

HOUSING NEEDS SURVEY REPORT

RUSKINGTON

APRIL 2007



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Introduction and Purpose of the Survey

Introduction

Increasing house prices and low wages in North Kesteven have raised concerns that local people cannot afford to buy or rent homes in their villages and have to move away.

The Rural Housing Enabler works with parish councils, local authorities and housing associations to investigate the need for affordable homes in villages. The first step is to undertake a housing needs survey which will give an overview of the current housing situation in a village and provide detail of the need for local affordable homes.

One option for meeting a village's housing need is through the construction of a purpose built affordable housing development using the Exceptions criteria set out in Planning Policy Supplements Note 3 (Housing).

Purpose of the Survey

Community Lincs was asked by North Kesteven District Council to carry out a Housing Needs Survey in February 2007.

The survey was conducted in order to obtain clear evidence of the housing need in the village of Ruskington. This evidence can be used to provide clarity on what type, size and tenure of housing would meet the needs of local people.

Ruskington

Ruskington is a parish situated within North Kesteven. It is approximately 4 miles from Sleaford and 19 miles from Lincoln.



Population

According to the 2001 census;

5,169 people live in this parish in 2,177 households.

Average Age: 41 years

Unemployed: 111 people (2.15% of total Parish population).

Amenities

The parish is well furnished with amenities and these include;

- Several churches
- A number of shops, including a Garage, large CO-OP and a Post office
- 2 Playing fields
- Large Village hall
- Pubs & Takeaway restaurants
- 2 primary schools (Chestnut & Winchelsea Primary Schools)
- A secondary school (Cotelands School)
- A railway station (Connected to Lincoln – Sleaford – Peterborough Line)
- A daily bus service (Connected to Sleaford and Lincoln)
- Medical Centre
- Library
- Business Park
- Large scale employer at Adams factory

House Prices

(prices taken from www.upmystreet.com see Appendix 4 and 5)

Prices are the average prices for houses sold in 2001 and 2006 in the village of Ruskington.

Average House Prices	2001	2006	% Increase
Detached	£94,321	£184,471	95.6%
Semi Detached	£56,740	£124,700	119.8%
Terraced	£47,222	£109,536	132%

Open Market Prices

(Prices from Rightmove):

In April 2007 there were 26 x 3 bed properties within Ruskington advertised for sale with an average price of £171,104.

At the same time there were 19 x 2 bed properties within Ruskington, with an average price of £147,342.

Private Rented Market

In April 2007 there was only one property advertised for rent in Ruskington with RightMove. This was a semi-detached 2 bedroom property for £425 per month.

When comparing house prices it should be remembered that no account has been taken of the condition of the properties or whether they have been extended or improved.

Average Annual Salary

The average annual salary in 2005 for North Kesteven was £21,802 (taken from Lincolnshire Research Observatory).

The current average market price for a 2 bedroom property is around 6.75 times the average annual salary and around 7.8 times that of a 3 bedroom property.

This average wage figure is not a true representation of the reality within the district as high wage earners can distort the figures. According to the National Office of Statistics (2006) the median yearly gross income for individuals within the district is £15,291 (see appendix 6). This is the second lowest in the county and significantly below the Lincolnshire average of £16,467, the East Midlands Average of £18,433 and the English average of £19,814. The average gross hourly pay of £8.27 is higher than all districts throughout Lincolnshire apart from the City of Lincoln (£9.37 per hour), nevertheless is still below the East Midlands average of £9.20 p/h and the English average of £10.05 p/h.

Unemployment in North Kesteven is fairly low but there is still a dependence on traditional agricultural work, which according to the 2001 census showed that the percentage share of employment within that sector in North Kesteven was 4.1 %. This is significantly higher than the East Midlands regional average of 1.9% and the national level 1.5%. It is worth noting that although agricultural wages are set above the national minimum wage by the Agricultural Wage Board levels are not significantly higher, and even "craft" level workers are unlikely to earn money

comparable to other skilled workers within other industries. Agricultural work is often susceptible to seasonal variations in employment which can bring uncertainty (sources DEFRA and Low Pay Commission).

Housing Needs Survey

Distribution

A total of 2,550 surveys were distributed throughout Ruskington households and employers. Because of the size of the village a private distributor was employed to deliver the surveys. The survey was publicised in the Sleaford Standard and there were posters in various locations within Ruskington.

The surveys were distributed over several weeks.

The surveys could be returned in the ballot boxes placed in the co-op, library, parish office and the medical centre or returned to Community Lincs in the Freepost envelope provided.

340 surveys were returned. This represents a response rate of just over 13% which is slightly lower than expected.

Level of Support

Respondents were asked if they were in support of a small development of affordable housing in Ruskington.

Table 1

	Number	%
Yes – In favour	214	63%
Not in favour	63	18.5%
No Answer	63	18.5%
Total	340	100%

Respondents Comments

Many respondents took the time to make comments on the last page of the survey. The exact comments have not been included in this survey but Appendix 2 summarises the sentiment of what was said.

There were 42 negative comments on affordable housing in Ruskington and 34 in favour of affordable housing in Ruskington. Most of the people who supported a development of affordable housing in general only supported with conditions such as in conjunction with an increase in services.

