

## Local Affordable Housing Needs Survey

# Analysis Report

Leasingham Parish

Conducted by North Kesteven District Council  
October 2010 – December 2010



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## 1.0 Introduction

This survey was undertaken between October 2010 and December 2010 to assess whether there was a need for an affordable housing scheme in the Parish.

## 2.0 Survey Process

### **Questionnaire**

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 Leasingham. A postal return was used to retain individual anonymity. All questionnaires were distributed with pre-paid return envelopes 30.9(%) of questionnaires have been returned.

### 3.0 Analysis

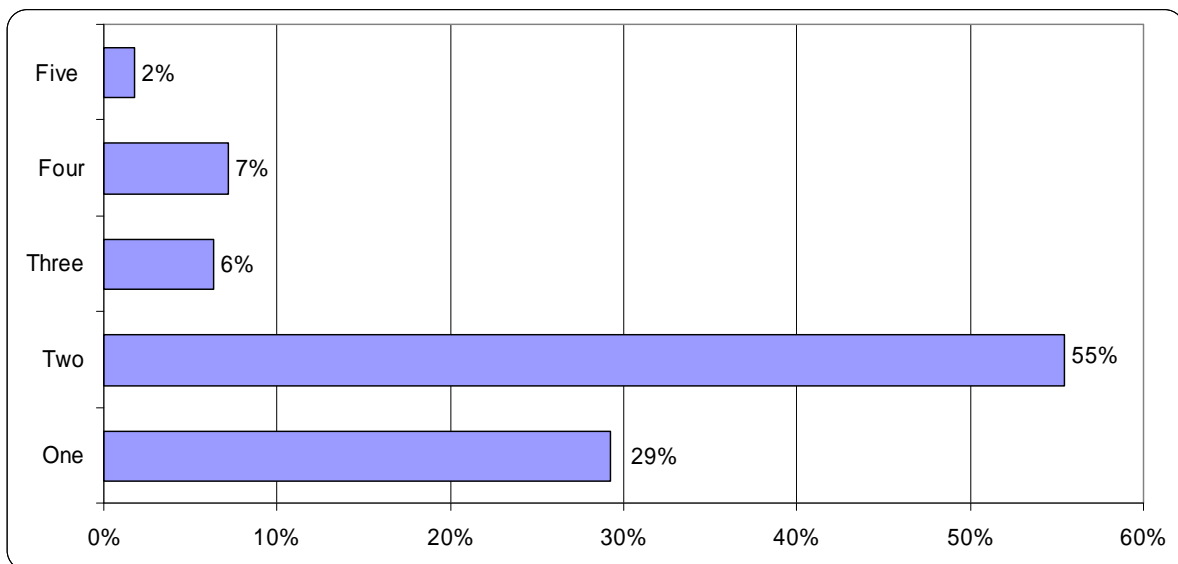
This section is a summary report that outlines the responses received from the Leasingham Parish Housing Needs Survey.

A total of 230 surveys were returned.

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

1. How many people live in your home?

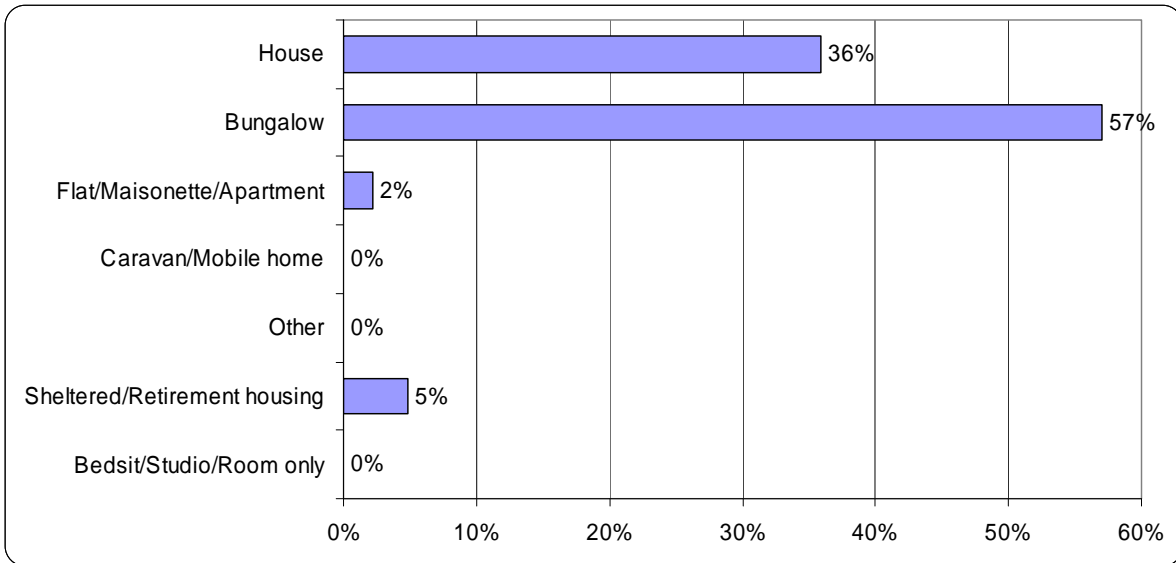
55% (123n) of respondents indicated that they live in a two person household, 29.% (65n) indicated that they live in a one person household, 7% (16n) live in a four person household, 6% (14n) live in a three person household, 2% (4n) live in a five person household. The graph below provides a summary of these results:



**Figure 1: Number of people living in home (222n respondents)**

2. How would you describe your home?

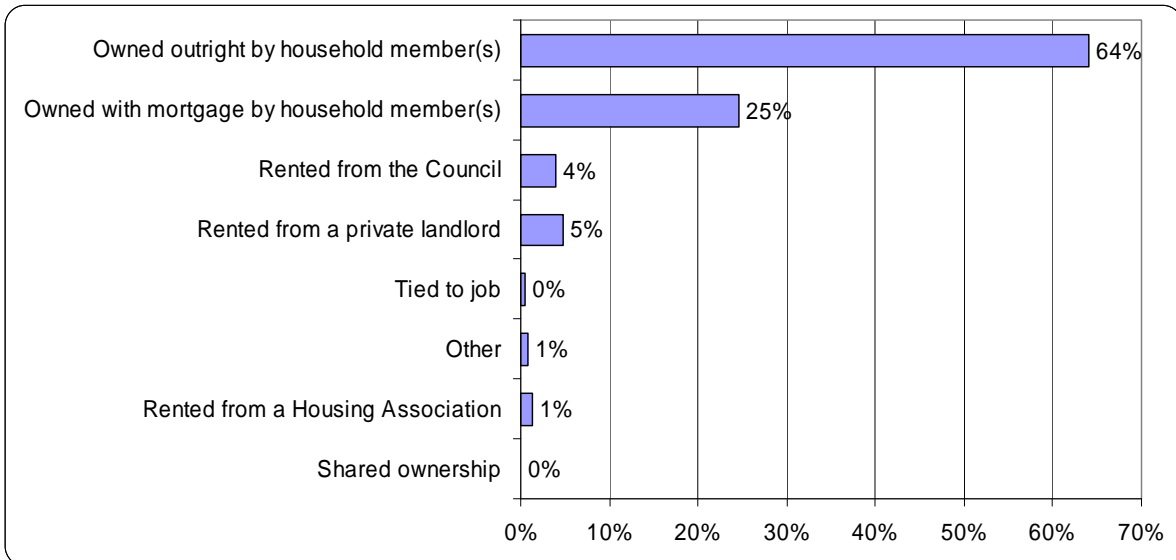
Over half of respondents 57% (129n) described their home as a bungalow, and 36%, (81n) described their home as a house, this was followed by sheltered/retirement housing 5%, (11n), and then flat/maisonette/apartment 2%, (5n). The following graph provides a summary of the responses:



**Figure 2: Type of home currently living in (226n respondents)**

### 3. What type of ownership is your home?

Over half of respondents 64%, (146n) indicated that their home was owned outright by a household member(s) and just one quarter of respondents 25%, (137n) indicated that their home was owned with a mortgage by a household member(s). This was followed by renting from the Council 4%, (9n), renting from a private landlord 5%, (11n), renting from a Housing Association 1%, (3n), and home being tied to job <1%, (1n), No respondents described their home as being shared ownership (part owned/part rented). The graph below provides a breakdown of this:

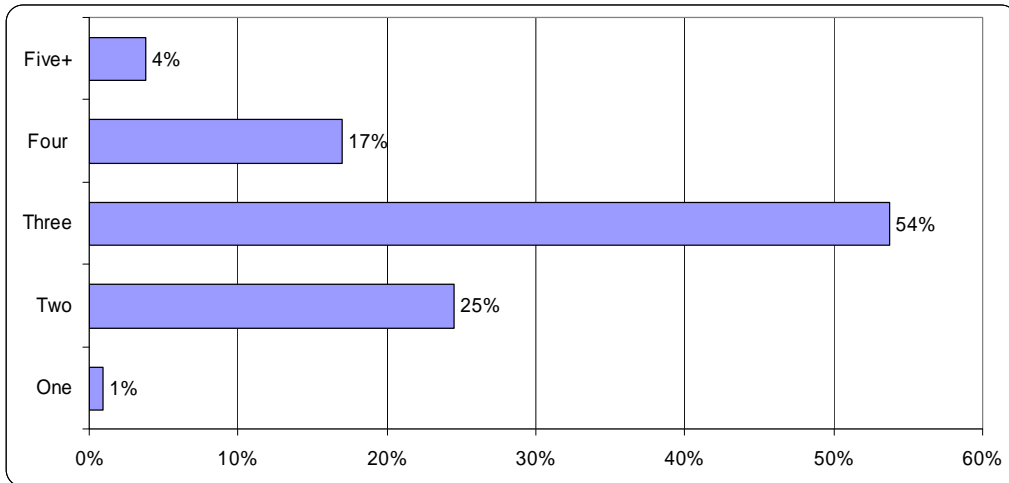


**Figure 3: Type of ownership of current home (228n respondents)**

2n respondents (1%) indicated that the type of ownership of their home was something other than those listed above. 1n of these respondents provided the responded with "Owned by family member".

