

Local Affordable Housing Need Survey

Analysis Report

Billingham and Tattershall Bridge

Survey Period: May – June 2007



Billingham and Tattershall Bridge Roadshow Event: 23 May 2007

Report completed: 21 September 2007

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1.0 Context and Background

1.1 Introduction

This localised survey was carried out following the District Wide Housing Needs Survey undertaken during 2004, and completed in March 2005. Twenty-five rural Parishes involving 35 settlements, were prioritised for surveying to enable North Kesteven District Council establish what the local need is for affordable housing.

A prioritisation process identified Billingham and Tattershall Bridge as key priority settlements to include in first phase of the three phase workplan, taking into account a number of factors, including the results of the 2004 Housing Needs Survey, and the existing NKDC Housing Register demand for affordable housing. It was deemed sensible to combine these surveys in one Roadshow and Flyer and Questionnaire distribution, and analysis report

The Billingham and Tattershall Bridge survey was undertaken between 23 April and 7 June 2007

1.2 Billingham Ward demographics

- Population (2001 Census): 2,170
- Number of Household Spaces (2001 Census): 909
- Mean average population age (2001 Census): 42 (NKDC - 41)
- Mean average household size (2001 Census): 2.2 (NKDC – 2.3)

1.3 Existing Number of Dwellings / Businesses

- Number of Dwellings: 936 (2001 Census)
- Number of Dwellings: 1,008 (Council Tax Register Feb 2007)
- Number of Businesses: 111 (Council Tax Register Feb 2007)
- Number of public/ voluntary org dwellings: 10 (NNDR Register July 2007)
- There were 152 non domestic addresses on the register (including several addresses for the same organisation)

1.4 Existing Affordable Housing need and provision

In September 2007, the number of households on NKDC Housing Register awaiting properties in Billingham who also live in the settlement was 31, 105 live in other parts of North Kesteven and 131 live outside the area, giving a total of 267 in the settlement. The accommodation requested was 145 one bedroom dwellings, 66 two bedroom dwellings, 46 three bedroom dwellings, and 10 four bedroom dwellings.

The Housing Register figures for Tattershall Bridge for those who live in the settlement was 2, 50 live in other parts of North Kesteven and 100 live outside the area, giving a total of 152 in the settlement. The accommodation requested was, 71 one bedroom dwellings, 46 two bedroom dwellings, 28 three bedroom dwellings, and 7 four bedroom dwellings

Existing NKDC Housing Stock in Billingham & Tattershall Bridge (Feb 2007):-

Property type	4 Bedroom	3 Bedroom	2 Bedroom	1 Bedroom	Total
House	3	66	7		76
Bungalow		35	93	16	144
Flat/ Bedsit			1	8	9
Total	3	101	101	24	229

NKDC tenure types available:- rental, leasehold and partnership homes. There are sheltered bungalows comprising 1 x 3 Bed Bungalow, 93 x 2 Bed Bungalows and 16 x 1 Bed Bungalows, 3 x 4 Bed Houses, 66 x 3 Bed Houses, 7 x 2 Bed Houses, 1 x 2 Bed Flat, 8 x 1 Bed Flats in Billingham; and 34 x 3 Bed Houses in Tattershall Bridge.

NKDC Housing Area Code and Locations:

70 Tattershall Bridge

9A Mill Lane/ Mill Close - Billingham

9B The Princess Sq / Walcott rd/ Parks Lane/ The Wytche - Billingham

9C Victoria St/ Fen St/ West St/ Brunswick Sq - Billingham

9D High St/ Ringmoor Close/ Ringmoor House - Billingham

9E Skirth Rd – Billingham

Anticipated stock turnover within the next 5 years: Available records (Apr 2003 – May 2007) give voids of 50 months, at 93 units, which produces an average monthly stock turnover of 1.86 units. Assuming voids continue at this rate, stock turnover for a 5-year period would be 112 units.

5 year void prediction (based on actual void figures April 03 – May 07)	Billingham	Tattershall Bridge	Total
House 4 bed	1		1
House 3 bed	27	29	56
House 2 bed	4		4
Bungalow 2 bed	43		43
Bungalow 1 bed	6		6
Flat/ Bed sit	2		2
TOTAL VOIDS	83	29	112

Anticipated loss of stock through 'right to buy' of Council Properties within the next five years based on previous 5 years sales; during 2002 – 2007, 3 x 3 Bed Houses were sold in Tattershall Bridge, and 1 x 4 Bed Houses, 4 x 3 Bed Houses, 1 x 2 Bed Houses were sold in Billingham; totalling 9 properties.

Current planned new-build of Council properties within the next five years:- 0

Housing Associations

There are a number of Housing Associations with properties in North Kesteven. These are:- Axiom H.A., East Midlands H.A. Ltd., Eastern Shires H.A. Ltd., Home Group H.A., Housing 21 H.A., Jephon Homes H.A. Ltd., Leicester H.A., Lincolnshire Rural H.A., Longhurst Group H.A., New Linx Housing Trust, Nottingham Community H.A., Places for People Group H.A., Raglan H.A. and Teetotal Homes.

Registered Social Landlord properties in Billingham & Tattershall Bridge

Property type	4 Bedroom	3 Bedroom	2 Bedroom	1 Bedroom	Total
House	0	0	0	0	0
Bungalow	0	0	0	0	0
Flat	0	0	0	0	0
Total	0	0	0	0	0

- RSL tenure types available: N/A
- Anticipated stock turnover within the next 5 years: N/A
- Anticipated loss of stock within the next 5 years: N/A
- Planned new-build of properties within the next five years: N/A

1.5 Provision of Additional Affordable Housing through NKDC Planning System.

In 2004, the ODPM highlighted that NKDC had only 3.1% affordable dwellings against all housing completions, the lowest in the county, and later that year following the NKDC 2004 Housing Needs Survey Study, **the Council has decided that 35% of properties built on new sites should be affordable. This new policy allows for affordable housing to be required on all developments yielding 5 or more dwellings, or where the site is greater than 0.3 hectares. However, this is unlikely to offer significant opportunity for the District since the amount of land it can allocate for new housing to 2015 is limited by the Regional Planning Guidance and the County Structure Plan. Whilst significant new development will still take place, most of this already has planning permission granted before the steep rise in house prices.**

Potential Sites – Billingham

The details of potential sites as they arise are passed to NKDC Development Control to keep on potential site register. If it is regarded as a possible site, in due course, the views of Lincolnshire County Council, as the Highways Authority, the Environment Agency, and local water company / drainage board are typically sought should these sites be assessed for purchase / development. An example Site Appraisal template for Affordable Housing can be found at Appendix 6.

In 2005, the District Council commissioned Nottingham Community Housing Association to undertake an initial study to identify feasibility proposals on its own land holdings potentially suitable for housing. This identified sites in The Wyche and Princess Square in Billingham, which might accommodate 4 Flats, 2 x 3 Bed Houses, and 4 x 2 Bed Houses

1.6 Current Property Prices

HM Land Registry data:-

- The mean average cost of a property in Lincolnshire, during the period March - June 2007 was; £ 162,426 (3,959)
 - Detached properties: £209,424 (1,684)
 - Semi – Detached properties: £137,237 (1,216)
 - Terraced properties: £115,714 (908)
 - Flats / Maisonettes: £122,029 (151)

- The mean average cost of properties in North Kesteven District during the period April – June 2007 was £177,464 (868). This is broken down as follows:-
 - Detached properties: £217,376 (453)
 - Semi – Detached properties: £138,796 (284)
 - Terraced properties: £119,180 (118)
 - Flats / Maisonettes: £160,449 (13)
- The mean average cost of properties for postcode area LN4 4** (postcode includes Billingham and Tattershall Bridge) during the period April – June 2007 was £138,310 (38). This is broken down as follows:-
 - Detached properties: £181,895 (11)
 - Semi – Detached properties: £133,805 (15)
 - Terraced properties: £103,987 (12)
 - Flats / Maisonettes: N/A (insufficient sales)
- From the Up My Street data source (see Appendix 1), the mean average cost of properties sold in Billingham and Tattershall Bridge in the period April 2006 – June 2007 was £153,537. This is broken down as follows:-
 - Detached properties: £181,963
 - Semi – Detached properties: £120,488
 - Terraced properties: £ 108,244
 - Flats / Maisonettes: n/a

The rented property available in the area was:

1 Bed Flat – n/a
 2 Bed Flat - n/a
 2 Bed Bungalow – n/a
 3 Bed Bungalow – n/a
 1 Bed House - n/a
 2 Bed House – Terraced - £425 pcm
 3 Bed House – Semi - £550 pcm x 2, £490 pcm
 4 Bed House – Detached £725 pcm, £670pcm

Source: www.ukpropertyshop.co.uk and www.rightmove.co.uk and Belvoir Lettings

On 31 Jan 2007, the Centre for Economics and Business Research (CEBR) predicted that the value of the national average house would jump by nearly 8 per cent from £179,500 to £193,000 in 2007. This was forecast taking into account predicted Bank of England interest rates uplifts, which on 5 July 2007 rose to 5.75 per cent, their highest level for six years. However, there are several internet sites predicting a substantial downward re-alignment in property prices and campaigning groups that point to increasing numbers of disillusioned young people leaving the country in the search for home ownership and improved standards of living.

Much of the growth in demand is being fuelled by the growth of one-person households. Although the government is targeting to grow build completions to 240,000 homes annually by 2016 to meet this demand, current achievements are around 180,000 per annum. Also, the prioritisation processes for Council Housing Registers, do not favour younger, single adults.

According to the National Housing Federation commissioned research conducted by Oxford Economics on 6 August 2007, the average cost of a house in England will break through the £300,000 mark in the next five years. It warns house prices are now almost 11 times the average wage and may rise by 40% as supplies fall further behind demand.

It also said a housing crash was unlikely despite first-time buyers finding it tougher to afford a home. According to the report many of those priced out of the housing market are now turning to the social housing sector - as a result housing waiting lists have grown by 57% over the past five years to 1.6 million households - or four million people. The Housing Green Paper published in July 2007 has proposals for 70,000 affordable homes a year to be built by 2010/11 to tackle the current supply shortfall. It suggests that there is a current annual overall housing build shortfall of 45,000 homes a year.

1.7 Land Values

The approximate value of agricultural land per hectare (100m x 100m) is in the range of £10,000 -£20,000, (c. £4,000 – £8,000 per Acre(63.6m x 63.6m) compared to about £2.5 million for land with residential planning permission. However there have been instances reported by Rural Housing Enablers of land values being hiked to £30,000 per acre in some parts of the country, driven by speculative development plot schemes.

It is not untypical for Housing Associations to be paying about £100,000 per acre, and split into 10 plots, equivalent to £10,000 per plot.

1.8 Number of Properties by Council Tax Band

Number of Residential Properties in Council Tax Bands as at 31 Jan 2007

CT Band	A	B	C	D	E	F	G	H	Total
Parish									
Billinghay	363	115	239	90	29	5	1	0	842
Dogdyke									
(incl Tattershall Bridge)	110	24	20	9	2	1	0	0	166

Source: NKDC Council Tax Register (Feb 2007)

1.9 Income and Mortgage Deposits

In 2005 for the UK First Time Buyer, the total mortgage payment as a percentage of income was 22.5%, with a 19.3% deposit as a percentage of the price. For the Former Owner Occupier, the total mortgage payment as a percentage of income was 19.9%, with a 34.9% deposit as a percentage of the price.

The Council of Mortgage Lenders reported in Jan 2007, that first-time buyers take out mortgages worth, on average, 3.31 times their income. The average first time buyer now has an income of £35,000 and borrows £115,499. Rapidly rising house prices meant that in December 2006, only 41% of first-time buyers were able to buy below the stamp duty threshold of £125,000.

Research for the Alliance & Leicester published in August 2007 found that parents are paying an average of £21,314 to help their children onto the property ladder, up £3,637 on last year. It puts the leap down to higher house prices, spiralling student expenses and the rising cost of living.

Homeowners were facing higher borrowing costs, as banks begin to pass soaring market interest rates to consumers. In September 2007, the Bank of England reported that the cost of almost every type of home loan product rose in August. The Bank found that the average interest rate charged for a standard variable rate mortgage had climbed by a full 0.25 per cent to 7.69 per cent - substantially higher than the base rate of 5.75 per cent and the highest price charged by lenders since 1998. However, the Northern Rock run on liquidity in September 2007 may place downward pressure on interest rates.