Place of Residence

337 of the respondents live in Ruskington.

Place of Work

The majority of respondents worked relatively locally with only 17 working more than 20 miles from Ruskington. The average distance travelled to work in North Kesteven is 16.8 miles.

Table 2

Distance	Number	Percentage
Retired or not working	52	17%
Within Ruskington	29	8.7%
Sleaford	20	6%
Lincoln	27	8%
Less than 10 miles away	31	9.3%
10 -20 miles away	17	5%
Over 20 miles away	17	5%
Did not answer	139	41%

Tenure

Respondents were asked who owns the home they are currently living in.

Table 3

Ownership Type	Number	Percentage
Myself/Family	267	78.5%
Housing Association/Local Authority	36	10.6%
Private Landlord	23	6.8%
Shared Ownership	3	0.8%
Tied to a job	0	0
Other	3	0.8%
Did not answer	8	2.5%
Total	340	100%

People who have moved away

There were 20 respondents who knew people who had moved away due to lack of affordable housing in Ruskington. 6 thought they might return if affordable housing was provided, 1 thought it unlikely they would return and the rest did not know or did not answer.

Level of Need, Income and Affordability

88 households completed sections of Part 2 of the survey but only 53 had sufficient information to be useful.

All respondents who completed the necessary questions in part 2 of the survey have been included. It could be argued that some of the respondents who have been considered for Shared Ownership could in fact afford to rent or buy privately. However, on the basis that they themselves have declared a need and there could be other financial or personal issues not known about, they have been included.

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

The table below shows the net income of respondents and if the maximum rent they could afford to pay if rent is not more than 25% of their net income.

Weekly Net Income	Monthly Net Income	Max Affordable Rent (25% of Income) Per Month	No respondents
Less than £48	Less than £192	£48	3
£49 - £95	£196 - £380	£95	3
£96 - £145	£384 - £580	£145	5
£146 - £210	£584 - £840	£210	3
£211 - £249	£844 - £996	£249	9
£250 - £300	£1,000 - £1,200	£300	5
£301 - £400	£1,204 - £1,600	£400	7
£401 - £500	£1,604 - £2,000	£500	3
£500+	£2,000+	£500+	1
Income Not Specified			14
Total			53

Table 4

7 respondents did not declare their income but did declare the rent or mortgage they could afford:

2 could afford a rent of less than £50 per week

1 could afford a rent of £50 - £75 per week

1 could afford a rent of £301 - £350 per week

1 could afford a mortgage of less than £30,000

1 could afford a mortgage of £50,000 - £75,000

1 could afford a mortgage of £75,000 - £100,000

In April 2007 only 1 property was advertised as available to rent privately in Ruskington. This was a 2 bedroom house at £425 per month. The following rates were taken from Rightmove and are for properties currently available within a 3 mile radius of Ruskington. The average rent for a 3 bedroom property is £518 per month but as well as being financially out of reach of most individuals with a housing need, lack of availability is also a major issue.

Private Rented Prices in Ruskington Area

Table 5

No Bedrooms	No Available	Average Monthly Rent
4	2	£635
3	8	£518
2	10	£430
1	11	£404

Of the 40 respondents who gave income details only 1 person could afford to rent a 3 bedroom property and only 5 respondents could afford to rent a 2 bedroom property.

Reasons For Wanting To Move

The following were listed as reasons for wanting to move from the current home. Some respondents gave more than one reason but the 2 most common reasons were respondents wanting to move to a large home and setting up home for the first time closely followed by people who find current rental or mortgage too expensive.

Table 6

Reason for Moving	Number of Respondents
Current Home Too Large	6
Current Home Too Small	14
Need support to live independently	4
Would like to set up own home	14
Unable to Cope with stairs	3
Unable to afford rent/mortgage	13
Private tenancy due to end	2
Too Far away from work/family	3
Need increased security of tenure	5
Home in poor condition	1
Home is too expensive to heat	8
Lack of amenities	2
Too costly to maintain	1
No reason given	3

Timescales for Moving

Of the 53 respondents who said they wanted to move;
 23 need to move within the next 5 years
 22 need to move within 12 months
 8 did not specify when they needed to move

Type of Accommodation Required

The most common preference of dwelling is for a house followed by a bungalow. 18 respondents gave more than 1 type.

Type	Number of respondents	Percentage
House	20	38%
Bungalow	10	19%
Flat	6	11%
House or Bungalow	7	13%
House or flat	4	7%
Bungalow or Flat	2	4%
House Bungalow or flat	2	4%
Not Specified	2	4%
Total	53	100%

Table 7

Number of Bedrooms required

The most common size of accommodation preferred is for a 2 bedroom house and overall 2 bedrooms or fewer is the most popular size of any type of accommodation followed by 3 bedroom house

	1 Bed	1/2 Beds	2 Beds	2/3 beds	3 Beds	3 + Beds	Not Specified	Total
Bungalow	1	1	7		1			10
House			5		9	6		20
Flat	1		5					6
House or Bungalow				2	4	1		7
House Bungalow or Flat	1		1					2
House or Flat		3	1					4
Bungalow or flat	1	1						2
Not Specified		1					1	2
Total	4	6	19	2	14	7	1	53

