



**AFFORDABLE HOUSING NEEDS
SURVEY REPORT**

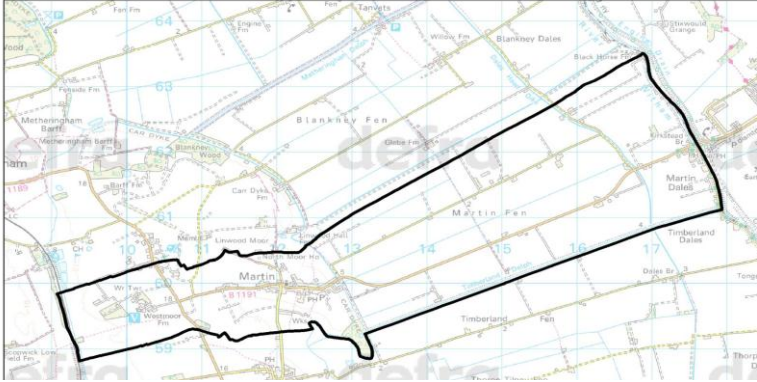
**Martin & Martin Dales,
Timberland, Dorrington
and Digby Parishes**

March 2014

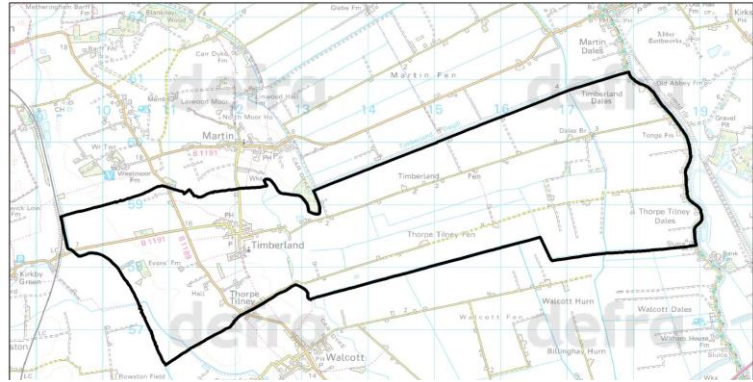
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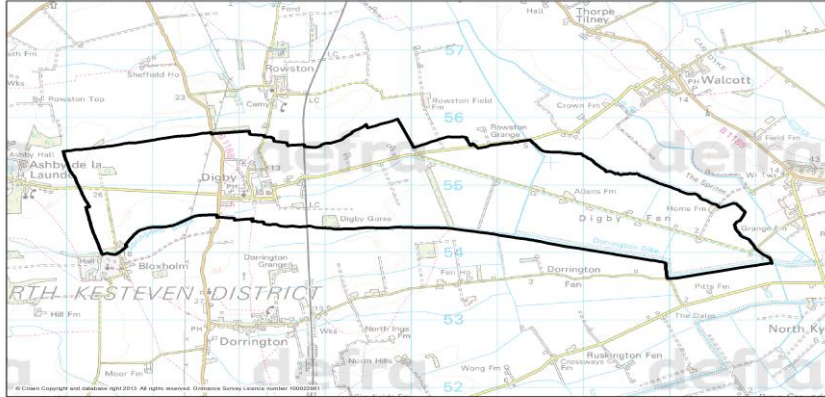
Martin Parish



Timberland Parish



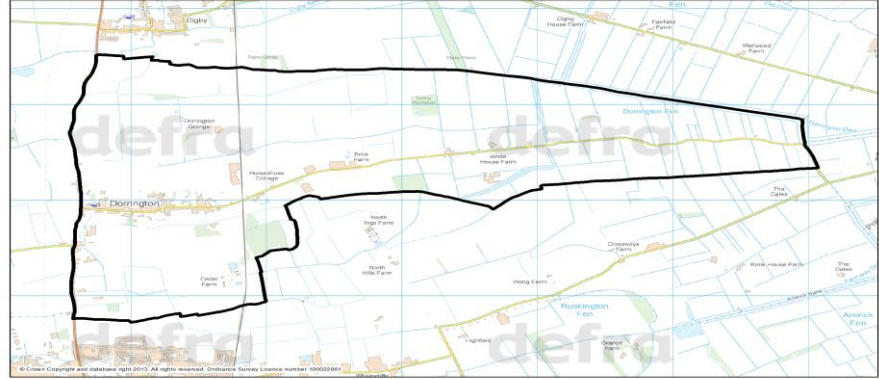
Digby Parish



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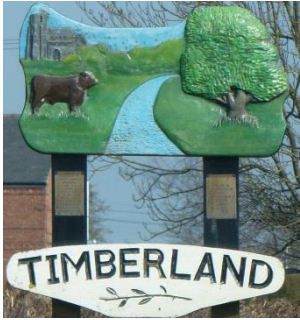
Dorrington Parish