4. How many bedrooms does your home have?

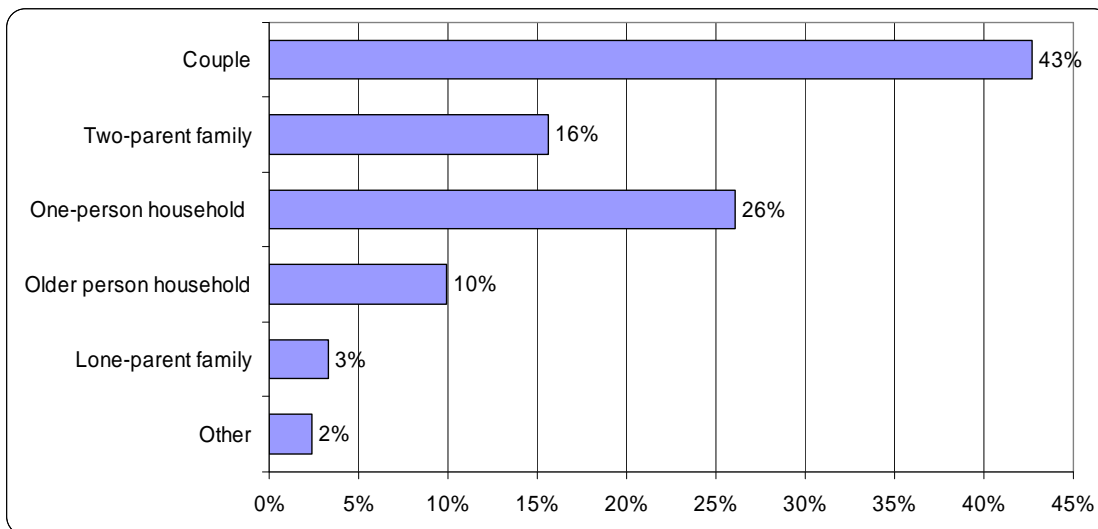
Over half of respondents 54%, (114n) indicated that their home has three bedrooms, a quarter of respondents 25%, (52n) had two bedrooms, 17% (36n) had four bedrooms, 4% (8n) had five or more bedrooms and another 1% (2n) had one bedroom. The figure below shows this:



**Figure 4: Number of bedrooms in current home (212n respondents)**

5. What type of household are you?

43% (90n) of respondents indicated that they live as part of a couple in their current household, 16%, (33n) live as part of a two-parent family, and slightly over a quarter 26%, (55n) live as a one-person household. 10% (21n) live as part of an older person household, and 3% (7n) live as a lone-parent family. The figure below provides a breakdown of this:



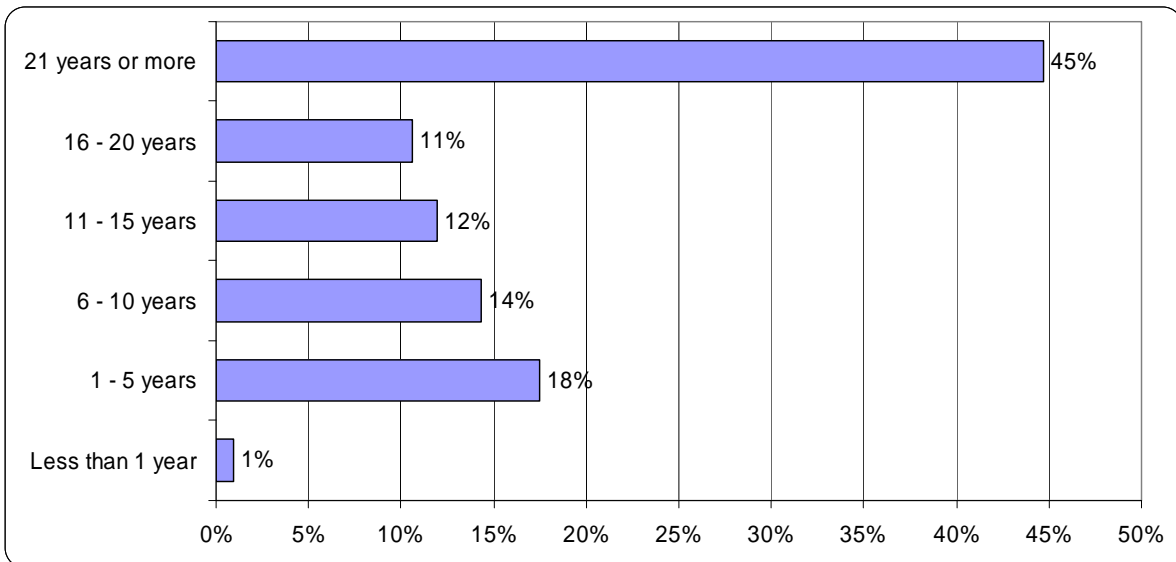
**Figure 5: Type of household currently (211n respondents)**

5n respondents (2%) indicated that their household was a different type that was not listed in the question. These household types were:

- “Living in Sin.”
- “Retired married couple.”
- “Father and son.”
- “Mother and son.”
- “Brother and sister.”