Table 8

Preferred Tenure

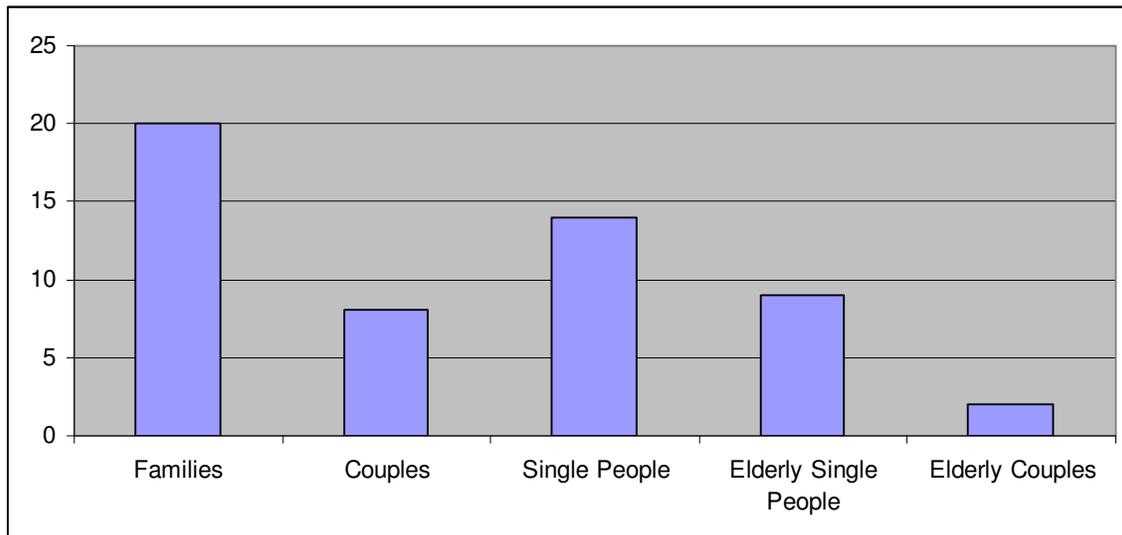
Many respondents specified more than one preference and it is worth noting that the preferred choice of tenure would frequently be out of the financial reach of many of the respondents who seem to have selected what they would like to do in their ideal situation rather than what they can realistically manage within their financial constraints. For example 14 said they would like to rent from a private landlord however given current rental rates only 3 respondents could afford to do so given what they declare the monthly amount of rent they could afford to pay.

Preferred Tenure	No of Respondents	Percentage
Shared Ownership	25	28%
Housing Association/Local Authority Rent	28	32%
Buying on Open Market	20	22%
Rent Privately	14	16%
Not Specified	2	2%
Total	89	100%

Table 9

The Household in Need

The most common household in need is families. Of the 20 families who said they needed to move, 11 require a larger home and 6 said their current rent or mortgage is too expensive. The majority of single people 10 out of the 14 want to set up a home of their own.



Families 20
Couples 8
Single People 14

Elderly Single People 9
Elderly Couples 2

Special Facilities

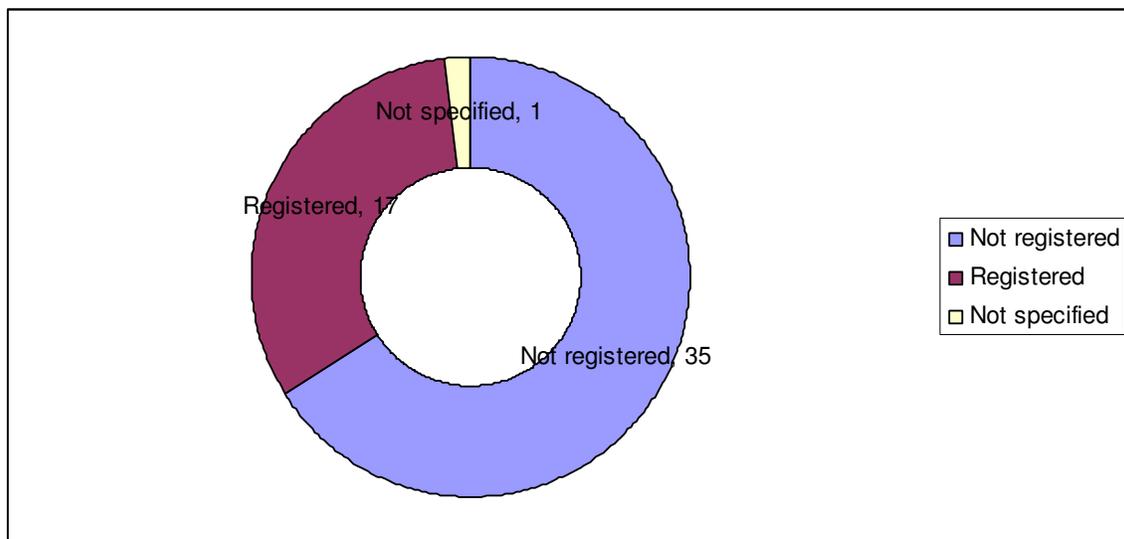
9 respondents said they would need special facilities.
2 respondents require wheelchair access.
7 respondents require single level facilities.

