

AFFORDABLE HOUSING NEEDS SURVEY REPORT

**Beckingham,
Brant Broughton & Staggleshorpe,
Carlton le Moorland,
Stapleford**

March 2011

**Report by
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Working in Partnership

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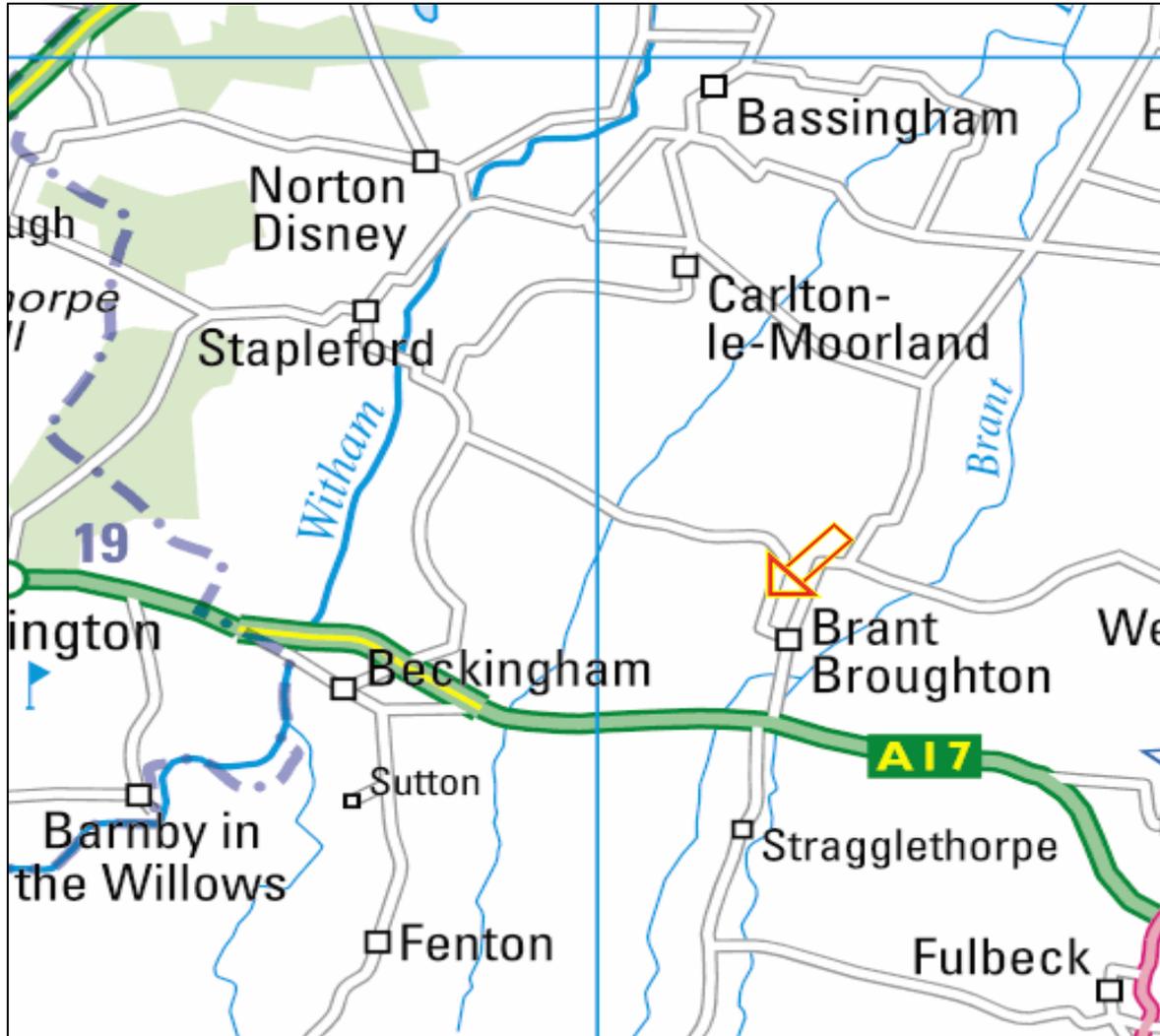
PART 1

INTRODUCTION & BACKGROUND INFORMATION

Introduction

During Summer 2011, Community Lincs was commissioned by North Kesteven District Council (NKDC) to undertake an impartial and independent Affordable Housing Needs Survey (HNS) combined with a Call for Land across a cluster of four parishes – Beckingham, Brant Broughton & Stragglethorpe, Carlton le Moorland and Stapleford. At various points in this report, this group of parishes is called the 'Parish Cluster'. The area covered by this study is shown below.

Beckingham, Brant Broughton & Stragglethorpe, Carlton le Moorland and Stapleford



Beckingham, Brant Broughton & Stragglethorpe, Carlton le Moorland and Stapleford Parishes

The Parish of **Beckingham** lies on the western edge of Lincolnshire in North Kesteven District with Newark 5 miles to the west and Sleaford 12 miles to the east. The A17 runs through the parish immediately to the north of the village, a bypass having been built in the 1970s. Beckingham Army Camp and firing range lie immediately to the north of the road. The village is almost exclusively residential and does not have a village shop, Post Office or school. However the village does support a public house (The Pack Horse), an award-winning restaurant (The Black Swan) and a service garage. Local businesses include financial services and an egg merchant. All Saints Church was closed in 1998 after years of neglect but restoration is on-going.

The Parish of **Brant Broughton & Stragglethorpe** in North Kesteven District straddles the A17 road with Brant Broughton to the north and Stragglethorpe to the south being eight miles east of Newark, twelve miles north of Grantham and three miles west of Leadenham, where the A17 crosses the A607 road. There is easy access to the nearby A1 and the east coast main train line at Newark on Trent with a commuting time of seventy five minutes to London Kings Cross station. The parish of Brant Broughton & Stragglethorpe covers approximately 2,990 acres.

Brant Broughton is a very pretty village with a mixture of old stone and red brick houses in the conservation area. The village has a very wide main street with many of the houses dating back to the coaching days of the 18th and 19th centuries when many of the residents were based in London and used the village for their country retreats. It has a range of amenities including a primary school (currently 77 on roll with 105 capacity), public house (The Generous Briton), village hall, butchers, outreach post office and fire station. Local businesses include a butchers, veterinary surgeon, garden centre, estate agents, laundry, security services, solicitors, picture framing and a fish and chip shop. Many village groups exist including the brownies, a cricket club and the Royal British Legion. The village history is dominated by links to the Sutton family who were the Lords of the Manor from 1724. The larger houses in the village were built in the early to mid-18th century for the prosperous farmers who owned their own land whilst the middle sized houses were occupied by smaller farmers and local traders including cobblers, saddlers, blacksmiths, carpenters and shoe makers. Many of these shop fronts can still be seen today in particular along the High Street.

Stragglethorpe is renowned locally for its grand Hall, which underwent a major restoration in 1913, resulting in a beautiful house with much timber framing and has featured in BBC productions of "Middlemarch" and "Tom Jones". The village also has its own church, St Michael's, which stands in a farmyard and dates back to the Middle Ages.

The parish of **Carlton le Moorland** lies between Newark on Trent and Lincoln in North Kesteven District. The nearest adjacent villages are Norton Disney to the northwest and Bassingham to the north. The River Witham forms a portion of the parish's northwest boundary and the River Brant on the eastern side. Carlton le Moorland is mentioned in the Domesday Book when it was described as consisting of 29 households, 255 acres of meadow and had a church, which is dedicated to St. Mary. The village currently has a village hall with post office facilities and a public house (The White Hart). Other businesses include a car dealership, accountancy firm, haulage contractor, computer software developer and a book publisher. A company also runs courses for teaching sign-language. Local activities include yoga and dance classes, a toddlers group and art classes.

The parish of **Stapleford** in North Kesteven District lies about 6 miles north east of the town of Newark on Trent and 12 miles south west of the city of Lincoln. The River Witham passes just east of the village in its journey north and the A17 trunk road lies 3 miles to the south. Stapleford is mentioned in the Domesday Book and the parish church dedicated to All Saints dates from the 11th century. The National School built in 1867 closed its doors in July 1984. The nearby Stapleford Wood owned by The Forestry Commission extends to approximately 750 acres and, whilst replanted in the 1950's, it is known to be the site of an ancient woodland dating back over 400 years. It is a local tourist attraction.

Parish Statistics

Whilst statistical information is shown for each parish where possible, some statistics for Beckingham and Stapleford are only available in a combined format. Therefore, for the purposes of this section of the report, generally statistics for Brant Broughton & Stragglethorpe and Carlton Le Moorland are shown separately, those for Beckingham and Stapleford are aggregated.

The Office for National Statistics (ONS) 2008 Mid Year Estimate indicates a total population of 1,650 for Beckingham & Stapleford (435), Brant Broughton & Stragglethorpe (730) and Carlton le Moorland (485). This includes:

- 770 males (B&S 210, BB 350, CLM 210) and 880 females (B&S 225, BB 380, CLM 275) or 46.7% and 53.3% respectively representing a significantly lower percentage of males and higher

percentage of females when compared with both Lincolnshire and East Midlands (Lincolnshire: 49.1% males and 50.9% females; East Midlands 49.5% males and 50.5% females);

- 285 children aged 0-15 (B&S 75, BB 130, CLM 80) or 17.3% making up a slightly smaller proportion of the population than across Lincolnshire (17.5%) and East Midlands (18.4%);
- 1,020 people of working age (B&S 265, BB 445, CLM 310) or 61.8% making up a larger proportion of the population than across Lincolnshire (58.7%) but marginally lower than the East Midlands (61.9%);
- 345 people of pensionable age (B&S 90, BB 155, CLM 100) or 20.9% making up a much smaller percentage of the population than across Lincolnshire (23.9%) but higher than the East Midlands (19.7%).