In North Kesteven, for 2006, the mean average earnings was £20,635 (Source ONS, Crown Copyright). Therefore, in the second quarter of 2007 (Jan - March 2007), with the mean average priced, detached houses at £217,376, the mortgage income multiple was 10.5, the semi at £138,796, the multiple was 6.7, the terraced at £119,180 was 5.8, the flats at £160,449 was 7.8. (See 4.0 Conclusions for more on income multiples, and Appendix 1 for further details of local housing prices).

NKDC policy research department assessed the median annual income for individuals in North Kesteven in 2006 to be £15,291.

1.10 Affordable Housing – a Definition and Types of Solutions

At a local workshop in 2004, representatives of Housing Associations, the Community Council, House Builders, Shelters and Local Councils came up with a simple definition of affordable housing as: “Decent homes that can be afforded in locations where people want to live”. Affordable was described as being within the means of someone on an average local income, and was taken to include:

- Housing for rent, offered privately or through a Housing Association;
- Housing for purchase with some form of shared ownership applied, involving the purchaser buying a share of the property, with another party, such as a Housing Association holding the rest. When the property was subsequently sold, the part purchaser would take their proportionate share of the purchase price. The house would then be offered for sale again on a shared low-cost basis;
- ‘Local’ was taken to include residents with a length of local residency, former residents who have left for study, military service or other employment. It would also include those moving to the area to be cared for, or those moving to the area to care for an established resident;
- ‘Decent’ was taken to mean good quality, well-designed houses which were not obviously different from their neighbours
- ‘Want to live’ was taken to cover places with a range of services and public transport to larger service centres or a wider range of job opportunities.

The North Kesteven District Council defines those in need of **Affordable Housing as those households who are unable to afford private sector housing, where the cost of the housing, either to rent or buy, whichever is the cheaper, is more than 25% of net household income. (See Appendix 4)**

There are two types of new 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.

Shared Ownership: This is where, in the context of Affordable Housing, the 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 normally also charges a rental charge to reflect their cost of finance. Normally owners can buy an increased share of the accommodation over time, although in rural areas with populations under 3,000, this is usually limited to 80% to ensure that the homes can be subsequently offered on to others on the Housing Register/ Housing Association Waiting List.

The Government's Shared Equity Taskforce said, "With up to half of first time buyers under 30 now estimated to be receiving help with their deposit from their parents, and the average deposit for first time buyers in London hitting £47,000, the case for action is clear. We must support affordable housing or see inequality and disadvantage grow; work together to innovate and expand low cost home ownership assistance, or accept that the life chances of children will increasingly depend on their parents' wealth".

"Looking forward, Government has made a commitment to increase the supply of new homes in England to at least 200,000 (updated in the Housing Green paper to 240,000) per annum by 2016. But in the meantime, we need to help people get a step on the ladder and bring home ownership within the reach of those on modest incomes".

"HomeBuy, the Government's low cost home ownership programme launched in April 2006, will help many who could not afford to buy on the open market at present, freeing up demand for social lets and aiding the recruitment and retention of key public sector workers. And, the availability of shares as low as 25 per cent means it can act as a stepping-stone to full ownership". In February 2007, Local Government and Communities Minister, Ruth Kelly announced proposals that this threshold may be reduced to 10% to allow more people to get a step onto the residential property ladder.

In April 2006, the Government announced funding for the 2006-2008 Housing Corporation's National Affordable Housing Programme, providing for new social rented homes and new low cost ownership properties by way of three new HomeBuy products designed to replace all other Low Cost Home Ownership options from April 2006 onwards, known as:-

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).

New Build HomeBuy – this is akin to traditional Shared Ownership where newly built homes are purchased via a housing association or developer (landlord) on a part buy/ part rent basis. It is designed to help key workers (such as police, health workers, social workers & teachers), and other eligible families and individuals to buy a share of a newly built home. You are normally allowed to buy more of the property at a later date. Some of the rural schemes have a restricted purchase clause, only allowing staircasing (purchasing) up to 80% to ensure that affordable housing remains in rural locations; and;

Open Market HomeBuy – to help key workers and other eligible families and individuals to buy a home on the open market, utilising the purchasers' savings and/ or mortgage capability, topped up by an equity loan of up to 25% of the cost of the open market value. Of this 12.5% is provided by Eastern Shires HA, and the other 12.5% by one of four lenders offering mortgages for Open Market HomeBuy, they are Yorkshire Building Society, Nationwide Building Society, Bank of Scotland, and Advantage, part of Morgan Stanley Bank. You make no monthly payments for this loan, simply pay the 25% back when you sell or staircase on the property based on the current market value at that time.

The HomeBuy Zone Agent operating in Lincolnshire is Eastern Shires Housing Association Ltd. based in Oadby, Leicestershire. They operate the Home2You scheme covering Open Market and New Build HomeBuy schemes in the county.

Approved Partners for the Housing Corporation's 2006-8 National Affordable Housing programme are:

East Midlands H.A. Ltd., Eastern Shires H.A. Ltd., Home Group Ltd., Housing 21, Jephson Homes H.A. Ltd., Longhurst Group Ltd., Places for People Group Ltd., and Raglan H.A. Ltd.

On 29 November 2006, The Department of Communities and Local Government produced Planning Policy Statement 3 "Housing", please see Appendix 5 for its Affordable Housing definitions.

1.11 Settlement Sizes and National Affordable Housing Reports

Rural Exception Sites

Where Affordable Housing Needs for local people are identified in the surveyed communities, the District Council will work with Parish Councils, Housing Associations and the local community to search for possible rural exception sites in communities with a population under 3,000 residents. This means that the sites would not normally get planning permission for residential development, but if there is a proven need for affordable housing, the exception policy process in the Local Plan can be used to permit development. An exception site could be land on the

edge of a village envelope, perhaps owned by a local farmer or other landowner. The land for exception sites is normally valued higher than its original agricultural use, but significantly less than private residential use, therefore helping make the new homes more affordable, and reducing the need for Housing Corporation grants, which are now only available where there are significant additionality benefits. These sites can only be for affordable housing in perpetuity, normally by way of a Section 106 agreement of the Town and Country Planning Act 1990, and cannot include any normal market housing. Efforts are normally made with the Parish Council and local people throughout the design and construction process to ensure the successful integration of the new homes into the landscape and community. People wishing to live in these homes will need to register on the North Kesteven District Council's Housing Register/ Housing Association waiting list. This applies whether the homes are for rent or low cost home ownership schemes, like shared ownership.

In larger settlements above 3,000 population, a 'Departure site' exception from the local plan would need to be examined.

There is a tension in rural areas between meeting affordable housing need where it arises and ensuring that new affordable housing is delivered in sustainable locations. The edge of market towns and urban areas may be more sustainable in terms of access to facilities. Yet in many small rural communities existing services are under threat of closure, while 'hidden homeless' struggle to remain there. In these cases it may be more sustainable to provide additional affordable housing within the settlement.

While recognising this tension, Housing Market Areas and local authorities are encouraged by Government to use all available mechanisms to secure affordable housing in rural areas, including lower thresholds, more ambitious quotas and the allocation of sites solely for affordable housing.

Two recent major reports have recently been published, the Affordable Rural Housing Commission report and the report of the Joseph Rowntree Foundation's Forum on Rural Housing.

Affordable Rural Housing Commission recommendations

The Affordable Rural Housing Commission produced, inter alia, the following recommendations.

Rural exception sites should be retained but not as the principal means of meeting rural affordable housing needs.

At local level most affordable housing in villages and towns should be delivered by allocating sites both for mixed development and solely for affordable housing.

*Housing provision in rural areas needs to increase, but in scale with its surroundings and located where justified by a site sustainability appraisal.
(See Appendix 6 – Site Appraisal)*

Settlements below 3,000 population

The Commission noted that in very small settlements it is important to ensure the provision of affordable housing to meet needs where they arise in order to sustain rural communities both in terms of enabling family networks of support to be maintained and to support rural services. Commission states that rural exception sites are likely to be able to deliver the required housing in such cases. They recommend:

If there is genuine need, a local landowner may be found who is prepared to release a small site at or close to agricultural land values.

While it is important to sustain small rural communities, this is envisaged in terms of a small number of additional dwellings (depending on the size of the village) rather than an estate. Infill dwellings can be useful. It will be important to ensure that the design of new affordable rural housing fits into the vernacular of the existing village.

In small settlements it may be preferable to purchase existing dwellings to meet affordable housing needs, particularly ex-‘Right to Buy’ homes, as this will help to protect countryside and retain the character of villages.

Local authorities should also consider the contribution that farm buildings could make to the supply of affordable housing.

Rural Housing Enablers (*and Local Authority Housing Renewal Departments*) should engage in the reclaiming of empty homes where appropriate to complement their work in developing new affordable homes.

Local Authorities should work more closely with private landlords to find creative solutions, making use of existing best practice. In such cases occupancy should be restricted to meeting local needs, potentially through local letting agreements.

Settlements between 3,000 and 10,000 population

Here the Commission argues that there is a case for larger units and for allocating sites wholly for affordable housing, particularly where there is little affordable housing in the settlement itself. They recommend that:

Regional Planning Bodies (RPBs) should encourage local authorities to use all available mechanisms to secure affordable housing including lower thresholds and more ambitious quotas and the allocation of sites solely for affordable housing.

Where there has been a moratorium on new housing development, but the Housing Market Area Assessment clearly indicates a need, RPBs should undertake early review to allow more housing to come forward. Planning Authorities should use the guidelines in PPS3 (page 31) to allocate and identify sites and manage land supply so that the affordable housing is delivered quickly on suitable sites (i.e. if an identified site fails to come forward, bring forward an alternative from the 5-10 year supply)

Second homes

Local authorities should act now to focus additional affordable house building into settlements where second home ownership is affecting the sustainability of the communities.

All local authorities should reduce the Council Tax discount from 50% to 10% on second homes and work collaboratively with partners including housing associations and rural communities to decide how this funding should be used to support the delivery of affordable homes and related services.

Joseph Rowntree Foundation Rural Housing Forum

The Joseph Rowntree Foundation has also produced recommendations for increasing the delivery of affordable housing in rural areas. These are summarised below.

In smaller settlements (under 3,000 population) Local Planning Authorities (LPAs) should:

- Consider the potential to re-use farm buildings for affordable housing
- Reclaim empty homes
- Conduct a sustainability appraisal of proposed locations (see Appendix 6)
- Consider leasing from private landlords

In larger settlements (between 3,000 and 10,000 population) LPAs should

- Consider allocating sites solely for affordable housing
- Consider exceptions whereby 20% of a site can be market housing, to help pay for the affordable housing
- Consider the creation of Community Land Trusts to retain affordable housing in perpetuity

1.12 Permanent Dwellings completed by Tenure Type and District Classification, 2005

East Midlands Area Definitions	Private Enterprise	Reg. Social Landlords	Local Authorities	Total
Rural 80(includes NKDC)	4,147	315	17	4,479
Rural 50	2,637	57	4	2,698
Significant Rural	2,427	102	0	2,529
Other Urban	2,812	81	0	2,893
Large Urban	1,679	116	0	1,795
East Midlands	13,702	671	21	14,394
England	131,039	15,975	100	147,114

Source: DCLG, Housing Completions, 2005

As context, for 2006 against an East Midlands regional allocation for 2006-2008 of 400 homes in the under 3,000 population band, and 200 in the 3,000 to 10,000 population band, unaudited Housing Corporation figures suggest that they have over allocated against these combined bands to slightly over 900 units.

1.13 Local Area Residential Planning Permissions

Walcott Road, Billingham – 9 homes are proposed , 3 of which should be affordable homes

Potential Affordable Housing Sites at Mill Lane and Princess Square, in Billingham are being considered by the NKDC Affordable Housing Working Group (see section 1.5).

2.0 Survey Process

2.1 Design and Development

The survey process was delivered in partnership with Billingham and Dogdyke Parish Councils. The process was developed by North Kesteven District Council, taking into consideration the current DEFRA guidance on best practice and the experience of the national network of Rural Housing Enablers. The process targets responses specifically from those in need of affordable housing, however both the flyer and road-show processes were open to responses and attendance by all residents, and local businesses.

The survey process was advertised through articles in NKDC's 'Linkline' and 'at home' magazines. A press release was issued to launch the initiative in October 2006, and another press release was issued to the Target free paper in May 2007, just prior to the survey, to promote the survey and roadshow event. At the start of the initiative a radio interview was given. An article was placed in the Billingham Times parish magazine, and posters were distributed around the Billingham by the Parish Clerk, and also placed at the Co-op, the Parish Council Office and the St Michael's Community Hall Noticeboards.