Specialist Care

6 respondents said they needed specialist care.
3 Homecare
2 warden assisted
1 not specified

Housing Waiting Lists

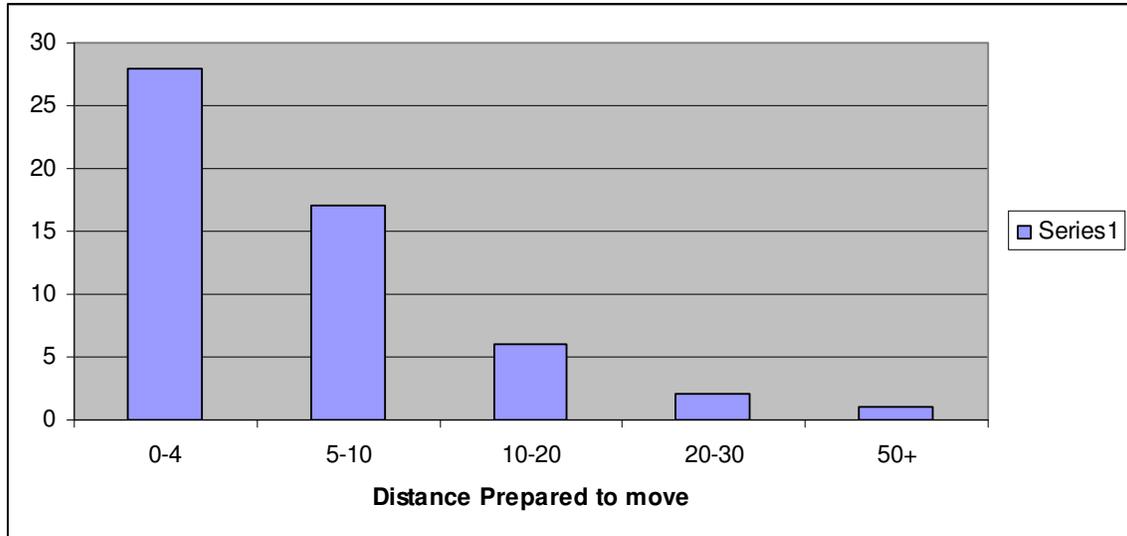
35 out of the 53 respondents who said they were in need are not currently registered on a housing waiting list, 32 would like to stay in Ruskington.



Distance Prepared to Move

45 or 85% of respondents in housing need would prefer to remain in Ruskington but some would move away if they had to.

Of the 35 who say they are not currently registered with NKDC, 32 would prefer to stay in Ruskington.



0 – 4 miles: 28
5 – 10 miles: 17
10 – 20 miles: 6
20 – 30 miles: 2
50 +: 1

SUMMARY OF NEED

There are currently 69 people on North Kesteven's housing register who currently live in Ruskington and would like to stay there. According to this survey there is a further 32 households in need who are not currently registered and would like to remain in Ruskington.

There is not enough information in a survey of this type and a very detailed comparison with the North Kesteven District Council Housing Register would be needed to make specific and exact recommendations. **This report aims to act as a guide only to the type and number of housing that would be suitable based on the information given.**

The need is a mix of:

- families whose existing accommodation is too small indicating a need for family home of 3 bedrooms
- young people wanting to set up home for the first time, many of these seem to be content with 1 bedroom properties of any type.
- Elderly people looking to down size also featured quite frequently and who require 1 or 2 bedroom homes.

There is much debate on the merits of building one bedroom properties in rural areas and it is often argued that they do not offer enough flexibility for changing circumstances and potentially result in empty properties. However, it is difficult to believe that there will not continue to be sufficient numbers of single people to sustain a certain level of demand. Furthermore, the possibility of building accommodation that could be flexible in its design to allow for future conversion should be strongly considered. It seems unwise to build 2 or 3 bedroom properties while there is a strong demand for 1 bedroom.

Ownership Mix

The mix between shared ownership and rented is almost 50/50. Below is a suggested possible housing solution for Ruskington based on the information from this survey, no account has been taken of the Housing Register numbers at this stage. Clearly this would need to be taken into consideration before any final decision was made.

The total requirement for the 53 respondents who indicated a need for affordable housing is as follows:

Table 10

	Shared Ownership	Rented	Total
2 Beds or less (including bungalows)	13	14	27
3 Beds	9	7	16
3+ Beds	6	1	7
Total	28	22	50*

** 3 respondents did not specify enough information to make a judgement on size and type.*

The numbers in table 10 include respondents who are registered with NKDC and those who do not want to remain in Ruskington.