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

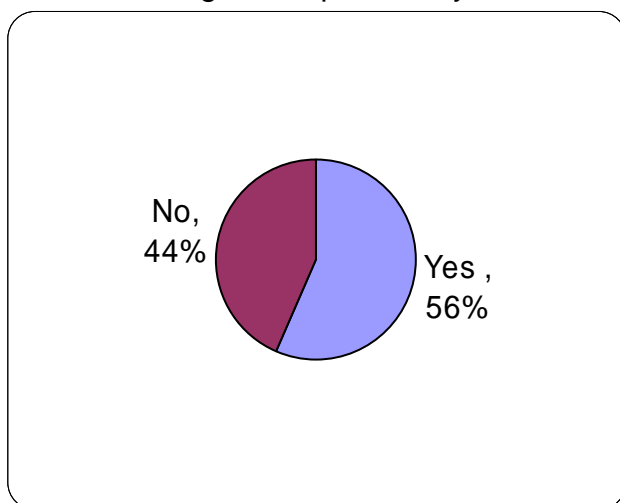
45% (97n) of respondents indicated that they have been living in the Parish for 21 years or more, 18% (38n) had been living in the Parish between 1 and 5 years, 14% (31n) between 6 and 10 years, 12% (26n) between 11 and 15 years, 11% (23n) between 16 and 20 years, and 1% (2n) had been living in the Parish for less than 1 year. The graph below provides a summary of these results:



**Figure 6: Time living in parish (217n respondents)**

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

Just over half of respondents 56%, (120n) stated 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 44% (93n) stated that they would not be in favour of this. See chart opposite:

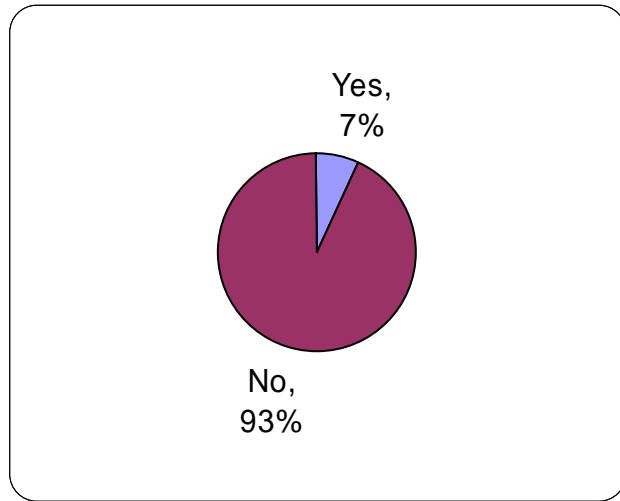


**Figure 7: In favour of affordable housing development (213n respondents)**

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

### 8. Physical adaptations needed

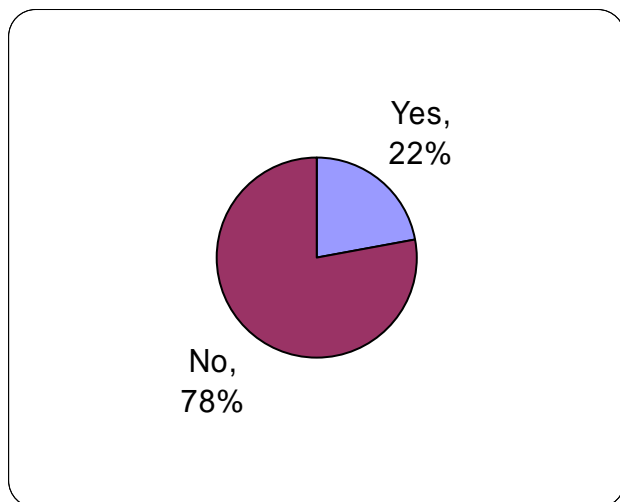
The majority of respondents (93%, 203n) indicated that they do not need any physical adaptations carrying out to their property to make their life easier, although 7% (16n) indicated that they did need physical adaptations carrying out to their property. See chart opposite:



**Figure 8: Adaptations needed (219n respondents)**

### 9. Heating your home

Three quarters of respondents (78%, 169n) indicated that they are not finding it expensive to heat their home due to lack of insulation or an inadequate heating system and so could not benefit from new central heating, loft or cavity wall insulation. The remaining quarter (22%, 48n) indicated that they are finding it expensive to heat their home due to this and could benefit from new central heating, loft or cavity wall insulation. See chart opposite:



**Figure 9: Heating your home (217n respondents)**



10. Financial assistance to improve home

Most respondents (96%, 210n) indicated that their property is not in disrepair and does not have health and safety hazards so they do not need financial assistance to improve their home. The remaining 4% (9n) indicated that their property is in disrepair and they need financial assistance to improve it. See chart opposite:

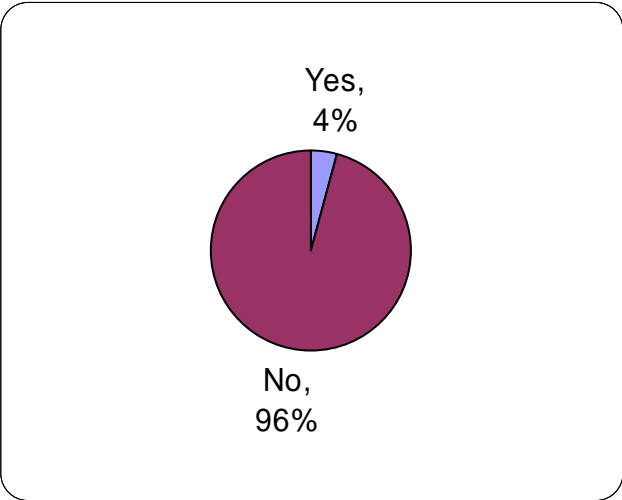


Figure 10: Home improvements (219n respondents)