2.2 Partnership working with Billingham and Dogdyke Parish Council

Presentations were given by North Kesteven District Council to both parish councils, the Billingham Parish Council on 14 May 2007, and the Dogdyke Parish Council on 18 June 2007 (following an earlier postponement). The Parish Councils committed to working with NKDC to support the Housing Needs Survey work in the two settlements.

For the road-show event the Parish Council and District Council distributed posters to public notice boards, and other public venues and key clubs and societies. The Parish Council supported the running of the road-show event at the Community Hall, and councillor's attended.

The Parish Councils considered that there were no particular groups in the village that should be specifically targeted for the survey. Although those on the Housing Register were directly mailed a copy of the questionnaire.

2.3 Flyer (see Appendix 2)

Approximately 650 flyers were delivered via the Billingham Times Newsletter, approximately 100 were hand delivered in the Tattershall Bridge and outlining areas by NKDC, and about 100 were posted by NKDC to business addresses during May 2007 with a return deadline of 7th June 2007. The road-show event was held during this survey period (23rd May 2007).

The Parish Council did not believe a local collection box would have been useful, so all flyers were provided with a pre-paid envelope for return to NKDC. The total number of flyers returned was, 21. All returns were from domestic addresses.

2.4 Road-show

The road-show event was held during the period of the flyer survey 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.

The road-show was held at the St Michael's Community Hall, in Billingham as recommended by the Parish Council, following the cancellation of the Village Hall booking due to the Doctor's Surgery taking over the Village Hall following a fire at their premises. The format was a 'drop in' event during the afternoon and early evening of Wednesday, 23rd May 2007.

Displays and attendance of officers were provided by North Kesteven District Council Housing Department on the survey process, accessing the Council's Housing Register and support for making improvements to existing homes e.g. Housing Renewal Grants and loans for those on a low income to help meet the Decent Homes Standard, Disabled Facilities Grants - to make alterations to support a disabled persons needs, and Warm Front Grants and the Lincolnshire Energy Efficiency Centre, to help with insulation and heating for the vulnerable to help save energy and achieve affordable warmth. The Lincolnshire Home Improvement Agency also provided information on their support and advice for home improvements

Displays and attendance were also provided by Longhurst and Nottingham Community Housing Association on accessing Registered Social Landlord properties and on shared ownership and HomeBuy initiatives.

The road-show was attended by 9 adults, and 1 child.

2.5 Questionnaire (see Appendix 3)

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 post from NKDC directly to those individuals who responded to the flyer (21), and in addition to 336 households on North Kesteven District Council's Housing Register (at the time), seeking accommodation in Billingham or Tattershall Bridge. A postal distribution and return was used to retain individual anonymity. 360 questionnaires were mailed out/ or distributed with pre-paid return envelopes. 56 (16%) of questionnaires have been returned.

3.0 Analysis

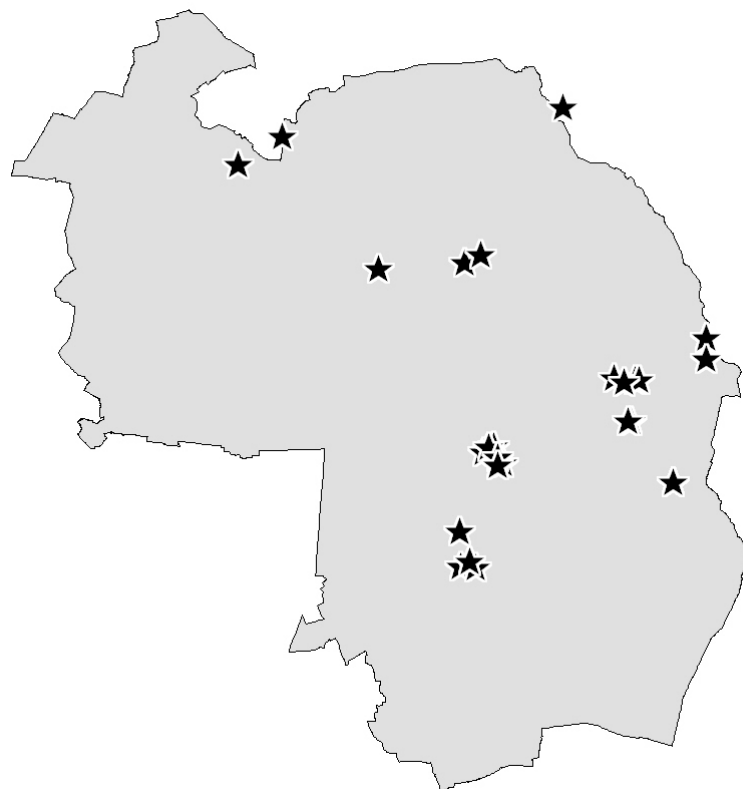
3.1 Questionnaire Analysis

This section is a summary report that outlines the responses received from the Local Affordable Housing Questionnaires.

A total of 55 completed surveys were returned by 29 June 2007 (one week after the return deadline) for inclusion in the analysis. Caution should be used when using these figures due to the small sample base. Unless otherwise stated, all results are expressed as a percentage of those who responded to a question, therefore please note that some questions have smaller base numbers. Where percentages do not sum up to 100 this may be due to rounding or multiple answers.

1. Current address

The map below shows the location of the 29 respondents that lived within the District who provided a mappable postcode.



The majority of respondents (85%) live outside of Billingham and Tattershall Bridge, whilst only 15% live at an address inside the area.

2. A. Household monthly income

As shown in *figure 1* below, over half of the respondents earn less than £833.33 per month (56%). Only 15% have an income of over £1,250 per month.

The average household income of the respondents is quite low at £806 per month. This is assuming earnings are based around the income bracket midpoints.

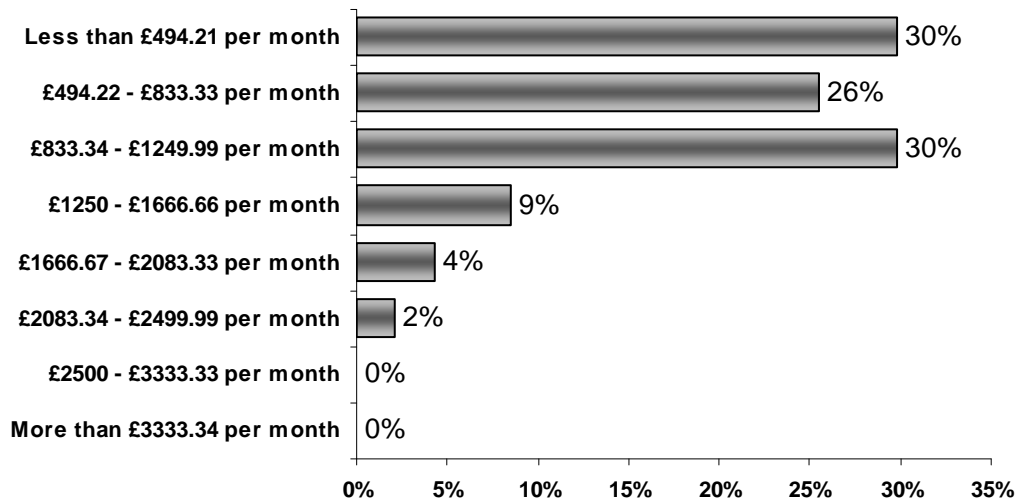


Figure 1. Household monthly income. All respondents, base 47.

B. Availability of savings

Just over 9 out of every 10 respondents (91.1%) said that they did not have savings that could be used to help meet the cost of new housing, whilst the remaining 8.9% do have savings that are available for this.

C. Amount of savings

Caution should be used when using these figures since only four respondents reported the amount of savings they had that could help to meet the cost of new housing. The average of these four responses was £1,725.

3. A. Type of property

Each respondent was asked to indicate the type(s) of property they are looking for. The most popular type of property that respondents said they were looking for was a bungalow (65%), followed by a house (57%). 1 out of 5 respondents said they were looking for a flat/maisonette/apartment (20%) and the least popular type was sheltered/retirement housing (11%).

B. Number of people in household

As shown in *figure 2*, 43% of respondents said that two people will be living in the property. 22% would have one person living alone, whilst 35% said that there would be three or more people living in the property.

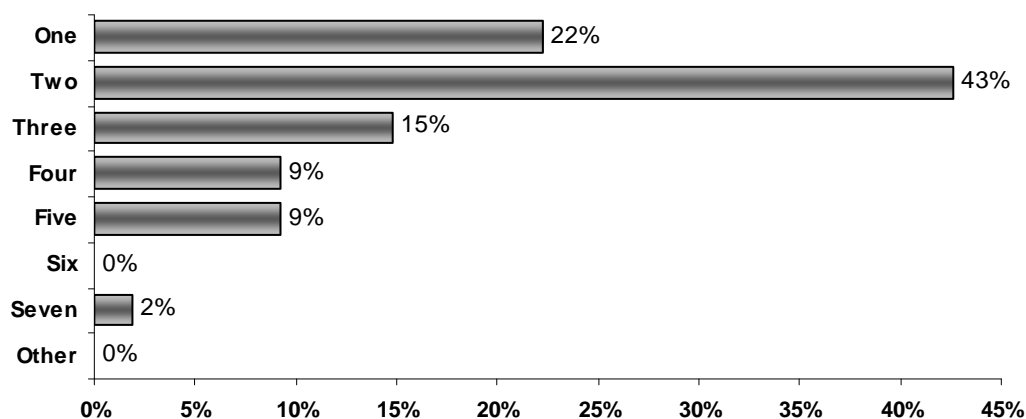


Figure 2. Number of occupants. All respondents, base 54.

C. Number of bedrooms required

The majority of respondents (59%) would require two bedroom accommodation, whilst 24% would require three bedrooms, 19% would require one and a further 4% would require four.

4. Preferred tenure

Respondents were asked to indicate up to three types of tenure they would prefer, which includes either renting or buying. Over half of respondents (57%) would rent from a Housing Association, 93% would rent from the Council, whilst only 17% would rent privately. In respect to buying a property, 17% of respondents would be interested in shared ownership and 6% would want to buy a home on the open market.

5. Reason for needing a new home

Respondents were asked to indicate the reasons why they need a new home, the percentage of people who related to each reason is shown in *figure 3* below. The most popular reason reported by 15% of respondents was that they need a cheaper home.

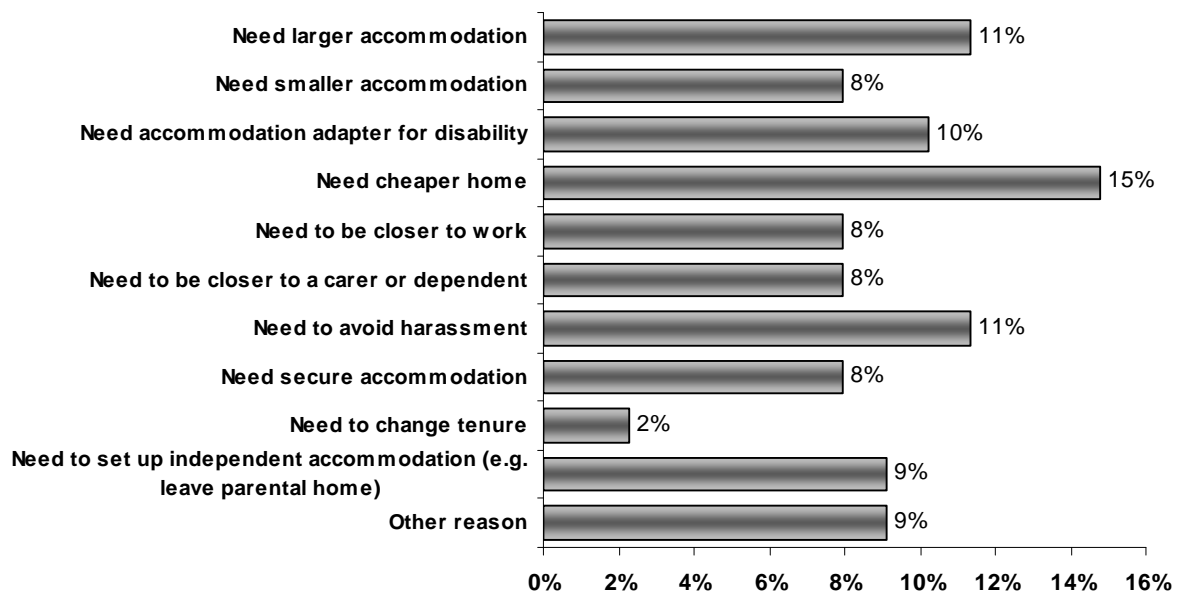


Figure 3. Reasons for needing a new home. All respondents, base 54.