A comparison between the Beckingham & Stapleford, Brant Broughton & Stragglethorpe and Carlton le Moorland population shown in the OCS 2008 Mid Year Estimate (1,650) and the 2001 Census (1,465) indicates a 12.6% population growth during this period.

The 2001 Census shows an ethnic profile with a large majority being White British (97.3%), higher than both Lincolnshire (97%) and East Midlands (91.3%).

Tenure

The 2001 Census shows 605 households in Beckingham, Brant Broughton & Stragglethorpe, Carlton le Moorland and Stapleford with the following tenures:

Tenure	Beckingham & Stapleford	Brant Broughton & Stragglethorpe	Carlton le Moorland	Cluster	Lincolnshire	East Midlands
Owner Occupied	115 77%	195 69.6%	135 77%	445 73.6%	73.1%	72.2%
Social Rented (Local Authority or Registered Social Landlords)	15 11.2%	40 13.9%	20 11.8%	75 12.4%	14.7%	17.5%
Private Rented	15 8.6%	20 7.9%	10 5.7%	45 7.4%	8.1%	7.3%
Other	5 3.3%	25 8.6%	10 5.7%	40 6.6%	4.1%	3.0%

The tenure profile for this cluster of parishes reveals:

- A higher percentage of owner occupied households in all parishes other than Brant Broughton & Stragglethorpe than Lincolnshire or the East Midlands;
- A lower percentage of Social Rented households in all parishes than Lincolnshire or the East Midlands;

- A mixed picture relating to Private Rented households with the Beckingham & Stapleford percentage higher than Lincolnshire or East Midlands and Carlton le Moorland with a lower percentage than Lincolnshire or East Midlands.

House & Rental Prices

	Property Price (at 01/02/12) ^a	21% Deposit Required (at Sept. 2011) ^b	Income Required (3.23 Multiplier at Nov. 2011) ^b	Affordability Ratio (based on 2010 NKDC average median income 19,458) ^c
Beckingham & Stapleford				
Median	£259,000	£54,390	£63,347	13.3
Lower Quartile	£174,973	£36,744	£42,795	9.0
Brant Broughton & Stragglethorpe				
Median	£229,950	£48,290	£56,242	11.8
Lower Quartile	£172,450	£36,215	£42,178	8.9
Carlton le Moorland				
Median	£265,000	£55,650	£64,814	13.6
Lower Quartile	£169,950	£35,690	£41,567	8.7
Parish Cluster				
Median	£247,000	£51,870	£60,412	12.7
Lower Quartile	£173,700	£36,477	£42,484	8.9

- Sources:
- a www.rightmove.co.uk
 - b www.cml.org.uk Council for Mortgage Lenders
 - c www.statistics.gov.uk Annual Survey of Hours and Earnings (ASHE), 2010

In November 2011, the Council for Mortgage Lenders indicated that the average income multiplier for first time buyers, lending and affordability was 3.23.

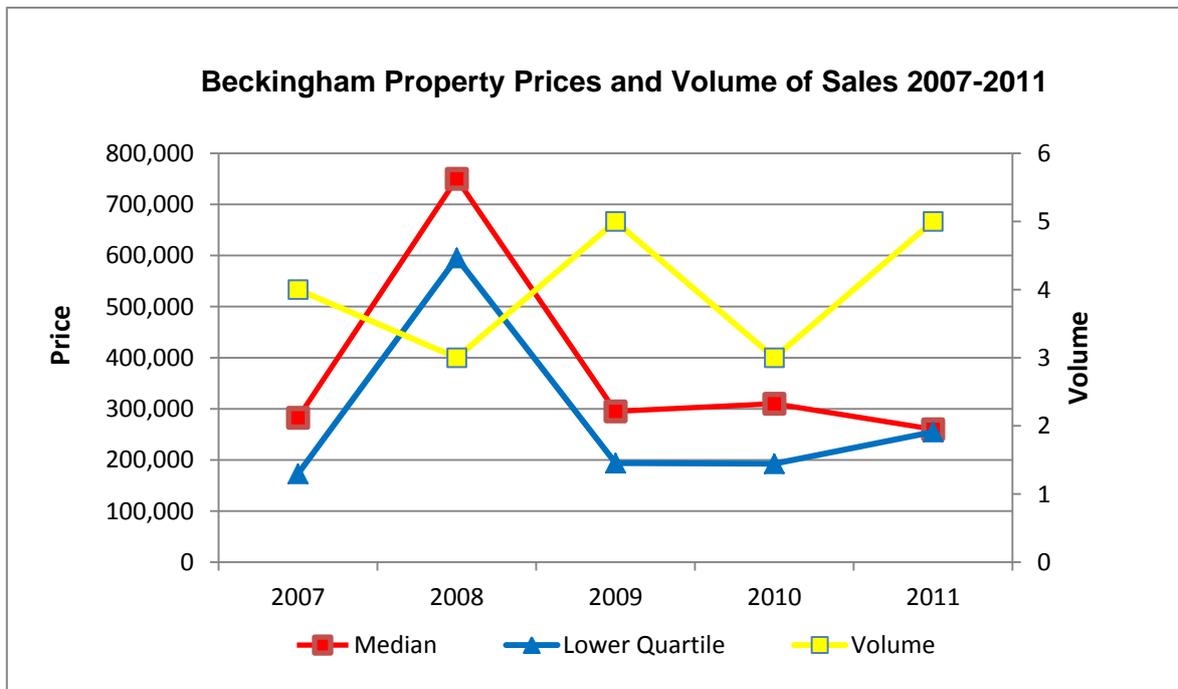
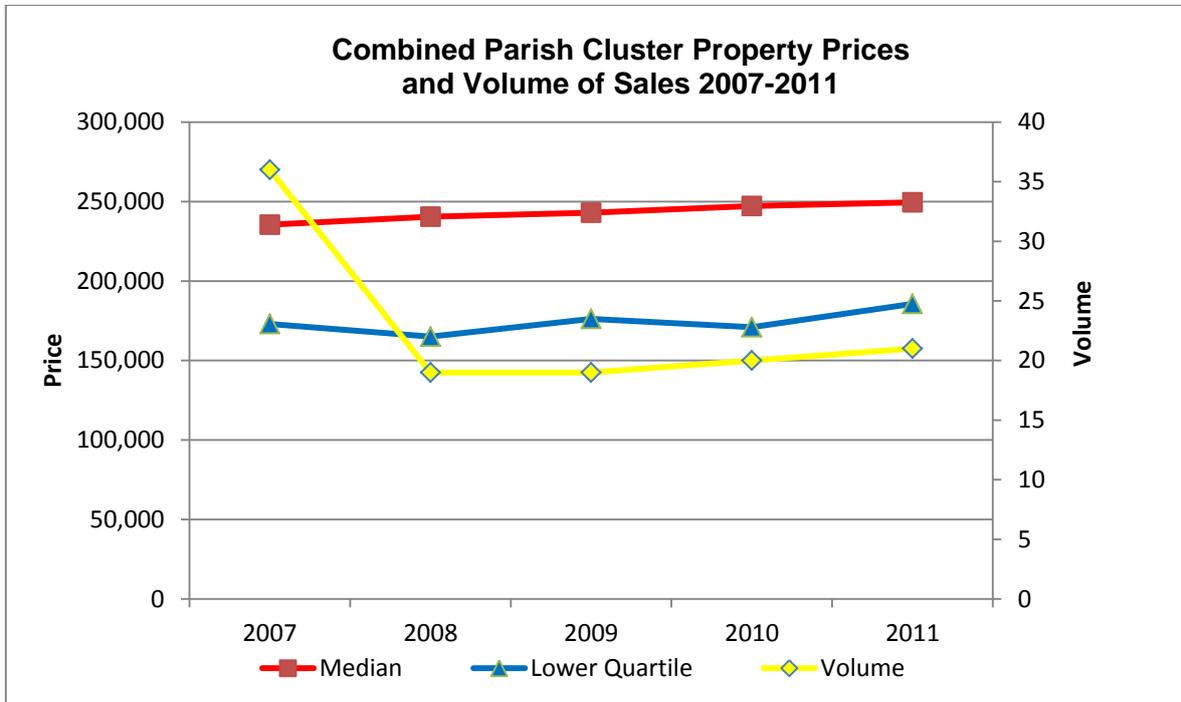
The median House Price Affordability ratio shown above for each parish and for the combined Parish Cluster is higher than, for example, the 2011 Affordability Ratio for Lincolnshire (8.2), the East Midlands (8.3) and England (11.2) as indicated in "Home Truths 2011" (National Housing Federation).