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Parish Information



Timberland: set amongst a patchwork of fields in the wetlands of the Lincolnshire Fens, the parish is located to the south of the River Witham. The Parish Church - St Andrew's - is a Grade II listed building, said to be over 800 years old. The village also has a Wesleyan Methodist chapel. The village pub is The Penny Farthing, and there is also a post office / general store.



Martin parish is also situated on the large flat Fen through which the River Witham runs. Martin village has a primary school and a doctor's surgery, which opens on 2 days per week. The Holy Trinity Church is a Grade II listed building, built in 1876. The public house is the Royal Oak.

Martin Dales is a small settlement on the banks of the Witham. It has a park homes site and a pub - The Kings Arms - which is popular with local anglers.



Dorrington has the smallest settlement of the four parishes, and is located approximately 1 mile north of Ruskington. The Parish Church is Grade I listed and is dedicated to St James and St John. The village has a public house - the Musicians Arms, and a butchers shop.

Digby parish church is dedicated to Thomas Becket. It has a tall spire, and is Grade I listed. There is also a circular village lock-up and a medieval stone buttercross, both of which are Grade II listed. The village has two schools for children aged 4 to 11, a post office, the Red Lion public house, allotments, and a winery which uses local produce.



Who lives in the parishes of Martin, Timberland, Digby and Dorrington?

- The 2011 Census recorded a total of 2,409 residents in the four parishes. This is equivalent to 1.0% of the population of North Kesteven District.
- The Census recorded a total of 1006 households, with an average size of 2.4 persons.
- There were 234 single person households – 23% of the total.
- There were 445 two person households and 327 households comprised of three or more persons.
- Across the four parishes, the number of households increased by 128 (13%) from 2001 – 2012. Martin incurred the most growth, with a 20% increase in households during the decade.

Source: 2011 Census

Total Residents	
Martin:	866
Timberland:	578
Digby:	621
Dorrington:	344
2409	
Male: 50% Female: 50%	

Children under 16	
Martin:	132
Timberland:	101
Digby:	116
Dorrington:	52
401	
17% of all residents	

People aged 16 – 64	
Martin:	525
Timberland:	362
Digby:	395
Dorrington:	216
1498	
62% of all residents	

People over 65	
Martin:	209
Timberland:	115
Digby:	110
Dorrington:	76
510	
21% of all residents	

Number of Households	
Martin:	358
Timberland:	245
Digby:	250
Dorrington:	153
1006	
Average size: 2.4 persons	

Single Person Households	
Martin:	85
Timberland:	59
Digby:	48
Dorrington:	42
234	
23% of all households	

House types and tenure

Across the 4 parishes, there are relatively few terraced homes, which reflects the rural nature of these settlements.

The proportion of semi-detached homes is higher than average for North Kesteven.

Detached Homes	
Martin:	188
Timberland:	126
Digby:	114
Dorrington:	77
505	
52% of all homes	
NKDC ave: 55%	

Semi-detached Homes	
Martin:	132
Timberland:	107
Digby:	124
Dorrington:	67
430	
44% of all homes	
NKDC ave: 30%	

Terraced Homes	
Martin:	13
Timberland:	8
Digby:	5
Dorrington:	8
34	
4% of all homes	
NKDC ave: 10%	

The level of owner occupation is consistent with North Kesteven generally, and is highest in Digby parish.

The proportion of social rented homes is higher than average – and is highest in Martin parish, where 24% of homes are social rented.

The number of private rented homes is relatively low.

