

# Local Affordable Housing Need Survey

## Analysis Report

Kirkby La Thorpe Parish

Survey Period: October – November 2009



**1.0 Introduction**

**2.0 Survey Process**

**3.0 Questionnaire Analysis**

**4.0 Eligibility of respondents for Affordable Housing**

**5.0 Conclusions**

**6.0 Recommendations**

**Appendix 1 - Affordable Housing Definitions**

## 1.0 Introduction

This survey was undertaken between October and November 2009 to assess whether there was a need for an affordable housing scheme in the Parish.

## 2.0 Survey Process

### **Road-show**

The road-show event was held during the period of the questionnaire consultation. The aim was to provide residents with information on the survey process and the different types of affordable housing available, and to help inform decisions on involvement in the survey process.

### **Questionnaire (see Appendix 2)**

The questionnaire was designed by North Kesteven District Council, taking into account best practice from nationwide Rural Housing Enabler survey activity.

Questionnaires were distributed by hand to all households in Kirkby La Thorpe. A postal return was used to retain individual anonymity. All questionnaires were distributed with pre-paid return envelopes. 132 (30%) of questionnaires have been returned.

### 3.0 Analysis

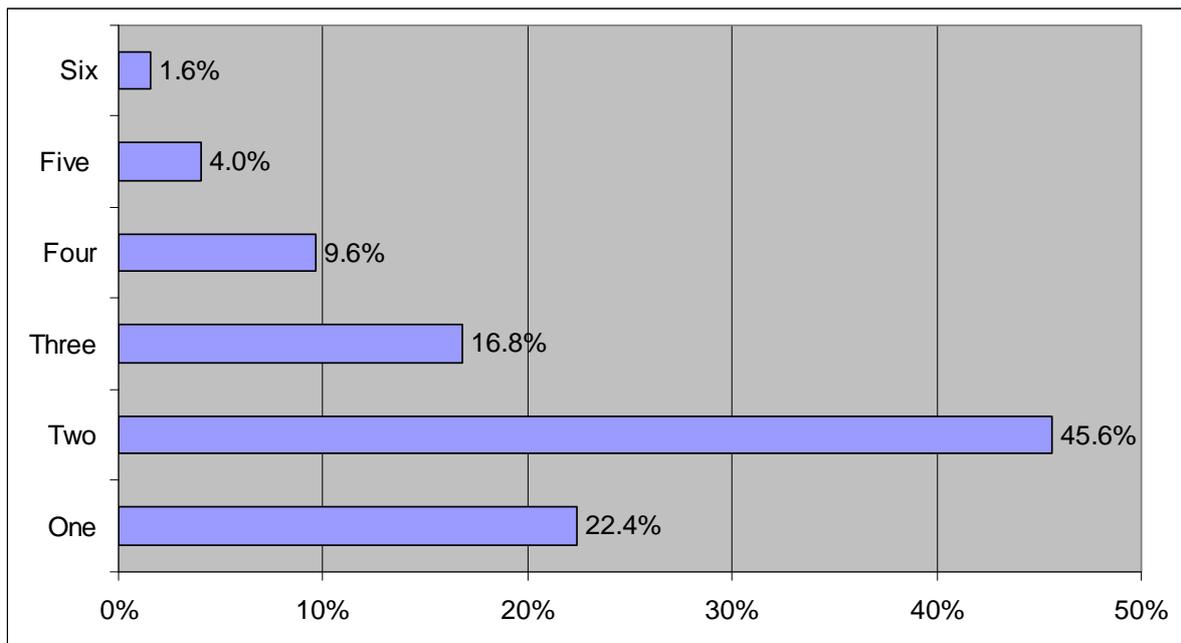
This section is a summary report that outlines the responses received from the Kirkby La Thorpe Parish Housing Needs Survey.

A total of 132 surveys were returned, which is a small sample base, therefore caution should be used when applying results to a wider population.

#### You and Your Household – Current Living Arrangements

##### 1. How many people live in your home?

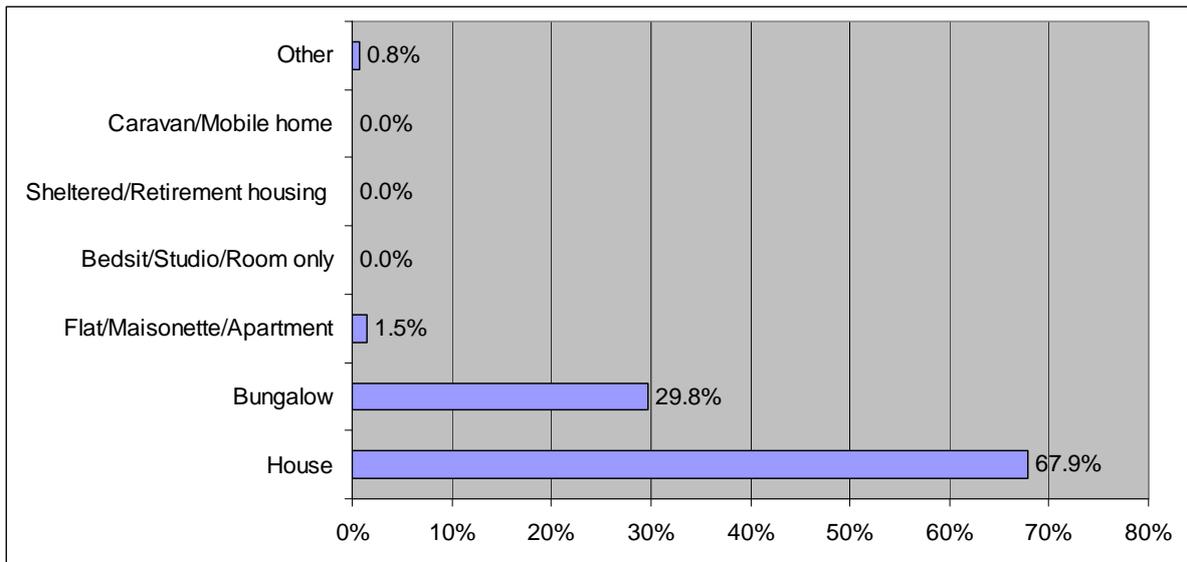
Almost half of those who responded lived in a two person household (45.6%, 57n). Just under a quarter of those who responded lived in a one person household (22.4%, 28n). 16.8% (21n) of respondents lived in a three person household, 9.6% (12n) lived in a four person household, 4.0% (5n) lived in a five person household, and 1.6% (2n) lived in a six person household. The graph below provides a summary of the results:



**Figure 1: Number of people living in home (125n respondents)**

##### 2. How would you describe your home?

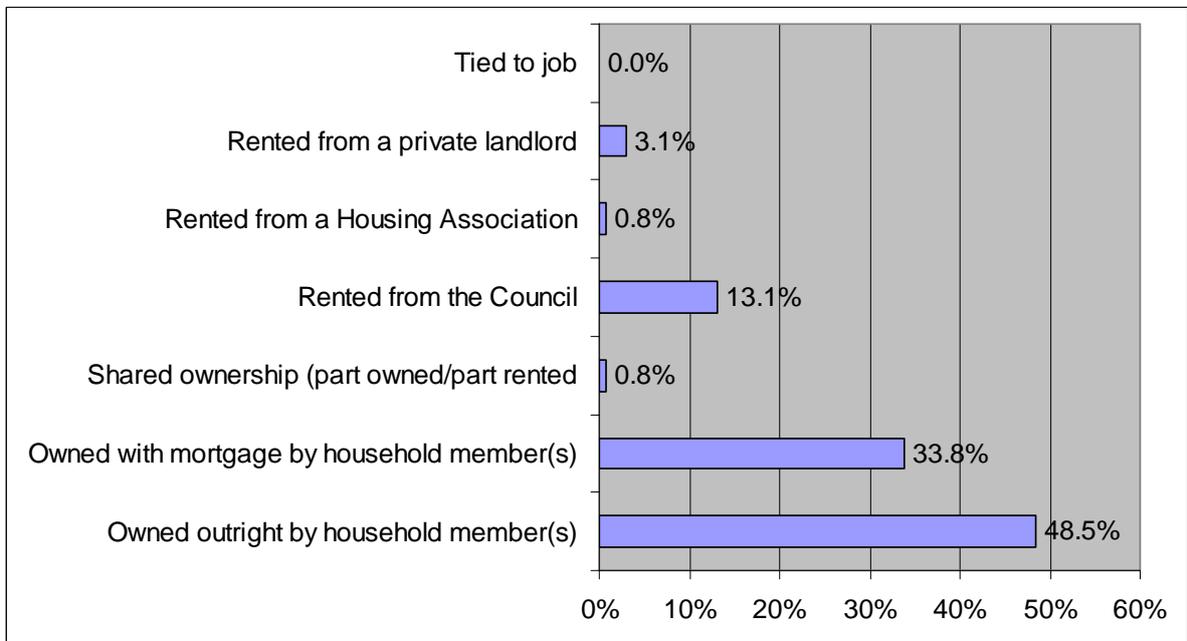
Most respondents described their current home as a house (67.9%, 89n). The second most common home was a bungalow (29.8%, 39n), followed by a flat/maisonette/apartment (1.5%, 2n). No respondents lived in a caravan/mobile home, sheltered/retirement housing or a bedsit/studio/room only. One respondent stated they lived in another type of home which was not listed; this was a chalet style home. The following graph provides a summary of the responses:



**Figure 2: Type of home currently living in (131n respondents)**

3. What type of ownership is your home?

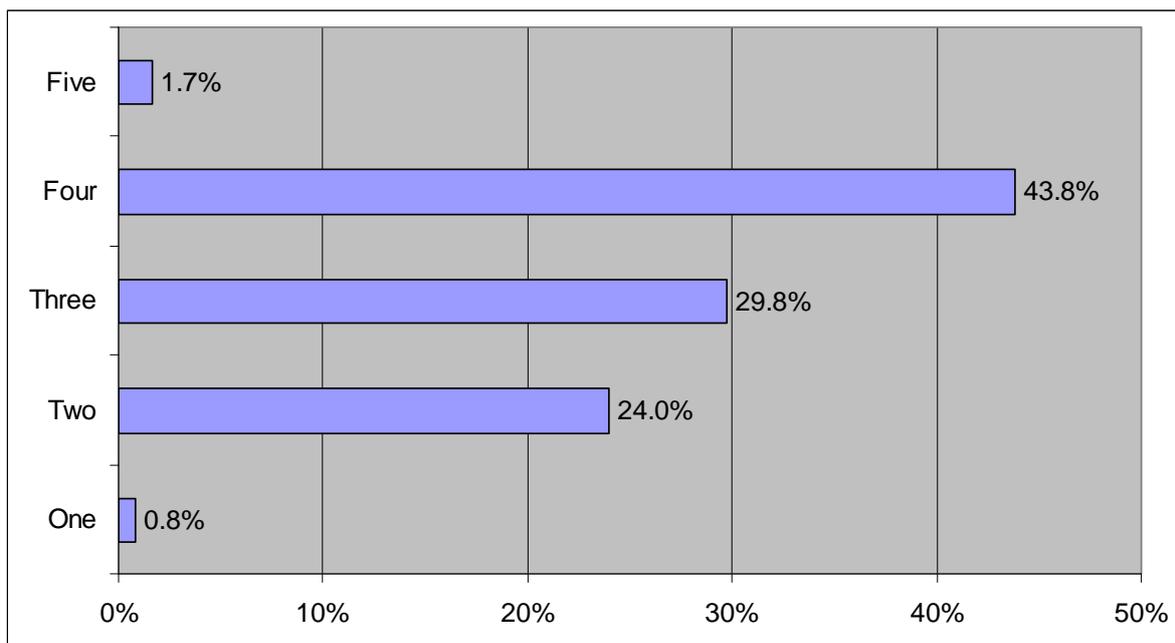
Almost half of the respondents, or members of their household (48.5%, 63n), owned their house outright with a third (33.8%, 44n) owning their house with a mortgage. 13.1% (17n) rented from the council, 3.1% (4n) rented from a private landlord and 0.8% (1n) rented from a housing association. 1 respondent (0.8%) had shared ownership on their home, and none of the respondents' homes were tied to their job. The graph below provides a summary of the results:



**Figure 3: Type of ownership of current home (130n respondents)**

4. How many bedrooms does your home have?

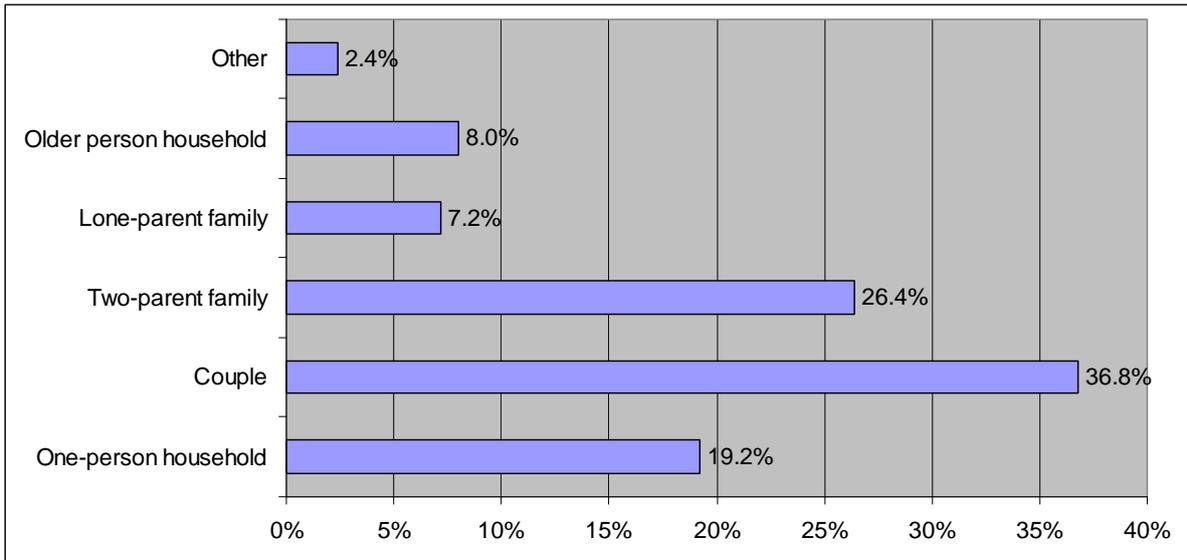
Most of the respondents (43.8%, 53n) had four bedrooms in their current home, followed by 29.8% (36n) with three bedrooms, 24.0% (29n) with two bedrooms, 1.7% (2n) with five bedrooms, and 0.8% (1n) with one bedroom. The graph below provides a breakdown of the results:



**Figure 4: Number of bedrooms in current home (121n respondents)**

5. What type of household are you?

Over a third of respondents (36.8%, 46n) lived as part of a couple in their current household and just over a quarter of respondents (26.4%, 33n) were part of a two-parent family. 19.2% (24n) of respondents lived alone, 8.0% (10n) lived as part of an older person household, and 7.2% (9n) were part of a lone parent family. The graph below provides a summary of the results:



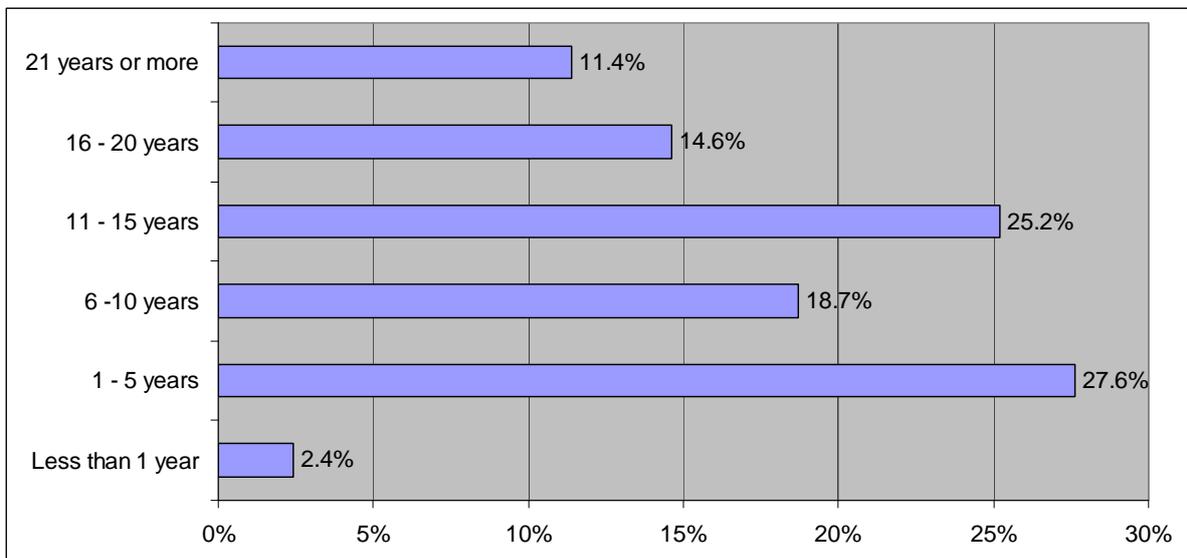
**Figure 5: Type of household currently (125n respondents)**

3 respondents (2.4%) stated that they lived as part of a different type of household, these are listed below:

- a. "two and two parent families"
- b. "married couple"
- c. " two disabled adults, 4 children aged 15-25"

6. How many years have you and your household lived in the Parish?

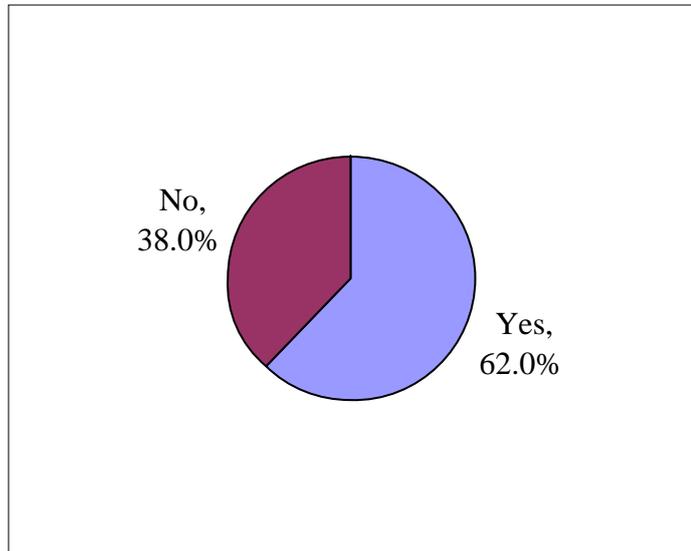
Over a quarter of respondents (27.6%, 34n) stated that they had been living in this Parish between 1 and 5 years, and a quarter (25.2%, 31n) had been living in this Parish between 11 and 15 years. 18.7% (23n) had been living in this Parish between 6 and 10 years, and 14.6% (18n) between 16 and 20 years, 11.4% (14n) had been living in this Parish for over 21 years, and just 2.4% (3n) for less than 1 year. The chart below provides the results to this question.