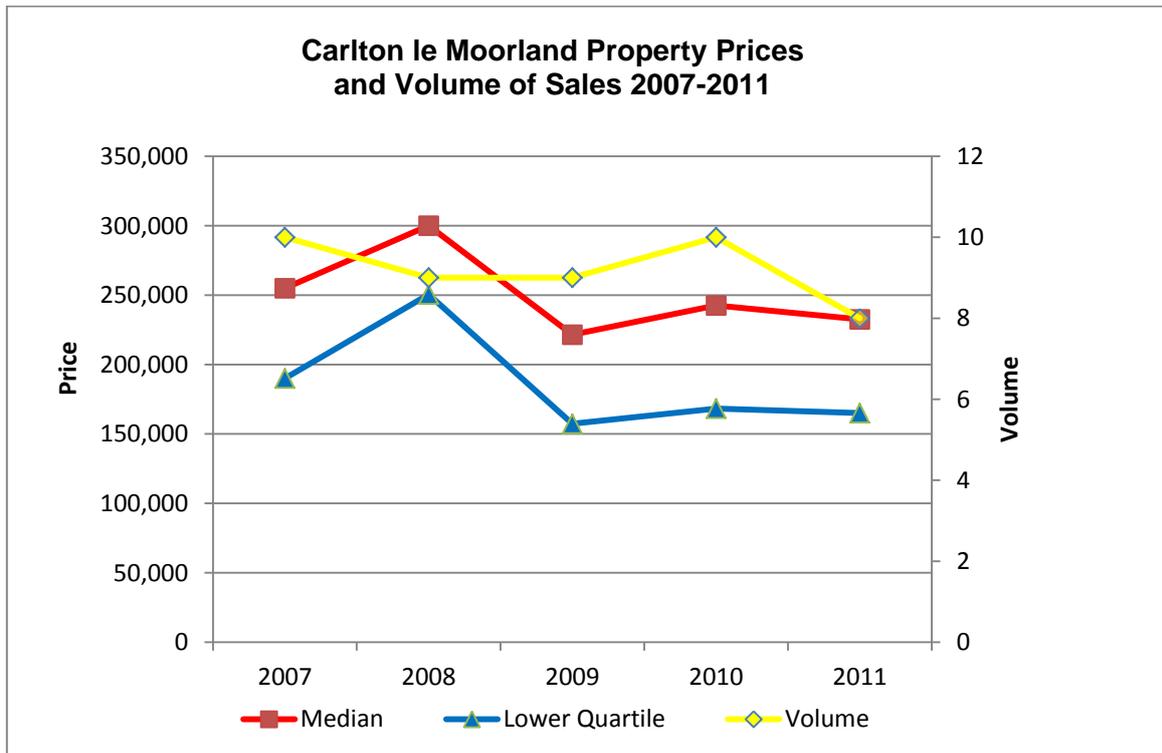
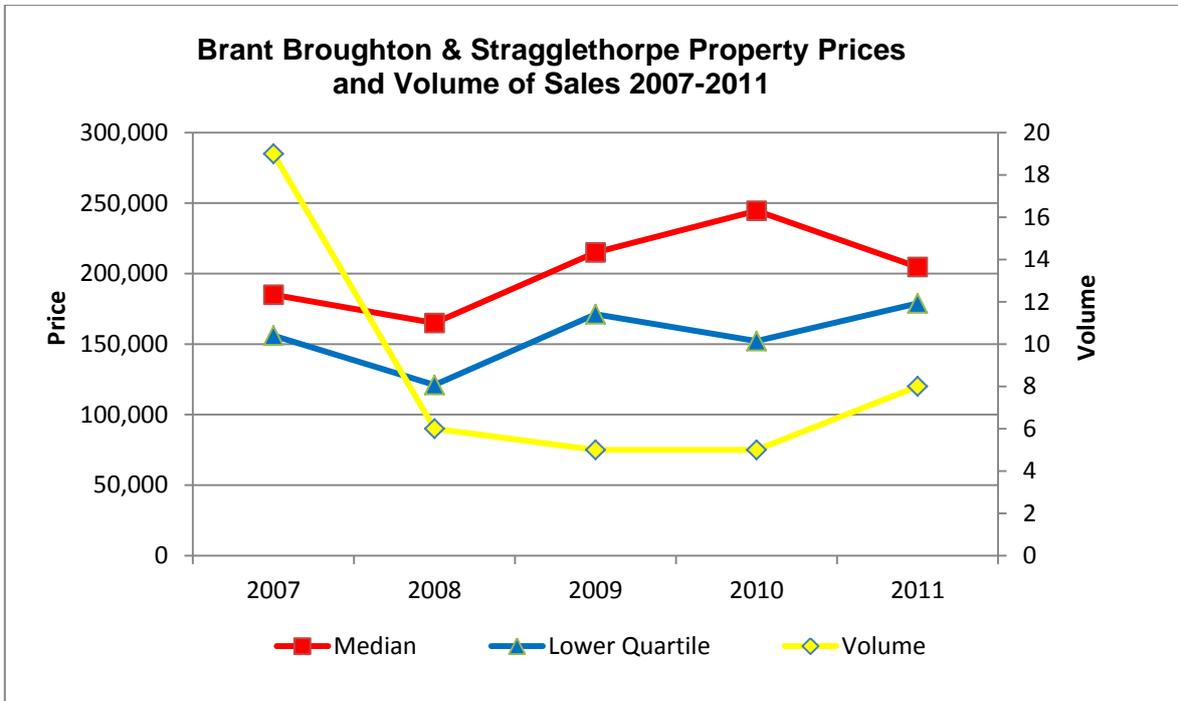
An analysis of property prices and sales across the Parish Cluster during the five year period 2007-11 reveals:

- Median property price values have shown a gradual increase year by year with the highest median property price value being £249,500 in 2011 and the lowest £235,500 in 2007;
- Lower quartile property price values being at their highest in 2011 at £185,600 and at their lowest at £165,000 in 2008;
- The difference between the lower quartile and the median property price values narrowing slightly in 2011 to £63,900 having been at its widest at £76,250 in 2010;

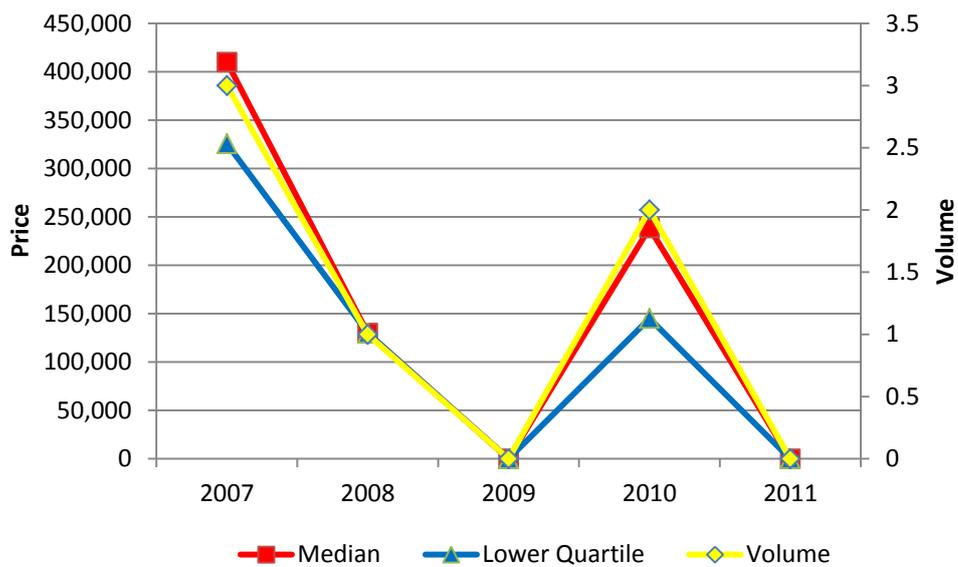
- A total of 115 property sales during the period 2007-2011 with the highest volume of property sales (36) taking place in 2007 dropping to 19 in 2008 and remaining fairly constant in the 19-21 range since then;
- 74% (89) of total property sales during the period taking place Brant Broughton & Stragglethorpe and Carlton le Moorland (43 and 46 sales respectively).

A cautionary note, 2011 figures exclude December 2011 and the small number of property sales each year in some individual parishes can provide a distorted impression of realistic average prices.





Stapleford Property Prices and Volume of Sales 2007-2011



PART 2

THE HOUSING NEEDS SURVEY

Results & Analysis

The Housing Needs Survey – Organisation & Arrangements

The Community Lincs Rural Housing Enabler (RHE) contacted the Parish Clerks during August 2011 offering to discuss the Affordable Housing Needs Survey and Call for Land with each Parish Council/Meeting or their representatives during September or October 2011. As a result, the RHE attended the following meetings to give a presentation, answer questions and address any issues or concerns:

Beckingham:	Parish Council meeting on Tuesday 25 October 2011
Brant Broughton & Stragglethorpe:	Parish Council meeting on Tuesday 11 October 2011
Carlton le Moorland:	Parish Council meeting on Wednesday 12 October 2011
Stapleford:	Discussion with Chair of Parish Meeting and Parish Clerk on Wednesday 19 October 2011

A total of 750 HNS letters and questionnaires (Appendices 1 and 2) were distributed to households during week commencing 7 November 2011. Households were asked to return completed questionnaires to Community Lincs by no later than 2 December 2011 either in the accompanying Freepost envelope or post them into collections boxes as follows:

Beckingham and Stapleford at collection box placed in The Pack Horse public house in Beckingham

Brant Broughton & Stragglethorpe at collection box placed in The Generous Briton public house in Brant Broughton

It was agreed that Carlton le Moorland would not have a collection box.

In addition, households were given the option to fill in and send the survey form on-line to Community Lincs.

Press releases were issued to the Sleaford Standard, Target and Newark Trader for newspaper editions during week commencing 7 November 2011 to publicise the HNS and Call for Land in the four parishes. Posters were also made available for distribution across the parishes and articles were submitted for the Beckingham Bugle, the Brant Broughton & Stragglethorpe Parish newsletter and The Witham Staple..

The RHE attended three 'drop-in surgeries' to meet local residents on an individual basis to discuss housing needs issues and, if required, to provide assistance with completion of the questionnaire. The following arrangements were publicised prior to the events within the relevant parish/es:

Beckingham	3.00pm – 7.00pm on Wednesday 23 November 2011 in the Beckingham Village Hall
Brant Broughton & Stragglethorpe	3.00pm – 7.00pm on Tuesday 15 November 2011 in the Heritage Room
Carlton le Moorland + Stapleford	3.00pm – 7.00pm on Wednesday 16 November 2011 in the Carlton le Moorland Village Hall

15 residents including some Parish Councillors took advantage of these surgeries to discuss various matters including personal housing issues, HNS and Call for Land processes, timescales and general housing developments/trends including Community Land Trust initiatives.

A total of 156 completed HNS questionnaires were returned including 8 on-line responses representing a response rate of 20.8% across the Parish cluster. Individual parish response rates in relation to their respective numbers of households were Beckingham 28.2% (42), Brant Broughton & Stragglethorpe 17% (54 including 2 on-line responses), Carlton le Moorland 20.5% (49 including 4 on-line responses) and Stapleford 25% (11 including 2 on-line responses). The overall response rate is slightly higher than the

average of 19% from previous studies undertaken by Community Lincs across communities in Lincolnshire. It is important to note that the questionnaire is designed to encourage mainly those households with affordable housing needs to respond rather than the wider population. The Parish cluster response is, therefore, significant given the primary aim of the survey is to identify and quantify the level of unmet need for affordable housing accommodation.