Owner Occupied Homes	
Martin:	245
Timberland:	176
Digby:	204
Dorrington:	96
721	
72% of all homes	
NKDC ave: 74%	

Social Rented Homes	
Martin:	83
Timberland:	30
Digby:	29
Dorrington:	33
175	
17% of all homes	
NKDC ave: 10%	

Private Rented Homes	
Martin:	32
Timberland:	28
Digby:	16
Dorrington:	14
90	
9% of all homes	
NKDC ave: 13%	

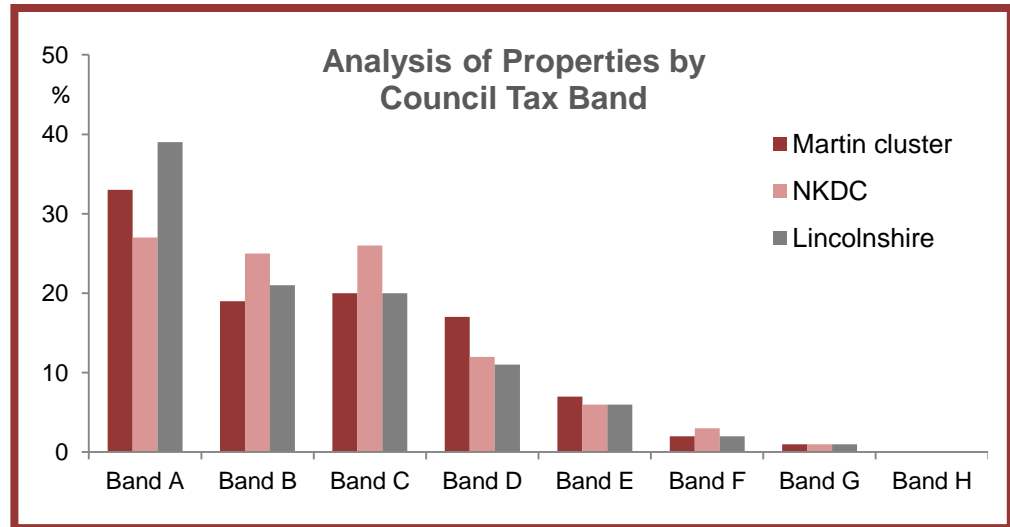
Sources: 2011 Census; NKDC

Property Values

Analysis of properties according to their Council Tax banding indicates that:

- There is a relatively high proportion of properties in Band A.
- Over 50% of homes are in Council Tax Bands A & B.

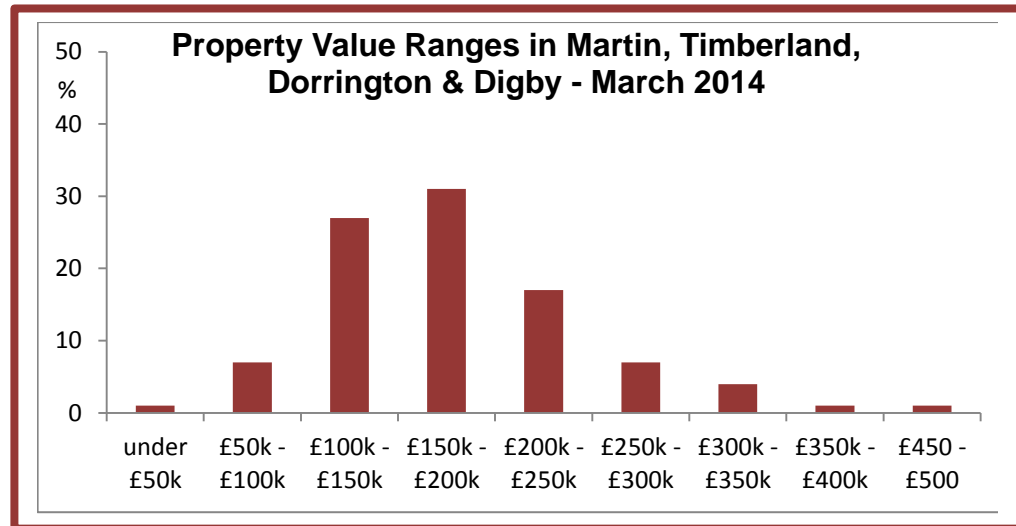
Source: ONS



The area has a wide selection of property type, ranging in value from under £110k to over £400k.

Over the past year, there has been a slight rise in the average value of property, and this is currently estimated to be in the region of £180K.

