

HOUSEHOLD SURVEY 2016/17

Appendix 11

Housing Tenure

Q14 : Are you currently living within the District in rented accommodation?

Q15 : What type of rented accommodation do you live in?

Q16 : How satisfied or dissatisfied are you with the condition of your rented property?

If you are dissatisfied or very dissatisfied, please explain.

Q17 : How satisfied or dissatisfied are you with the level of monthly rent?

If you are dissatisfied or very dissatisfied, please explain.

KEY FINDINGS

- **Overall**

- Only 10.0% of respondents live in rented accommodation; this is largely reflective of the already high levels of home ownership in the district.
- The younger demographics are far more likely to rent – 26.4% of the 25-34s reported as doing so
- The private rental sector accounted for just over 50% of those renting
- A large majority of those in the rented sector were satisfied with both the condition of their rented property and the monthly rent paid. Dissatisfaction greatest in terms of condition in the Council House sector (11.9%) and for rental cost in the Private Rented sector (10.9%)

- **Demographics**

- 39.0% who live in rented accommodation have longstanding illness, infirmity or disability, as compared with 26% of all respondents to the survey reporting a disability
- Females are slightly more prevalent to be renting
- The older demographics have higher levels of overall net satisfaction both in terms of condition and rental cost; although net satisfaction was strong across all demographic groups

- **Wards**

- The presence of RAF bases in the district shows clearly in the higher than overall levels of renting in Ashby de la Launde and Cranwell ward, and Bracebridge Heath and Waddington East
- Sleaford Castle has by some way the highest level of renting in the district at just over 28%, close to 10 points higher than the next placed ward (Ashby).
- Whilst the district overall has low levels of deprivation and no areas in the bottom 25% nationally the level of renting is closely reflective of the index of deprivation rankings.

- **Comments**

- 21 respondents commented they live in a MOD property (RAF or Military Accommodation)
- Majority of individuals who stated they are dissatisfied with the level of the monthly rent stated their rent is too high

Q14: Are you currently living within the District in rented accommodation?

Total Respondents : 3347 : Raw Data Summary	
NO	YES
3012 respondents	335 respondents
90.0%	10.0%
NET DIFFERENCE 80.0%	

Total Respondents : 3347 : Age Weighted Data Summary	
NO	YES
88.2%	11.8%

AGE GROUP BREAKDOWN				
Group	NO		YES	
16-24	72	87.8%	10	12.2%
25-34	148	73.6%	53	26.4%
35-44	324	86.2%	52	13.8%
45-54	601	92.2%	51	7.8%
55-64	669	93.0%	50	7.0%
65-74	777	91.1%	76	8.9%
Over 75	303	88.9%	38	11.1%
	2894	89.8%	330	10.2%

Q14: Are you currently living within the District in rented accommodation?

GENDER BREAKDOWN				
Gender	NO		YES	
Female	1295	87.7%	182	12.3%
Male	1587	91.7%	143	8.3%
Total	2882	89.9%	325	10.1%

DO YOU HAVE ANY LONGSTANDING ILLNESS, DISABILITY OR INFIRMITY				
Gender	NO		YES	
Female	118	64.8%	64	35.2%
Male	79	56.0%	62	44.0%
Total	197	61.0%	126	39.0%

Q14: Are you currently living within the District in rented accommodation?

WARDS	YES	NO
Sleaford Castle	28.10%	71.90%
Ashby de la Launde and Cranwell	19.40%	80.60%
Billinghay, Martin and North Kyme	18.80%	81.20%
Sleaford Holdingham	18.80%	81.30%
Sleaford Navigation	17.80%	82.20%
Bracebridge Heath and Waddington East	13.30%	86.70%
Ruskington	13.30%	86.70%
Osbournby	13.20%	86.80%
Skellingthorpe	12.00%	88.00%
Leasingham and Rauceby	11.80%	88.20%
Sleaford Westholme	10.90%	89.10%
Kirkby la Thorpe and South Kyme	10.60%	89.40%
Heckington Rural	9.60%	90.40%
Cliff Villages	9.20%	90.80%
Bassingham and Brant Broughton	8.90%	91.10%
Branston	8.40%	91.60%
Eagle, Swinderby and Witham St Hughs	8.40%	91.60%
North Hykeham Mill	8.40%	91.60%
North Hykeham Memorial	6.70%	93.30%
Sleaford Quarrington and Mareham	6.00%	94.00%
Heighington and Washingborough	5.90%	94.10%
Metheringham	5.40%	94.60%
North Hykeham Moor	5.20%	94.80%
North Hykeham Witham	3.80%	96.20%
Waddington West	3.80%	96.20%
North Hykeham Forum	3.60%	96.40%
Ward Declared	10.2%	89.8%

Q15: If yes to Q14, what type of rented accommodation do you live in?