Community Lincs gratefully acknowledges the assistance provided by the Chairs and Parish Clerks of each Parish Council/Meeting in answering general queries, distributing posters, helping with the organisation of the 'drop-in surgeries' and arranging for the RHE to attend Parish Council meetings to talk about the HNS and Call for Land.

A Glossary of Terms is shown in Appendix 3.

Questionnaire Responses

Level of support

Respondents were asked if they were in support of a small development of affordable housing in the Parish cluster built to meet the needs of local people. From a total of 156 returned questionnaires:

- 100 responses or 64.1% were supportive and stated 'Yes'
- 48 responses or 30.8% were not supportive and stated 'No'
- 8 or 5.1% gave no response

Respondent's comments

A number of people made further comments in the space provided on the last page of the survey and these are shown in Appendix 4.

People who have moved away

- 14 people or families have moved away due to lack of affordable housing and may wish to return if affordable housing was available (3 of these people or families are fully included in Appendix 5 – Beckingham number 34 and Brant Broughton & Stragglethorpe numbers 22 and 39);
- 13 of these people or families who have moved away due to lack of affordable housing and may wish to return if affordable housing was available are shown on completed survey returns from Brant Broughton residents.

Suggested development sites

6 respondents identified various sites via the HNS for the possible future development of affordable housing. All have been offered the opportunity to complete a land registration form and 3 completed registration forms have been received.

In addition, 3 landowners responded to the Call for Land and 1 completed land registration form has been received via the Call for Land.

Affordability Criteria – For the purpose of this survey a household is considered to be in need of affordable housing if the household’s rent or mortgage would be more than 25% of their net income.

This part of the survey is used to try and establish the needs of those respondents who consider themselves to be in affordable housing need. Whilst not all personal and financial circumstances are identified (such as savings) it is still useful as a guide.

Two types of affordable housing are considered:

- Social Rented Housing
- Shared Ownership Housing

Planning Policy Statement 3: Housing (2006) defines affordable housing as **Social Rented Housing** and **Intermediate Housing**.

INTERMEDIATE HOUSING includes **shared ownership** products and other low cost homes for sale or rent. This definition **DOES NOT** include “**low cost market**” housing as this type of housing in most instances is not affordable in perpetuity but merely discounted for the first time buyer and not subsequent purchasers, which is contrary to current planning guidance for rural villages such as Beckingham, Brant Broughton & Stragglethorpe, Carlton le Moorland and Stapleford.

As **SHARED OWNERSHIP** is the most widely used Housing Association ‘**intermediate**’ housing product in Lincolnshire, this report uses **SOCIAL RENTED** and **SHARED OWNERSHIP** as the two types of affordable housing considered to meet respondents’ needs.

20 households in the Parish Cluster filled out the second part of the survey indicating a need for affordable housing at some point in the next five years (Appendix 5).

The survey asked for details of why respondents considered themselves to be in housing need and it should be noted at this stage that respondent statements are self-assessed and have not been verified in any other way.

However, there are a number of reasons why some of the respondents who originally indicated an affordable housing need can now be ruled out of consideration. These reasons include one or more of the following:

- The respondent does not wish to remain living in the local area
- The respondent is already adequately housed e.g. they have a large property and would like to downsize
- The respondent has income at a level to support purchasing or renting a property on the open market
- The respondent does not provide enough information with which to accurately assess their needs
- The respondent has completed this section of the questionnaire in error.

From the total of 20 households who filled out the second part of the form, 6 are ruled out of consideration for three main reasons:

- ability to access the open housing market (4) although 3 of these households would consider a 'market' bungalow as part of an 'affordable' scheme (1 required within twelve months and 2 within 3-5 years)
- insufficient information (1), and
- questionnaire completed in error (1).

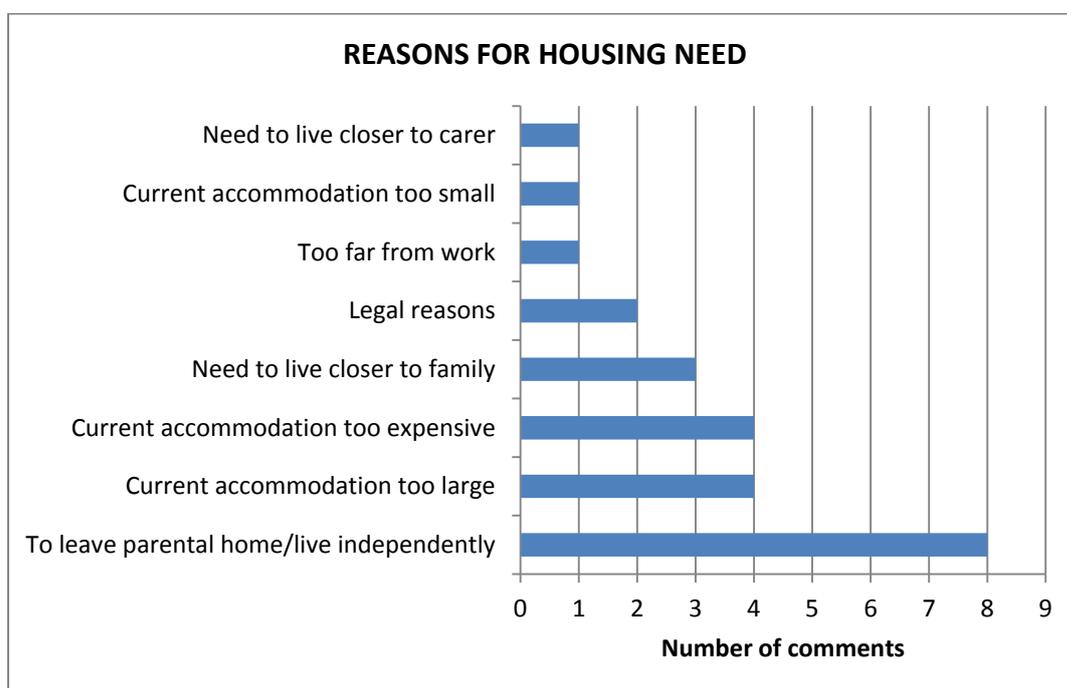
4 households (2 which have not provided any contact details and 2 currently living outside the Parish cluster area) have been included in the analysis as having identified affordable housing needs.

Where at all possible, respondents have been contacted to double-check individual/household information.

The HNS has identified 14 households in the Parish cluster with affordable housing needs and 8 of these are respondents from Brant Broughton & Stragglethorpe. From this total of 14, there are 2 households with an immediate need for affordable housing during the next twelve months, 8 households within 1-3 years, 3 households within 3-5 years and 1 unknown.

Reasons for Housing Need

The chart below shows the reasons given by the respondents for being in need of affordable housing. Respondents were not restricted in how they answered this question or the number of reasons given.



The predominant reasons are associated with young adults wishing to leave the parental home or current accommodation being too large and/or expensive.

The Open Property Market

Ability to purchase

In early February 2011, there were 39 properties for sale in the parish cluster ranging from a three bedroom terrace at £99,950 to a six bedroom detached house at £845,000 (www.rightmove.co.uk). 32 of these properties for sale were in Brant Broughton & Stragglethorpe and Carlton le Moorland.

An analysis of income and savings levels show that only 2 of the 14 households in affordable housing need would be able to secure a mortgage to meet the current cost of the lowest priced property available for sale on the open market in the parish cluster based on the Council for Mortgage Lenders average income multiple of 3.23 for first time buyers, lending and affordability as at November 2011. (www.cml.org.uk)

Given the dearth of properties currently available for sale below £100,000, it is fair to assume that all the respondents in affordable housing need would not be able to purchase a property on the open market to meet their housing needs within the next five years given no major change in personal circumstances or a dramatic fall in open market house prices.

Ability to rent

In early February 2011, there were 7 properties for rent on the open market in the parish cluster with all of these being in Brant Broughton & Stragglethorpe and Carlton le Moorland. Rental properties range from £475 per calendar month (pcm) for a one bedroom flat to £695 for a three bedroom detached house.

When taking into account the affordability criteria for the purpose of this survey as shown on page 13, namely, *“a household is considered to be in need of affordable housing if the household’s rent or mortgage would be more than 25% of their net income”*, then 3 respondents in affordable housing need could afford the monthly payments of some properties for rent on the open market and a further 2 respondents may be able to afford one bedroom rental properties.

Analysis outcome

It is apparent from the affordability assessment above that the majority of these respondents who indicated an affordable housing need would find it impossible or very difficult to purchase or rent a property on the open market at prices pertaining at early February 2012. Some respondents could possibly afford the rental payments if they were prepared to consider the rental option.

Required Property Type & Tenure

The following table illustrates the type and tenure of property required to meet respondents’ identified affordable housing needs. A cautious interpretation of the suggested housing tenure should be taken given the baseline criterion for this report of a householder not having to pay more than 25% of their net income on rent or mortgage.

A full list of all Housing Needs Survey respondents who expressed a need for affordable housing within the next 5 years is shown in Appendix 5.

