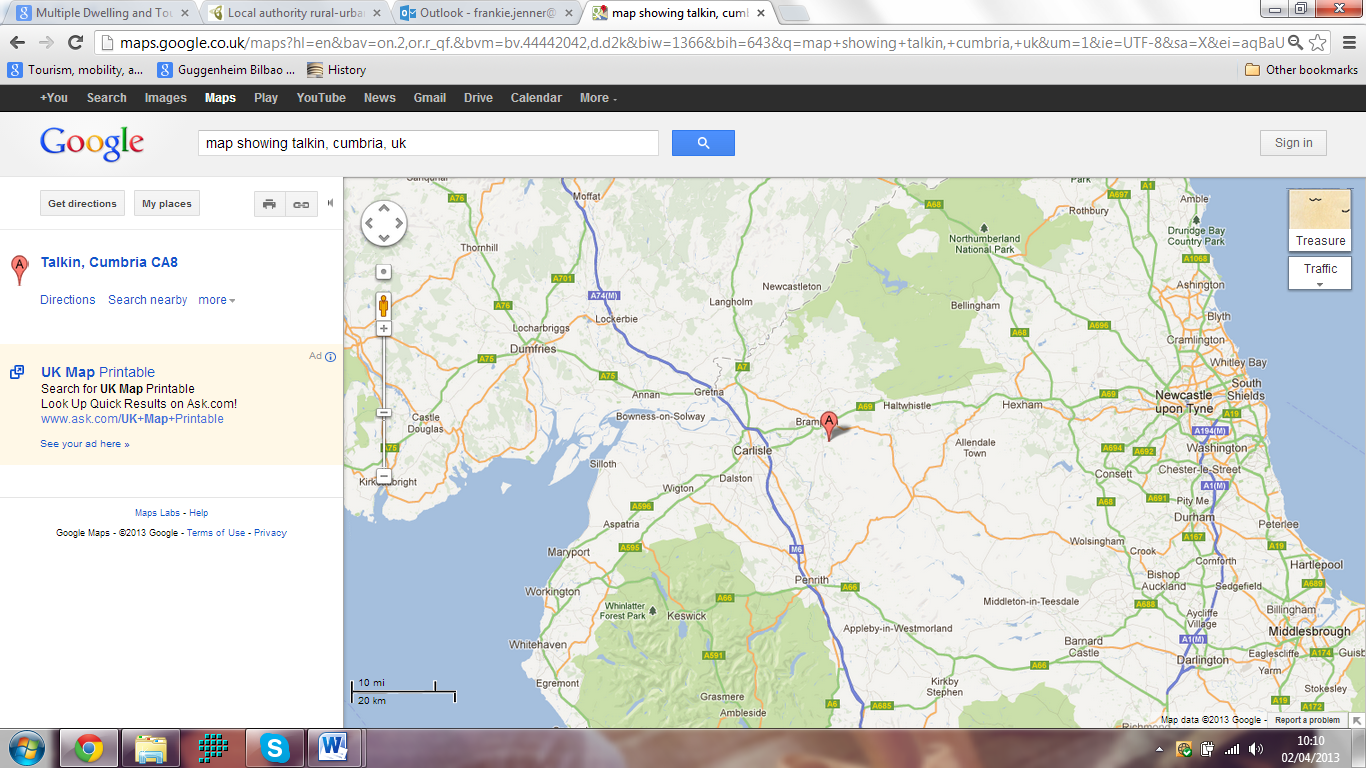
**Appendices**

1. **Map of the UK**



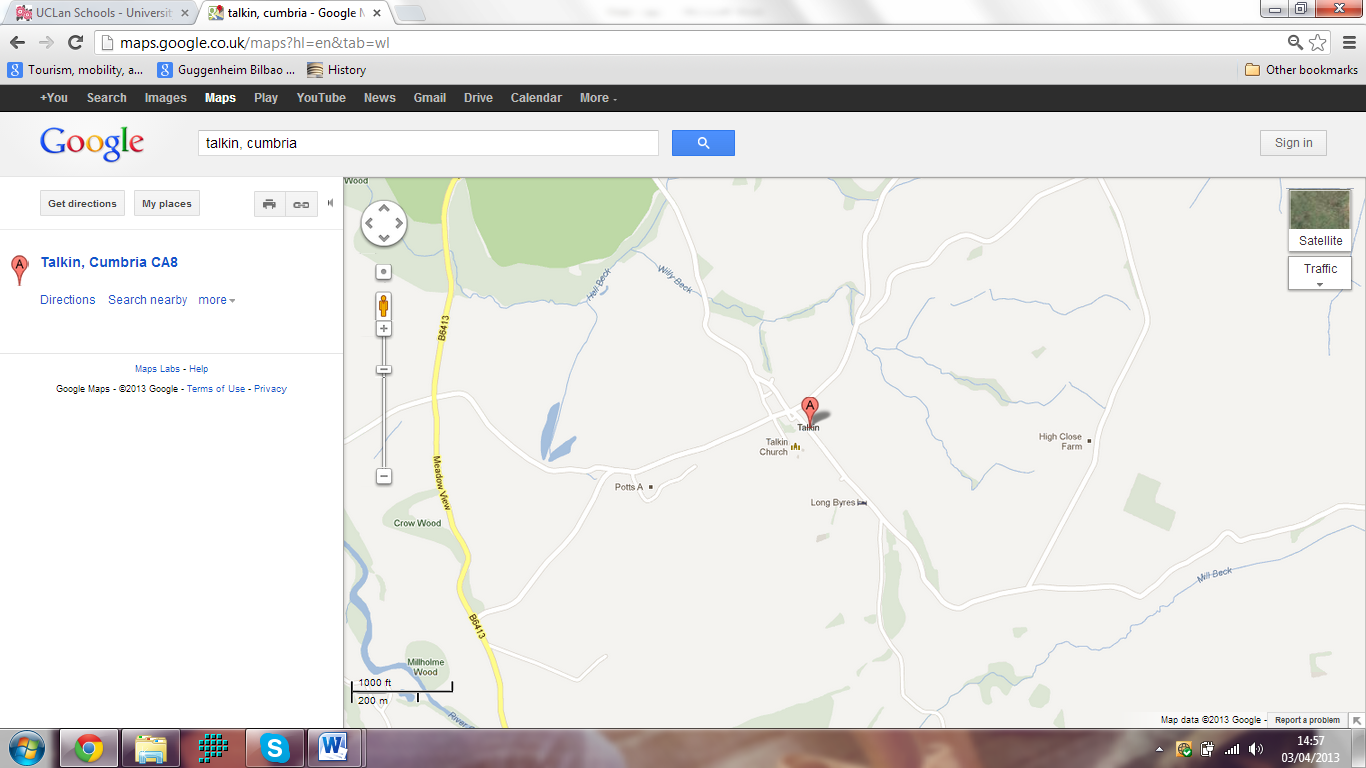
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**2.0 Map of Cumbria**

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Google Maps. (2013) *Map showing Talkin’s location*. [Internet] Available at: http://maps.google.co.uk/maps?hl=en&bav=on.2,or.r\_qf.&bvm=bv.44442042,d.d2k&biw=1366&bih=643&q=map+showing+talkin,+cumbria,+uk&um=1&ie=UTF-8&sa=X&ei=aqBaUbP8FoOY0AXNlICABQ&ved=0CAgQ\_AUoAg. (Accessed: 12th February 2013).

**3.0 Map of Talkin**



Google Maps (n.d). Map of Talkin. *Google Maps.* [Internet] Available at: http://maps.google.co.uk/maps?hl=en&tab=wl. (Accessed 12th February 2013).

The study area is within the boundaries of the blue ring.