OVERALL RENTED SECTOR BREAKDOWN (334 respondents)								
Group	Privately Rented		Council Property		Housing Association Property		Other*	
ALL	183	54.8%	109	32.6%	16	4.8%	26	7.8%

AGE GROUP BREAKDOWN (334 respondents)								
Group	Privately Rented		Council Property		Housing Association Property		Other*	
16-24	8	4.4%	1	0.9%	0	0.0%	1	4.0%
25-34	37	20.3%	6	5.7%	1	1.9%	9	36.0%
35-44	34	18.7%	6	5.7%	4	7.7%	8	32.0%
45-54	29	15.9%	18	17.0%	0	0.0%	4	16.0%
55-64	26	14.3%	16	15.1%	4	8.2%	3	12.0%
65-74	32	17.6%	39	36.8%	5	6.6%	0	0.0%
Over 75	16	8.8%	20	18.9%	2	5.3	0	0.0%
AGE STATED	182		106		16		25	

- *Other:**
- MOD property (21 responses)
 - Own home
 - Through an estate agents
 - Shared ownership
 - Provided by a charity
 - Framework temp. tenant (homeless)

Q16: If yes to Q14, how satisfied or dissatisfied are you with the condition of your rented property?

Dissatisfaction by Rental Sector (% reflect all respondents in each rented sector)								
	Privately Rented		Council Property		Housing Association		Other	
Dissatisfied	6	3.3%	12	11.0%	1	6.3%	3	11.5%
Very Dissatisfied	1	0.5%	1	0.9%	0	0%	0	0%
ALL	7	3.8%	13	11.9%	1	6.3%	3	11.5%

AGE BREAKDOWN (334 respondents)											
	Very Dissatisfied		Dissatisfied		Neither Satisfied nor Dissatisfied		Satisfied		Very Satisfied		Net
16-24	1	10.0%	2	20.0%	2	20.0%	2	20.0%	3	30.0%	20.0%
	3 : 30%						5: 50%				
25-34	1	1.9%	1	1.9%	13	24.5%	25	47.2%	13	24.5%	67.9%
	2 : 3.8%						38 : 71.7%				
35-44	0	0.0%	7	13.5%	9	17.3%	15	28.8%	21	40.4%	55.7%
	7 : 13.5%						36 : 69.2%				
45-54	0	0.0%	3	6.0%	8	16.0%	28	56.0%	11	22.0%	72.0%
	3 : 6.0%						39: 78.0%				
55-64	0	0.0%	3	6.0%	4	8.0%	19	38.0%	24	48.0%	80.0%
	3 : 6.0%						43 : 86.0%				
65-74	0	0.0%	3	1.9%	5	6.6%	28	36.8%	40	52.6%	87.5%
	3 : 1.9%						68 : 89.4%				
75+	0	0.0%	2	5.3%	4	10.5%	10	26.3%	22	57.9%	78.9%
	2 : 5.3%						32 : 84.2%				
Not stated	0	0.0%	2	40.0%	0	0.0%	2	40.0%	1	20.0%	
ALL	2	0.6%	23	6.9%	45	13.5%	129	38.6%	135	40.4%	71.5%
	Negative : 7.5%						Positive : 79.0%				

Q16: If you are dissatisfied or very dissatisfied, please explain. COMMENTS :

1. Damp and mould in places, blister in walls from damp”
2. “Property was never designed for a disability of my level.”
3. “Many issues from moving in and quality of work by a main contractor was substandard, and have on going issues from then.”
4. “Poor quality, mould, too small, no parking”
5. “The front wall is damp and mouldy and the kitchen is looking rough.”
6. “Kitchen old and tatty”
7. ”Lots of things broken, leaking pipes, windows steamed up on the insides, landlord unwilling to help or care. Doesn't want to spend a penny helping.”
8. “Damp in bedroom, leaking gutters, bird's nesting in loft, old wiring, faulty window's, no gas supply.”
9. “Many repairs that were promised to be fixed have not been.”
10. “The heating is poor, the walls are paper thin particularly between my neighbours”
11. ”Windows and doors let draughts in Carpets are threadbare Front door is rotten in places Pathway from garage to house has been lifted by tree roots and is dangerous”
12. “Our landlord refused to carry out basic works such as damp repair fixing fire alarms. luckily we have left that property as we have saved a deposit for a mortgage.”
13. “Not well maintained by landlord.”
14. “Windows and doors don't line up so cold air always gets in and heating gets out; the carpet on the stairs is stained, you can see where previous leaks in the roof were as the plaster is bubbling and flaking off.”
15. “Carpets are threadbare, front door is rotten in places, pathway from garage to house has been lifted by tree roots and is dangerous”
16. “I am aware of current problems with funding however, the council's attitude towards replacing kitchens and bathrooms and general modernisation work is poor.”
17. “Desperately need new front door and windows are causing draft”
18. “Kitchen units are old and not a lot of units”
19. “My house is cold in the winter due to poor insulation, windows and doors. It cost a fortune to heat, once heating is off it akes less than 20 minutes to get cold again.”
20. “I don't like my landlord”
21. “Not big enough”
22. “Wooden fence rotten. Kitchen - old, dated, falling apart. Child's bedroom window - leaks when raining - wall is damp, been looked at twice. Blamed the gutters but problem is still occurring.”