You and Your Household – Housing Needs

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

The majority of respondents (98%, 214n) indicated that everyone who lives in their household do not need to move together from their home in the next two years, and 2% (5n) indicated that they do need to move together in the next two years. See chart opposite:

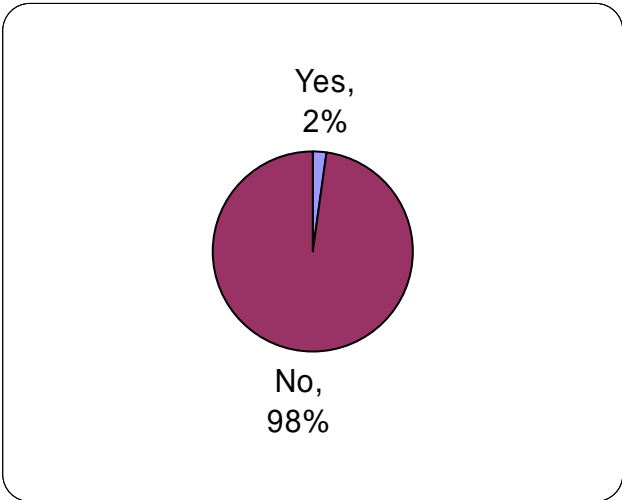
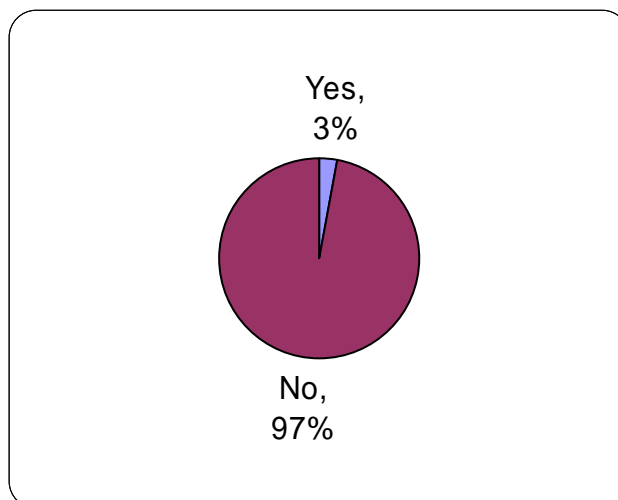


Figure 11: Household moving (219n respondents)

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

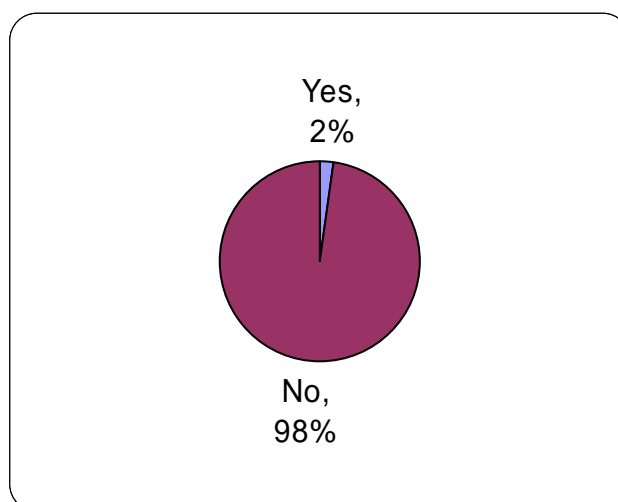
Almost all respondents (97%, 213n) indicated that there is no-one living in their house who needs to move to alternative accommodation in the next two years, and 3.0% (6n) indicated that there was. See chart opposite:



**Figure 12: Someone in household moving** (219n 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)

Almost all respondents (98%, 213n) indicated that no-one in their family had moved away from the Parish in the last five years due to difficulties finding a suitable home locally, and 2% (5n) indicated that they had. See chart opposite:



**Figure 13: Family member moved away** (218n respondents)

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

Those respondents who indicated that everyone who lives in their household needs to move together from their home in the next two years stated how many people would be in household one and how many in household two. The following tables summarise their responses:

<b>Table 1: People in each new household</b>		
<b>People in Household</b>	<b>Household 1 (n)</b>	<b>Household 2 (n)</b>
One	-	2
Two	5	2
Three	2	-
Four +	1	-

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 2. Ownership needed for new household(s)</b>		
<b>Ownership</b>	<b>Household 1 (n)</b>	<b>Household 2 (n)</b>
Owner occupied	2	1
Private rent	3	1
Council rent	1	1
Housing association rent	-	-
Housing association shared ownership	-	-
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)</b>		
<b>Accommodation</b>	<b>Household 1 (n)</b>	<b>Household 2 (n)</b>
Semi-detached house	3	-
Detached house	2	-
Terraced house	2	1
Flat or maisonette	2	3
Bedsit or studio or room only	-	-
Bungalow	-	-
Sheltered housing	-	-
Other	-	-

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:

<b>Table 4. Bedrooms needed for new household(s)</b>		
<b>Number of Bedrooms</b>	<b>Household 1 (n)</b>	<b>Household 2 (n)</b>
One	1	2
Two	1	-
Three	2	-
Four	1	-