**Figure 6: Time living in parish (123n respondents)**

7. Would you be in favour of an affordable housing development in your Parish?

The majority of respondents (62%, 75n) said that they would be in favour of a development of affordable housing for local people within their parish if there was a proven need, and the remaining 38% (46n) said that they would not be in favour of this.

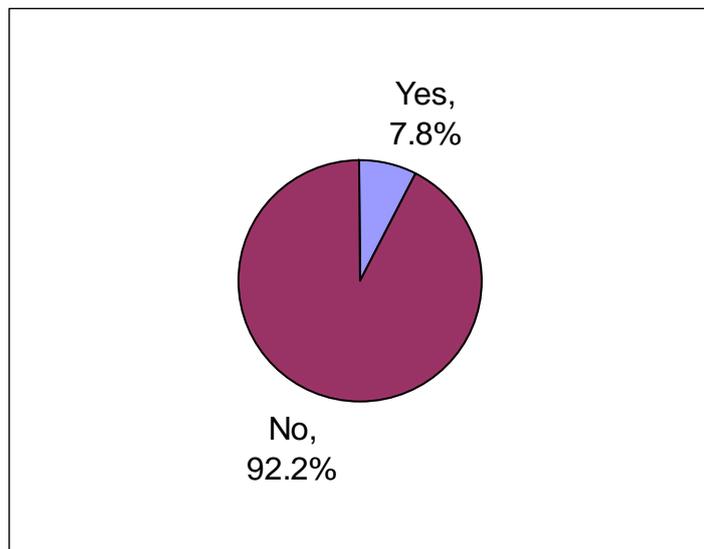


**Figure 7: In favour of affordable housing development (121n respondents)**

**You and Your Household – Help to make your home more suitable**

8. Physical adaptations needed

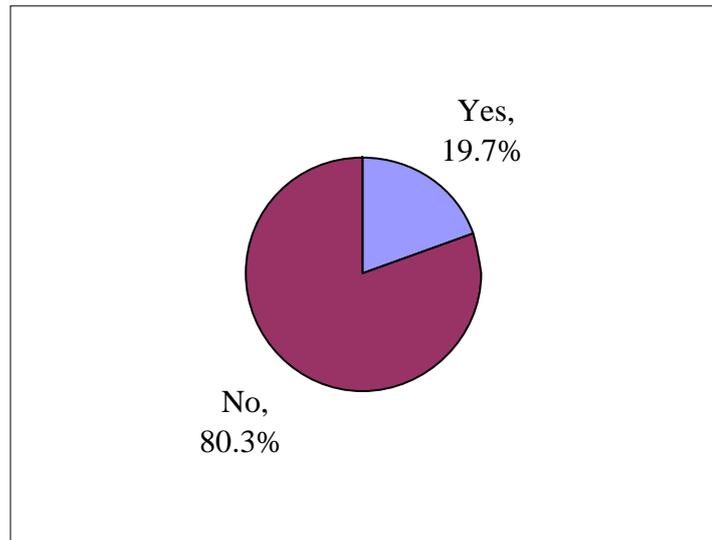
7.8% (10n) of respondents felt they needed physical adaptations carried out to their property to make their life easier; and (92.2%, 118n) did not.



**Figure 8: Adaptations needed (128n respondents)**

## 9. Heating your home

19.7% (25n) of respondents were finding it difficult to heat their home due to lack of insulation or an inadequate heating system and that they could benefit from new central heating, loft or cavity wall insulation, however the majority of respondents (80.3%, 102n) said were not finding it difficult to heat their home.



**Figure 9: Heating your home (127n respondents)**

10. Financial assistance to improve home

A small proportion of respondents (4.8%, 6n) felt that their home was in disrepair or had health and safety hazards and that they needed financial assistance to improve their home, however, most respondents (95.2%, 120n) did not think this.

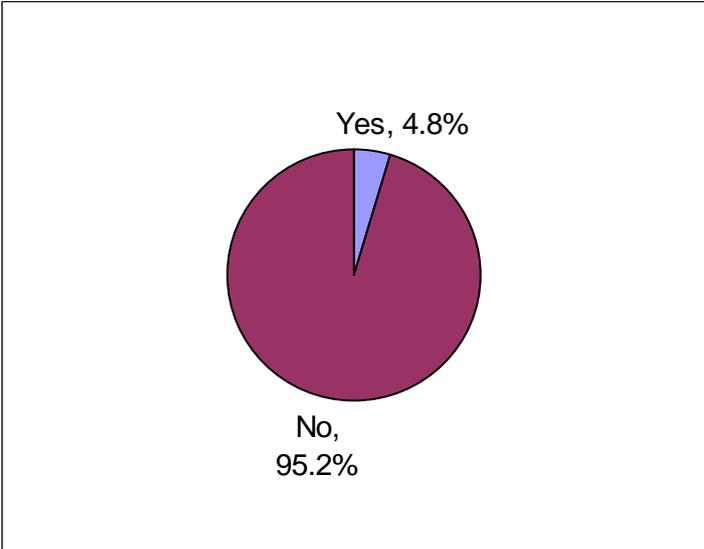


Figure 10: Home improvements (126n respondents)

You and Your Household – Housing Needs

11. Everyone in the household need to move together in the next two years

7.1% (9n) of respondents stated that everyone who lives in their house needed to move together from their home in the next two years, and the majority (92.9%, 117) did not need to move.