The ‘other reasons’ given were as follows:

- *“Parent and I are separating, not sure if we can stay in family home!”*
- *“Overcrowding due to sharing with my brother.”*
- *“Closer to family for support with child and college commitments.”*
- *“We are living in a touring caravan.”*
- *“Need to be nearer relatives, Sleaford is my town.”*
- *“Lease on Public House... (expires soon).”*
- *“50 week tenancy.”*
- *“Living in tied accommodation.”*
- *“Want to be nearer to family.”*

6. Local connection to Billingham and Tattershall Bridge

People were asked to identify their local connections to Billingham and Tattershall Bridge. *Figure 4* shows the percentage of respondents who indicated their ties to Billingham and Tattershall Bridge for each of the options.

Out of the respondents that said they had a local connection to Billingham, 27% said they had family living there, 23% were born there and 23% had previously lived there.

Out of the respondents that said they had a local connection to Tattershall Bridge, 33% said they were living there now and 33% also said they had family there.

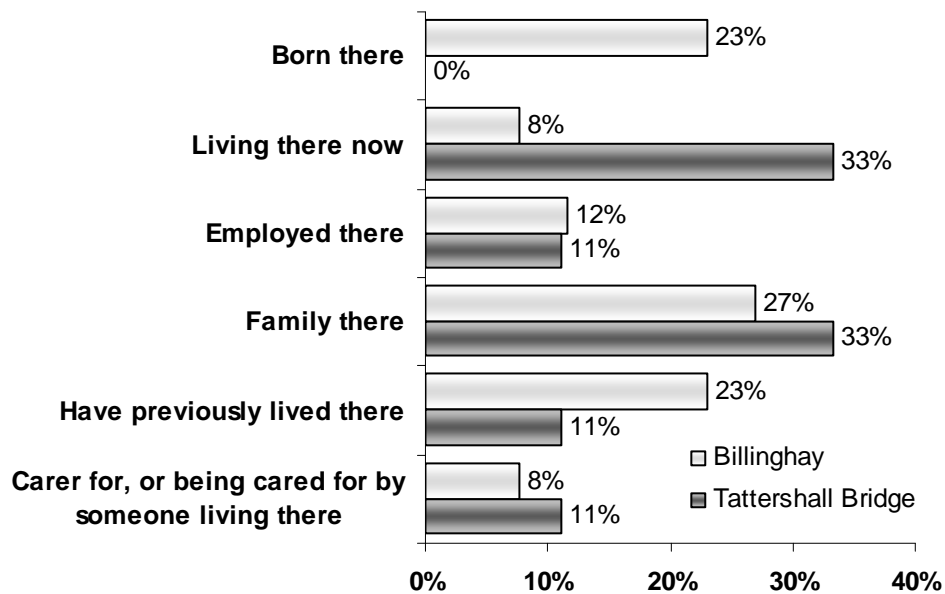


Figure 4. Connections to Billingham and Tattershall Bridge. Base 26 for Billingham and 9 for Tattershall Bridge.

7. Knowledge of other households that would like to live in the area

Only 1 respondent said that they knew someone who lives outside Billingham or Tattershall Bridge who would like to live there and has a link with the parish. That respondent said this person was a carer for, or being cared for, by someone who lives in Billingham or Tattershall Bridge.

8. Identification of potential sites

One respondent said they knew of a potential affordable housing development site in Billingham or Tattershall Bridge, but they did not provide any further details.

9. Other comments

40% (22 of the 55) of respondents left further comments, these have been produced as a separate annex. Please see Appendix 8.

3.2 Eligibility of respondents for affordable housing.

The 56 questionnaire respondents were considered by North Kesteven District Council's Housing Need Team to assess their eligibility for affordable housing.

Apparent differences in allocations result from additional information provided in the questionnaire or Housing Needs Register. The results are as follows:-

Respondent	Income Range Number of People Local Connection/ in NK	Savings available for Deposit	Aspired Property Type/ Tenure Preference	Likely Reality Property Type / Tenure in accordance with Allocations Policy
1	£10,000 -£15,000 p.a. Five people Yes/ Yes	No	3 Bed House Shared Ownership	3 Bed House Potential Shared Ownership if deposit found
2	£10,000 -£15,000 p.a. Three people No/ No	No	2 Bed Bungalow/ House NKDC/ HA rental Shared Ownership	2 Bed House but unlikely due to residing o/s the district. NKDC rental
3	£10,000 -£15,000 p.a. One person Yes/ Yes	£3,000	2 Bed Bungalow NKDC/ HA rental Freehold	1 Bed Bungalow NKDC rental
4	n/a Five people No / No	n/a	4 Bed House NKDC rental	4 Bed House but unlikely due to residing outside the district. NKDC rental
5	Less than £5,930 p.a. Two people Yes/ Yes	£900	2 Bed House/ Bungalow/ Flat NKDC /HA rental Shared Own'ship	2 Bed Flat NKDC rental
6	£10,000 -£15,000 p.a. One person Yes/ Yes	No	2 Bed House Freehold/ Shared Ownership/	1 Bed Flat potential Shared Ownership if deposit found
7	£10,000 -£15,000 p.a. Two people No / Yes	No	2 Bed Bungalow NKDC/ HA / private rental	2 Bed Bungalow (medical need), NKDC or private rental
8	n/a. Two people No/ Yes	n/a	2 Bed Bungalow (Sheltered) NKDC rental	2 Bed Bungalow NKDC rental
9	£25,000–£30,000 p.a. Four people No/ Yes	No	3 Bed Bungalow NKDC/HA rental	3 Bed Bungalow NKDC rental

Respondent	Income Range Number of People Local Connection/ in NK	Savings available for Deposit	Aspired Property Type/ Tenure Preference	Likely Reality Property Type / Tenure in accordance with Allocations Policy
10	Less than £5,930 p.a. One person No / No	No	2 Bed House/ Bungalow/ Flat NKDC rental	1 Bed above ground floor Flat but unlikely due to residing outside the district NKDC rent
11	Less than £5,930 p.a. One person Yes / No	n/a	1 Bed Bungalow or Flat NKDC/ HA/ private rental	1 Bed Flat But unlikely due to residing outside the district NKDC rental
12	n/a Three people Yes/ Yes	No	3 Bed House/ Bungalow Freehold	3 Bed Bungalow Freehold
13	Less than £5,930 p.a. One person Yes/ No	No	1 Bed Flat NKDC/ HA rental Shared Ownership	1 Bed Flat But unlikely due to residing outside the district. Potential HA rental
14	Less than £5,930 p.a. Five people No/ No	No	3 Bed House NKDC rental	3 Bed House but unlikely due to residing outside the District. NKDC rental
15	n/a One person No/ Yes	n/a	1 Bed Flat/ Bungalow (Sheltered) NKDC rental	1 Bed Bungalow NKDC rental
16	£5,931 - £10,000 p.a. Four people No/ No	No	3 Bed House/ Bungalow/ Flat NKDC/ HA rental	3 Bed House but unlikely as o/s district, NKDC rental
17	£10,000 - £15,000 p.a. Two people Yes/ Yes	No	2 Bed House NKDC/ HA rental	2 Bed Bungalow as over 60, HA rental
18	£5,930 - £10,000 p.a. Three people No/ No	No	2 Bed House or ground floor Flat NKDC/ HA rental	2 Bed House , but unlikely as resides outside district NKDC rental

Respondent	Income Range Number of People Local Connection/ in NK	Savings available for Deposit	Aspired Property Type/ Tenure Preference	Likely Reality Property Type / Tenure in accordance with Allocations Policy
19	Less than £5,930 p.a. Five people Yes / No	No	3 Bed House/ Bungalow NKDC/ HA/ private rental	3 Bed House but unlikely as resides outside district. NKDC rental
20	Less than £5,930 p.a. Two people Yes/ No	No	2 Bed House NKDC/ HA rental	1 Bed House NKDC rental
21	£10,000 - £15,000 Four people No/ Yes	n/a	3 Bed Bungalow NKDC/ HA rental	3 Bed House NKDC rental
22	£5,000 - £10,000 p.a. Two people No/ Yes	No	2 Bed Bungalow NKDC/HA rental	2 Bed Bungalow medical need NKDC rental
23	£5,000 - £10,000 p.a. Seven people No/ No	No	3 / 4 Bed House NKDC/ HA / private rental	3 Bed House but unlikely as resides outside district NKDC or private rental
24	£10,000 - £15,000 p.a. Three people No/ No	No	3 Bed House/ Bungalow HA rental or Shared Ownership	2 Bed House but unlikely as resides outside district HA rental
25	£10,000 - £15,000 p.a. Two people Yes / No	No	2 Bed House / Bungalow NKDC / HA/ private rental	1 Bed Flat but unlikely as resides outside district NKDC or private rental
26	£15,000 - £20,000 p.a. Two people No/ Yes	No	2 Bed House/ Bungalow NKDC/ HA/ private rental	2 Bed House Private rental
27	£5,000 - £10,000 p.a. Two people No / Yes	No	2 Bed Bungalow NKDC rental	2 Bed Bungalow NKDC rental
28	Less than £5,930 p.a. Two people Yes/ Yes	No	2 Bed House NKDC/ HA rental	1 Bed House NKDC rental
29	£10,000–£15,000 p.a. Two people No/ Yes	No	2 Bed House/ Bungalow NKDC/ HA rental	2 Bed Bungalow NKDC rental

Respondent	Income Range Number of People Local Connection/ in NK	Savings available for Deposit	Aspired Property Type/ Tenure Preference	Likely Reality Property Type / Tenure in accordance with Allocations Policy
30	£15,000–£20,000 p.a. Two people No / Yes	No	1 Bed Bungalow/ (Sheltered)/ Flat NKDC / HA rental	1 Bed Flat NKDC rental
31	£10,000 -£15,000 p.a. Two people No / Yes	No	2 Bed Bungalow NKDC / HA rental	2 Bed Bungalow NKDC rental
32	Less than £5,930 p.a. Four people No/ Yes	No	3 Bed House/ Bungalow NKDC/ HA rental	3 Bed House NKDC rental
33	n/a One person Yes / Yes	No	1/2 Bed Bungalow NKDC rental	1 Bed Bungalow NKDC rental
34	£5,930 - £10,000 p.a. Two people No/ Yes	No	2 Bed House/ Bungalow/Flat/ (Sheltered) NKDC/ HA/ Private rental	1 Bed House NKDC rental
35	£10,000 - £15,000 p.a. Three people No / No	No	3 Bed House / Bungalow NKDC/HA rent/ Shared Ownership	3 Bed Bungalow but unlikely as resides outside district NKDC rental
36	£20,000 - £25,000 p.a. Three people No/ No	No	2 Bed House/ Bungalow NKDC/ HA rental Shared Own'ship	2 Bed Flat but unlikely as resides outside district NKDC rental
37	£15,000 - £20,000 p.a. Five people No / No	No	4 Bed House NKDC/ HA rental/ Shared Own'ship	3 Bed House but unlikely as resides outside area NKDC rental
38	£5,931 - £10,000 p.a. One person No/ No	No	2 Bed Bungalow NKDC rental	2 Bed Bungalow but unlikely as resides o/s area NKDC rental
39	£5,930 – £10,000 p.a. Two people Yes/ Yes	No	2 Bed Bungalow NKDC rental	2 Bed Bungalow if medical NKDC rental
40	£10,000 – £15,000 p.a. Two people Yes/ Yes	No	1 Bed House NKDC rental	1 Bed Flat NKDC rental