**4.0 Map showing tenure of properties in Talkin.**

**See A3 Ordnance Survey Map on following page**

**5.0 Local Authority Rural-Urban Classification Boundaries (post 2009)**

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Name | District Code | ONS code | Total Population1 | Village Population | Dispersed Population | Total Rural Population (including Large Market Town population)2 | Rural% (including Large Market Town population)2 | Classification |
| Allerdale | 16UB | E07000026 | 93,577 | 22,499 | 9,085 | 93,577 | 100.00 | R80 |
| Barrow-in-Furness | 16UC | E07000027 | 71,908 | 2,000 | 664 | 14,697 | 20.44 | OU |
| Blackburn with Darwen | 00EX | E06000008 | 137,460 | 3,624 | 1,658 | 6,910 | 5.03 | OU |
| Blackpool | 00EY | E06000009 | 142,116 | - | - | - | 0.00 | LU |
| Bolton | 00BL | E08000001 | 261,087 | 3,067 | 1,802 | 9,653 | 3.70 | MU |
| Burnley | 30UD | E07000117 | 89,478 | 3,198 | 545 | 5,448 | 6.09 | OU |
| Bury | 00BM | E08000002 | 180,680 | 2,237 | 1,733 | 5,179 | 2.87 | MU |
| Carlisle | 16UD | E07000028 | 100,679 | 10,034 | 9,521 | 28,961 | 28.77 | SR |
| Cheshire East | 00EQ | E06000049 | 351,668 | 27,372 | 23,622 | 178,927 | 50.88 | R50 |
| Cheshire West and Chester | 00EW | E06000050 | 322,271 | 27,028 | 15,203 | 130,285 | 40.43 | SR |
| Chorley | 30UE | E07000118 | 100,340 | 11,020 | 5,219 | 40,027 | 39.89 | SR |
| Copeland | 16UE | E07000029 | 69,394 | 13,912 | 6,032 | 69,394 | 100.00 | R80 |
| Eden | 16UF | E07000030 | 49,859 | 21,052 | 10,213 | 49,859 | 100.00 | R80 |
| Fylde | 30UF | E07000119 | 73,199 | 5,033 | 2,564 | 30,699 | 41.94 | SR |
| Halton | 00ET | E06000006 | 118,185 | 1,511 | 1,200 | 4,277 | 3.62 | OU |
| Hyndburn | 30UG | E07000120 | 81,449 | 404 | 1,015 | 8,743 | 10.73 | OU |
| Knowsley | 00BX | E08000011 | 150,568 | - | 322 | 2,149 | 1.43 | MU |
| Lancaster | 30UH | E07000121 | 133,979 | 7,833 | 9,960 | 38,543 | 28.77 | SR |
| Liverpool | 00BY | E08000012 | 439,550 | - | - | - | 0.00 | MU |
| Manchester | 00BN | E08000003 | 392,995 | - | 98 | 98 | 0.02 | MU |
| Oldham | 00BP | E08000004 | 217,567 | 2,642 | 2,905 | 18,297 | 8.41 | MU |
| Pendle | 30UJ | E07000122 | 89,238 | 2,504 | 3,541 | 12,760 | 14.30 | OU |
| Preston | 30UK | E07000123 | 129,600 | 3,617 | 3,434 | 8,469 | 6.53 | LU |
| Ribble Valley | 30UL | E07000124 | 53,954 | 10,900 | 7,571 | 50,003 | 92.68 | R80 |
| Rochdale | 00BQ | E08000005 | 205,622 | 712 | 1,905 | 3,288 | 1.60 | MU |
| Rossendale | 30UM | E07000125 | 65,757 | 4,736 | 2,863 | 10,086 | 15.34 | OU |
| Salford | 00BR | E08000006 | 216,005 | - | 258 | 986 | 0.46 | MU |
| Sefton | 00CA | E08000014 | 282,664 | 1,284 | 881 | 33,022 | 11.68 | MU |
| South Lakeland | 16UG | E07000031 | 102,275 | 25,052 | 14,506 | 102,275 | 100.00 | R80 |
| South Ribble | 30UN | E07000126 | 103,788 | 1,452 | 1,785 | 8,244 | 7.94 | LU |
| St. Helens | 00BZ | E08000013 | 176,681 | 669 | 1,628 | 41,998 | 23.77 | MU |
| Stockport | 00BS | E08000007 | 284,484 | 265 | 1,290 | 24,396 | 8.58 | MU |
| Tameside | 00BT | E08000008 | 212,915 | 673 | 1,375 | 2,333 | 1.10 | MU |
| Trafford | 00BU | E08000009 | 209,944 | 763 | - | 763 | 0.36 | MU |
| Warrington | 00EU | E06000007 | 191,061 | 6,250 | 6,181 | 32,885 | 17.21 | OU |
| West Lancashire | 30UP | E07000127 | 108,468 | 15,466 | 7,760 | 67,462 | 62.20 | R50 |
| Wigan | 00BW | E08000010 | 301,478 | 2,116 | 1,716 | 43,240 | 14.34 | MU |
| Wirral | 00CB | E08000015 | 312,226 | 1,432 | 863 | 58,821 | 18.84 | LU |
| Wyre | 30UQ | E07000128 | 105,553 | 8,345 | 5,631 | 29,352 | 27.81 | SR |
|  |  |  |  |  |  |  |  |  |
| North West |  |  | 6,729,722 | 250,702 | 166,549 | 1,266,106 | 18.81% |  |
|  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |
| 1 Based on Census 2001 population estimates, Office for National Statistics | | | | | |  |  |  |
| 2 People living in the Large Market Towns are defined as Urban in the Rural Definition. | | | | | |  |  |  |
|  | | | | | |  |  |  |