Source: Zoopla



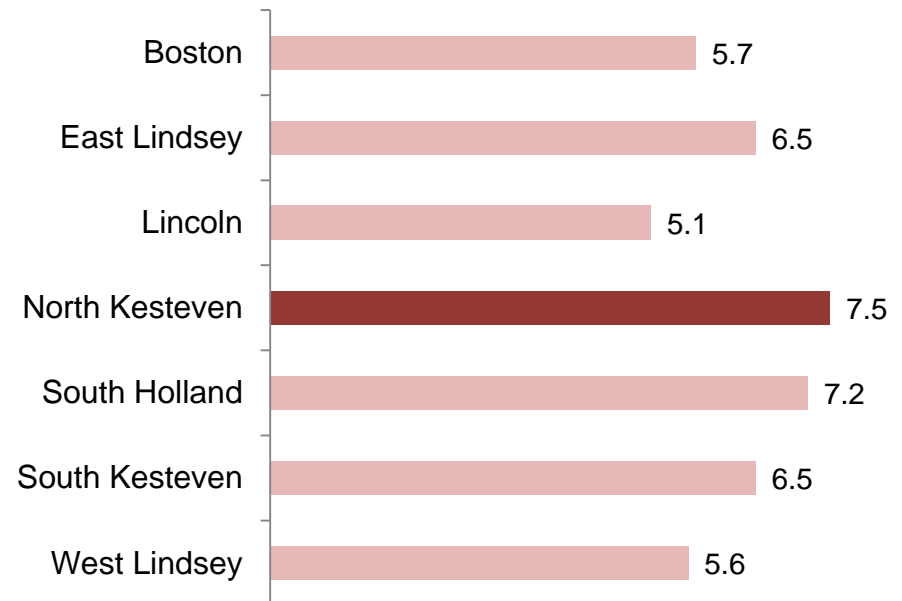
How affordable is local housing?

House price affordability can be demonstrated by comparing lower quartile house prices with lower quartile average earnings. This analysis is used to calculate the local affordability ratio.

The table opposite confirms that, in 2012, the cheapest homes in North Kesteven cost 7.5 times the lowest average gross earnings in the District.

*Source: Lincolnshire
Research Observatory*

Lincolnshire Housing Affordability Ratio - 2012



- **Social rented homes**

There are currently 196 social rented homes in the 4 parishes, equivalent to 17% of all homes. This is above average for North Kesteven District. However, the number of 2 bedroomed houses (128 in total) is relatively small. The mix of properties is as follows:

Martin - 83 homes:

- 2 x 4 bedroomed houses
- 31 x 3 bedroomed houses
- 12 x 2 bedroomed houses
- 36 x 2 bedroomed bungalows
- 2 x 2 bedroomed flats

Timberland – 30 homes:

- 14 x 3 bedroomed houses
- 6 x 2 bedroomed houses
- 10 10 x 2 bedroomed bungalows

Digby – 29 homes:

- 15 x 3 bedroomed houses
- 14 x 2 bedroomed bungalows

Dorrington – 33 homes:

- 4 x 4 bedroomed houses
- 15 x 3 bedroomed houses
- 14 x 2 bedroomed bungalows
- 1 x 3 bedroomed bungalow

Over the past 5 years, the stock of social rented homes has produced 82 vacancies, as follows:

Martin:

- 18 houses
- 40 bungalows
- 0 flats

Timberland:

- 6 houses
- 4 bungalows

Digby:

- 0 houses
- 3 bungalows

Dorrington:

- 8 houses
- 3 houses

An average of 16 vacancies per year will provide reasonable opportunities for meeting priority housing. However, the turnover of properties in Martin parish is above average, which may reflect the high proportion of social rented homes in this location.

- **Private rented homes**

The private rental market in the area is relatively small. At the time of 2011 census, there were 90 privately let properties in the 4 parishes. Currently, there are only three properties being advertised for rent:

- Two executive type properties in Timberland, with rents in excess of £1,000 per month.
- One 2 bed roomed house in Timberland, available at a rent of £425 per month.

The Valuation Office Agency publishes an annual report on local rent levels, and this indicates that, for the year ended September 2013, the median monthly rents for properties in North Kesteven were:

- 1 bed roomed £385
- 2 bed roomed: £475
- 3 bed roomed: £550

For people who claim Housing Benefit to help meet their housing costs, the Local Allowance is fixed at a level which aims to ensure that 30% of properties for rent are affordable. The monthly Local Allowances for rented properties in the Lincoln area (which includes North Kesteven District) are:

- 1 bed roomed £323
- 2 bed roomed: £397
- 3 bed roomed: £457

Of the 10 survey respondents who indicated an affordable housing need, 2 live locally in private rented accommodation, which they describe as too expensive.