Q17: If yes to Q14, how satisfied or dissatisfied are you with the level of monthly rent?

Dissatisfaction by Rental Sector (% reflect all respondents in each rented sector)								
	Privately Rented		Council Property		Housing Association		Other	
Dissatisfied	16	8.7%	3	2.7%	0	0%	0	0%
Very Dissatisfied	4	2.2%	0	0%	0	0%	0	0%
ALL	20	10.9%	3	2.7%	0	0%	0	0%

AGE BREAKDOWN (330 respondents)											
	Very Dissatisfied		Dissatisfied		Neither Satisfied nor Dissatisfied		Satisfied		Very Satisfied		NET
16-24	1	9.1%	1	9.1%	2	18.2%	5	45.4%	2	18.2%	45.4%
	2 : 18.2%						7 : 63.6%				
25-34	1	1.7%	8	13.3%	6	20.0%	28	46.7%	17	28.3%	60.0%
	9 : 15.0%						45 : 75.0%				
35-44	0	0.0%	2	4.4%	7	15.2%	24	52.2%	13	28.3%	76.1%
	2 : 4.4%						37 : 80.5%				
45-54	0	0.0%	5	9.4%	15	26.4%	23	43.4%	10	18.9%	52.9%
	5 : 9.4%						33 : 62.3				
55-64	0	0.0%	2	4.4%	7	15.6%	23	51.1%	13	28.9%	75.4%
	2 : 4.4%						36 : 80.0%				
65-74	1	1.4%	0	0.0%	16	22.2%	34	47.2%	21	29.2%	75.0%
	1 : 1.4%						55 : 76.4%				
75+	1	2.6%	0	0.0%	7	18.4%	20	52.6%	10	26.3%	76.3%
	1 : 2.6%						30 : 78.9%				
Not Stated	0		1	33.3%	2	0.0%	2	66.7%	0	0.0%	
ALL	4	1.2%	19	5.8%	62	18.8%	159	48.2%	86	26.1%	67.3%
	Negative: 7.0%				18.8%		Positive: 74.3%				

Q17: If you are dissatisfied or very dissatisfied, please explain. 22 comments were received:

1. "I believe that the rents generally are way to high, also my landlord has increased the rent from Dec. 2016 and I got not assistance with the increase, so in fact, I have had to take a monthly reduction."
2. "Paying extra service charge for communal area I don't use"
3. "Too high considering the house and facilities"
4. "Bedroom tax"
5. "Rent too high for all the problems with the house, road conditions and no local amenities."
6. "Too high for the area and condition of the house"
7. "Rent keeps being increased but nothing is done to reflect this"
8. "Incredibly over priced in comparison to what you would pay if you owned the property a difference of around £400£ a month."
9. "Private rented property's are expensive to rent compare to places like Nottingham"
10. "Private renting as too long to wait to be housed by council"
11. "It feels too high given the dampness of the house and that its not quite big enough for us. There were very few 4 bedroom houses available to rent and those that were far too big, luxurious and expensive."
12. "I've lived in this house for over 6 years recently my rent has been put up every couple of months"
13. "I find it quite expensive for the size of the house"
14. "It's very high makes living more difficult"
15. "Ridiculously high."
16. "Very expensive. More expensive than a mortgage"
17. "The rent costs more than a mortgage would"
18. "In line with the above, rents keep rising without the standard of property being improved. Where I lived before, the rent increase was to cover the excellent modernisation programme and works carried out for this. I didn't mind paying more. Here, the standard is decreasing whilst the rent continues to increase."
19. "Too high"
20. "I think £550 for private renting is too much and there should not be such a gap between council rents and private rents."
21. "Too high"
22. "Keeps going up"