18. Where is the accommodation required?

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

<b>Table 5. Location of accommodation</b>		
<b>Location</b>	<b>Household 1 (n)</b>	<b>Household 2 (n)</b>
In Leasingham itself	6	2
Outside the District	1	-
Elsewhere in the District	2	-

3n respondents indicated that the accommodation is needed elsewhere in the district, these locations are as follows:

- “Where work is.”
- “Heckington/Sleaford.”
- “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>Table 6. Main reason for moving (9n respondents)</b>		
<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	-	-
Need cheaper home	-	-
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	2	5
Other	1	-

3n respondents indicated that their main reason for needing to move was due to another reason that was not mentioned in the question. These reasons are listed below:

- “No transport therefore near shops, station etc.”
- “Son or daughter selling up house.”
- “Tenancy ending (possibly). “

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

Out of those respondents who indicated that more than one household will be formed from their existing household no-one stated that these households are registered separately on the North Kesteven Housing Waiting list, and 28% (8n) stated that they were not. The remaining 72% (219n) indicated that this was not applicable to them.

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 who indicated that they need physically adapted accommodation, 91% (10n) respondents who answered this question stated that it would not be possible for them to remain in their current home, 9% (1n) indicated that if the Council could carry out adaptations to their property, they would be able to stay in their current home.

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

Respondents were asked to state how much the new household(s) would be able to pay if they intend to rent. The table below shows the responses:

<b>Reason for moving</b>	<b>Household 1 (n)</b>	<b>Household 2 (n)</b>
Under £50 per week / £215 per month	1	1
£51 to £60 per week / £216 to £260 per month	-	-
£61 to £70 per week / £261 to £300 per month	1	-
£71 to £80 per week/ £301 to £350 per month	-	-
£81 to £90 per week / £351 to £390 per month	-	-
£91 to £100 per week / £391 to £430 per month	-	-
£101 to £150 per week / £431 to £650 per month	-	-
£151 to £200 per week / £651 to £865 per month	-	-
Above £201 per week / £866 per month	-	-

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

Respondents were asked to state how much the new household(s) would be able to pay in mortgage costs each month if they intend to buy a property. The table below shows the responses:

<b>Table 8. Monthly mortgage costs</b>		
<b>Reason for moving</b>	<b>Household 1 (n)</b>	<b>Household 2 (n)</b>
Under £250	1	1
£251 to £300	-	-
£301 to £400	1	-
£401 to £500	-	-
£501 to £600	-	-
£601 to £750	1	-
£751 to £1,000	-	-
Over £1,000	-	-

24. Do you have savings for a deposit?

Respondents were asked whether each of the new household(s) had savings for a deposit. The table below shows the responses:

<b>Table 9. Savings for a deposit</b>		
<b>Reason for moving</b>	<b>Household 1 (n)</b>	<b>Household 2 (n)</b>
Yes	2	-
No	2	3

25. Annual Income

Respondents were asked to state the total annual income for the household(s) including benefits and allowances but before tax and deductions. The table below shows the responses:

<b>Table 10. Annual Income</b>		
<b>Reason for moving</b>	<b>Household 1 (n)</b>	<b>Household 2 (n)</b>
Below £10,000	1	-
£10,001 to £15,000	1	1
£15,001 to £20,000	-	-
£20,001 to £25,000	-	-
£25,001 to £30,000	-	-
£30,001 to £35,000	1	-
£35,001 to £40,000	-	-
Above £40,000	1	-

## 26. Any other comments

All respondents were asked if they had any additional comments. 24n responses were received and shown below:

- “Property requires loft and cavity wall insulation”
- “We find the storage heaters very expensive to use and we only have fan heaters in the kitchen and bathroom. We get very bad condensation in these two rooms even though we keep them ventilated. We think gas heating would be a lot better.”
- “Although I have answered yes to question 9. Regarding heating/keeping the home warm. Our boiler is as old as the property, we have it serviced regularly and insulation is needed. But because we are not on benefits we never qualify for anything. I find it’s the ordinary working person that never gets any help when others far younger do not want to work and know how to work the benefits system that gain.”
- “We live in a top class village, further development would not be a problem”
- “I was not pleased with the hideous housing construction site which has appeared at Holdingham on previously ‘green’ land. I did not buy a property in a village to end up living on the end of the continuous housing sprawl from Sleaford. Not happy at the thought of the village being spoilt by more ‘cheap’ housing.”
- “Village big enough for the present infrastructure”
- “No more houses in this area until we get more doctors surgeries and schools and a better bus service.”
- “5. things I would like to be look at. Nothing bad can deal with by phoning”
- “I do not think Leasingham needs affordable housing for local people as I do not think it can be specifically for local people. If you could specify that someone had to live in the village for x amount of years before they would be entitled to housing then I would say yes we do need it. But as this would never happen, we would just get the outcasts from Leicester and Nottingham who cause trouble, then I say no we do not need it.”
- “It is quite possible that in the next few years I will need a home this is wheelchair friendly. At this point if not sooner our son will need to find his own property. He will probably need some form of affordable housing due to his low level of earnings, which is why he still lives at home despite his age.”
- “Leasingham village does not have a problem with the younger generation requiring housing. In the main the village consists of young school children and the elderly retired people, Surely the low cost housing estate imposed on us by the government at Holdingham should be sufficient for the needs of our Sleaford area, or is the hidden agenda to give the Holdingham monstrosity to the vast immigrant influx into the area with so little infrastructure in place to support existing population surely the wise move, would be a standstill on new buildings and a vastly improved big improvements in infrastructure for existing residents. Why do Cranwell and Leasingham have to travel 5 miles to get to a surgery???”
- “I have a mobility scooter I think all the pavements that I ride on in Leasingham are very very poor and in need of repair”