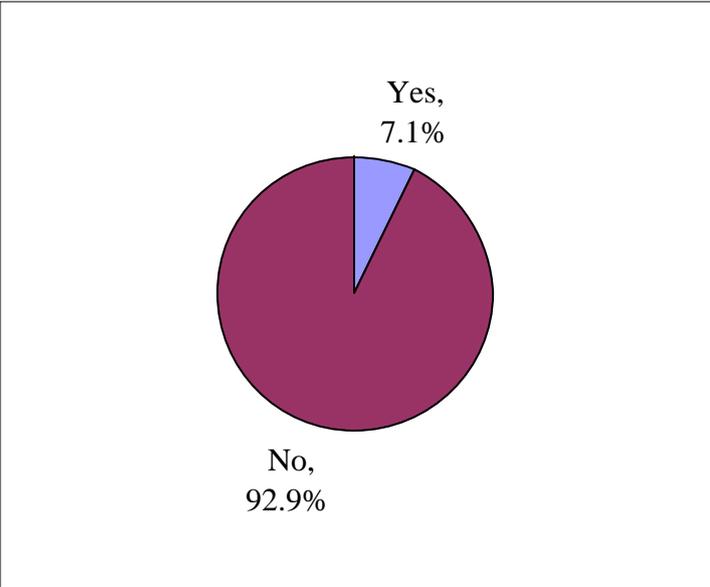


Figure 8: Household moving (126n respondents)

12. Someone in the household need to move in the next two years

8.1% (10n) of respondents noted there was someone who was living with them who needed to move to alternative accommodation in the next two years separately from the rest of the household, and the majority (91.9%, 114n) noted that there was not someone needing to move.

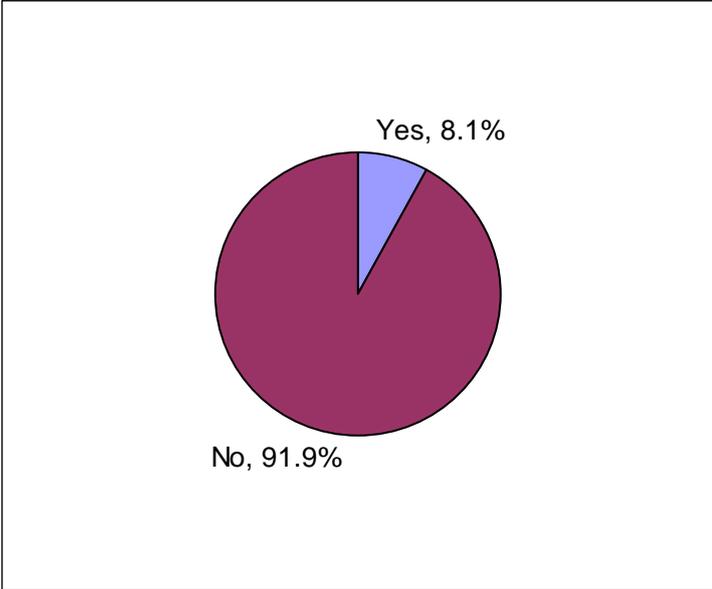


Figure 9: Someone moving (124n respondents)

13. Someone from family moved away from the Parish in last five years due to difficulties finding a suitable home locally (family means children, parents, brothers and sisters)

3.2% (4n) of respondents noted that someone from their family had moved away from the parish in the last five years due to difficulties in finding a suitable home locally, and the majority (96.8%, 122n) noted that no-one from their family had moved away.

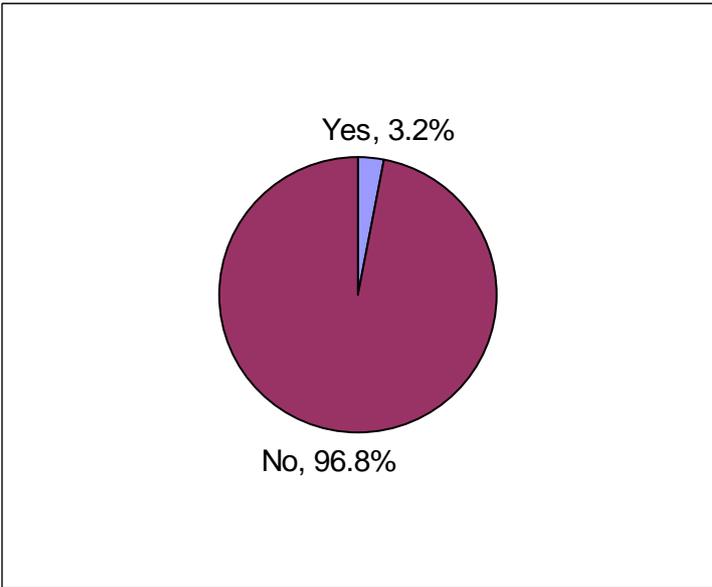


Figure 10: Household moving (126n respondents)

14. Require new accommodation in the parish within the next three years.

Out of those respondents who answered 'Yes' to either Q11 or Q12, 18 respondents noted that they required new households in the next three years. The table below shows the number of people who will be living in those household(s).

<b>Table 1: People in each new household (18n respondents)</b>		
<b>People in Household</b>	<b>Household 1 (n)</b>	<b>Household 2 (n)</b>
One	2	4
Two	6	2
Three	3	1
Four	-	-
Five	-	-
Six	-	-

15. Type of ownership for each new household

For those respondents who noted they would require a new household, they outlined the type of ownership they would need. This is summarised in the table below.

<b>Table 4. Ownership needed for new household(s) (25n respondents)</b>		
<b>Ownership</b>	<b>Household 1 (n)</b>	<b>Household 2 (n)</b>
Owner occupied	9	2
Private rent	1	4
Council rent	1	2
Housing association rent	1	2
Housing association shared ownership	1	1
Housing association intermediate rent	-	1

16. Type of accommodation for each new household

For those respondents who noted they would require a new household, they outlined the type of accommodation they would need. This is summarised in the table below.

<b>Table 3. Accommodation needed for new household(s) (21n respondents)</b>		
<b>Accommodation</b>	<b>Household 1 (n)</b>	<b>Household 2 (n)</b>
Semi-detached house	5	2
Detached house	3	-
Terraced house	-	1
Flat or maisonette	1	1

Bedsit or studio or room only	1	2
Bungalow	3	-
Sheltered housing	1	-
Other	-	1

17. Number of bedrooms needed for each new household

The table below provides a summary of the number of bedrooms needed for each new household.

Number of Bedrooms	Household 1 (n)	Household 2 (n)
One	1	3
Two	3	3
Three	5	-
Four	2	-
Five	-	-

18. Where is the accommodation required?

Respondents were asked where the accommodation needed to be located. The table below provides the overall results.

Location	Household 1 (n)	Household 2 (n)
In Kirkby La Thorpe itself	4	1
In the Sleaford part of the parish	7	5
Outside the District	2	2
Elsewhere in the District	2	3

Where respondents had indicated that accommodation is required elsewhere in the district they were asked to state where. 3n responses were received and are as follows:

- “Anywhere affordable, suitable and practical”
- “Lincoln student accommodation”
- “Anywhere but Sleaford”

19. Main reason for moving

Respondents were asked to state their main reason for needing to move. The table below shows the responses.