Respondent	Household	Reason for Need	Property	Bedrooms	Tenure SO Shared Ownership SR Social Rent	Preferred Location
Beckingham 31	Single person	?	Bungalow	2 or 3	SR	Any?
Beckingham 34	Family with children	Property too expensive + to live closer to family	House	3	SR or SO	1 Beckingham 2 Brant B 3 Carlton 4 Stapleford
Brant B & S 22	Single person	To live closer to carer & family	Bungalow/Flat	1 or 2	SR	1 Brant B 2 Any
Brant B & S 35 Hhd 1	Single person	To leave parental home	House	2	SR	1 Brant B 2 Beckingham 3 Carlton 4 Stapleford
Brant B & S 35 Hhd 2	Single person	To leave parental home	House/Flat	2	SR	1 Brant B 2 Beckingham 3 Carlton 4 Stapleford
Brant B & S 37	Single person	To leave parental home	House/Flat	2	SR	Any?
Brant B & S 38	Single person	To leave parental home	House/Flat	2	SR or SO	Any?
Brant B & S 39	Single person	To leave parental home	House/Flat	2?	SR	1 Brant B
Brant B & S 41	Single person	To leave parental home	House/Flat	1 or 2	SR	1 Brant B 2 Carlton
Brant B & S 47	Family with children	Property too small & expensive	House	3 or 4	SR	1 Brant B 2 Any
Carlton LM 1	Single person	To leave parental home	House/Flat	2?	SR	1 Carlton
Carlton LM 48	Single person	To leave parental home	House/Flat	2	SR	1 Carlton 2 Brant B 3 Beckingham
Carlton LM 49	Couple	To leave parental home	House	2 or 3	SR or SO	Any?

Stapleford 7	Family with children	Property too expensive	House	4	SR	1 Beckingham 2 Brant B 3 Carlton 4 Stapleford
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Local Authority Housing Register

At the start of February 2012, the North Kesteven District Council (NKDC) Housing Register identified 241 households seeking housing with a preference to live in the parish cluster of which 149 prefer Brant Broughton & Stragglethorpe and Carlton le Moorland. It is important to note that this is a 'general' list and does not imply that all 241 people/households were in need of affordable housing.

A separate survey of the applicants on NKDC's Housing Register not currently living in the parish cluster but specifying a preference to live there, highlighted 95 people that would be interested in a property in the parish cluster. Of these, 7 households indicated a strong local connection with the parish and thus would be potentially eligible for a home on an affordable housing exception site if one could be found and developed.

Whilst further analysis of the NKDC Housing register is required with cross-referencing to the Housing Needs Survey findings, it may be that there are an additional 7 households with affordable housing needs in addition to the 14 households identified by the Housing Needs Survey.

It should be noted that the Housing Register can fluctuate markedly over time and the circumstances of some individuals can dramatically change in very short periods of time.

Local Authority Housing Stock

In early February 2012, the NKDC affordable housing stock across the parish cluster totalled 61 units with 54 of these located in Brant Broughton & Stragglethorpe and Carlton le Moorland.

During the past 5 years, there have been 23 voids (empty properties due to tenants moving out and then available for re-letting) with all of these being in Brant Broughton & Stragglethorpe and Carlton le Moorland.

PART 3

THE HOUSING NEEDS SURVEY

Conclusion and Recommendations

Concluding Comments and Recommendations

The report has found that there is:

- Limited affordable housing provision in the parish cluster and virtually none in Beckingham and Stapleford
- Some movement in the Local Authority affordable housing stock
- Limited private rented accommodation available in the parish cluster with none at all in Beckingham and Stapleford
- The median House Price Affordability Ratio for the parish cluster is much higher than the 2011 Affordability Ratio for North Kesteven, Lincolnshire and England
- A low likelihood of anyone who has not already bought a property being able to access the owner occupied market in the parish cluster taking into account the required income ratios and deposit to gain a mortgage.

The Housing Needs Survey has identified 14 households with a local affordable housing need in the parish cluster. On the basis of the survey data it has been found that the open market does not cater for this need and therefore a scheme of 14 affordable units is recommended.

There is an immediate need for 2 units within one year for:

- Families with children (x 2)

A need for an additional 8 units within one-three years for:

- Single people or couples without children (x 6)
- Families with children (x 1)
- Person aged 60+ (x 1)

A future need of 3 units within three-five years for:

- Single people (x 3)

A need for 1 more unit at an unknown point during the next five years:

- Person aged 60+ (x 1)

The need profile illustrates a demand for 2, 3 and 4 bedroom properties for social rent (11) and social rent or shared ownership (3).

The majority of households with affordable housing need indicate a first or second choice location as Brant Broughton & Stragglethorpe.

Therefore, recommendations for scheme, size, mix and tenure based on the findings of the HNS are:

- Social Rent - 11 units (1 immediate within one year, 6 within one-three years, 3 within three-five years, 1 timescale unknown)
- Social Rent or Shared Ownership – 3 units (1 immediate within one year, 2 within three-five years)

The recommendation is to develop the following in Brant Broughton & Stragglethorpe:

- 4 x two bedroom properties consisting of 2 houses and 2 bungalows (including 1 with aids/adaptations)
- 7 x two bedroom houses/flats
- 1 x three bedroom house
- 2 x four bedroom houses

Other Factors

The HNS found that if affordable housing was available within the Parish Cluster, at least an additional 11 people/households may wish to return to the Parish Cluster with the majority likely to favour Brant Broughton & Stragglethorpe.

3 respondents would seriously consider bespoke 'market' bungalows to be built as part of an affordable scheme.

Local Authority Housing Register

Whilst further analysis of the NKDC Housing Register is required with cross-referencing to the Housing Needs Survey findings, there are another 7 households not currently living in the Parish Cluster but with a strong local connection who may require affordable housing in addition to the 14 households identified via the Housing Needs Survey. 5 or 6 of these 7 households have a local connection with Carlton le Moorland. The housing needs of these 7 additional households could be met by developing:

- 2 x one bedroom flats
- 1 x one bedroom bungalow
- 2 x two bedroom houses
- 2 x three bedroom houses

Combined Summary of Actual and Possible Affordable Housing Need

Data Source & Status	HNS Ref. No.	Property Type Required	Total Actual / Possible Need
Affordable Housing Needs Survey (HNS)			
Identified Affordable Housing Need	Beckingham 31, 34 Brant Broughton & Stragglethorpe 22, 35i, 35ii, 37, 38, 39, 41, 47 Carlton le Moorland 1, 48, 49 Stapleford 7	2 x 2 bed houses 2 x 2 bed bungalows inc, 1 with aids/adaptations 7 x 2 bed houses/flats 1 x 3 bed house 2 x 4 bed houses	14
Possible Affordable Housing Need			
Insufficient data	Brant Broughton & Stragglethorpe 42		1
Moved away – may return*	Brant Broughton & Stragglethorpe 14, 19, 37, 46, 47, 50, 52		11
Market Housing Need	Beckingham 13 Brant Broughton & Stragglethorpe 10, 43	3 x 2 bed bungalows inc. possibly 1 with wheelchair access	3
NKDC Housing Register Survey			
Moved away – would return (these may/may not be included in * above)	N/A	2 x one bed flats 1 x one bed bungalow 2 x two bed houses 2 x three bed houses	7

Dear Resident,

Who needs affordable housing in Beckingham?

The Rural Housing Enablers (RHEs) at Community Lincs are inviting local people aged 17 years and above to take part in an important study that could help provide affordable housing where it is needed in your community.

What is affordable housing? This is housing that is within the financial means of local people with needs that cannot be met on the open housing market. Usually provided by a Housing Association or local authority, it can include properties for rent or shared ownership.

Why is it important to complete this questionnaire? By completing the Affordable Housing Needs Survey, you will enable us to find out:-

- if the housing needs of people in Beckingham are already being met;
- if there is a need for new, affordable, homes over the next few years;
- who is in need and the type of accommodation required;
- the level of community support for a small affordable housing development.

What is the format of the questionnaire?

Part A: To be filled in by all households (even those without any affordable housing need).

Part B: To be filled in by, or on behalf of, any person or household who is in need of affordable accommodation in the village. For instance:-

- a young person about to leave the family home and wanting to stay in the village;
- someone who is unable to afford to live in their current accommodation;
- a family or household currently living in unsuitable accommodation;
- someone needing to care for a family member in the village;
- a family splitting up but wanting to remain in close contact;
- someone who has had to move out of the village but would like to return;
- someone who cannot afford to buy or rent any private properties in the village; or
- someone on the Council's housing waiting list for housing in the village.

Important note, as this Affordable Housing Needs Survey is covering the parishes of Beckingham, Brant Broughton and Stragglethorpe, Carlton-le-Moorland and Stapleford, please read Question 5 as "Do you want to live in any of these four parishes?" and specify your preference/s.

Part C: Space for additional comments.

We have answered some commonly asked questions overleaf. Please get in touch if you have any queries or need the survey form in large print. You can also find out more about the affordable housing needs survey by dropping-in to meet a Rural Housing Enabler on:-

Wednesday 23 November 2011 between 3.00pm and 7.00pm in Beckingham Village Hall

Thank you for your help.
The Rural Housing Enabler Team at Community Lincs

SOME FREQUENTLY ASKED QUESTIONS

What is Community Lincs?

Community Lincs is an independent charity that has been serving the communities of Lincolnshire since 1927. We have been involved in helping communities to tackle affordable housing needs and issues since 1991.

Where can I get more copies of the Housing Needs survey form?

You can get further copies of the survey form through the post by phoning Community Lincs on **01529 302466**. Or, please feel free to make your own photocopy.

What will happen after the survey?

The survey results will be shared with the local community via the Parish Council. If there is a need for new affordable housing, a RHE would then work together with a local Housing Association and the Parish and District Councils to find a suitable site and develop a scheme to meet identified need.

Who will know about the response I make?

In accordance with the Data Protection Act 1998, we have a legal duty to protect and retain any personal information we collect from you. The survey report is about total community need, and individuals or families are not identified. Further:

- we will only use personal information for the purposes of the study;
- we will only hold your information for as long as is necessary to fulfil that purpose;
- we will not pass on your information to any other party;
- we are obliged to respect your confidentiality.

If and when housing becomes available, Community Lincs staff may use your details to make contact with you again, but neither your name nor any response that could be attributed to you will be in the public domain.

How long does the process take?

If a need for development is identified, then the time until people can move into new homes is typically around three years. It could be as little as eighteen months or as long as five years. The RHE will work with the Parish Council and residents on every aspect of any new housing scheme through this period.

Why is it important to get young people more fully involved?