A more accurate picture of the housing requirement would be to remove the respondents who did not indicate that they wanted to remain in Ruskington and those who are currently on the register. Surprisingly this shows a much higher proportion of shared ownership than might be expected, as mentioned previously some of these could possibly be discounted on financial grounds particularly from the 2 bedroom category. This would bring the ratio back to almost a 50:50 split. Shared ownership below is therefore shown as a possible range taking into account those which could possibly be discounted. The requirement would be along the following lines (this is only a suggested guide):

	Shared Ownership	Rented	Total
2 Beds or less (including bungalows)	8	8	16
3 Beds	5	2	7
3+ Beds	5	1	6
Total	18	11	29

Table 11

Stock turnover within Local Authority housing in rural areas is low, with factors such as Right to Buy and longer living contributing factors. Nevertheless, it may be possible to free up some larger family homes if elderly people could downsize. The bulk of the demand for housing is for 2 bedroom properties or less.

It should be noted that feelings on this subject run high with very strong opinions for and against the case for affordable housing. There was a particular concern that any development should be for local people and should only be considered alongside a corresponding improvement in services.

Summary of Those Expressing a Need

Ref No	When In Need	Household In Need	Reason In Need	Preferred Tenure	Home Req'd	Beds Req'd	Adpt	Waiting List	Weekly Net Income	Affordable rent	Affordable Mortgage	Recmnd Tenure
R209	5 years	Family (3)	Need larger home,rent/mortgage too expensive, need security of tenure	Shared Ownership or House Assoc	House, Bungalow	2/3	No	No	£211-249	£101-150	£75,001-100,000	SO
R210	1 year	Couple	Need larger home,home in poor condition, lack of amenities	All	House, Bungalow	2/3	No	No	£49-95	£76-100	£50,000-75,000	SO
R211		Family (2)	rent/mortgage too expensive	Buy	House	3	No	No	£211-£249	£50-£75	£100,000-£120,000	SO
R213	5 years	Single Person,Couple	Would like to set up home	Buying	House	2	No	No	£146-210	£50-75	£100,001-120,000	SO
R214	1 year	Couple	Would like to set up home	Private Rent, HA, Shared Ownership	House	2	No	yes	£49-95	£76-100		Rent
R217	1 year	Family	Need larger home,mortgage/rent and heating too expensive	HA rent	House	3	No	yes	3146-£200	Less than £50	Below £30,000	Rent
R219	5 years	Family (5)	Need larger home	House Assoc	House	4		No	£250-300	£50-75	£50,000-75,000	SO
R220	5 years	Single Person	Would like to set up home	Buying, Private Rent, House Assoc, Shared Ownership	House, Flat	1/2		No	Less than £48	Less than £50	Below £30,00	Rent
R221	5 years	Single Person	Would like to set up home	House Assoc, Shared Ownership	House, Bungalow, Flat	1		No	Less than £48	Less than £50		Rent

Summary of Those Expressing a Need

Ref No	When In Need	Household In Need	Reason In Need	Preferred Tenure	Home Req'd	Beds Req'd	Adpt	Waiting List	Weekly Net Income	Affordable rent	Affordble Mortgage	Recmnd Tenure
R222	5 years	Single Elderly Person	Current home too large	Buying	Bungalow, Flat	1	Yes	No			£50,000-75,000	SO
R225	5 years	Single Person	Would like to set up home	Buying	House	2		No	£49-95	£50-75	£75,001-100,00	SO
R227	1 year	Single Person	Would like to set up home	House Assoc	Flat	2		No		less than £50		Rent
R228	1 year	Family (3)	Home is too expensive to heat	House Assoc	House	4		No		less than £50		Rent
R231	5 years	Family (5)	Current home too small, need increased security of tenure	House Assoc, Shared Ownership	House	3		yes	£301-400	£101-£150	£50,000-75,000	SO
R232	5 years	Family (5)	Need help to live independantly, rent/mortgage and heating too expensive.	Shared Ownership	House	3		yes	£211-£249	£76-£100	Below £30,000	Rent
R233		Elderly						No			Below £30,000	Rent
R238		Elderly Couple		House Ass/Private Rent	Bungalow	2		No	£301-400	£50-75		Rent
R240	5 years	Family (3)	Current home too small	Buying	House	3/4		No			£75,001-100,000	SO
R242		Single Person	Would like to set up home	Buying	House, Flat	2		No	£96-145	£76-75	£50,000-75,000	SO
R244		Family (3)	Current home too small, expensive	Private Rent/ Shared Ownership	House, Bungalow	3		yes	£301-400	£76-100		Rent