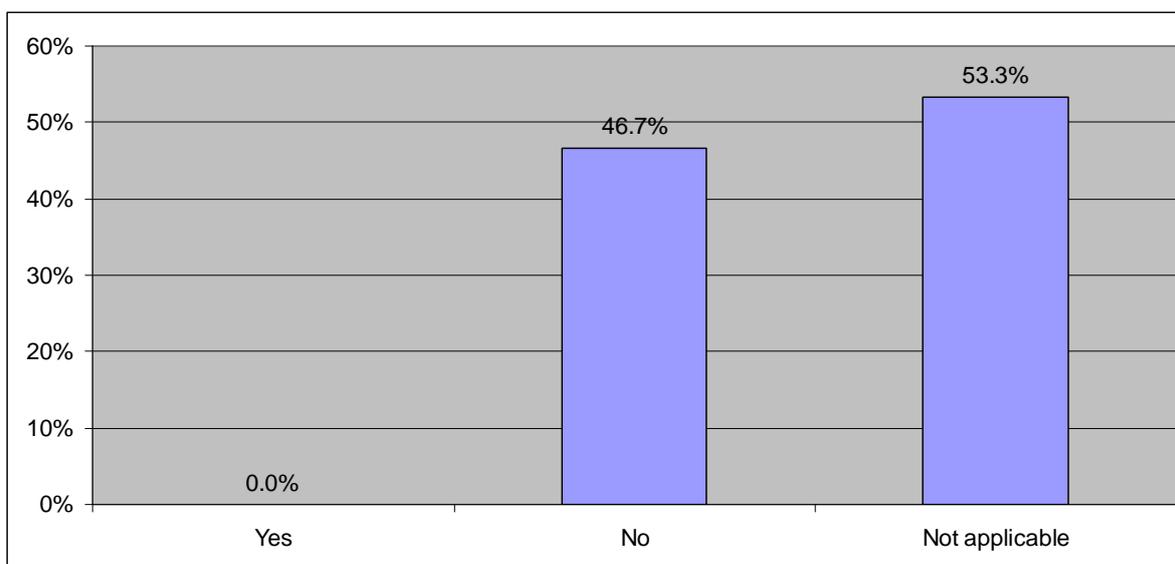
<b>Reason for moving</b>	<b>Household 1 (n)</b>	<b>Household 2 (n)</b>
Need larger accommodation	2	-
Need smaller accommodation	1	-
Need physically adapted accommodation	2	-
Need cheaper home	1	-
Need to be closer to employment	2	-
Need to be closer to a carer or dependant to give or receive support	1	-
Son or daughter setting up home	1	5
Other	2	2

The 4n respondents who stated 'Other' gave the following reasons:

- "Son and daughter in-law and child need home of their own"
- "My mother is going to care home for winter as my house is too cold for her"
- "Son is student a Lincoln"
- "Because of town developments that will have negative impact. e.g. Tesco, new road through the Rec etc"

20. Are the households registered separately on the North Kesteven housing waiting list?

Respondents were asked that if more than one household would be formed, whether they were registered separately on the North Kesteven housing waiting list. Just over half of the respondents (53.3%, 8n) indicated that this was not applicable to them, and the remaining 46.7% (7n) indicated that the households are not registered separately on the North Kesteven housing waiting list. No respondents indicated that they were registered separately. The graph below provides a summary of the results:



**Figure 11: Household moving (15n respondents)**

21. If physical adaptations were needed, would you be able to stay in your house if the Council carried out adaptations to the property?

Out of those respondents need physically adapted accommodation, exactly 50% of the respondents who responded to this question (4n) said that it would be possible for them to remain in their current home if the Council could carry out adaptations to their property, and 50% (4n) said that they would not be able to.

22. If the new household(s) intends to rent, what would the household be able to pay?

<b>Table 7. Level of rent (10n respondents)</b>		
<b>Rent cost</b>	<b>Household 1 (n)</b>	<b>Household 2 (n)</b>
Under £50 pw / £215 pm	1	1
£51 to £60 pw / £216 to £260 pm	1	2
£61 to £70 pw / £261 to £300 pm	-	-
£71 to £80 pw / £301 to £350 pm	-	1
£81 to £90 pw / £351 to £390 pm	1	2
£91 to £100 pw / £391 to £430 pm	1	-
£101 to £150 pw / £431 to £650 pm	-	-
£151 to £200 pw / £651 to £865 pm	-	-
£151 to £200 pw / £651 to £865 pm	-	-
Key : <i>pw</i> – per week, <i>mp</i> – per month		

23. If the new household(s) intend to buy a property, how much could the new household pay in mortgage costs each month?

<b>Table 8. Cost of mortgage each month (5n respondents)</b>		
<b>Mortgage cost (pm)</b>	<b>Household 1 (n)</b>	<b>Household 2 (n)</b>
Under £250	1	-
£251 to £300	1	-
£301 to £400	-	2
£401 to £500	-	-
£501 to £600	-	-
£601 to £750	1	-
£751 to £1,000	-	-
Over £1,000	-	-
Key : <i>pm</i> – per month		

24. Do you have savings for a deposit?

Out of the respondents who were looking to form a new household, just over half (55.6%, 5n) did have savings for a deposit, and the remaining 4n (44.4%) did not.

For the 4n respondent who also needed a second household, the second householder did not have any savings to contribute to a deposit.

## 25. Annual Income

Respondents were asked to indicate their total annual household income including benefits and allowances, before tax and deductions. The table below provides the results.