We want young people to feel they can choose a future in the community where they have grown up. Too often in villages, lack of affordable housing makes this choice unrealistic and so people move away. By gathering young people's views, and meeting their needs, the community is more likely to be sustainable into the future.

How will you ensure that any new properties built to meet local needs remain affordable and available for local people?

Usually by a legal agreement which enables affordable housing to remain affordable and available for local people forever.

Where can I find out more about affordable housing?

Community Lincs' website www.communitylincs.com has more information on Affordable Rural Housing and examples of previous village reports. Or you can talk to our Rural Housing Enablers on **01529 302466** or email them at rhe@communitylincs.com

Dear Resident,

Who needs affordable housing in Brant Broughton and Stragglethorpe?

The Rural Housing Enablers (RHEs) at Community Lincs are inviting local people aged 17 years and above to take part in an important study that could help provide affordable housing where it is needed in your community.

What is affordable housing? This is housing that is within the financial means of local people with needs that cannot be met on the open housing market. Usually provided by a Housing Association or local authority, it can include properties for rent or shared ownership.

Why is it important to complete this questionnaire? By completing the Affordable Housing Needs Survey, you will enable us to find out:-

- if the housing needs of people in Brant Broughton and Stragglethorpe are already being met;
- if there is a need for new, affordable, homes over the next few years;
- who is in need and the type of accommodation required;
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Important note, as this Affordable Housing Needs Survey is covering the parishes of Beckingham, Brant Broughton and Stragglethorpe, Carlton Le Moorland and Stapleford, please read Question 5 as "Do you want to live in any of these four parishes?" and specify your preference/s.

Part C: Space for additional comments.

We have answered some commonly asked questions overleaf. Please get in touch if you have any queries or need the survey form in large print. You can also find out more about the affordable housing needs survey by dropping-in to meet a Rural Housing Enabler on:-

Tuesday 15 November 2011 between 3.00pm and 7.00pm in The Heritage Room

Thank you for your help.
The Rural Housing Enabler Team at Community Lincs

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How long does the process take?

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Where can I find out more about affordable housing?

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APPENDIX 1c

October 2011

Dear Resident,



Who needs affordable housing in Carlton Le Moorland?

The Rural Housing Enablers (RHEs) at Community Lincs are inviting local people aged 17 years and above to take part in an important study that could help provide affordable housing where it is needed in your community.

What is affordable housing? This is housing that is within the financial means of local people with needs that cannot be met on the open housing market. Usually provided by a Housing Association or local authority, it can include properties for rent or shared ownership.

Why is it important to complete this questionnaire? By completing the Affordable Housing Needs Survey, you will enable us to find out:-

- if the housing needs of people in Carlton Le Moorland are already being met;
- if there is a need for new, affordable, homes over the next few years;
- who is in need and the type of accommodation required;
- the level of community support for a small affordable housing development.

What is the format of the questionnaire?

Part A: To be filled in by all households (even those without any affordable housing need).

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Part C: Space for additional comments.

We have answered some commonly asked questions overleaf. Please get in touch if you have any queries or need the survey form in large print. You can also find out more about the affordable housing needs survey by dropping-in to meet a Rural Housing Enabler between:-

3.00pm and 7.00pm on Wednesday 16 November 2011 at Carlton Le Moorland Village Hall

Thank you for your help.

The Rural Housing Enabler Team at Community Lincs

SOME FREQUENTLY ASKED QUESTIONS

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What will happen after the survey?

The survey results will be shared with the local community via the Parish Council. If there is a need for new affordable housing, a RHE would then work together with a local Housing Association and the Parish and District Councils to find a suitable site and develop a scheme to meet identified need.

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If and when housing becomes available, Community Lincs staff may use your details to make contact with you again, but neither your name nor any response that could be attributed to you will be in the public domain.

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Where can I find out more about affordable housing?

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Dear Resident,

Who needs affordable housing in Stapleford?

The Rural Housing Enablers (RHEs) at Community Lincs are inviting local people aged 17 years and above to take part in an important study that could help provide affordable housing where it is needed in your community.

What is affordable housing? This is housing that is within the financial means of local people with needs that cannot be met on the open housing market. Usually provided by a Housing Association or local authority, it can include properties for rent or shared ownership.

Why is it important to complete this questionnaire? By completing the Affordable Housing Needs Survey, you will enable us to find out:-

- if the housing needs of people in Stapleford are already being met;
- if there is a need for new, affordable, homes over the next few years;
- who is in need and the type of accommodation required;
- the level of community support for a small affordable housing development.

What is the format of the questionnaire?

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Important note, as this Affordable Housing Needs Survey is covering the parishes of Beckingham, Brant Broughton and Stragglethorpe, Carlton-le-Moorland and Stapleford, please read Question 5 as "Do you want to live in any of these four parishes?" and specify your preference/s.

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November 2011 between 3.00pm and 7.00pm in

Thank you for your help.
The Rural Housing Enabler Team at Community Lincs

SOME FREQUENTLY ASKED QUESTIONS

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AFFORDABLE HOUSING NEEDS QUESTIONNAIRE



Part A

1. Having read the covering letter, do you or anyone else in your household have an affordable housing need?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
2. Have any members of your family/household moved away from your parish in the last 5 years due to lack of affordable housing?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
3a. How many may return if affordable housing was available?		
3b. Please provide their details in the space below to enable us to contact them and establish their needs.		
4. Would you support a small development of affordable housing in the parish, built to meet the needs of local people?		
		Yes <input type="checkbox"/> No <input type="checkbox"/>

If you own land that you would be interested in releasing for affordable housing, please provide your contact details here

Part B

If you or anyone in your house is in need of affordable housing please complete the following questions, using one column for each affordable home required.

For example, if you have two grown up children wanting to leave the parental home and set up separate households, please fill out column one for child one, and column 2 for child two. If there are more than two homes, please contact Community Lincs for additional forms (contact details on back page).

Please also answer the following questions if you need to move to a smaller affordable home or one better adapted to your physical needs.

		Household 1	Household 2
5. Do you want to live in the parish?			
Yes		<input type="checkbox"/>	<input type="checkbox"/>
No		<input type="checkbox"/>	<input type="checkbox"/>
<i>If you answered no to this you do not need to answer any more questions, simply return your form to Community Lincs. Thank you for your time.</i>			
6. Who owns the house that you are living in?			
Self (with mortgage)		<input type="checkbox"/>	<input type="checkbox"/>
Self (own outright)		<input type="checkbox"/>	<input type="checkbox"/>
Housing Association /Local Authority (Rented)		<input type="checkbox"/>	<input type="checkbox"/>
Shared ownership		<input type="checkbox"/>	<input type="checkbox"/>
Parents		<input type="checkbox"/>	<input type="checkbox"/>
Private landlord		<input type="checkbox"/>	<input type="checkbox"/>
Employer (tied to a job)		<input type="checkbox"/>	<input type="checkbox"/>
7. How would you describe the household in need of accommodation?			
Single person		<input type="checkbox"/>	<input type="checkbox"/>
Couple		<input type="checkbox"/>	<input type="checkbox"/>
Family (one or two adults with children)		<input type="checkbox"/>	<input type="checkbox"/>
Other (please state)		<input type="checkbox"/>	<input type="checkbox"/>
8. Please tell us the number of people in the household that needs to move.			
Age	Gender	Household 1	Household 2
0-4 years	Male		
	Female		
5-15	Male		
	Female		
16-25	Male		
	Female		
26-59	Male		
	Female		
60+	Male		
	Female		
9. What is the main reason for needing to move? (please tick all that apply)			
Current accommodation is too small		<input type="checkbox"/>	<input type="checkbox"/>
Current accommodation is too large		<input type="checkbox"/>	<input type="checkbox"/>
Current accommodation is unsuitable for physical needs		<input type="checkbox"/>	<input type="checkbox"/>
Current accommodation is too expensive		<input type="checkbox"/>	<input type="checkbox"/>
Current accommodation is too far from work		<input type="checkbox"/>	<input type="checkbox"/>
Want to leave parental home/live independently		<input type="checkbox"/>	<input type="checkbox"/>
Need to live closer to a carer or to provide care		<input type="checkbox"/>	<input type="checkbox"/>
Need to live closer to family		<input type="checkbox"/>	<input type="checkbox"/>
Legal reasons (end of relationship; end of tenancy etc)		<input type="checkbox"/>	<input type="checkbox"/>
Other (please state)			

	Household 1	Household 2
10. When will you need to move?		
Now or in the next 12 months	<input type="checkbox"/>	<input type="checkbox"/>
Between 1 and 3 years	<input type="checkbox"/>	<input type="checkbox"/>
Between 3 and 5 years	<input type="checkbox"/>	<input type="checkbox"/>
11. Which of the following apply? Tick those that apply to any member of the household. If members of the household have lived in the parish for different time periods, please state the longest.		
I/we live in the parish	<input type="checkbox"/>	<input type="checkbox"/>
For how many years?		
I/we work in the parish	<input type="checkbox"/>	<input type="checkbox"/>
For how many years?		
I/we have immediate family in the parish	<input type="checkbox"/>	<input type="checkbox"/>
I/we used to live in the parish	<input type="checkbox"/>	<input type="checkbox"/>
For how many years?		
12. If affordable housing was available, which of the following would you consider? (please tick all that apply)		
Rent from a private landlord	<input type="checkbox"/>	<input type="checkbox"/>
Rent from the council or housing association	<input type="checkbox"/>	<input type="checkbox"/>
Shared ownership	<input type="checkbox"/>	<input type="checkbox"/>
Other (please state)	<input type="checkbox"/>	<input type="checkbox"/>
13a. What type of accommodation is needed?		
House	<input type="checkbox"/>	<input type="checkbox"/>
Flat/Maisonette	<input type="checkbox"/>	<input type="checkbox"/>
Bungalow	<input type="checkbox"/>	<input type="checkbox"/>
13b. How many bedrooms do you require?		
14a. Do you need any of the following to live independently?		
Wheelchair access	<input type="checkbox"/>	<input type="checkbox"/>
Other aids & adaptations	<input type="checkbox"/>	<input type="checkbox"/>
Sheltered accommodation	<input type="checkbox"/>	<input type="checkbox"/>
N/A	<input type="checkbox"/>	<input type="checkbox"/>
14b. Please give further details of your needs		
15. Are you registered on the District Council housing waiting list?		
Yes	<input type="checkbox"/>	<input type="checkbox"/>
No	<input type="checkbox"/>	<input type="checkbox"/>
<i>This questionnaire does not register you on the Council Housing waiting list. It is important to register if you are in need of affordable housing accommodation. Please contact your Local Authority Housing Team for an application form.</i>		
16. What is the total annual income for the household before tax and deductions (including all benefits except housing benefit)?		
£18,000 or under	<input type="checkbox"/>	<input type="checkbox"/>
£18,001 - £25,000	<input type="checkbox"/>	<input type="checkbox"/>
£25,001 - £35,000	<input type="checkbox"/>	<input type="checkbox"/>
£35,001 or over	<input type="checkbox"/>	<input type="checkbox"/>