Respondent	Income Range Number of People Local Connection/ in NK	Savings available for Deposit	Aspired Property Type/ Tenure Preference	Likely Reality Property Type / Tenure in accordance with Allocations Policy
41	Less than £5,930 p.a. Two people Yes / Yes	No	2 Bed House NKDC / HA/ Private rental	2 Bed House NKDC rental
42	£10,000 - £15,000 p.a. Two people No/ Yes	No	2 Bed Bungalow NKDC rental	2 Bed Bungalow NKDC rental
43	£5,930 - £10,000 p.a. Two people No / Yes	£2,000	2 Bed Bungalow NKDC rental	2 Bed Bungalow NKDC rental
44	£15,000 - £20,000 p.a. Two people No / No	No	2 Bed Bungalow NKDC rental	2 Bed Bungalow NKDC rental
45	n/a One person No / Yes	No	2 Bed Bungalow or Sheltered NKDC rental	2 Bed Bungalow NKDC rental
46	Less than £5,931 p.a. Two people Yes/ Yes	Yes	1 Bed Bungalow NKDC / HA rental	2 Bed Bungalow NKDC rental
47	Less than £5,930 p.a. One person No / Yes	No	1 Bed Flat NKDC rental	1 Bed Bungalow NKDC rental
48	n/a One person Yes / No	No	2 Bed Bungalow NKDC rental	1 Bed Flat but unlikely as resides o/s area NKDC rental
49	Less than £5,930 p.a. Three people Yes / Yes	No	3 Bed House / Bungalow NKDC/ HA/ Private rental	2 Bed House NKDC rental
50	Less than £5,930 p.a. Two people No / Yes	No	2 Bed House NKDC rental	2 Bed House NKDC rental
51	£5,930 - £10,000 One person Yes/ Yes	No	2 Bed Flat NKDC rental	2 Bed Bungalow NKDC rental
52	n/a One person Yes / No	No	1 Bed House/ Sheltered NKDC rental	1 Bed House but unlikely as resides outside area NKDC rental
53	£5,930 - £10,000 p.a. Two people No/ No	No	2 Bed House/ Flat NKDC / HA rental	2 Bed House but unlikely as resides outside area NKDC rental

Respondent	Income Range Number of People Local Connection/ in NK	Savings available for Deposit	Aspired Property Type/ Tenure Preference	Likely Reality Property Type / Tenure in accordance with Allocations Policy
54	£10,000 - £15,000 p.a. Three people No / Yes	No	2 Bed House/ Bungalow NKDC rental	2 Bed House NKDC rental
55	£20,000 - £25,000 p.a. Four people Yes / Yes	No	3 Bed House NKDC rental	3 Bed House NKDC rental
56	£20,000 - £25,000 p.a. Two people Yes / Yes	No	2 Bed Bungalow NKDC/ HA rental	2 Bed Bungalow NKDC rental

Summary Table for Billingham and Tattershall Bridge of Realistic Property Type and Tenure Needs from Survey										
	1BF	2BF	1BB	2BB	3BB	1BH	2BH	3BH	4BH	Total
NKDC Rental	7	2	4	16	2	4	8	8	1	52
Local connection	5	1	2	5		3	2	2		20
In North Kesteven	2	1	4	14	1	2	4	3		31
Outside NKesteven	5	1		2	1	2	4	5	1	21
HA Rental										
Local connection										
In North Kesteven										
Outside NKesteven										
Private Rental							1			1
Local connection										
In North Kesteven							1			1
Outside NKesteven										
Shared Own'ship	1							1		2
Local connection	1							1		2
In North Kesteven	1							1		2
Outside NKesteven										
Freehold					1					1
Local connection					1					1
In North Kesteven					1					1
Outside NKesteven										
Totals	8	2	4	16	3	4	9	9	1	56
Local connection	6	1	2	5	1	3	2	3		23
In North Kesteven	3	1	4	14	2	2	5	4		35
Outside NKesteven	6	1		2	2	2	4	5	1	23
	1BF	2BF	1BB	2BB	3BB	1BH	2BH	3BH	4BH	Total

3.3 Survey Analysis

The breakdown of the 21 flyer returns to the question:

Would you be in favour of a small development of affordable housing for local people within the parish if there was a proven need was:-

Households	Number
Identifying a need for affordable housing (currently live in the settlements)	12
Identifying a need for affordable housing (currently live outside the settlements).	7
In support of the principal of a new small development of affordable housing, if need identified % of those expressing a view	19 (90%)
Against the principal of a new small development of affordable housing, if need identified (1 anonymous) % of those expressing a view	1 (5%)
No opinion expressed	1 (5%)

Of those expressing a view, who returned the flyer, 90% (19 of 21), were in favour of a small development of affordable housing for local people, where there was a proven need.

The 1 anonymous flyer was against a small development of affordable housing for local people, where there was a proven need.

The total number of Households in the area completing the questionnaires identifying a realistic need for affordable housing over the forthcoming five years was 56.

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. In February 2007 the numbers on the NKDC Housing Register expressing interest in homes in the area was 336, this fell to 296 by September 2007, as people were housed, revised their preferred areas, or moved on with their circumstances changing.

3.4 Salary Needed to Afford Mean Average Property Types

Salary Needed to Afford Mean Average Property Types in Billingham and Tattershall Bridge in the year to March 2007 based on 100% Mortgage at 3.2 Multiplier of Income, and April 2007 budget tax & ni changes

Property Type	Terraced	Semi	Detached	Average
Salary needed	£32,889	£37,652	£56,863	£47,980
Multiplier 3.2	x 3.2	x 3.2	x 3.2	X 3.2
Property Cost	£108,244	£120,488	£181,963	£153,537

Household Income	Gross p.a.	Net p.m.	<u>Mortgage@3.2</u>	<u>Mortgage@3.5</u>	<u>Mortgage@4</u>
	£5,930	£482	18976	20,755	23,720
	£10,000	£724	32,000	35,000	40,000
	£15,000	£1,003	48,000	52,500	60,000
	£20,000	£1,282	64,000	70,000	80,000
	£25,000	£1,562	80,000	87,500	100,000
	£30,000	£1,841	96,000	105,000	120,000
	£40,000	£2,439	128,000	140,000	160,000

Gross to Net Salary Converter

Source: www.thesalarycalculator.co.uk

4.0 Conclusions

AFFORDABILITY

Affordability, based on a single person on North Kesteven average earnings of £20,645, and Billingham and Tattershall Bridge's mean average property prices for the year to March 2007, the following table gives the income multiplier needed, and the excess mortgage cost over the 25% of net income, which is part of NKDC's definition of being in affordable housing need.

Property Type	Average Cost (£)	Average Income (£)	Required Income Multiplier	Excess mortgage Cost over 25% Net Income (£)
Average	153,537	20,635	7.4	(356.08)
Detached	181,963	20,635	8.8	(443.86)
Semi	120,488	20,635	5.8	(262.26)
Terraced	108,244	20,635	5.2	(249.65)

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	Excess mortgage Cost over 25% Net Income (£)
Average	153,537	30,582	5.0	(356.08)
Detached	181,963	30,582	5.9	(443.86)
Semi	120,488	30,582	3.9	(262.26)
Terraced	108,244	30,582	3.5	(249.65)

Based on 100% mortgage availability, a 3.2-times gross income lending ratio, it means that an income of £32,889 is required to buy a mode average priced terraced house, £37,652 for a mean average priced semi and £56,863 for a mean average priced detached property based on sales in the area over the year to March 2007. The lowest of these figures, viz £32,889, represents the only type of accommodation potentially affordable to a couple on average earnings to buy, and terraced property is quickly snapped up on the open market.

The Council of Mortgage Lenders revealed that first time buyer income multiples reached their highest ever level in May 2007 at 3.37 times income. This leads us to the conclusion that the social rented and shared ownership tenures are the only opportunity for the average household couple, (with no savings of their own for a deposit), to acquire housing; and these tenures are currently in limited supply, when compared to the Housing Register waiting list, in Billingham and Tattershall Bridge.

All eligible survey responders not already on the Housing Register were invited to apply to the Housing Register. The existing level of affordable housing provision is 229 units and it is anticipated of the 296 registered needs, 112 homes could be met

from void availability over the forthcoming 5 years, leaving a net Housing Register need of 190 homes.

NKDC& HA Property Stock, Stock Loss, Anticipated Voids and Net Needs

Stock Type	1BF	1BB	1BH	2BF	2BB	2BH	3BB	3BH	4BH	Total
NKDC	8	16	0	1	93	7	35	66	3	229
RSL	0	0	0	0	0	0	0	0	0	0
Total	8	16	0	1	93	7	35	66	3	229
Stock loss	0	0	0	0	0	(1)	0	(7)	(1)	(9)
Net Stock	8	16	0	1	93	6	35	59	2	220
Combined Billingham and Tattershall Bridge HR	157			79			50		10	296
5yr voids	(2)	(6)	0	0	(43)	(4)	0	(56)	(1)	(112)
Net HR Needs	149			32			0		9	190

HOUSING REGISTER

Beds Settlement	1 Bed	2 Bed	3 Bed	4 Bed	Total
Billinghay	145	66	46	10	267
Tattershall Bridge	71	46	28	7	152
Combined - Billingham or Tattershall Bridge	157	79	50	10	296

Of those on the Housing Register for Billingham, 31 live in Billingham, 105 live in other parts of North Kesteven and 131 live outside the area giving a total of 267 potentially interested in the settlement.

The figures for Tattershall Bridge for those on the Housing Register, who also live in the settlement was 2, 50 live in other parts of North Kesteven and 100 live outside the area, giving a total of 152 potentially interested in the settlement.

The figures reduce by 123, to 296, where the applicant would be open to accept a property in either Billingham or Tattershall Bridge.

FLYER SURVEY RESULT

90% of Survey flyer respondents answering the question, were in favour of a small development of Affordable Housing for local people within Billingham and Tattershall Bridge, with 5% against, and 5% giving no opinion.

QUESTIONNAIRE SURVEY HOUSING NEEDS

Billingham and Tattershall Bridge Questionnaire Findings

Stock Type	1BF	1BB	1BH	2BF	2BB	2BH	3BB	3BH	4BH	Total
Survey Needs	8	4	4	2	16	9	3	9	1	56
Local connection	6	2	3	1	5	2	1	3	0	23
In North Kesteven	3	4	2	1	14	5	2	4	0	35
Needs living outside NK	6	0	2	1	2	4	2	5	1	23
Realistic Shared Ownership	1	0	0	0	0	0	0	1	0	2

From the Questionnaire survey there are 56 respondents with a need for an affordable home within 5 years, 23 of whom have a strong local connection, and thus would be potentially eligible for a home on a small affordable housing exception site if one could be found, and developed.

Realistically only 2 respondents may be in a position to consider Shared Ownership opportunities, which NKDC are beginning to promote, although others could be in a position to consider it if they could obtain a deposit from family or friends.

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. The numbers on the Housing Register asking for properties in the either of the two settlements by September 2007 was 296, a fall of 40 since February 2007.

This questionnaire survey identifies only 'local' demand for affordable housing, which is a part of the wider demand for affordable housing in the Billingham and Tattershall Bridge area. NKDC is looking to continue to provide for both demand groups. Existing provision of affordable housing, both by NKDC and Registered Social Landlords has open availability, although those applicants with a 'local connection' within North Kesteven can accrue additional points in the Housing Allocation Scheme.

Billingham's and Tattershall Bridge's population was under 3,000 in the 2001 census, and fall within the NKDC Policy 'H6' covering 'rural exception site' affordable housing provision. Therefore, a 'rural exception site' to address the two settlements needs could be considered.

Potential sites in Billingham have been passed to Development Control who will keep them on a register for site appraisal, and will write to the owners at the appropriate time, should a 'rural exception site' be supported, and be potentially realistic. If an affordable housing need was supported by the Parish Council, the call for sites would need to be an open and transparent process.

This Affordable Housing Needs Survey is a snapshot of need at any one point in time, while the scale of the excess need is not likely to change significantly in the short term, by the time any possible future scheme is likely to be achieved, the mix and size of units would need to be cross referenced again with NKDC Housing Register / Registered Social Landlord registers to show emerging need with a local connection at that time.

Affordable housing provided as a result of a local needs survey through an exceptions site would be restricted to local people. The parameters would normally be agreed locally with the parish council. The reason for this is that the local needs survey is identifying a local problem and the new housing is being introduced to help solve it.

Affordable housing provided by other means such as through a section 106 site would not normally be provided just for the local community where it is located and would be allocated via the Housing Register. The reason for this is that this housing is not being built just to satisfy a local need but a need identified through the District wide housing need survey. It is possible that not every community can find room for more affordable housing and as such NKDC need to make sure that the District wide provision grows, in line with the emerging Central and Coastal Lincolnshire Strategic Housing Market Assessment.

This means that the identification of exceptions sites following the local affordable housing needs survey in Billingham and Tattershall Bridge, would be for 'local people'. The council will still be making allocations to its existing properties in Billingham and Tattershall Bridge, it is just that they would be to people off the Housing Register.

It is likely that any exceptions sites pursued would happen on a partnership basis and the Council would not be identifying sites and moving on them without the support of the local Parish Council. Exceptions sites are exceptions to the normal planning policies and would not normally receive planning permission without a supported local needs survey. Typically this is because the land has not been earmarked for development in the local plan.

5.0 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 the two settlements of Billingham and Tattershall Bridge, and where a shortfall remains, look to achieve a small scheme of affordable housing.