Defra (2011). Local Authority Rural-Urban Classification Boundaries. *Defra.* [Internet] Available at: http://www.defra.gov.uk/statistics/rural/what-is-rural/rural-urban-classification/.

**6.0**

Craig View

Banks

Brampton

Cumbria

CA8 2JH

Dear Occupier

My name is Frankie Jenner; I am studying for a Bachelor of Arts Degree in Human Geography at the University of Central Lancashire. To complete my studies I need to carry out a piece of unique research on a topic of interest to me.

Property development, and social change in rural communities is a subject I have always been passionate about, and in particular the attitudes surrounding new developments and second home ownership.

The title of my thesis is therefore:

**The attitudes towards second home ownership in rural communities.**

I aim is consider the views of residents of one particular village, and try to draw a conclusion as to whether second home ownership has a positive or negative impact on rural communities and how it affects those who live and perhaps work within my chosen area.

Please would you take a moment to complete the attached questionnaire, could you then take it to the Blacksmith’s Arms where you will be entitled to claim one drink free of charge.

Thank you for your help, and enjoy your drink!

Yours faithfully

Frankie Jenner

**A Study of the Attitudes Surrounding Second Home Ownership in Rural Ownership.**

In this questionnaire I aim to gather a range of data from a large source. This questionnaire will be handed out to everyone who resides in my study area of Talkin.

This questionnaire is anonymous and will not be passed to any other sources. It is entirely confidential, as much detail in your answers will be appreciated; however you have no obligation to answer all the questions that follow.

Please read the following and cross the box to confirm that you are willing to take part in my dissertation research.

*I confirm that I am happy to take part in this dissertation; I understand that all the information that I disclose is entirely confidential and will not be passed to anybody else. I also understand that once the information has been compiled and analysed my answers to the following questions will be destroyed and no copies will be made in any other format.*

*Sign . . . . . . . . . . . . . . . . . . . . . . . . . . Date . . . . . . . . . . . . . . . . . .*

***Please circle your answer***

1. Do you live in Talkin

Yes - go to question 2

No – you do not need to proceed with this questionnaire

1. What is your address?
2. How long have you lived/owned a property in Talkin?
3. Do you own your property?

Yes – go to question 5

No – please go to questionnaire 1c

1. How much did it cost?
2. What year did you purchase the property?
3. Is this the only property you own?

Yes – please go to questionnaire 1a

No – please go to questionnaire 1b

Questionnaire 1a

As someone who owns one property in which you reside please complete the following questions.

1. 1. How many people reside at your address?
2. 2. Have you always lived in Talkin?
3. Yes No
4. 3. Why did you choose to live in Talkin?
5. 4. Do you think there is enough affordable housing in Talkin?
6. Yes No
7. 5. If you were in the position to buy a second home would you?
8. Yes No

6. Do you think having second homes in a community is beneficial?

Yes No

Explain your reasoning.

7. Would you know who in your village was a second home owner?

All Some None

8. Do you socialise with people who own second homes?

Yes No Unsure

9. If planning permission for a second home was put forward would you object or be happy to have new people in the village?

Object Be happy with plan

10. If planning permission for a number of affordable homes was put forward would you object or be happy to have new people in the village?