17. Do you have any savings for a deposit?		
Yes	<input type="checkbox"/>	<input type="checkbox"/>
How much?	£	£
No	<input type="checkbox"/>	<input type="checkbox"/>
IMPORTANT - Please provide contact details so we can get in touch with you with information about any future housing developments that may meet your needs.		
Household 1		Household 2
Name:	Name:	
Address:	Address:	
Telephone:	Telephone:	
E-mail:	E-mail:	

Part C

Please feel free to leave any other comments you have about this survey, or housing need within your parish. All comments will be treated in strictest confidence

**Thank you for taking the time to complete this survey.
Please return your questionnaire in the pre-paid envelope provided.**



The Old Mart, Church Lane, Sleaford. NG34 7DF Tel: 01529 302466 Fax: 01529 414267
 Email: office@communitylincs.com Web: www.communitylincs.com



APPENDIX 3

Glossary of Terms

Affordable Housing

Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should:

- meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices; and
- include provisions for:
 - (i) the home to be retained for future eligible households; *or*
 - (ii) if these restrictions are lifted, for any subsidy to be recycled for alternative affordable housing provision.

Social rented housing is rented housing owned and managed by local authorities and Registered Social Landlords (RSLs), for which guideline target rents are determined through the national rent regime. The proposals set out in the Three Year Review of Rent Restructuring (July 2004) were implemented as policy in April 2006. It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Housing Corporation as a condition of grant.

Intermediate affordable housing is housing at prices and rents above those of social rent but below market price or rents, and which meet the criteria set out above. These can include shared equity (e.g. HomeBuy) and other low cost homes for sale, and intermediate rent.

Council for Mortgage Lenders

The Council of Mortgage Lenders (CML) is a not-for-profit organisation and the trade association for the mortgage lending industry with members accounting for around 94% of UK residential mortgage lending. Its aim is to help to foster a favourable operating environment in the UK housing and mortgage markets. The CML is the representative voice for the residential mortgage lending industry, and the central provider of economic, statistical, legal, research and other market information. Members are banks, building societies and other mortgage lenders whilst associates are drawn from a variety of related businesses, including lawyers, conveyancers, search companies and management consultants.

Housing Associations

Housing Associations are independent not-for-profit bodies that provide low cost housing for people in housing need. Any trading surplus is used to maintain existing homes and to help finance new ones. They are now the United Kingdom's major providers of new homes for rent, while many also run shared ownership schemes to help people who cannot afford to buy their own homes outright.

Household

One person living alone or a group of people who have that address as their only or main residence.

Housing Need

The situation in which households lack their own housing or are living in housing which is inadequate or unsuitable and who are unlikely to be able to meet their needs in the housing market without some assistance.

Housing Register

A database of all individuals or households who have applied to a Local Authority or Housing Association for a social tenancy or access to some form of affordable housing.

Intermediate affordable housing

Types of housing between market and social rented housing include:

- *Intermediate rented* homes are provided at rent levels above those of social rented but below private rented. The Government offers these to some key workers who do not wish to buy.
- *Discounted sale* homes have a simple discount for the purchaser on its market price, so the purchaser buys the whole home at a reduced rate.
- *Shared equity* is where more than one party has an interest in the value of the home e.g. an equity loan arrangement or a shared ownership lease. There may be a charge on the loan, and restrictions on price, access and resale.
- *Shared ownership* is a form of shared equity under which the purchaser buys an initial share in a home from a housing provider, who retains the remainder and may charge rent. The purchaser may buy additional shares ('staircasing'), and this payment should be 'recycled' for more affordable housing. In most cases, a purchaser may buy the final share ('staircase out') and own the whole home but this may be restricted in some rural areas.

Local Connection

When considering affordable housing on exceptions sites, North Kesteven District Council defines people/households with a local connection as those who:

- live or have previously lived in the settlement
- have family living in the settlement
- are employed in the settlement or
- need to move into the settlement to give or receive support to or from a close relative.

Lower Quartile

The lowest 25% of the population in a data-set.

Median

The middle number in a group of numbers arranged from highest to lowest.

Newly Arising Need

New households which are expected to form over a period of time and are likely to require some form of assistance to gain suitable housing.

Planning Policy Statement 3: Housing (2006)

Housing policy document on Delivering Affordable Housing produced by the Government in November 2006. See www.communities.gov.uk

Private Rented Accommodation

Private rented accommodation is usually where property is rented from a landlord, who is a person or company that owns a property and rents all or part of it out - usually to make a profit.

Shared Ownership Housing

Enables a buyer to purchase part of a property when the rest is owned by a Housing Association. Rent is paid on the part owned by the Housing Association. The borrower is usually able to buy further portions of the property in what is known as staircasing. In rural areas, the Housing Association will usually put a limit on the proportion of property that can be purchased so the house is still affordable for future buyers e.g. a buyer can only purchase 80% of the property.

APPENDIX 4

Respondent's Comments

The wording below is shown as originally written on returned questionnaires.

When an almshouse is available we always have a number of replies from young / middle aged people needing low rent accommodation

Would support affordable housing for young people provided these are limited in number so as not to alter the character of the village. Also preferable if they are slotted into existing small spaces rather than one clustered development.

My daughter returned from Spain 3 years ago after losing everything she had to live with me in a 2 bed bungalow for 6 mnths (with her partner and 3 children) as there was no NKDC housing suitable, they now have to pay over the top for private rental.

I think this is a fantastic idea. I have lived in this village all my life and have enjoyed being brought up in the country. I want to bring my own children up here or close by. With close friends by who I have grown up with who will also be able to affrd to stay here if this goes ahead. Its what we all want to do.

We think it is very important young people are able to afford housing in their village if they wish. They know how a village works, and respect it. If villages are to survive into the future, and move with the times, young people need to be involved in them. Keep up the good work.

We have 3 children who are (or have) studied at university. Two are working (and residing) elsewhere they may want to return to (or near to) carlton at a later date?

We moved here because it is small and rura. More houses mean more traffic on already limited infrastructure, more strain on drainage, and telecom / internet provision limitations

As we don't want the quiet nature of the village to be spoiled, but fully understand the situation for young villagers, we'd be happy for just a few houses to be built in an appropriate location.

There are no amenities in Stapleford. No shops, no buses other than Call Connect. No telephone box. No street lights other than The Paddocks. The roads to Newark & Basingham are narrow and already quite busy, including lorries that are too big.

I feel that there is a need for more affordable housing. Not in Stapleford as we have no facilities or buses, but Basingham or Carlton le Moorland.

More building would spoil the Parish, the reason most people live here is because it is small peaceful and pleasant place to live. No hustle / bustle.

We very much doubt there is a need for 'affordable' housing in Beckingham. We think that people with a vested interest in building property are looking for a reason to justify such property.

I feel there is a need for properties that are affordable for young couples or single people as there is no such housing in the local community (Beckingham)

We had only just got settled in the village as a new family although xxx has lived in the village of Beckingham all his life. Our landlord needed to move back into his house after we had been there just 6 months. We have immediate family and very close friends in the village and now feel very isolated 3 miles away. We now have 2 cars again and increased bills. xxx works for the family business in Beckingham, est. over 50 years ago. We are desperate to move back - but nothing available. I and regularly attend the parish church. Our school choices for our children have also been affected.

Details of the land that I would be interested in releasing for affordable housing have been sent by email to Mr Roy Pell at Community Lincs.

Would consider move to village

The same planning principles and restrictions should be applied to affordable housing as are applied to individual planning applications.

There is a definite need for Housing for those needing to get on the housing ladder. If this is made attainable the sooner the better.

The village has a poor garden which would make ideal location for assisted housing and would be in the spirit of what the original benefactor would have wanted.

You only sent it to homes in the villages ie people already with homes and therefore not in need of homes

I would like to see the poor field used for this type of housing

It is too late for my family they have had to buy out of the village plus we do not any "school", shop and transport to support the village.

I do not want nor believe there is a need for further "affordable" housing! I and others in my family would oppose any such development plans!

We are surprised that there is a "majority" indicating an interest in one or two more houses being built. At the initial community planning meeting that was not apparent or evident. Indeed the consensus was for no building development. We seem to remember the main focus was on dog mess, lighting, the woods and occasional speeding. Mains gas was mentioned. We moved to a small village with no bells and whistles because Beckingham is just that. If people want a big village they should move to a big village. Please leave Beckingham with its current size.

Villages need to be regenerated by keeping young people and their families in them. That obviously means more children to use the facilities in the village and help to keep the villages alive.

I support the needs of all people for affordable housing. In our village (as others) the land always seems to be sold for private housing. The houses built are mostly substantial and costly. Built to make a good profit - never to help people to secure a home of their own.

xxx This is needed, my son had to leave the village because of prices when he got wed more than 5 years ago

We've had at least 50 new houses built in this village over the past 10 years or so - why weren't these built as affordable housing!