- “As my wife is disabled I would be interested in grants for improving windows which are very draughty also handrails etc.”
- “Would benefit from a shower also heating costs are high as we get older warmth is needed very much.”
- The only growth in Sleaford is done to the additional housing. Local shops and businesses have been strangled, Sleaford is a dormitory town. We actually object to affordable housing being allocation to Nottingham and Sheffield housing associations, bringing with them their own social problems. We would support affordable housing for local young people which is what this survey implies, if that is your commitment. However, in this difficult economic climate, objectives and rules have been waived to sell surplus land and property to the only available prospect. As a household, we now regularly shop in Lincoln or Grantham, avoiding Sleaford due to traffic congestion; as do many of our friends. Our weekly shopping is done online also to avoid Sleaford”
- “We have lived in Leasingham for over 17 years, we moved from Sleaford town with out young family in order to give our children a rural life and feel part of a community. The village of Leasingham had evolved slowly and the population has aged considerably, with an influx of elderly people from southern counties settling here. We would welcome the building of new, affordable housing for all ages (but particularly young people). Our estate is still known as the ‘new housing estate’ even though they were built almost 25 years ago! The village primary school had seen its numbers decline, when our children attended it had over 240 pupils, now it is just over 150. There are two busy shops and a farm shop here and a pub and the newly-opened cycleway to Sleaford town is a welcome addition. Next to our estate there are fields of free-range chickens, the land could be turned into housing and being on the outskirts of the village would not impact too much on extra traffic or noise. Building new housing would also create much needed jobs in our rural area. Our own children have now grown-up and left the area, sadly careers and housing needs meant they had to leave. Without the investment of new affordable housing in Leasingham we will see this village turning into a retirement areas with no young people or families which is sad. The only new properties built recently in Leasingham appear to be expensive private bungalows near to the Church and village hall. Nearby villages such as Cranwell and Ruskington have a good-mix of new properties and a diverse range of ages in the community unlike Leasingham.”
- “To put anymore housing in Leasingham would not work as the infrastructure could not cope, the roads are unsuitable in a bad state of repair, they are used as a rat run, speeding through the village is the norm, I am surprised no one has been injured, the curtilage of the village had been reached, to build on the surrounding farmland would not be allowed. The footpaths are fouled with dog excrement, more people more dogs. There is no doctor and the doctors in Sleaford are full up, and we have waiting lists. When we moved here we had a problem getting a doctor. Until Sleaford is improved with shops (more choice) schools, doctors, dentists this area could not support increased housing being built. The whole area would and is becoming a bed and breakfast area. People go to Lincoln to shop thus taking valuable spending out of the area.”



- “Our son, who was made homeless after a divorce and had to sell his ex-marital home could not get enough mortgage to pay the full price for a property, has purchased a shared ownership property in Sleaford. Two things that I was not aware of in this purchase were: that the solicitors charge nearly double the normal rate for dealing with the purchase of a shared ownership property as they say they are a lot more work. Most Sleaford solicitors wanted nearly £1,000 for their work. That the demand for these properties far outstrips availability of shared ownership properties. I would have thought that it would be in the interests of the directors of shared ownership to provide solicitors who know its procedure for these purchases who would provide a cheaper service.”
- “Why can’t the Council do more to support energy savings with support for solar energy”
- “These concerns are for my son, he and his fiancé are having to live apart, both work full time. Any advice would be welcome.”
- “Leasingham is a very pleasant place to live. It is well kept (apart from some roads which need repair) and relatively crime free.”
- “A frequent, reliable bus service would make living in Leasingham easier for many residents. Some find themselves isolated from necessary services, e.g doctors, banks, main shops, as they either cannot drive due to age/infirmity or cannot afford to run a car in today’s economic climate. If a development of affordable housing was built in the parish, good public transport services would be vital to encourage people to stay in the parish.”
- “If new housing built is should be given the correct services, access and be sited sensitively.”

<b>Profile of respondents</b>	<b>Number (n)</b>	<b>Percentage (%)</b>
<b>Gender</b>		
Male	76	44%
Female	95	56%
<b>Number of respondents</b>	<b>171</b>	
<b>Age</b>		
16 - 24	0	0%
25 - 34	2	1%
35 - 44	17	9%
45 - 54	23	12%
55 - 64	47	24%
65 - 74	50	25%
75 - 84	34	17%
85+	25	12%
<b>Number of respondents</b>	<b>198</b>	
<b>Disability, Illness or infirmity</b>		
Yes	68	36%
No	123	64%
<b>Number of respondents</b>	<b>191</b>	
If yes, limits activities	51	77%
If no, limits activities	15	23%
<b>Number of respondents</b>	<b>66</b>	
<b>Ethnicity</b>		
White British	199	99%
White Irish	2	1%
White Other	0	0%
Mixed Background	0	0%
Chinese	0	0%
Black or Black British	0	0%
Indian	0	0%
Pakistani	0	0%
Any other Ethnic group	0	0%
<b>Number of respondents</b>	<b>201</b>	
<b>Religious Belief</b>		
No religion	23	12%
Christian - all denominations	165	85%
Buddhist	1	0.5%
Hindu	0	0%
Jewish	0	0%
Muslim	0	0%
Sikh	0	0%
Prefer not to say	5	3%
Other	1	0.5%
<b>Number of respondents</b>	<b>195</b>	
<b>Sexual Orientation</b>		
Heterosexual/Straight	182	94%
Gay/Lesbian	0	0%
Bisexual	0	0%
Other	1	0.5%
Prefer not to say	11	6%
<b>Number of respondents</b>	<b>194</b>	