Object Be happy with plan

11. How often do you visit the Blacksmith Arms?

More than once a week More than once a month

No more than ten times a year Less than ten times a year

Never

12. How often do you visit the local church?

Weekly Monthly

Just for special occasions Never

13. Roughly guess how many homes you think in Takin are owned by people who have more than one house.

Questionnaire 1b

*You would therefore be classed as a second home owner. Please complete the following questions.*

1. 1. Do you class yourself as a second home owner?

Yes No

1. 2. How many properties do you own?
2. 3. Where are your other properties located?
3. 4. Is the property you own in Talkin classed as your primary residence?

Yes No

1. 5. How many people do you live with?
2. 6. Roughly how many months of the year do you spend in Talkin?

0-1 1-3 3-6 6-9 9-12

1. 7. What do you use your second home for?
2. 8. Why did you choose to purchase a second home?

9. Do you think there is enough affordable housing in Talkin?

1. Yes No

10. Do you think having second homes in a community is beneficial?

Explain your reasoning.

11. Do you socialise with other people who own second homes?

Yes No Unsure

13. How often do you visit the Blacksmith Arms?

More than once a week More than once a month

No more than ten times a year Less than ten times a year

Never

14. How often do you visit the local church?

Weekly Monthly

Just for special occasions Never

15. Roughly guess how many homes you think in Takin are owned by people who have more than one house.

Questionnaire 1c

You would therefore be considered to be a tenant, someone who lives in someone else’s property for free or paying rent.

1. How long have you lived in your rental property?
2. How long have you lived in or around the Talkin area?
3. Do you plan to buy your own property?

Yes No

1. Would you consider buying a property in Talkin

Yes No

1. What attracted you to live in Talkin?
2. Do you think there is enough affordable housing in Talkin?

Yes No Unsure

1. Do you think that second home ownership is good or bad for the village?

Yes No Undecided

1. Explain your reasoning?
2. If you were in the position to buy a second home would you?

Yes No

1. Do you think having second homes in a community is beneficial?

Yes No Undecided

Explain your reasoning.

1. Do you socialise with people who own second homes?

Yes No Unsure

1. How often do you visit the Blacksmith Arms?

More than once a week More than once a month

No more than ten times a year Less than ten times a year

Never

1. How often do you visit the local church?

Weekly Monthly

Just for special occasions Never

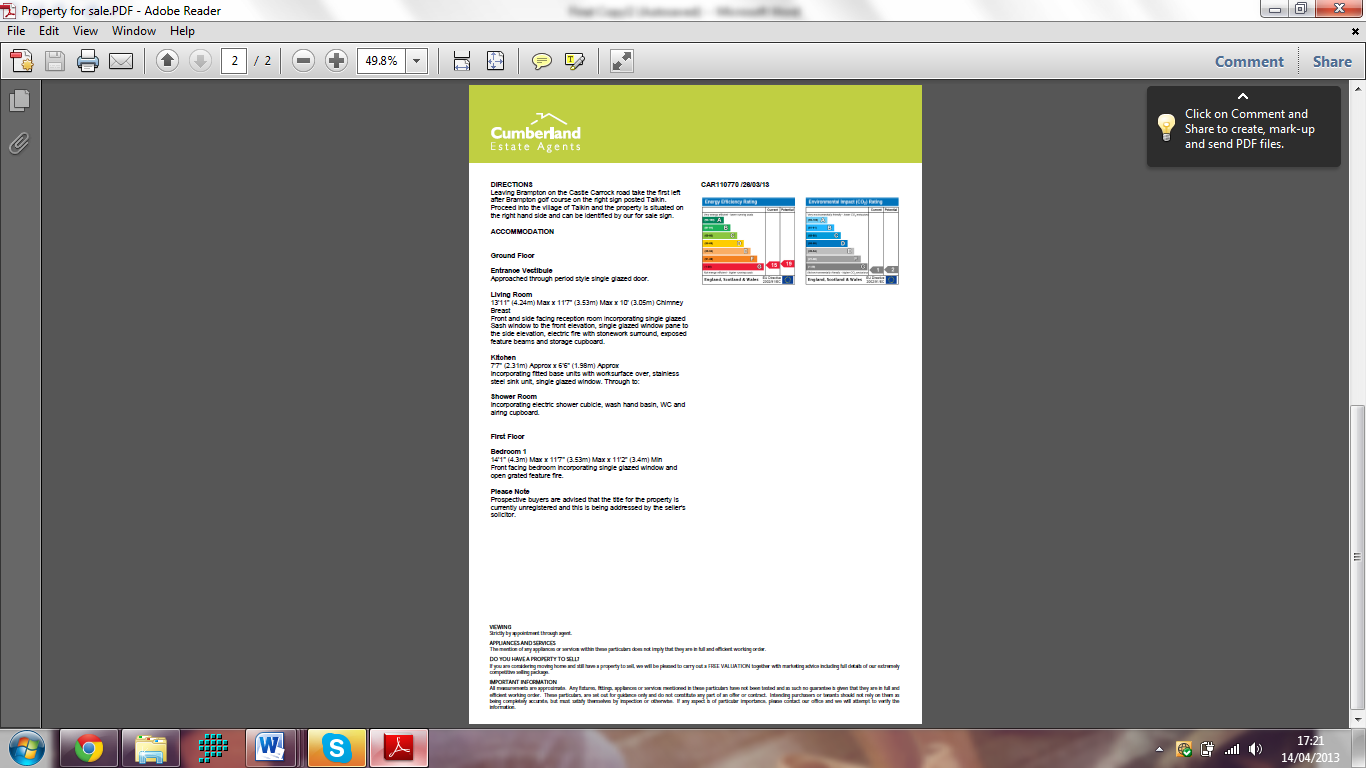
1. Roughly guess how many homes you think in Takin are owned by people who have more than one house.