SOURCE: GOV.UK

Housing Needs Survey Analysis

• Survey Publicity, Distribution and Response

The survey ran from 3rd – 28th February 2014. Community Lincs' standard Affordable Housing Needs Survey Questionnaire was used for this survey, and this, together with a covering letter were delivered to all every household in the four parishes. Residents were invited to return completed questionnaires using a Freepost envelope provided, or to complete a questionnaire on line.

There were a total of 147 responses received (50 from Martin parish, 36 from Timberland, 37 from Digby and 24 from Dorrington). The overall response rate was 15%.

• Analysis of Housing Need

Affordable housing is defined as housing for local people whose needs cannot be met on the open market. Usually provided by a housing association or local authority, it can include homes for rent or shared ownership.

The survey questionnaire invites respondents to indicate whether they or any other member of their household is in need of affordable housing. If so, they are asked to indicate which of the following types of housing need apply:

- Current accommodation is too small
- Current accommodation is unsuitable for physical needs
- Current accommodation is too far from work
- Need to live closer to carer or to provide care
- Legal reasons (end of relationship, end of tenancy etc.)
- Current accommodation is too large
- Current accommodation is too expensive
- Want to leave parental home/live independently
- Need to live closer to family
- Other

- **Households in Housing Need of Affordable Housing**

9 respondents completed Part B of the survey questionnaire, to indicate that members of their household were in need of affordable housing. The following table summarises their details, and the type of accommodation required:

Reference	Household Details	Local Connection	Housing Need	Timescale	On NKDC Housing Register?	Recommendation		
						Type	Size	Tenure
4	Family with 3 children	Former resident with immediate family in the parish.	Need to live closer to family.	Immediate	No	House	3 Bed	Rent
8	Family with 2 children	Resident 2 years	Current accommodation is too small and too expensive.	1 – 3 years	No	House	2 Bed	Rent
10	M 60+	Resident 5+ years	Current accommodation is too large.	1 – 3 years	No	Bungalow	2 Bed	Rent
15	M 26 - 59	Resident 5+ years	Want to leave parental home and live independently.	Immediate	No	House	1 Bed	Rent

Reference	Household Details	Local Connection	Reason for Needing to move	Timescale	On NKDC Housing Register?	Recommendation		
						Type	Size	Tenure
21	M 26 - 59	Resident 5+ years	Want to leave parental home and live independently.	1 – 3 years	No	House	1 Bed	Rent
28	F 60+	Resident 4 years	Current accommodation is too large, too expensive and unsuitable for physical needs.	1 – 3 years	Yes	Bungalow	2 Bed	Shared Ownership
32	F 26 - 59	Resident 5+ years	Current accommodation is too large and too expensive.	1 – 3 years	No	Bungalow	2 Bed	Shared Ownership
33	Family with 1 child	Resident 5+ years	Current accommodation is too small.	Immediate	No	House	2 Bed	Shared Ownership
35	Family with 2 children	Resident 5+ years	Current accommodation is too small.	1 – 3 years	Yes	House	3 Bed	Rent

NKDC Housing Register

In conjunction with the Housing Needs Survey, North Kesteven DC undertook a separate survey of Housing Register Applicants who don't live in the settlement cluster (and so who would not have received the Housing Needs Survey Questionnaire), but who had recently either bid for a property there or had selected one of the villages as their first choice area for rehousing.

Of 88 applicants included in the NKDC survey, 6 responded to confirm that they would like to live in one of the villages. However only 1 has indicated that they have a strong local connection – in this case to Digby. The property required by this applicant is a 3 bed roomed house.