## 4.0 Eligibility of respondents for affordable housing

Out of the 8 respondents indicating they needed affordable housing and to move in the next 2 years or someone in their household needed to move in the next 5 years, 6 wanted to remain in the Parish and 2 did not state a preference.

In December 2010 the numbers on the NKDC Housing Register expressing interest in homes in the village was 167 of which 6 stated the village as their first choice preference. 6 of the 167 live in the village and 82 are classed as being in housing need.

## 5.0 Conclusions

### AFFORDABILITY

Affordability, based on a single person on North Kesteven average earnings of £20,645, and Leasingham's mean average property prices December 2010, the following table gives the income multiplier needed to buy a property.

Property Type	Average Cost (£)	Average Income (£)	Required Income Multiplier
<b>Average</b>			
3 bed house	162,891	20,645	7.8
4 bed house	199,950	20,645	9.6
5 bed house	335,000	20,645	16.2
6 bed house	425,000	20,645	20.5
8 bed house	995,000	20,645	48.1
2 bed bungalow	151,225	20,645	7.2
3 bed bungalow	149,475	20,645	7.2
4 bed bungalow	166,500	20,645	8.0
5 bed bungalow	275,000	20,645	13.3

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
<b>Average</b>			
3 bed house	162,891	30,582	5.3
4 bed house	199,950	30,582	6.5
5 bed house	335,000	30,582	10.9
6 bed house	425,000	30,582	13.8
8 bed house	995,000	30,582	32.5
2 bed bungalow	151,225	30,582	4.9

3 bed bungalow	149,475	30,582	4.8
4 bed bungalow	166,500	30,582	5.4
5 bed bungalow	275,000	30,582	8.9

The existing level of affordable housing provision in Leasingham is 28 units (not including private sector housing) and there have been 7 void Council properties in the last 5 years –3 bungalows and 4 houses.

### Leasingham Questionnaire Findings

A separate survey of the applicants on the Council’s Housing Register that specified a preference to live in Leasingham highlighted 56 people that would be interested in a property in the village. Of these, 9 people indicated that have a strong local connection with the village, and thus would be potentially eligible for a home on a 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 Leasingham, and where a shortfall remains, look to achieve a 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>1 bed flat</b>	8 (potentially 9 if eligible)
<b>2 bed house</b>	3
<b>1 bed bungalow</b>	2 (1 disabled) (potentially 3 if eligible)
<b>2 bed bungalow</b>	1
<b>4 bed bungalow</b>	(potentially 1 if eligible)
<b>Total</b>	14 (but potentially 17 if respondents that did not leave full details were eligible for affordable housing)

We would therefore like to consider looking at progressing a scheme for 8-10 units to meet this need. However this would be subject to finding suitable land for the site, a Housing Association progress the scheme and funding being received from the Homes and Communities Agency.

**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 agree that we should try and progress a scheme to meet the identified local need?
- 3) Does the parish council have anymore questions of this survey report?

## **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:-

**Affordable 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 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 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.

**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 remain affordable housing and cannot be sold on the open market.

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**

Sites that are permitted on the basis of a rural exception site but in settlements with a population of over 3,000.

## Appendix 2 – respondents to the survey that had a need for affordable housing

Respondent	Property required	Tenure	Location required	Reasons for needing to move	On Councils housing register?	Household income	Recommended property
13	1 bed flat or house	Not stated	Not stated	Son setting up own home	No	Not stated	Potential 1 bed flat if eligible for affordable housing
27	2 bed house or flat	Intermediate rent	In the Parish	Children setting up own home	No	£30,001-£35,000	2 bed house rent to homebuy
159	2 bed bungalow	Social rented	In the Parish, Heckington or Sleaford	Need physically adapted home	No	£10,001 - £15,000	1 bed bungalow social rent
178a	1 bed flat	Private or council rented	In the parish	Children setting up own home	No	£10,001-£15,000	1 bed flat social rent
178b	1 bed flat	Private or council rented	In the parish	Children setting up own home	No	£10,001-£15,000	1 bed flat social rent
191	1 bed flat	Any	Any	Children setting up own home	No	£15,001-£20,000	1 bed flat social rent or rent to homebuy
212	1 bed flat	Not known at present	Unknown	Children setting up own home	No	Not working yet	Potential 1 bed flat if eligible for affordable housing
219	4 bed bungalow	Council rent	In the Parish	Need cheaper home and be closer to employment	Unknown	Unknown	Potential 4 bed bungalow if eligible for affordable housing