Any development needs to fit in with the village and not adversely affect existing property.

Whilst I support the needs of those requiring affordable housing (from own experiences 50+ years ago) I object to landowners making profit at the expense of others especially when offering good farmland and grass belt land 2nd. Need to seek and fill brown field.

There are too many houses in village now and no amenities so no more houses needed. Many have been built recently! Carlton - Le - Moorland.

We have lived here for just 3 years and moved here for the benefits of a small peaceful village. Whilst recognising the need for "affordable housing" this should not be to the detriment of this green belt location.

This village is large enough already, and has a wide variety of housing inc some belonging to the local authority that has spent the best part of the last 5 years empty, there are NO local amenities we would oppose any development.

Too many large 4+ bedroom houses in the village - need starter homes

Any such development would need to restrict the future sale of such houses. I have seen a young person allowed to buy a terraced home (without competition) and then sell for a considerable profit 2 years later!

Any new development should take place on the edge of Brant Broughton and not in the conservation area - in particular High Street area.

I would support this as a means to help people in the village but not as a means to accommodate people who have no wish to work and are on benefits.

I have completed the form on behalf of my brother who lives in London. Since the death of my mother, his carer I have tried to help him. I need to move him closer to me so that I can care for him.

I agree that there should be affordable housing in each parish

1. As an OAP in my own large home, may wish to move to a smaller (bungalow) in Brant Broughton in the next few years depending on my health etc. Possibly council owned. 2. Council bungalows are always occupied - further needed? 3. It is wrong policy to sell council bungalows as has happened. These should always be offered to local (village) residents for rental occupation.

we are a couple who started our married life 45 years ago in rented property, until we were able to acquire a council bungalow. This set us for a few years until we saved enough for a mortgage to buy. We started life in our home village of Brant Broughton and are still lucky enough to be still here. Affordable housing is important to give young people the opportunity of a good start in life. Please make sure that any new housing is not sold off as our council houses have been.

Villages such as Brant Broughton are not suitable for affordable housing as there is no infra structure to support such families ie shops / post office.

It would be essential to have only those people who are prepared to do a hard days work for a fair pay. Otherwise Brant Broughton could encourage disabled servicemen and their families to live here.

Stapleford is not an appropriate place to build affordable housing. With no shops, school, doctors etc in walking distance and no job opportunities. A car is an essential and with the additional costs this would make living unaffordable.

As Stapleford is a hamlet with no facilities (shop, post office, public house) I do not think it a suitable location for affordable housing.

There is no school / bus service in Stapleford therefore young people and young families will still need a car. With petrol prices as they are perhaps a village with these services are better for social housing

There is a need for more affordable housing in most villages in this area. I hope that this exercise stimulates the provision of more!

For many who need affordable housing, they also need access to, at least, employment, shops and medical facilities. There are few job opportunities, very few shops (2) and no surgeries in Brant Broughton. Public transport is very limited and so a car is essential. A village with limited facilities is not a suitable location for people who need affordable housing unless they are retired and have money. However, if immigration had been more strictly controlled in recent years, we would not have had a surge in the population. This surge has created a demand for housing that in turn has created a surge in house prices that many find difficult to afford. Unfortunately, to reduce the population from 62 million to a more sensible 50 million in a short period is unlikely to happen. Our politicians have let down the residents of the UK by not having the foresight to see the problems that would arise due to a rapid increase in the population. Lack of affordable housing is not the only problem caused by the population increase, problems have been created for the NHS, education, welfare, employment, transport, energy creation and utilities.

APPENDIX 5

ANALYSIS OF RESPONDENTS WHO COMPLETED OR PARTIALLY COMPLETED SURVEY SECTION PART B
(INFORMATION ABOUT AFFORDABLE HOUSING NEED)

No.	Q5	Q6	Q7	Q8	Q9	Q10	Q11	Q12	Q13a/b	Q14a & b	Q15	Q16	Q17	Affordable Housing need identified?
Beckingham														
13	1 B 2 BB 3 C	Self (own outright)	Couple	M 60+ F 60+	Current accom, too large + need to live closer to family	Within 1 year	Live in parish 11 years + family in parish	Rent Council / HA 'Old folks bungalow'	Bungalow 2 beds	Wheel-chair access?	No	£18,000 or under	No	No. But would consider a 'market, bungalow as part of an affordable scheme.
31	Yes	Rented HA/LA	Single person	None	-	-	Live in parish 62 years	Rent Council / HA	Bungalow 2/3 beds	N/A	No	£18,000 or under	No	Yes. Also need more information.
34	1 B 2 BB 3 C 4 S	Private landlord	Family + children	M 26-59 F 26-59 M 0- 4 M 5-15	Current accom. too expensive + too far from work + need to live closer to family	Within 1 year	Work + family in parish + lived in parish 28 years	Rent landlord/ Council/ HA	House 3 beds	N/A	No	£25,001 to £35,000	Parental help if affordable mortgage available	Yes. Living outside cluster area
Brant Broughton and Stragglethorpe														
10	1 BB B, C & S poss	Self (own outright)	Single person	F 60+	Current accom. too large	3-5 years	Live in parish 9 years	Rent Council / HA	Flat / Maisonette Bungalow 2 beds	N/A	No	£18,000 or under	No	No. But would consider a 'market, bungalow as part of an affordable scheme.

22	1 BB Any	Rented HA/LA	Single person	M 60+	Need to live closer to a carer + live closer to family	1-3 years	Carer lives and works in parish 15 years. Immediate family in parish	Rent Council / HA	Flat / Maisonette Bungalow 1 bed	Possibly	No	£18,000 or under	No	Yes. Form completed by family carer on behalf of family member who lives outside the parish cluster.
35 H 1	1 BB 2 B 3 C 4 S	Parents	Single person	F 16-25	Current accom. too large + want to leave parental home/live independent. + live closer to family	3-5 years	Live in parish 16 years	Rent Council / HA Shared ownership	House 2 bed	-	No	£18,000 or under	£2,000	Yes
35 H 2	1 BB 2 B 3 C 4 S	Parents	Single person	F 16-25	Current accom. too large +want to leave parental home/live independent. + live closer to family.	3-5 years	Live in parish 15 years	Shared ownership	Flat / Maisonette 2 bed	-	No	£18,000 or under	£3,000	Yes
37	Yes	Parents	Single person	M 16-25	To leave parental home/live independent.	1-3 years	Live in parish 9 years + immediate family in parish	Rent private landlord, Council / HA	House Flat / Maisonette Bungalow 2 beds	N/A	No	£18,001 to £25,000	No	Yes. No contact details given.

38	Yes	Parents	Single person	M 16-25	To leave parental home/live independent.	1-3 years	Live in parish 10 years	Rent private landlord, Council / HA Shared ownership	Flat / Maisonette 2 beds	N/A	No	£35,001 or over	No	Yes. No contact details given.
39	1 BB	Parents	Single person	F 16-25	To leave parental home/live independent.	1-3 years	Live in parish 26 years + immediate family in parish	Rent private landlord, Council/ HA Shared ownership	House Flat / Maisonette	N/A	No	£18,000 or under (college student at present)	Parental support available	Yes
41	1 BB 2 C	Parents	Single person	M 16-25	To leave parental home/live independent.	3-5 years	Live in parish 5 + 40 years	Rent Council / HA	Flat / Maisonette 1/2 beds	N/A	No	None at present – still at school	£5,000 – parental help with deposit	Yes
42	-	Self (with mortgage)	Family + children	-	-	3-5 years	Live in parish 20 years + immediate family in parish	Rent private landlord/ Council/ HA Shared ownership	House Flat / Maisonette Bungalow	N/A	No	-	-	Possible. Need further information. No contact details given.
43	BB	Self (own outright)	Single	F 60+	Current accom. too large + too expensive	3-5 years	Live in parish 34 years + immediate family in parish	Rent Other	Bungalow	N/A	No	£18,001 to £25,000	Yes	No. But would consider a 'market, bungalow as part of an affordable scheme.

47	1 BB B CLM S	Private landlord	Family + children	F 26-29 M 5-15 M 5-15 M 5-15	Current accom. too small + too expensive	Within 1 year	Live in parish 2+ years	Rent Council / HA Shared ownership	House 3/4 beds	N/A	Yes	£18,000 or under	No	Yes
50	Any	Employer (tied to a job)	Couple	M 60+ F 60+	Legal reasons	1-3 years	Live in parish 61 years + work in parish 40+ years	Rent Council / HA	Bungalow 2/3 beds	N/A	Yes	£18,000 or under	No	No. Completed in error. Will continue living in current home.

Carlton le Moorland

1	clm	Parents	Single person	F 16-25	To leave parental home/live independent.	1-3 years	Live in parish 5+ years + work in parish 5+ years	Rent private landlord/ Council / HA Shared ownership	1 Flat/ Maisonette 2 House	N/A	No	£18,000 or under	£4,000	Yes
32	Yes	Self (own outright)	No accom. needed	None	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No
48	1 C 2 BB 3 B	Parents	Single person	M 16-25	To leave parental home/live independent.	1-3 years	Live in parish 16 years + immediate family in parish	Rent private landlord/ Council / HA Shared ownership	House Flat / Maisonette Bungalow 2 beds	N/A	No	£18,000 or under	No	Yes
49	Yes	Parents	Couple	F 16-25	To leave parental home/live independent.	1-3 years	Live in parish with family 22 years	Shared ownership Full ownership	House Bungalow 2+ beds	-	No	£25,001 to £35,000	£7,000	Yes. Also need more information.

Stapleford

7	B BB CLM S	Self (with mort- gage)	Family + children	M 26-59 F 26-59 M 5-15 F 5-15	Current accom. too expensive + legal reasons	1-3 years	Live in parish 5+ years	Rent private landlord/ Council / HA	House 4 beds	None	No	£18,001 to £25,000	N/A	Yes
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