In terms of the survey the realistic mix of type, size, and tenure can be distilled to:-

Type of property	Tenure – Rent NKDC	Tenure - Rent Private	Tenure - Shared Ownership	Tenure Freehold	Total	Local Connection
1 Bed Flat	7		1		8	6
2 Bed Flat	2				2	1
1 Bed Bungalow	4				4	2
2 Bed Bungalow	16				16	5
3 Bed Bungalow	2			1	3	1
1 Bed House	4				4	3
2 Bed House	8	1			9	2
3 Bed House	8		1		9	3
4 Bed House	1				1	
Total	52	1	2	1	56	23

We would assume that the open market would meet the need of the household wanting freehold tenure, so to address the net need of 56 properties, North Kesteven District Council and Registered Social Landlords are recommended to work together to explore the location and availability of possible sites with the Parish Council, and the potential for programming a section 106 scheme and possible funding drawdown from the Housing Corporation.

The recommended mix and tenure for a Rural Exception site is as follows:

Type of property	Tenure – Rent NKDC	Tenure -Shared Ownership	Total
1 Bed Flat	5	1	6
2 Bed Flat	1		1
1 Bed Bungalow	2		2
2 Bed Bungalow	5		5
3 Bed Bungalow	0		0
1 Bed House	3		3
2 Bed House	2		2
3 Bed House	2	1	3
4 Bed House	0		0
Total	20	2	22

As the population is under the 3,000 population threshold in the settlements, there is no potential to make existing affordable housing available via the Government's HomeBuy scheme. However NKDC are about to launch their own Shared Ownership scheme to help people get onto the property ladder. Information leaflets are being distributed in the autumn via Parish Newsletters.

A summary presentation of this report is planned to be made with the Parish Councils and representative District Councillors at Orchard Caravan Park for Dogdyke Parish Council at 7pm on 24 September 2007, and for Billingham Parish Council at St Michael's Community Hall at 7:30pm on 1 October 2007, and 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 for affordable housing?
- 3) If supportive of an affordable housing site(s) in the area, does the Parish Council have views on whether the needs of both settlements should be combined together and a single site solution found to serve both the communities and their hinterlands, and does this need to be in close proximity to Billingham's services and amenities?
- 4) If supportive, does the Parish Council have views on the site identification process? For instance, how should we invite landowners / developers to identify land for a local exception site, whilst being careful not to raise expectations as to the land valuation, which must be much closer to agricultural land values than those of development land, in order to be viable to provide the necessary 100% affordable housing on the exception site or sites.

To show fairness, we need to devise an open and transparent process. If we are going to advertise, which newspaper should we use? Could we publicise in other ways? Should we use the local Parish Council notice boards, and any particular websites to ask for landowners to come forward? Do local councillors have knowledge or contacts which could help identify potential sites and their owners to the District Council?

- 5) Also this requested response affords the opportunity for the Parish Council to express their views as to the design and character of any affordable homes they would wish to see, for instance, so that they were in line with any existing Village Design Statement guidance produced, either freestanding or as part of a Parish Plan.

6.0 Appendices-Appendix 1 - Residential Property Sales

Dwelling Sales - April 2006 - March 2007 Billinghay and Tattershall Bridge April - June 2006	Overall Average	Detached	Semi-Detached	Terraced	Flat/Maison
		132500	114000	112000	
		140000	105000	115000	
		300000	106000		
		163500	97500		
		149000	115000		
		179950	128000		
		151950	131950		
		183950	90000		
		245950	114950		
		170000	79950		
		229950			
		154950			
		279950			
		163000			
July - Sept 2006		110000	113000	100000	
		149950	125000	133000	
		249950	125000	80000	
		136950			
		194000			
		209000			
		162950			
		188950			
		240000			
		157990			
Oct - Dec 2006		132000	93000	94950	
		86000	122000	133000	
		169950	115000		
		170000	199000		
		199950	159950		
		249995	132950		
		287500			
Jan - Mar 2007		144950			
		151000			
		180000			
Apr - Jun 2007		199950	142500	98000	
		135000			
Billinghay/ Tatt Bridge Average Mean	153537	181963	120488	108244	n/a
Billinghay/ Tatt Bridge Average Median		169975	115000	106000	n/a
Billinghay/ Tatt Bridge Average Mode		170000			
Postcode LN4 4 Mean - April- June 2007	138,310	181,895	133,805	103,987	n/a
N. Kesteven Mean Average- April - June 07	177,464	217,376	138,796	119,180	160,449
Lincolnshire Mean Average-April - June 07	162,426	209,424	137,237	115,714	122,029

Source: Up My Street: 31 August 2007

Appendix 2: Flyer

Housing and Property Services
HG02.4

What next?

We will contact you to gain more information on your needs, however if you are already on the Council's Housing Register we will not make contact with you again.

Completing and returning this form does not commit you, at this stage, to taking up affordable housing in the future.

A report on the findings of this survey will be produced and if a need for new affordable housing in your parish is identified, North Kesteven District Council will work towards achieving this.



This document is available on request in a number of different formats and languages. These include large print, Braille, audio tape, and electronic formats such as disk/CD.

How To Contact Us

If you would like advice on housing options, please contact:
Tracy Aldrich, the Housing Needs Manager.

If you would like to know more about the survey process, please contact:
Bob Keech, the Rural Housing Enabler.

In Person or By Letter North Kesteven District Council
District Council Offices, Kesteven Street, Sleaford
Lincoln NG34 7EF

By Phone: 01529 414155 or 01522 699699 from a Lincoln number

By Minicom: 01529 308088

By Fax: 01529 413956

Via Website: www.n-kesteven.gov.uk

By Email: customer_services@n-kesteven.gov.uk

Affordable Housing in your Parish

- Are you finding your present home unsuitable for your needs?
- Are you unable to afford a more suitable home?
- Does your parish need more affordable housing?

If so, we may be able to help.



Working Towards 100 Flourishing Communities

Affordable Housing
HS06675W


What is affordable housing?

Affordable Housing is housing provided at less than the cost of open market housing. The District Council has said that for a home to be affordable, the household should pay 25% or less of their net income on a mortgage or rent payments.

Why might affordable housing be needed?

A district wide survey in 2004 identified that more affordable homes are needed in North Kesteven to meet your needs.

The Council is now working with your Parish Council to identify any particular needs for new affordable housing within the settlements of Billinghay and Tattershall Bridge.

You may need a new home because you;

- Need larger accommodation
- Need smaller accommodation - Present home is difficult to manage
- Need physically adapted accommodation
- Need a cheaper home
- Need to be closer to employment
- Need to be closer to a carer or dependent, to give or receive support
- Need to avoid harassment
- Need secure accommodation
- Need to change tenure
- Need to set up independent accommodation

As a solution, you may want to;

Rent a more affordable home or share ownership of an affordable home, this could be through North Kesteven District Council or a Housing Association.

How can more affordable housing be provided?

There are 3 ways we can potentially help out:

- 1) Requiring affordable housing to be provided when planning permission is given for new housing developments of over 5 dwellings.
- 2) Provide additional affordable housing units on the Council's existing land.
- 3) Look at the possibility for land outside your parishes boundaries, which would not normally get planning permission, to be developed solely for affordable housing.

North Kesteven District Council will be running a road show of 'Drop-in' information events, that will visit each area surveyed. North Kesteven District Council and Housing Associations will provide advice and guidance about affordable housing.

The details for your event are;

Venue: St. Michaels Community Hall - Church Street, Billinghay

Date: Wednesday, 23rd May 2007. Drop in between 4pm and 7pm



Affordable Housing Needs Assessment Form

If you are unable to find a home of your own or for your family then please take the time to complete this simple form and return it in the pre-paid envelope enclosed by Thursday 7th June 2007.

Please complete this form even if you are already registered with North Kesteven District Council for affordable housing.

1 Would you be in favour of a small development of affordable housing for local people within your parish if there was a proven need? Yes / No

2 If you would like to receive a questionnaire assessing your eligibility for affordable housing, please provide your name, address and telephone number opposite.

Name _____

Address _____

Telephone No: _____

3 If you know anyone from outside the area who is looking for affordable housing within the parish, please provide their name, address and telephone number. We will forward a questionnaire directly to them.

Name _____

Address _____

Telephone No: _____

Affordable Housing
Affordable Housing

Need to fill in

Appendix 3: Questionnaire
Local Affordable Housing Needs Questionnaire
for Billingham and Tattershall Bridge – May / June 2007



Thank you for taking part in this survey.

It should only take ten minutes to complete the form and anything you tell us will be in confidence.

This survey is for people who will be looking for affordable housing in the next five years. This is housing that costs you less than 25% (or less than a quarter) of your total household income after tax and national insurance has been taken away.

We want you to complete the form whether or not you are on the Council's housing register or on a Housing Association register. This survey does not affect any existing registrations, nor does it mean you have signed up to anything either.

Only one form should be filled in per household.

Once complete, please return it in the attached pre-paid envelope by 22nd June 2007.

Thank you for your help.

This document is available on request in a number of different formats and languages. These include large print, Braille, audio-tape, and electronic formats such as disk/CD.

Contact: Bob Keech, Rural Housing Enabler at North Kesteven District Council on Tel No. 01529 414155 Extension 2573.

QUESTION 1.

1a. Please provide the contact details of the person completing this form.

Name:

Address:.....

.....

..... Telephone number:.....

QUESTION 2.

In order to prove the need for affordable housing, we need to know your monthly income after tax and national insurance. You can work this out as follows:-

1. *Add up your household's total annual income for the 2006 – 2007 financial year ('household' includes all individuals you anticipate you will be living with).*
2. *then minus your household's annual tax and national insurance for the past financial year.*
3. *then divide by 12 to give you an average monthly household net income.*

Please use the three stage process above to calculate your response to question 2a.

2a. Please tick which net income bracket your household falls into:

- | | | | |
|-------|-------------------------------|------------------------|--------------------------|
| i. | Less than £494.21 per month | (less than £5,930 pa) | <input type="checkbox"/> |
| ii. | £494.22 - £833.33 per month | (£5,931 - £10,000 pa) | <input type="checkbox"/> |
| iii. | £833.34 - £1249.99 per month | (£10,001 - £15,000 pa) | <input type="checkbox"/> |
| iv. | £1250 - £1666.66 per month | (£15,001 - £20,000 pa) | <input type="checkbox"/> |
| v. | £1666.67 - £2083.33 per month | (£20,001 – £25,000 pa) | <input type="checkbox"/> |
| vi. | £2083.34 - £2499.99 per month | (£25,001 – £30,000 pa) | <input type="checkbox"/> |
| vii. | £2500 - £3333.33 per month | (£30,001 - £40,000 pa) | <input type="checkbox"/> |
| viii. | more than £3333.34 per month | (more than £40,001 pa) | <input type="checkbox"/> |

2b. Does your household have any savings that would help meet the costs of new housing?
YES / NO

2c. If you answered 'yes' to question 2b, please state amount:

£

QUESTION 3.

We need to know what sort of housing you need.

3a What type of property are you looking for? *(please tick your preference(s))*

- | | | |
|------|--------------------------------|--------------------------|
| i. | House | <input type="checkbox"/> |
| ii. | Bungalow | <input type="checkbox"/> |
| iii. | Flat / maisonette / apartment | <input type="checkbox"/> |
| iv. | Sheltered / retirement housing | <input type="checkbox"/> |

3b. How many people will live in the property? *(please tick one box)*

- | | | |
|-------|-------------|--------------------------|
| i. | One | <input type="checkbox"/> |
| ii. | Two | <input type="checkbox"/> |
| iii. | Three | <input type="checkbox"/> |
| iv. | Four | <input type="checkbox"/> |
| v. | Five | <input type="checkbox"/> |
| vi. | Six | <input type="checkbox"/> |
| vii. | Seven | <input type="checkbox"/> |
| viii. | Other _____ | <input type="checkbox"/> |

3c. How many bedrooms will you need in your home? *(please tick one box)*

- | | | |
|------|-------|--------------------------|
| i. | One | <input type="checkbox"/> |
| ii. | Two | <input type="checkbox"/> |
| iii. | Three | <input type="checkbox"/> |
| iv. | Four | <input type="checkbox"/> |

QUESTION 4.

We also need to know whether you want to rent or buy your home.