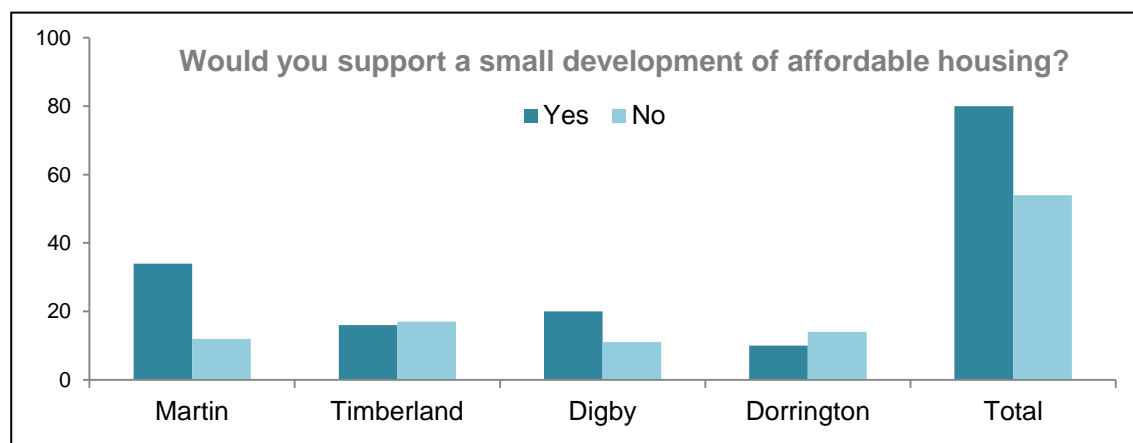
Summary of identified affordable housing needs:

Including the Housing Register applicant referred to above, the aggregate of housing needs identified is as follows:

10	For Rent			For Shared Ownership		
	1 Bed	2 Bed	3 Bed	1 Bed	2 Bed	3 Bed
House	2	1	3		1	
Bungalow		1			2	

Community support for affordable housing:

The Survey Questionnaire asked residents “Would you support a small development of affordable housing in the parish, built to meet the needs of local people? There were 134 replies to this question – 80 respondents (60%) said “yes”, and 54 (40%) said “no”. Analysis of the response from each parish is shown in the table below:



Appendix – Comments from Respondents

Respondents were also invited to submit comments about the survey or housing need within the parish. The following 49 comments were received:

Comments from Martin residents:

- If you build more houses please ensure the village infrastructure is increased to cope with school places, G.Ps, shops and buses etc.
- Previous affordable housing in Penny Lane has not been allocated to people with local connections. I would only be in favour of this was a clear + real need + allocation.
- It's a great pity that our society, under Margaret Thatcher deemed it necessary to sell off the affordable housing which had been available for decades i.e Council Housing. Governments and councils should be re assuming responsibility for meeting this kind of housing need.
- To build further housing in a small rural village such as Martin would be a ridiculous idea. There are not sufficient amenities/shops to sustain further development. Existing new build developments remain unsold for years on, whilst historically Martin private residents take an age to sell it at all. The village is essentially a main road connecting Metherringham to Woodhall Spa.
- Site and style of any development in or near village is of paramount importance, in order to fit in with the way of rural life which is enjoyed by present residents.

- We have already had housing built locally. There are not enough school places/amenities etc to sustain and there is a lot of unsold housing within the village.
- The parish of Martin has already had an estate of affordable housing created. I don't feel there is adequate infrastructure in the village to support any more housing at this time. This goes for any housing not just affordable.
- My first thoughts are that the council need to consider whether they are satisfactory managing to offer a service to current residents. I particularly think not. My council Tax gives me nothing to shout about and I really truly believe that the council needs to address these issues in the first instance before increasing and expanding the popularity of any parish. Get the roads, refuse collection, street lighting and signage sorted before making a mess of more estates.
- Whilst there is a recognition of the lack of affordable housing across many parts of the UK, local councils and authorities had been guilty of "ghetto ising" many areas of social housing putting problem families and/or people on benefits into them. We need to return to the policy after where council houses were offered to those in work. the current policy based on entitlement has to be replaced with personnel responsibility.
- 2 bedroom semi-detached houses for young people with a young family.
- Feel free to build more homes but we need more shops and things on our door stop without needing to catch a bus before more homes.
- Not enough properties in the parish. Very old and not modernised. Our home is newly built though but really is too small with another child on the way. Just not enough properties like ours.
- I believe we have enough local authority houses within our parish and so would not support more.