Summary of Those Expressing a Need

Ref No	When In Need	Household In Need	Reason In Need	Preferred Tenure	Home Req'd	Beds Req'd	Adapted	Waiting List	Weekly Net Income	Affordable rent	Affordable Mortgage	Reccmnd Tenure
R245	1 year	Family (3)	Current home too small	Hous Assoc, Shared Ownership	House	3		yes	£250-300		£30,001-50,000	SO
R246		Single Person	Would like to set up home	Buying, Shared Ownership	House	2		No	£211-249		£50,000-75,000	SO
R247	5 years	Single Person	Would like help to live independantly	Private Renting	Flat	2	Warden Controlled	No		£50-75		Rent
R248	1 year	Family (4)	Current home too small, need help to live independantly	House Assoc, Shared Ownership	House	3		yes	£211 - 249	Less than £50	£50,000-75,000	SO
R249	5 years	Single Person	Need to be closer to work/family	Private Rent, House Assoc	Bungalow	1/2	Yes	yes	£96-145	£50-75		Rent
R250	1 year	Couple	Would like to set up home	Private Rent/house Assoc	House, Flat	1/2		yes	£401-500	£50-75	£75,001-100,000	SO
R251	1 year	Family (5)	Current home too small	Buying, Private rent	House, Bungalow	4		No	£301-400	£101-150	£100,000-120,000	SO
R252	1 year	Couple	rent/mortgage too expensive	Private Rent/Hous Assoc, Shared Ownership	Bungalow	2	Yes	yes	£301-400	£50-75		Rent
R253	1 year	family	rent too expensive, private tenancy due to end	Buying, House Assoc	House, Bungalow	3		No	£20-300	£101-£150	£75,001-£100,000	SO
R258	5 years	Single Person, Couple	Current home too small, too far away from work/family	Shared Ownership		1/2		No	Less than £48			Rent
R262	1 year	Family (4)	Need increased security of tenure	Buying, House Assoc, Shared Ownership	House, Bungalow	3		yes	£250-300	£401-450	£75,001-100,000	SO

Summary of Those Expressing a Need

Ref No	When In Need	Household In Need	Reason In Need	Preferred Tenure	Home Req'd	Beds Req'd	Adapted	Waiting List	Weekly Net Income	Affordable rent	Affordable Mortgage	Recmd Tenure
R265		Single Person, Couple	Would like to set up home	House Assoc, Shared Ownership	Flat	2		No	£96-145	£50-75		Rent
R266	1 year	Couple	Would like to set up home, rent/mortgage too expensive	Buying, Private rent, House Assoc, Shared Ownership	Flat	2		No	£211-249	£101-150	£75,000-£100,000	SO
R269	1 year	Couple	unable to cope with stairs, rent/mortgage too expensive, need increased security of tenure.	Shared Ownership	Bungalow	2		No	£211-249	£50-75	£30,001-50,000	SO
R271	5 years	Family (2)	Too expensive to heat.	House Assoc	House	3		No	£96-145	less than £50	Below £30,000	Rent
R288	1 year	Couple	Current home too large, too expensive to heat.	House Assoc, Private Rent	House	2		No	£401-500	£101-150		Rent
R292	1 year	Single Person	Current home too large	Buying	Flat	2	Warden Controlled	No	£250-300		£141,000-£150,000	SO
R320	5 years	Family (4)	Need increased security of tenure	House Assoc, Shared Ownership	House	3/4		No	£146-210	£101-150	£30,001-£50,000	SO
R321	5 years	Elderly Single Person	Current home too large, unable to cope with stairs, rent/mortgage, heating too expensive, house too costly to maintain	Buying, Private Rent, House Assoc, Shared Ownership	Bungalow	2	Yes	No	£96-145	£50-75	£100,001-£120,000	SO

Summary of Those Expressing a Need

Ref No	When In Need	Household In Need	Reason In Need	Preferred Tenure	Home Req'd	Beds Req'd	Adapted	Waiting List	Weekly Net Income	Affordble rent	Affordble Mortgage	Recmd Tenure
R322	5 years	Single Person	Home is too expensive to heat	Shared Ownership	Flat	1	Yes	No	£211-249	£50-75	£30,001-50,000	Rent
R323	1 year	Couple	rent/mortgge too expensive, lack of amenities	House Assoc, Shared Ownership	Bungalow	2	Yes	yes	£301-400	£50-75	£75,001-£100,000	SO
R145	5 years	single person	Would like to set up home	Buying	House, Flat	1/2	No	no				?
R208	5 years	Single Elderly Person	Need to be closer to work/family	Shared Ownership	Bungalow, Flat	2	No	yes				?
R212	5 years	Family	rent/mortgage too expensive	HA or Shared Ownership	House	3	No	no				Rent
R215	5 years	Elderly	Current home too large, need help to live independantly, unable to cope with stairs, too expensive to heat		Bungalow	1	Yes		£301-400	£251-300		Rent
R216		Single Person		Private Buy, Shared Ownership	House, Bungalow, Flat	2	No	no				SO
R224	1 year	Single Person	Current home too large, unable to afford rent/mortgage	Buying, Shared Ownership	Bungalow	2		no				SO
R226	1 year	Family (6)	Current home too small	Buying	House	4		yes	£401-500	£151-200	£120,001-£130,000	SO

Summary of Those Expressing a Need

Ref No	When In Need	Household In Need	Reason In Need	Preferred Tenure	Home Req'd	Beds Req'd	Adapted	Waiting List	Weekly Net Income	Affordble rent	Affordable Mortgage	Recmd Tenure
R229	5 years	Elderly Single Person	Current Home too small	Private rent	Bungalow	3	Yes	yes		£301-350		Rent
R230	5 years	Family (5)	Current home too small	Buying	House	5		yes	£500+	£151-200	£151,000	SO
R235	12 months	Single Person	Would like to set up home	Buying, Shared Ownership	House	3		no	£211-49	£76-100	£50,000-£75,000	SO
R237	1 year	Single Elderly Person	Private tenancy is due to end.	HA	Bungalow	2	Warden Controlled	yes				Rent
R254	1 year	Family	Would like to set up home	Private Rent, House Assoc	House, Bungalow	3		no				Rent