4a. Do you prefer: *(please tick no more than 3 boxes)*

- | | | |
|------|------------------------------------|--------------------------|
| i. | Renting from a Housing Association | <input type="checkbox"/> |
| ii. | Renting from the Council | <input type="checkbox"/> |
| iii. | Renting privately | <input type="checkbox"/> |
| iv. | Shared ownership* | <input type="checkbox"/> |
| v. | Buying a home on the open market | <input type="checkbox"/> |

* Shared ownership properties are known as 'HomeBuy'. With 'HomeBuy' applicants are able to buy a new build home from a Housing Association. These help people with housing needs to buy a share in a property, generally about 50% (half) to begin with. There would then be an opportunity to increase the size of that share over a number of years and in doing this, you could develop a greater value (equity) when the property is sold. When the property is sold, you would receive the open market value of the percentage of the property that you own, with the rest taken by the Housing Association. For example, to purchase a 50% share in a new shared-ownership two-bedroom property in the District, could cost about £70,000. On top of this you would need to pay a rent to the Housing Association that would normally amount to £34.37 for the same property (based on April 2006 figures which will change annually.)

QUESTION 5.

It would also help us to identify the reasons that you need to consider a new home:

5a. What is your main reason for needing to move? (*please tick no more than 3 boxes*)

- | | | |
|-------|--|--------------------------|
| i. | Need larger accommodation | <input type="checkbox"/> |
| ii. | Need smaller accommodation | <input type="checkbox"/> |
| iii. | Need accommodation adapted for a disability | <input type="checkbox"/> |
| iv. | Need cheaper home | <input type="checkbox"/> |
| v. | Need to be closer to work | <input type="checkbox"/> |
| vi. | Need to be closer to a carer or dependent | <input type="checkbox"/> |
| vii. | Need to avoid harassment | <input type="checkbox"/> |
| viii. | Need secure accommodation | <input type="checkbox"/> |
| ix. | Need to change tenure | <input type="checkbox"/> |
| x. | Need to set up independent accommodation
(e.g. leave parental home) | <input type="checkbox"/> |
| xi. | Other reason _____ | <input type="checkbox"/> |

QUESTION 6.

6a. What is your local connection to Billingham (B) or Tattershall Bridge (TB)?

- | | B | TB |
|------|--------------------------|--------------------------|
| i. | <input type="checkbox"/> | <input type="checkbox"/> |
| ii. | <input type="checkbox"/> | <input type="checkbox"/> |
| iii. | <input type="checkbox"/> | <input type="checkbox"/> |
| iv. | <input type="checkbox"/> | <input type="checkbox"/> |
| v. | <input type="checkbox"/> | <input type="checkbox"/> |
| vi. | <input type="checkbox"/> | <input type="checkbox"/> |

QUESTION 7.

7a. Do you know someone who lives outside in Billingham (B) or Tattershall Bridge (TB) who would like to live here and has a link with the parish? YES / NO

7b. If you answered 'yes' to question 7a, please identify their parish link:

- | | B | TB |
|------|--------------------------|--------------------------|
| i. | <input type="checkbox"/> | <input type="checkbox"/> |
| ii. | <input type="checkbox"/> | <input type="checkbox"/> |
| iii. | <input type="checkbox"/> | <input type="checkbox"/> |
| iv. | <input type="checkbox"/> | <input type="checkbox"/> |
| v. | <input type="checkbox"/> | <input type="checkbox"/> |

7.c Please gain their permission and provide their contact details below, we will then forward a copy of this questionnaire directly to them.

Their name:

Their address:

..... Their telephone number:

QUESTION 8.

8a. Do you know of any sites in Billingham or Tattershall Bridge which could be available for new affordable housing development. YES / NO

8b. If you answered 'yes' to question 8a, please provide potential site details below:

Contact name:

Contact address:

Contact Telephone number:

Site location:

QUESTION 9.

9a. If you have any further comments, please write them in this box, or if needed, write overleaf or on an additional sheet and attach the comments to your returned questionnaire. Thank you.

Please sign and date this form to confirm that the information you have provided is factually correct.

Signature: Date:

Print name:42.....

QUESTION 9. Continued.

Appendix 4 – Affordable Housing Calculations

Household Net Income p.m.	£481.60	£724.09	£1003.26	£1282.42	£1561.59	£1,840.76	2439.47
Household Gross Income p.a.	£5,930	£10,000	£15,000	£20,000	£25,000	£30,000	£40,000
Income multiple	3.2	3.2	3.2	3.2	3.2	3.2	3.2
Potential Mortgage level	£18,976	£32,000	£48,000	£64,000	£80,000	£96,000	£128,000
Monthly Mortgage Repayment assume 7% over 25 Years	£131.41	£221.69	£332.58	£443.48	£554.38	£665.28	£887.08

25% of Net Income (NKDC Definition)	£120.40	£181.02	£250.81	£320.61	£390.40	£460.19	£609.87
Excess mortgage cost over 25% net income	-£111.01	-£40.67	-£81.77	-£122.87	-£163.98	-£205.09	-£277.21

Income needed to afford typical Average priced property types Heckington & East Heckington

	Average	Detached	Semi	Terraced
Household Net Income p.m.	£2,832	£3,269	£2,291	£2,002
Household Gross Income p.a.	£47,980	£56,863	£37,652	£32,889
Income multiple	3.20	3.20	3.20	3.20
Potential Mortgage level	£153,537	£181,963	£120,488	£108,244
Monthly Mortgage Repayment assume 7% over 25 Years	£1,064.08	£1,261.11	£835.01	£750.15

25% of Net Income (NKDC Definition)	£708.00	£817.25	£572.75	£500.50
Excess mortgage cost over 25% net income	-£356.08	-£443.86	-£262.26	-£249.65

Source: The Mortgage Repayment Calculator: 31 August 2007

www.thesalarycalculator.co.uk/mortgages.php

Appendix 5 – Affordable Housing Definitions

Planning Policy Statement 3, Housing, published by the Department of Communities and Local Government on 29 November 2006, states “the Government is committed to providing high quality housing for people who are unable to access or afford market housing, for example, vulnerable people and key workers as well as helping people make the step from social-rented housing to home ownership”.

It says, ‘Affordable Housing includes social rented and intermediate housing provided to specific eligible households whose needs are not met by the market.

Affordable housing should:-

- meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.
- Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision’.

Social rented housing is:-

‘Rented housing owned and managed by local authorities and registered social landlords, (or other persons, as agreed with the local authority or Housing Corporation (soon to be Communities England) as a condition of grant), for which guideline target rents are determined through the national rent regime.

Intermediate affordable housing is:-

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

The definition does not exclude homes provided by private sector bodies or provided without grant funding. Where such homes meet the definition above, they may be considered, for planning purposes, as affordable housing. Whereas, those homes that do not meet the definition, for example, ‘low cost market’ housing, may not be considered, for planning purposes, as affordable housing.

The terms ‘affordability’ and ‘affordable housing’ have different meanings.

‘Affordability’ is a measure of whether housing may be afforded by certain groups of households. ‘Affordable housing’ refers to particular products outside the main housing market.

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 identifies that re-sale of exception site housing can be prevented in settlements below 3,000 population.

Rural Departure Sites

Planning Applications that are permitted, although they do not adhere to (they 'depart from') the Development Plan.

Appendix 6 – Site Appraisal for Affordable Housing

EXAMPLE SITE APPRAISAL FOR AFFORDABLE HOUSING SCHEME

SITE DETAILS				
ADDRESS				
			POSTCODE	
OWNER				
AMENITIES				
	<500m	<1Km	<2Km	Notes
Pre school/ Nursery				
Primary School				
Secondary School				
GP/ Health Centre				
Bus Stop				
Train Station				
High St/Comm Centre				
Post Office				
Public Telephone				
Bank/Building Society				
Cash point				
Gym/Leisure Centre				
Public House				
Place of Worship				
Community Centre				
Food shop/Gen Store				
Play Facilities 0-5 yrs				
Play Facilities 5-12 yrs				
Public Open Space				
LIABILITIES				
	Distance	Notes		
Industrial noise/ smell				
Flood Plain				
Polluted Waterway				
Landfill Site				
Railway				
Motorway				
Major Rd				
Bus Route				
H/V O/H cables				
Playing Fields				

SITE CONDITIONS				
	YES	NO	TBA	NOTES
Difficult site access, including nature and status of adjoining roads and restrictions on vehicular and pedestrian access?				
Potential problems regarding boundary structures e.g. Type or condition or repairing and maintenance obligations in relation to retaining or party walls?				
Potential problems regarding site levels in relation to the construction, drainage or access?				
Availability and capacity of statutory services. Are any easements required to serve the site? Water Sewer Gas Electric Telecoms				
Flood risk (see liabilities)				
Potential site of archaeological interest?				
Are there existing buildings, cellars, mature trees?				
Ground conditions-knowledge of marshy or made up ground, rock outcrops, ponds, water courses? Past mine workings? Evidence of settlement in adjoining buildings?				
Potential for ground contamination? Japanese Knotweed?				
Overhead cables, services, footpaths and roads crossing the site?				
PLANNING				
Planning Authority				
	YES	NO	TBA	NOTES
Planning history of the site, including terms and conditions of existing planning consents or reasons for planning refusals.				
Effect of building lines or improvement lines on the use for the site?				
Tree Preservation Orders or Listed Buildings on the site?				
Special requirements for vision splays involving easements over, alterations to, or acquisition of adjoining land?				
Planning consents or applications for planning consents affecting adjoining property(s)?				
Potential for objections to a planning application?				
Planning status of site e.g. Conservation area, Special Landscape Area, within Settlement Boundary, Exception Site?				
Can Housing Need be demonstrated?				

SUPPLEMENTARY NOTES	
CHECKLIST COMPLETED BY:	
DATE:	

Appendix 7: Buying a Home – A Step by Step Guide

Find out how much you can afford

Once you decide you want to buy a property start saving as hard as you can. Although 100% mortgages are available, you will normally get a much better deal if you have a deposit.

Traditionally the amount you can borrow is based upon your earnings. If you are buying alone you will typically be able to borrow up to between 3.2 and 4 times your annual income. If you are buying with a partner, the maximum will normally be 2.75 to 3.25 times your joint earnings.

Higher multiples, up to about 6 times income, may be available if you are a professional and some lenders base their calculations on how much they believe you can afford. There seems to be an increase in the number of providers that have introduced a credit scoring system to set the level of their income multiples when calculating a customer's affordability for a new mortgage. These include some of the big names in the industry such as Bank of Scotland, Northern Rock and NatWest. Until recently, mortgage lenders always quoted the maximum income multiples they were prepared to consider. For example, Bank of Ireland in June 2007 would lend up to a maximum of 4 x 1st applicant's income, plus 1 x 2nd applicant's income or alternatively 3.25 x joint income.

Once the maximum level of advance is established, the customer's ability to repay is assessed, a credit reference search made and a credit score is undertaken before a mortgage is approved. Under the new method of setting mortgage income multiples, a lender will 'credit score' the customer's application as the starting point of the process. If the customer obtains a high score, i.e. considered a low risk, they could qualify for a mortgage of as much as six times their annual income. However, if you obtain a lower score and the lender is still prepared to sanction your application, you may only qualify for a mortgage of 3.2 times your annual salary.

However, even if you have a clear credit reference search, the credit scoring system used by a lender is based upon, amongst other things, the probability of future events, and may work against you. For example, if statistics show that, out of 100 people with identical lifestyle circumstances (using criteria mentioned below), there is a probability that 25 will default on their mortgage, all 100 will receive a low credit score, with 75 people being 'tarred with the same brush' purely because they happen to fall within a perceived higher-risk category.'

Amongst other things, a credit score system will take into account your age, marital status, number of dependants, occupation details, length of employment, the loan to value percentage, loan purpose and the area in which you live.

Over recent years Mortgage lenders have been willing to accept the 'self-certification' of income from those self employed. This category has recently been referred to as part of the 'sub-prime' lending market. Accordingly those in this category will find getting a mortgage a slightly different process to those who can give evidence of income level and employment history.

House hunting

Contact local estate agents in your desired area to find out what is available and ask to be put on their mailing list. Encourage them to ring you when suitable properties become available. The internet is also a useful tool, but estate agents do not always keep their websites completely up-to-date.

Look at as many properties as you can manage before making any firm decisions, preferably in the daylight. When you find the one you really like, ask if you can go back for a second look at a different time of the day. Take a friend or relative for an independent opinion. Inspect the immediate area more thoroughly this time.