<b>Income (£)</b>	<b>Household 1 (n)</b>	<b>Household 2 (n)</b>
Below £10,000	4	5
£10,001 to £15,000	-	-
£15,001 to £20,000	2	1
£20,001 to £25,000	1	-
£25,001 to £30,000	-	-
£30,001 to £35,000	-	-
£35,001 to £40,000	1	-
Above £40,000	2	-

## 26. Any other comments

19n respondents provided further comments. These are reproduced below:

- “I have already sold my house”
- “I would like information on safety rails etc. for bathroom and shower room. Thank you”
- “There is lots of green land in the area which is identified for housing in the next 15 years. However there are various brown field sites in Sleaford for re-generation that should be looked at and developed first”
- “On the 16th September a member of NKDC came to visit. We did point out about the loft insulation, which we have been told the van has been on the way for the past 3 years. This is a very cold bungalow in the winter time mainly because of the type of flooring. We did request if someone could sort out the back yard as we use the mower over weeds, it was used as a market garden. We are in our 60s, we both work but we cannot afford to spend money to sort out the back yard. Certainly not when it is council property. There is a small conservatory attached to this bungalow, before we moved here the person that did show us round did say the previous tenant has put the addition to the bungalow, but the council did not tell us it was leaking when it is bad weather. It could be made very nice if it was brought up to date”
- “The village has no shop/store, no secondary school, no medical clinic, no significant employment opportunities and no readily affordable places to eat - the sole pub/restaurant is pitched at the more expensive end of the catering

market. Crucially, there is no public transport service so residents are unable to access services and facilities in neighbouring towns/villages using public transport. Given the aforementioned lack of services/facilities it would be unwise to promote further development in the village - particularly development aimed at those people who, if in need of affordable housing, would presumably struggle with meeting the cost of acquiring and running private transport in order to access services/facilities in neighbouring towns/villages”

- “In response to question 10, I would like a new kitchen. My husband is in a nursing home”
- “I am an older mum with children visiting in the university holidays. My daughter is at university and I have to put her up from time to time. I also have a son of 13 years (he lives with dad). I ideally would like two beds because of my children”
- “Why can’t you stop building everywhere and leave the countryside as it is unspoilt. There must be enough empty terraces about for the council to buy and rent out if the need arises for local people to stay where they have lived since birth. On the other hand stop encouraging people to have more than two children, educate them that we need land to grow food for the population that already reside in this country”
- “I am carer for my mother who came to live with us two years ago. Because my house is single glazed she is going to a care home for the winter as she is too cold here. This is at a cost of £500 per week (she has capital) I would ideally love to build a 'granny annexe' here and would welcome any support from this - she would be happy to contribute financially”
- “In response to question 7, ‘would you be in favour of development of affordable housing for local people within your parish if there was a proven need’ - only if it goes to local people”
- “Night storage heating is neither efficient or economical”
- “We have lived here since 1997 and are still awaiting basic repairs to the house. The council have elected not to do any further adaptations/repairs because of money already spent and anti-social behaviour problems from neighbours, finding it a solution to put us on the housing list. We are still awaiting suitable alternative accommodation after several years. Please note that we requested replacement of loft insulation some years ago instead of which tatty and disintegrating insulation was re-laid. The house, especially upstairs is very draughty and cold (particularly in windy weather) in winter, hot in summer. Insulation would be very helpful. We cannot decorate or lay carpets because of repairs which need doing of which NKDC is already aware”
- “I have been on the mutual exchange list for about 8 years but various reasons (usually the small size of rooms) no-body is willing to swap. I have just gone through the social services process and they can’t help me with having a level access shower fitted because I want to move from the area to be nearer my family on the other side of Sleaford. It’s got to be one or the other”
- “Can’t wait to get out of Sleaford, it's being ruined!”
- “Kirkby La Thorpe is a beautiful, quiet and pleasant village. The idea of affordable housing being created here or any further building project is a

dreadful idea. We already have the power station planned which is an awful thought. If anything, provide something useful such as the post office and village shop which we lost”

- “We do believe that allowing the construction of straw fired power station will be significantly detrimental to the parish due to the increased volume of heavy traffic and concerns regarding the general environmental impact”
- “I would like some more information on housing renewal grants and loans regarding level access shower”
- “I do not wish to participate in this survey as I am sick and tired of houses being built with all mod cons etc for those on benefits. Such as the ones behind the police station that are even equipped with sheds, water butts and Sky TV!!! I worked to buy my small (but its mine) house and would love to be able to have a beautiful new house given to me for small rent. No doubt they will be trashed in time. It's about time the council asked the residents affected before granting permission to build houses that overlook my home and block views etc”
- “Low cost housing is one way of introducing children to the village to help keep the school alive and to keep the church Sunday school successful. More housing will help keep the Queens head going”

## Profile of respondents

	No. of respondents	% of respondents
<b>Gender</b>		
Male	42	42.4%
Female	57	57.6%
<b>Age</b>		
16 - 24	2	1.9%
25 - 34	5	4.6%
35 - 44	22	20.4%
45 - 54	17	15.7%
55 - 64	22	20.4%
65 - 74	20	18.5%
75 - 84	17	15.7%
85+	3	2.8%
<b>Disability, illness or infirmity</b>		
Yes and affects activities	27	26.7%
No/does not affect activities	74	73.3%
<b>Ethnicity</b>		
White British	108	95.6%
White Irish	0	0.0%
White Other	3	2.7%
Mixed Background	0	0.0%
Chinese	1	0.9%
Black or Black British	0	0.0%
Asian or Asian British	0	0.0%
Other	1	0.9%
<b>Religious Belief</b>		
No religion	14	12.7%
Christian - all denominations	93	84.5%
Buddhist	1	0.9%
Hindu	0	0.0%
Jewish	0	0.0%
Muslim	0	0.0%
Sikh	0	0.0%
Prefer not to say	2	1.8%
Other	0	0.0%
<b>Sexual Orientation</b>		
Heterosexual/straight	97	91.5%
Gay/lesbian	0	0.0%
Bisexual	0	0.0%
Other	0	0.0%
Prefer not to say	9	8.5%

## 4.0 Eligibility of respondents for affordable housing

Out of the 19 respondents indicating they needed to move in the next 3 years 5 of them wanted to remain in the Parish.

In November 2009 the numbers on the NKDC Housing Register expressing interest in homes in the area was 90.

It is likely that a degree of housing need occurs within households who did not respond to the survey and therefore this report will be an under-representation of the real position. It is also likely that the identified demand for housing is mostly immediate demand and that some medium term demand has not been anticipated. On the other hand, there will be some demand identified that households will find their own solutions for or will no longer exist due to changing personal circumstances.

## 5.0 Conclusions

### AFFORDABILITY

Affordability, based on a single person on North Kesteven average earnings of £20,645, and Kirkby La Thorpe's mean average property prices for the eighteen month period to November 2009, the following table gives the income multiplier needed to buy a property.