Appendix 2 – Comments

Negative Comments on Affordable Housing

Too much already done for young people, need more facilities for elderly such as park/amenity area more shops	1
No more building of any kind	7
Stop allowing immigrants into villages, static population if people stopped moving in	1
If young people cannot afford a house then they should stay at home or live in bedsits or lodgings.	1
Against AH because of infrastructure overload, surgery, parking, traffic	15
Village already overdeveloped	8
Should invest in labour skills rather than housing	1
Local Authority should buy property to let out or SO rather than build	1
No need for AH, anyone can work and save	1
Against a “foyer” type system	1
Redevelop derelict buildings instead of building new	1
Need already evident, no need for costly survey	1
Survey waste of taxpayers money	1
Survey is only a ploy to show residents have been consulted and decision has already been made	1
Biased survey	1
Total	42

Positive Comments

In favour of AH but expressed concern about strain on facilities, traffic and rural character and drainage	8
In favour of affordable housing but only rented and no option to buy	2
Want to see 1 st time starter homes to buy	1
Support AH but feel this survey is too late, too many executive homes already built	3
Give locals priority to house buying and renting, particularly young	8
In favour	6
Provision of AH bedrock of society and social stability	1
In favour but need to take into account effect on existing residents	1
In favour but new devpt should have shop/facilities nearby	1
In favour as long as not behind me!	1
In favour as long as devpt is small	1
Use small pieces of land for 1 or 2 houses that wouldn't appeal to larger developers	1
Total	34

General Comments

Expressed concern at lack of availability for people with pets	1
Right to buy has caused these problems	3
Positive comments on survey	3
Too many incomers pushing up house prices	5
Care of council houses neglected by NKDC	3

Appendix 3 Site Suggestions

Land Facing Adams Factory
Next to Adams factory
Moor Park
Ruskington Fen Rd area
Between Ruskington and Leasingham
If empty houses in Pinfold lane knocked down
On Pinfold Lane, old housing care home land
Hill side x 3
Hillside (rear of new estate)
Rear of hillside estate/Elkington's estate
Fen Rd/ Hillside
Ruskington Fen Road opposite Hill Side
Ruskington Fen
Behind new houses at hillside estate
Over Hillside estate or outskirts of the village
Land adjacent to playing fields
Behind playing field
North Field area
North of Northfield House x 2
North-west close to med centre
off Leasingham Lane or Westcliffe Rd
Fields Southside of Westcliffe Road
Ruskington Fen Road or Westcliffe Road fields
Land rear of 13b to west end of village, Ruskington on Westcliffe Road
Council house area
Between Fen bridge and Station bridge
Fen Road near railway and Industrial estate
Fen Road across from Poplar Close or the back of Poplar Close
Near train station or off West Cliff Road
Land adjacent to Cornwall way
Green area in Larch close
Peafield behind Chestnut Street on Station Road
East side of village
Site off the Meadows- adj. to railway
Near Football fields
Over Fen Railway Bridge on underdeveloped business park land
Outskirts towards Sleaford
Outskirts of Ruskington
Field Behind Allotments
Outskirts of village
Elm Tree Road & Leasingham Lane
Anwick
Leasingham Lane
Spread throughout the village
Sleaford Road, Westcliffe Road, Millview Road, behind Cornwall Way

Appendix 4

Houses sold in Ruskington Jan – Dec 2006				
Figures on right sale price of houses sold throughout Jan 06 – Dec 06 In Ruskington alone (One mile radius of High Street).	Detached	Semi-Detached	Terrace	Flat/Maison
		£207,500	£138,500	£99,000
	£136,000	£53,000	£84,995	
	£167,500	£119,950	£126,950	
	£135,000	£97,500	£118,000	
	£175,000	£100,000	£92,000	
	£151,000	£119,000	£119,950	
	£165,000	£117,000	£91,000	
	£215,000	£200,000	£124,000	
	£148,000	£93,500	£88,000	
	£160,000	£110,000	£126,000	
	£174,000	£107,500	£135,000	
	£125,000	£103,000		
	£330,000	£102,000		
	£124,000	£118,500		
	£95,000	£134,950		
	£158,500	£114,000		
	£146,950	£119,995		
	£160,000	£115,000		
	£157,000	£106,000		
	£169,950	£119,950		
	£114,500	£186,000		
	£180,000	£139,500		
	£127,000	£170,000		
	£144,950	£117,000		
	£125,000	£112,000		
	£290,000	£119,000		
	£190,000	£128,000		
	£233,000	£110,000		
	£230,000	£130,000		
	£167,250	£118,000		
	£246,000	£88,000		
	£148,000	£127,000		
	£230,000	£114,600		
	£155,000	£110,000		
	£176,000	£118,950		
	£154,000	£113,000		
	£220,000	£115,000		
	£217,000	£102,000		
	£139,950	£105,000		
	£151,000	£280,000		
	£173,500	£112,000		
	£258,000	£142,000		
	£152,000	£116,000		
	£148,000	£135,000		
	£132,500	£163,000		