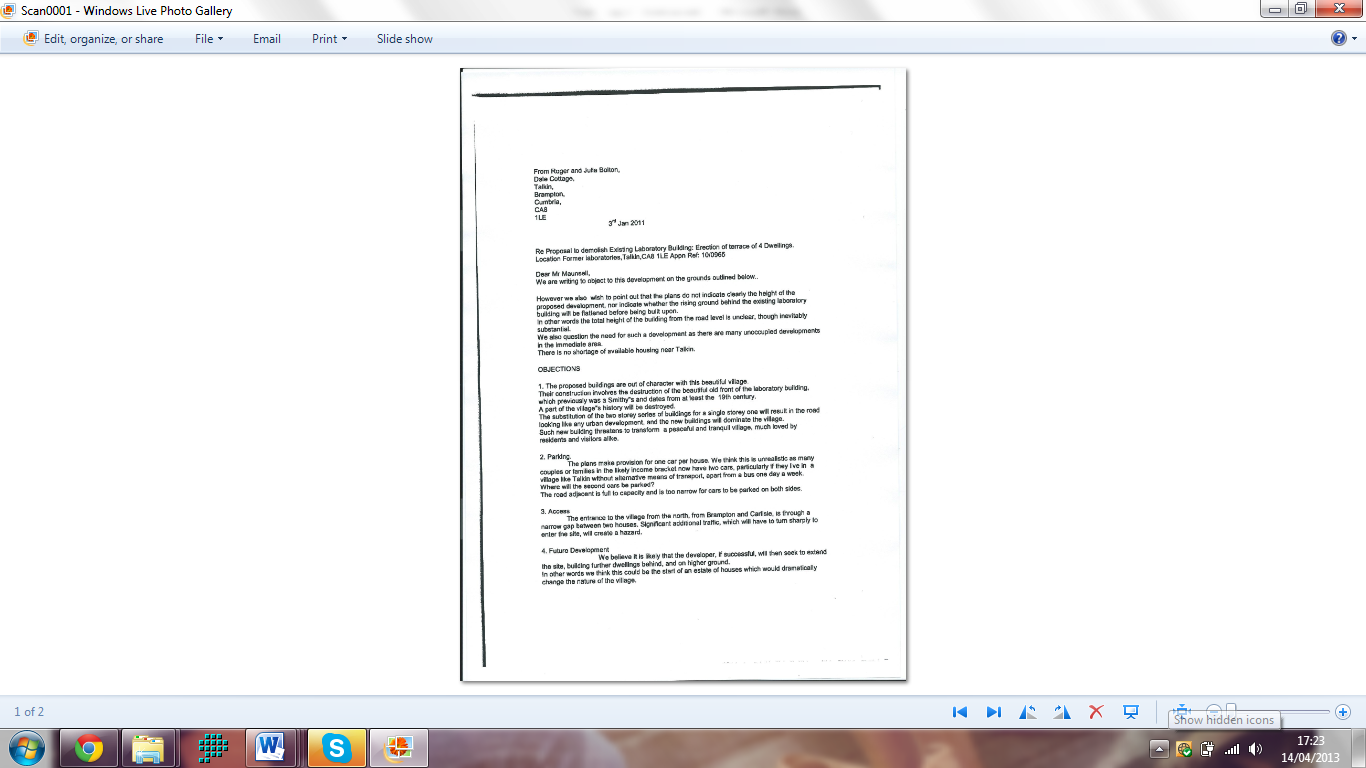
**7.0 In-Depth Interview**

|  |  |
| --- | --- |
| Question | Response |
| Do you think second home ownership is prevalent in Tallkin? |  |
| Do you think second home ownership is beneficial or detrimental for the local community? |  |
| What are your opinions on affordable housing in Talkin and do you think second home ownership has affected the availability of affordable property? |  |

**8.0 Property For Sale**





**9.0 Objection Letter**

|  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 1 Project synopsis |  | | | Approver: | | | | Cmte number: | | | |
| 1.1 Title | Comparing and contrasting the attitudes towards second home ownership in rural communities. | | | | | | | | | | |
| 1.2 Project type | Original research |  | Research degree |  | PG taught |  | UG taught | |  | Commercial |  |
| 1.3 Short description  in layman's terms [no acronyms or jargon] | This research will investigate the attitudes surrounding the increase in second home ownership in rural communities. To achieve this a mixed methodology will be used combining interviews, focus groups, and questionnaires. | | | | | | | | | | |
| 1.4 Dates | Start May 2012 | | | End March 2013 | | | | | | | |
| 1.5 School of ….. | Natural and Built Environment | | | | | | | | | | |

2 Participants

|  |  |
| --- | --- |
| 2.1 Project supervisor /principal investigator: name, position and original signature | Mark Toogood  Frankie Jenner |
| 2.2 Co-workers:  names and positions  [eg student] |  |

3 External collaborators  
3.1 List external collaborating bodies  
3.2 Provide evidence of any ethical approvals obtained [or needed] by external collaborators  
3.3 Indicate whether confidentiality agreements have been or will be completed

Read any associated procedures and guidance or follow any associated checklist, and delete, Yes or No, for each characteristic in A) to F) below.

If you respond **No**, then in your judgment you believe that the characteristic is irrelevant to the activity.

If you respond **Yes**, then you should **provide relevant documentation** [including [risk assessments](http://www.uclan.ac.uk/information/services/fm/safety_and_health/risk_assessment_guidance.php)] with the application, and cross-reference to it, eg A2 or B9. **Use reference numbers of standard** forms, protocols and approaches and risk assessments where they exist.