Property Type	Average Cost (£)	Average Income (£)	Required Income Multiplier
<b>Average</b>			
<b>Detached</b>	<b>217,750</b>	<b>20,635</b>	<b>10.5</b>
<b>Semi</b>	<b>133,300</b>	<b>20,635</b>	<b>56.4</b>

NKDC policy research department assessed the median annual income for individuals in North Kesteven to be £15,291. This was broadly substantiated by talking to a local mortgage consultant, who assessed the typical joint modal average earnings as being around £25,000 - £30,000. Re-working the income multiplier for such a modal couple we get:

Property Type	Average Cost (£)	Median Joint Average Income (£)	Required Income Multiplier
Average			
Detached	<b>217,750</b>	30,582	7.1
Semi	<b>133,300</b>	30,582	4.3

There have been 11 void Council properties in the last 5 years – 6 bungalows and 5 houses, this shows the limited availability of social rented properties.

The existing level of affordable housing provision in Kirkby La Thorpe is 23 units (not including private sector housing) and it is anticipated of the 90 housing registered needs who would accept a home in the area, 11 homes could be met from void availability over the forthcoming 5 years, leaving a net Housing Register need of 79 homes.

Of those on the Housing Register for Kirkby La Thorpe, none live in Kirkby La Thorpe, 61 live in other parts of North Kesteven and 29 live outside the area giving a total of 90 potentially interested in the settlement.

## **QUESTIONNAIRE SURVEY HOUSING NEEDS**

### **Kirkby La Thorpe Questionnaire Findings**

From the Questionnaire survey there are 5 respondents with a need for an affordable home within the next 5 years, all of whom have a strong local connection who would like to live in the settlement, and thus would be potentially eligible for a home on a small affordable housing exception site, if one could be found, and developed.

It is likely that a degree of housing need occurs within households who did not respond to the survey and therefore this report will be an under-representation of the real position. It is also likely that the identified survey demand for housing is mostly immediate demand and that some medium term demand has not been anticipated. On the other hand, there will be some demand identified that households will find their own solutions for or will no longer exist, due to changing personal circumstances.

## **6.0 Recommendations**

It is recommended that the Parish Councils review this report's conclusions and then consider advancing the process to identify where local housing demand can be met in Kirkby La Thorpe, and where a shortfall remains, look to achieve a small scheme of affordable housing.

The recommended mix and tenure for a potential affordable housing site is as follows:

<b>Property needed</b>	<b>Social Rented</b>	<b>Shared Ownership</b>	<b>Total</b>
<b>1 bed flat</b>	1		1
<b>2 bed flat</b>	1		1
<b>2 bed house</b>	1		1
<b>3 bed house</b>		1	1
<b>2 bed bungalow</b>	1		1
<b>Total</b>	4	1	5

3 out of the 5 respondents stated they would like to live in the Sleaford part of the parish, 1 in Kirkby La Thorpe itself and the other would live in either part of the parish. Any call for land would cover both parts of the parish in order to determine the most suitable site for an affordable housing development. However none of the respondents highlighted as in need are registered on the housing register, they would need to join the register in order to be eligible for any potential properties that are built in the parish.

A survey of the Housing Register identified that 37 people would like to move to the village but only 4 have a local connection, 1 would like to live in the village itself and the other 3 have no preference.

This makes a total of 9 people that live in the village or have a local connection and need affordable housing.

It is hoped that actions on a way forward can be discussed. It would be useful for the Parish Council to consider the report and to respond to the following questions.

**Does the Parish Council have comments that they wish to make on the following questions, by writing back to the District Council:**

- 1) Does the Parish Council agree with the conclusions and recommendations of this 'Analysis Report'?
- 2) Does the Parish Council want to work with the District Council to provide affordable housing?
- 3) Does the Parish Council have a view on which part of the Parish they would like to see development in?

### **Appendix 1 - Affordable Housing Definitions**

North Kesteven District Council defines those in need of Affordable Housing as those households whose cost of housing, either to rent or buy, is more than 25% of net household income.

There are two main types of affordable housing:-

**Social Rented:** Provided by a Housing Association or Council, and offering assured tenancies which provide security of tenure, subject to tenancy conditions. Rents are fixed according to a Government calculation taking into account local earnings, property size and prices.

**New Build HomeBuy (formerly Shared Ownership):** This is where, a purchaser from the Housing Register/ Housing Association Waiting List, would buy a percentage of a new home through a Housing Association. This would require a mortgage on the percentage owned and the Housing Association also charges a rental charge on the percentage not owned to reflect their cost of finance. Normally owners can buy an increased share of the accommodation over time, although in rural areas with populations fewer than 3,000, and grant aided by the government,

this is limited to 80% to ensure that the homes can be subsequently offered on to others on the District Council Housing Register/ Housing Association Waiting List.

**Other products available include:**

**Social HomeBuy** – for existing council and housing association tenants, to help more people buy their current homes on a part buy/ part rent basis, receiving a discount on their initial purchase. (This is not yet available in Lincolnshire, and would not be available in rural locations with a population of less than 3,000 residents.)

**Open Market Homebuy products:**

**MyChoiceHomebuy**

You can choose any home on the market and Moat Housing Association lend you between 15 and 50% of the purchase price which you pay back when you sell the property.

**OwnHome**

You can buy any property on the market and Places for People Housing Association lend you between 20 and 40% of the purchase price, which is paid back when you sell the property.

Interest is payable on the share you do not own and you may be restricted to certain mortgage lenders.

**Intermediate affordable housing** is:- Housing offered at 80% of market price or rents.

**Market Housing** is:- Private housing for rent or for sale, where the price is set in the open market.

**Housing Demand** is:- The quantity of housing that households are willing and able to buy or rent.

**Housing Need** is:-The quantity of housing required for households who are unable to access suitable housing without financial assistance.

**Rural Exception Sites**

PPG3 defines rural exception sites as ‘small, solely for affordable housing, and on land within or adjoining small rural communities, which would not otherwise be released for general market housing. The affordable housing on such sites should meet local needs in perpetuity and count towards the overall level of housing provision. The rural exception site policy applies to both allocated or windfall sites’. The document ‘Meeting Affordable Housing Needs in Rural Communities – a good practice guide’ from the Centre for Rural Development says that that re-sale of exception site housing can be prevented in settlements below 3,000 population.

It is important to emphasise though that all exception sites are based on local needs and the lettings process extends priority, but not exclusivity, to local need. There will be instances potentially in the lettings cascades where, if there are no local people available to occupy the dwelling then the property will go to a person outside of the

parish. This is because Housing Associations will not generally tolerate leaving an asset empty if there is no immediate local demand.

**Rural Departure Sites**

Planning Applications that are permitted, although they do not adhere to (they 'depart from') the Development Plan, covers settlements over 3,000 population.