	£150,000	£172,000		
	£173,000	£130,000		
	£325,000	£125,000		
	£136,000	£155,000		
	£160,000	£116,500		
	£131,000	£101,500		
	£650,000	£122,950		
	£175,000	£115,000		
	£169,500	£106,000		
	£125,000	£136,000		
	£146,000	£119,000		
	£198,000	£123,950		
	£168,500	£170,000		
	£355,000	£84,000		
	£310,000	£129,000		
	£178,000	£160,500		
	£250,000	£101,500		
	£140,000	£125,000		
	£127,000	£135,000		
	£184,950	£134,000		
	£135,000	£110,000		
	£154,000	£130,000		
	£157,000	£105,000		
	£227,500	£118,000		
		£124,000		
		£131,000		
		£165,000		
		£103,500		
		£119,000		
Average	£184,471	£124,700	£109,536	N/a
Median	£160,000	£118,975	£113,768	N/a
No. of sales	69	77	12	N/a

Price information taken from www.upmystreet.com

Further detailed information on addresses and date of sale is available on that website.

Appendix 5

Houses sold in Ruskington Jan – Dec 2001

Figures on right sale price of houses sold throughout Jan 01 – Dec 01 In Ruskington alone (One mile radius of High Street)	Detached	Semi-Detached	Terrace	Flat/Maison
		£74,000	£57,000	£45,000
	£72,000	£51,500	£49,995	
	£87,500	£46,750	£26,950	
	£79,500	£50,000	£49,995	
	£96,000	£52,000	£44,000	
	£87,500	£46,000	£55,000	
	£36,000	£45,500	£55,000	
	£69,000	£73,500	£46,000	
	£195,000	£60,000	£55,000	
	£95,000	£73,000	£55,000	
	£81,000	£59,950	£28,500	
	£82,500	£42,000	£46,500	
	£56,000	£49,950	£56,950	
	£85,000	£47,500		
	£92,000	£36,500		
	£154,000	£45,000		
	£145,000	£59,995		
	£58,500	£44,500		
	£57,500	£57,000		
	£56,500	£63,000		
	£85,000	£52,950		
	£86,500	£36,500		
	£89,995	£69,000		
	£92,000	£56,000		
	£60,000	£50,000		
	£220,000	£44,000		
	£172,000	£64,000		
	£92,000	£47,500		
	£116,000	£52,000		
	£72,950	£69,500		
	£89,995	£48,500		
	£75,000	£48,000		
	£250,000	£38,500		
	£89,995	£55,000		
	£82,000	£52,500		
	£67,000	£45,000		
	£75,000	£83,000		
	£67,000	£46,400		
	£86,000	£59,500		
	£95,000	£58,500		
	£89,995	£190,000		

£60,000	£59,950		
£125,000	£45,000		
£71,250	£46,000		
£85,000	£52,500		
£74,850	£51,000		
£82,500	£54,950		
£89,995	£55,000		
£64,000	£55,000		
£63,750	£46,000		
£67,000	£42,000		
£89,950	£56,000		
£96,995	£51,000		
£89,995	£49,000		
£75,950	£80,950		
£70,000	£53,950		
£65,000	£64,000		
£105,000	£65,000		
£94,950	£59,500		
£59,950	£65,000		
£90,000	£60,000		
£89,995	£46,500		
£130,000	£59,950		
£75,000	£56,750		
£93,500	£48,000		
£77,750	£55,000		
£137,000	£57,500		
£120,000	£56,000		
£130,000	£55,500		
£89,950	£58,500		
£87,000	£59,000		
£69,500	£53,500		
£79,950	£58,000		
£177,950	£64,950		
£30,000	£86,500		
£74,000	£52,500		
£99,950	£20,400		
£89,000	£59,995		
£112,000	£63,000		
£230,000	£59,995		
£72,500	£76,950		
£35,000	£62,000		
£89,500	£59,500		
£69,500	£49,500		
£249,000	£58,000		
£84,500	£84,000		
£66,000	£65,000		
£101,950	£51,500		
£100,000	£52,000		
	£52,000		
	£40,000		
	£45,000		

		£46,500		
		£96,000		
		£48,000		
		£49,500		
		£58,000		
		£48,000		
		£49,500		
		£58,000		
Average	£94,321	£56,740	£47,222	N/a
Median	£86,500	£55,000	£49,995	N/a
No. of sales	89	97	13	N/a

Price information taken from www.upmystreet.com
Further detailed information on addresses and date of sale is available on that website.

Appendix 6

Annual Pay – Gross (£) – For all employee jobs - Lincolnshire

Area	Median Wage 2001	Median Wage 2006	Percentage Increase
East Midlands	£15,283	£18,433	20.6 %
Lincolnshire	£14,180	£16,467	16 %
Boston	£12,674	£14,334	13 %
East Lindsey	£13,606	£15,498	14 %
Lincoln	£15,336	£17,650	15 %
North Kesteven	£13,207	£15,291	15.8 %
South Holland	£15,571	£17,435	12 %
South Kesteven	£14,626	£16,322	11.5 %
West Lindsey	£12,452	£17,014	36.6 %

All figures taken from National Office of Statistics www.statistics.gov.uk