Comments from Timberland residents:

- Currently there is no shortage of housing available in this area. The locality is littered with For Sale signs, the problem is borrowing the money whether the house is affordable or not. Furthermore village curtilages should be sacrosanct.
- Any new building (affordable or otherwise) should only be constructed if at the same time the drainage and sewage pipework is updated. The present facilities cannot cope with current demands let alone future ones.
- Our parish is lovely and small. WE DO NOT want any development in our area. especially "affordable housing" it reduces the value of our properties. And would encourage foreign migrants which we do not want. If we stop building to accommodate them they should stop bleeding our country dry.
- Affordable housing needs to be just that - affordable. We have no problem in new developments as long as the effects on other services are taken into consideration ie Drains, water, electric schools etc and something is done about it.
- In a few years my children will need affordable housing. I think the developments should be small not big estates, just one or two dwellings dotted in gaps.
- It is important to have a number of small developments in various villages rather than slightly larger developments.
- Timberland is a small village and we like it as it is. The village has had some development over the last 25 years including 2 estates.
- Timberland is a very pleasant rural village and its idea in its present state and any development would destroy the way present existing rural atmosphere would be destroyed particularly the influx of residents used to a large commercial atmosphere; a small development could be a one foot in the doorway to an ever expanding estate type of dwellings and in some cases undesirable neighbours and crime and interference from yobbo types.

- Timberland has a shortage of housing.
- We support anything that is beneficial for the people of Timberland or those who have strong links to it. However, question A4 is vague. What is the definition of small? Will this mirror exactly the number of 'needy' responses or will there be a smaller or greater number of houses built?
- I have no requirement for affordable housing but feel it is important to build in rural villages to help young people stay in local community to keep villages thriving and maintain a local economy.
- Although at present this does not affect us personally, We feel it is very important to provide affordable homes in rural areas.

Comments from Digby residents:

- This is a nice unspoilt village we do not need any more housing, I myself have lived here all my life.
- Infrastructure of the village is not sufficient to support additional residents (no shops, transport youth facilities etc) We do not agree with your definition of "affordable housing". This survey is about Social housing and should be labelled as such regardless of stigmatisation.
- There is no need for any more housing in Digby Parish. There is already plenty of affordable housing at the Hurn and Chestnut. The village has too much traffic as it stands.
- Digby village is in my opinion unsuitable for this type of housing. No amenities (shop or Doctors) Affordable housing should be provided in larger villages where the extra housing can be more easily absorbed and where facilities and amenities are much better. Any form of development in Digby social would spoil what is essentially a small village. In addition the roads in the village are narrow and windy and would struggle to deal with extra traffic as well as being unsafe for more traffic.

- Drainage in the village has difficulty coping with present housing. Further development could well increase flooding risk.
- There is a need for one bed flats to help people on low incomes avoid the so called Bedroom Tax.
- This parish has accepted more than it's share of affordable housing over the years and doesn't require any more.
- More council houses are needed for local families and bungalows for the elderly, for local people.
- Keeping the younger generation within the village would encourage the Shop and Post Office to re-open.
- This is a good survey and I hope I can help, by providing sites for static homes or otherwise.
- Affordable housing should be built nearer to possible work locations such as Lincoln, Sleaford or Grantham. This minimises costs for transport to and from work (Public transport in the proposed area is limited) travel to medical facilities, recreational facilities and shopping facilities to name but a few.
- I would be in favour of a small development for local needs only. 5/6 houses. This would help to keep the school open and life in the village but there is no shop or post office. Before any development the utilities/services need up grading as the village is subject to flooding. I am totally against any speculative housing for the above reasons and the whole character of Digby would be ruined.
- What a waste of time and money.
- Although this is not in my parish, it needs to be addressed. Excessively high results for greedy landlords who are not checked mean that two of my grown up children in Lincolnshire are really struggling to pay the rents they are asked to pay. The chance of them saving for a deposit is nil. A mortgage would be much cheaper than rent!

Comments from Dorrington residents:

- Area in need of retirement complex for independent living.
- The village has a good balance of local authority housing at present. Sewage system would not be sufficient to cope with more developments.
- Dorrington is not suitable for further development as there are no facilities and transport.
- The nature of these questions encourages replies from only those with land to develop or a housing need. I can only assume a bias response is the intended outcome.
- If planning permission was given for land between No 59 Sleaford Road, Dorrington and No 69 Sleaford Road Dorrington this would free up two starter homes into the local area.
- Thank you for asking for my opinion.
- There have already been affordable homes built in Timberland and some of them have been bought by incomers and second home owners, not local people.
- Form needs clarification.
- Whilst affordable housing is a need in Dorrington any development should be in accordance with the Village Plan for only linear development, eg not estate or new roads.
- As I grew up in the village attending the village school between 1968-1974, I note the fact that the fellow pupils I went to school with during this time have mainly moved away from the village probably this was what they wanted to do, but I think it would be very difficult for local people today, to work locally and be able to purchase local property, solely out of the income from local employment.

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