|  |  |
| --- | --- |
| * 1. Does the activity involve [field work](http://www.uclan.ac.uk/information/services/fm/safety_and_health/field_trips.php) or [travel](http://www.uclan.ac.uk/information/services/fm/safety_and_health/staff_travel.php) to unfamiliar places? If Yes:  1. Does the activity involve field work or leaving the campus [eg [overseas](http://www.uclan.ac.uk/information/services/fm/safety_and_health/staff_travel.php)]? 2. Does the field work involve a ‘party’ of participants or [lone working](http://www.uclan.ac.uk/information/services/fm/safety_and_health/lone_working.php) ? 3. Does the activity involve children visiting from [schools?](http://www.uclan.ac.uk/information/services/fm/safety_and_health/school_visits.php) | A) Yes   1. Yes 2. Yes 3. No |
| B) Does the activity involve humans other than the investigators? If Yes:   1. Will the activity involve any external organisation for which separate and specific ethics clearance is required (e.g. NHS; school; any criminal justice agencies including the Police, CPS, Prison Service)? – start this now [CRB clearance process at [Loughborough](http://www.lboro.ac.uk/admin/personnel/recordchecks.html); [Uclan contact](http://www.uclan.ac.uk/information/services/sas/admissions/staff_list.php) Carole Knight] 2. Does the activity involve participants who are unable to give their informed consent (e.g. children, people with severe learning disabilities, unconscious patients etc.) or who may not be able to give valid consent (e.g. people experiencing mental health difficulties)? 3. Does the activity require participants to give informed consent? [consent guidance at [City U](http://www.city.ac.uk/acdev/academic_framework/re/guidance_consent.html)] 4. Does the activity raise issues involving the potential abuse or misuse of power and authority which might compromise the validity of participants’ consent (e.g. relationships of line management or training)? 5. Is there a potential risk arising from the project of physical, social, emotional or psychological harm to the researchers or participants? 6. Does the activity involve the researchers and/or participants in the potential disclosure of any information relating to illegal activities; the observation of illegal activities; or the possession, viewing or storage (whether in hard copy of electronic format) which may be illegal? 7. Will deception of the participant be necessary during the activity? 8. Does the activity (e.g. art) aim to shock or offend? 9. Will the activity involve invasion of privacy or access to confidential information about people without their permission? 10. Does the activity involve medical research with humans, clinical trials or use human tissue samples or body fluids? 11. Does the activity involve excavation and study of human remains? | B) Yes   1. No 2. No 3. No 4. No 5. Yes 6. No 7. No 8. No 9. No 10. No 11. No |
| C) Does the activity involve animals and other forms of life? If Yes:   1. Does the activity involve scientific procedures being applied to a vertebrate animal (other than humans) or an octopus? 2. Does the activity involve work with micro-organisms? 3. Does the activity involve genetic modification? 4. Does the activity involve collection of rare plants? | C) No   1. Yes/No 2. Yes/No 3. Yes/No 4. Yes/No |
| D) Does the activity involve [data](http://www.uclan.ac.uk/information/services/sds/dpa_foia_management/data_protection.php) about human subjects? If Yes:   1. After using the data protection [compliance checklist](http://www.uclan.ac.uk/information/services/sds/dpa_foia_management/advice.php), have you any data protection [requirements](http://www.uclan.ac.uk/information/services/sds/dpa_foia_management/DP_code_of_practice.php)? 2. After answering the data protection [security processing questions](http://www.uclan.ac.uk/information/services/sds/dpa_foia_management/advice.php), have you any security [requirements](http://www.uclan.ac.uk/information/services/sds/dpa_foia_management/DP_code_of_practice.php#SECURITY)? [[Data storage](http://www.uclan.ac.uk/health/research/data_storage.php)] [[keep raw data for 5 years](http://www.uclan.ac.uk/health/research/data_storage.php)] | D) Yes   1. No 2. No |
| E) Does the activity involve [hazardous substances](http://www.uclan.ac.uk/information/services/fm/safety_and_health/coshh.php)? If Yes:   1. Does the activity involve substances injurious to human or animal health or to the [environment](http://www.uclan.ac.uk/information/services/fm/environment/files/Hazardous_Waste_Disposal_GuidancePDF.pdf)? Substances must be disposed properly. 2. Does the activity involve igniting, exploding, heating or freezing substances? | E) No   1. Yes/No 2. Yes/No |
| F) Other activities:   1. Does the activity relate to military equipment, weapons or the Defence Industry? 2. Are you aware of any ethical concerns about the company/ organisation, e.g. its product has a harmful effect on humans, animals or the environment;  it has a record of supporting repressive regimes; does it have ethical practices for its workers and for the safe disposal of products? | F)   1. No 2. No |
| Note: in all cases funding should not be accepted from tobacco-related industries |  |

If you respond **Yes**, then you should **provide relevant documentation** [including [risk assessments](http://www.uclan.ac.uk/information/services/fm/safety_and_health/risk_assessment_guidance.php)] with the application, and cross-reference to it, eg A2 or B9. **Use reference numbers of standard** forms, protocols and approaches and risk assessments where they exist.

These standard forms are being followed [cross reference to the characteristic, eg A2]:

A1 – See Risk Assessment

A2 – See Risk Assessment

B5 – See Risk Assessment

D – In order for me to carry out my experiment there will be voice recordings of some named participants yet this will be carried out in accordance to the data protection act.

Informed consent will be sought from all participants in accordance with the guidelines set out in the UCLan.