From 1 August 2007, Home Information Packs - including Energy Performance Certificates - were required for the sale of four bedroom properties and larger. It was extended to three bedroom properties on 10 September 2007, and will be extended to smaller properties on a phased basis, as sufficient energy assessors become fully qualified. Also, until the end of the year, properties can be marketed as soon as they have commissioned a pack - rather than waiting for the completed pack. It will also temporarily allow Energy Performance Certificates to be up to twelve months old when the property is put up for sale - extending the original three month age limit. The Government is also inviting councils and registered social landlords to work with them to introduce Energy Performance Certificates on a voluntary basis in social housing, for example at the time of stock transfers.

The **Home Information Pack** is a set of documents providing important information about a property, such as its energy efficiency, boundary ownership and planning permissions. It is designed to reduce the likelihood of surprises coming up later in the process and delaying the sale. It will be important to give your legal adviser a copy of the Pack at an early stage.

There will be a **Sale Statement**, giving the name of the seller, and the address of the property being sold; whether it is freehold, leasehold or commonhold; giving evidence of title being registered or unregistered; and whether or not the property is being sold with vacant possession. The pack will also contain either an **Energy Performance Certificate**, (rating the home on a scale of A-G for its energy efficiency and impact on the environment), or a **Home Condition Report**, which contains the Energy Performance Certificate plus for each part of the home a condition rating on a scale of 1-3, stating if any repairs are needed, and if so whether they are serious.

The pack also includes forms completed by the seller concerning a range of matters relating to the property. The **Home Use Form (or the Seller's Property Information Form)** should include information on boundaries, disputes, notices, guarantees, services, sharing with neighbours, arrangements and rights, occupiers, changes to the property, and planning and building control matters.

There may also be a **Home Contents Form, (or Fixtures, Fittings and Contents Form)**, that should list items that are included or excluded from the sale or which are subject to negotiation.

For most properties, the pack should include official copies from the Land Registry of the **Property Register**, providing a brief description of the property and whether it is freehold and leasehold (with years remaining), and the **Title Plan**, showing the boundaries. The **Local Search** should look at the local land charges register and identify whether there are any planning permissions granted on the property or road building or traffic calming measures being introduced on the road, and show the provision of drainage and water services to the property.

The **Proprietorship Register** states who is currently registered as owning the property. A title which is described in the Property Register as 'absolute' (for either freehold or leasehold), or 'good' (which applies to leasehold only) should have the best classes of title. If the title is described as 'qualified' or 'possessionary' you may wish to seek legal advice as to whether someone other than the registered owner has a claim to the property.

The Home Information Pack may also contain a **Legal Summary** at the front of the pack. This is the legal adviser's view of the contents of the pack and should identify any issues to take into consideration when purchasing the property.

With Flats and Maisonettes usually sold leasehold, it is important to check **the Lease** for the legal rights and duties of the leaseholder and landlord and the number of years the leaseholder is entitled to the property, and the details of the **Ground Rent** and the **Service Charges** payable for the property, covering repairs, maintenance and improvements to the building and shared parts.

Making an offer

Once you are convinced you have found the property you want, ring the estate agent and make an offer. If the property has been on the market for some time, or if there is work that needs to be done, you could try offering below the asking price.

If the offer is accepted, ask for the property to be taken off the market. This will minimise the danger of being gazumped, which is when someone comes along and makes a higher offer which the estate agent is legally obliged to pass on to the seller. (If you live in England, Wales or Northern Ireland, you are not legally bound to proceed with the purchase at this point. In Scotland, if your offer is accepted, it is legally binding so you need to have the property valued before you make your offer.)

What happens next

Now you will need to arrange your mortgage and appoint a solicitor or a conveyancer to carry out the necessary legal work. Shop around for the best mortgage deal by going to an independent mortgage broker. Once your mortgage application is submitted, the lender will carry out credit checks and you will normally be told within 24 hours whether or not your application has been accepted.

If you do not have a solicitor ask your estate agent and mortgage broker for recommendations, or contact the Law Society. Then phone several for an estimate of costs before making a final decision.

The professionals get to work

Before your lender finally agrees to a mortgage, a valuation will be needed to establish that the property is worth the asking price. You will have to pay a fee for this survey. If it is satisfactory, your lender will send you a formal mortgage offer – a process which typically takes about two weeks.

But the basic valuation will not tell you of any potential problems with the property. If you want a more in-depth report, you will need a homebuyer's report which will provide more detail, or a full structural survey.

While all this is going on your solicitor will be checking the title deeds to the property, carrying out searches to make sure there are no planning applications which may affect your property and liaising with the seller's solicitor.

The final stage

If everything has proceeded smoothly, your solicitor will now arrange for you to sign the contract. The seller will also sign a contract and these contracts will be exchanged. At this point you will have to pay the deposit to your solicitor. This is when the deal becomes legally binding and if you pull out you would lose your deposit.

Completion normally takes place around four weeks later. On this day, the mortgage monies are passed on to the seller and you are given the keys to your new home.

Indicative Costs

The price of a new home is just the beginning of the costs involved in purchasing a new property. If you take out a mortgage, then you must add interest into the equation, which can be a significant sum.

Mortgages come in all shapes and sizes these days, with lenders launching new products every year. Generally, mortgage lenders will lend you about three times your annual gross salary. If you are buying with a partner, then they may lend you an extra amount equivalent to one times his or her annual gross salary.

The common rule of thumb is to spend no more than one-third of your monthly take-home pay on mortgage repayments. This is a big commitment when you consider that most mortgage terms last about 25 years. You may wish to seek advice from an independent financial advisor or from your estate agent about the best mortgage package to suit you.

You have two choices in how you repay your capital - you can either pay it back a little at a time (repayment mortgage), or pay it all back at the end of the contract term (Endowment, ISA, and pension mortgages).

- **Repayment mortgage** - each month, you pay off part of the capital as well as part of the interest due on the loan. At the end of the term, the mortgage is clear. This is the generally the least risky type of loan.

- **Interest only** - you make monthly payments to pay off the interest on the loan; at the same time you make payments into an investment fund that will pay off the capital cost of the loan at the end of the loan's term.

On top of this, the main fees and expenses you should expect are:

1. Mortgage related

Not only is this probably the largest debt you'll accumulate, you can also expect some extra charges when you take a mortgage out.

- Mortgage valuation - carried out by your lender, this determines the value of the property for loan purposes but doesn't cover the state of the property
- Mortgage arrangement fee - often charged by a lender or broker for arranging your mortgage
- Mortgage exit fee - you may be liable to pay an exit fee if you are re-mortgaging, but this practice has hit the headlines recently and you may be able to claim it back.

2. Stamp duty

This is a tax payable on property purchases. To work out how much you will be charged see the stamp duty bands below.

Stamp duty bands:

- Properties under £125,000 - no stamp duty charged
- £125,001 - £250,000 - 1%
- £250,001 - £500,000 - 3%
- £500,000 plus - 4%

3. Conveyancing

Conveyancing is the legal side of buying a property. Your solicitor will handle all the paperwork and administration related to the purchase of your new home.

4. Local land search

The search, carried out by your local council, will provide you with information relating to charges or responsibilities you will be taking on when you exchange contracts, as well as possible development restrictions.

5. Land Registry

When property or land changes hands, you need to register this with the Land Registry. Use the band guide below to work out how much you will need to pay.

Land Registry bands:

Properties up to £50,000 - £40

£50,001 - £80,000 - £60

£80,001 - £100,000 - £100

£100,001 - £200,000 - £150

£200,001 - £500,000 - £220

£500,001 - £1,000,000 - £420

£1,000,000 plus - £700

6. Survey

A property survey will give you peace of mind that there are no problems with your new property. A homebuyer's report is briefer than the full building survey, only outlining the areas that need attention. This usually suffices if the property is modern and has not had any building or restructuring work. A building survey is a more comprehensive inspection of a property. A mortgage valuation survey alone will not uncover potential problems with the building. A good survey will save you money in the long term should there be any issues.

7. Storage

Not all property transactions can be perfectly timed, in which case you may need storage. A hundred square metres roughly equates to 200 boxes of goods.

8. Removals

The final stage - moving day. The cost of hiring a removals firm depends on the size of your house, the distance you're moving and how involved you want the removal company to be

Example costs

Average mortgage value: £146,700 (home movers); £115,499 (first time buyers)

Mortgage valuation: £350

Mortgage arrangement fee: £575

Mortgage exit fee: £200-250

Stamp duty: £1,770.99

Conveyancing: £389

Local land search: £150-250

Land Registry: £150

HIP £400 - £600 (may include costs for searches)

Survey: £250 - £350 (Homebuyer's report); up to £1,000 (Building / Structural survey)

Storage: £36 for 100 square metres (one week)

Removals: £300-400 (local); £600-700 (50 mile relocation)

These are average calculations based on buying a property worth £177,099, the average price of a house in the UK according to the Land Registry (February 2007 figures). The price of a first time buyer's property is £155,120, so you should adjust these calculations accordingly.

Appendix 8: Further Comments from Questionnaire

QUESTION 9

If you have any further comments, please write them in this box, or if needed, write on an additional sheet and attach the comments to your returned questionnaire.

- *"We now live at Tattershall Bridge and the nearest shops within walking distance are in Tattershall. Whilst I am still fit, but with us both being at an age when anything can happen with your health. We are at the other side of the river, so hopefully North Kesteven Council Housing can find us accommodation in our old age at Billingham with its shops and bus service. This may never happen if we keep our health and can afford to run our car. We are registered with the Doctors in Billingham and have friends that live there already."*
- *"We put down The Wyche at Billingham as we have life long friends living there."*
- *"I really need to be back in Billingham, so please sort out the lack of housing in the area. Also sometimes your houses stand empty for weeks which do not help anyone. I have been refused 3 bedroomed houses because I don't have a medical need for a third room. The chances are I will be needing a third room in the future, then it would mean moving again, so maybe you should treat each person separately instead of everyone the same."*
- *"I wish to live closer to my daughter who lives in North Hykeham and this is the place I want to live."*
- *"I would love to rent in any area around Sleaford; I was born there and went to school there. I am not happy where I am we are disabled as well. All my relatives live around Sleaford, Little Hale and Great Hale."*
- *"We are registered for NKDC and have not requested any particular area."*
- *"I feel we need to move fast as we are scared of where we live as it is very noisy and we have received some threatening behaviour from all our neighbours."*
- *"I am disabled and I find it difficult climbing stairs. I also cannot get in and out of the bath. My husband helps me to have a shower as the shower is over the bath and not separate. I need 2 bedrooms because I do not sleep very well due to pain in my back, so my husband has to use his own bedroom to get a good sleep."*
- *"I would take anywhere to ensure mine and my daughter's safety and a chance to move on with our lives."*
- *"Just to say that because I was born in Grantham it would be nice to move back close to there and let my wife be calmer and not so scared to go out more."*
- *"I am an OAP in my eighties living in a Housing Association bungalow in North Hykeham. I agree that affordable housing is needed. I am settled and happy here and able to manage and look after myself, so I would like to stay on your books in case I should need sheltered accommodation. I sincerely hope that affordable housing can be built for the young people trying to find a home."*
- *"My partner works in Dunston and we live in Lincoln, so moving out that way would be better for my partners job as he would get more hours. We have been on the NKDC list for about 6 years and were looking for a property in the Dunston, Metherringham and Nocton area but would be interested in the Billingham area. It is also closer for my partner to get to work."*
- *"As a single person I need affordable housing."*
- *"We would not consider moving to Tattershall Bridge as it would be too far from Lincoln where our younger son goes to school."*

- *“I live in North Kyme, but don't need a bungalow yet but I would like my name down for the future.”*
- *“My partner has always been unhappy and gets very stressed, this is a big worry to me as he has had four minor strokes and suffers from depression. If we sold the home we live in we would not make enough to buy a suitable home as this is a park home. Both of our doctors have written to the Housing Department to explain the need to move.”*
- *“I have... (a medical condition)... and would like a place of my own in Billingham near to my parents. I went to school in Billingham and have friends there. I will need some help and support from services initially as I have learning disabilities and I am a vulnerable ... (young adult)....”*
- *“We have three children with disabilities.”*
- *“I have lived in villages although not Billingham or Tattershall Bridge, I have no transport but that is not a problem. I have an autistic child who like me enjoys the countryside. If a vacant property at either Billingham or Tattershall Bridge was offered I would take it, although I understand it would be offered to people in the NKDC areas first.”*
- *“The property we are currently living in has no garden. Also the only access to and from the property is via a ...xxxx... car park/yard which is used by cars, vans and lorries and our front door opens straight out onto the car park/yard. It is not overly safe for a seven year old. We have no local connection with either Billingham or Tattershall Bridge. However, my son does attend Billingham C of E primary school. We have local... (family)... connection with North Kyme and Walcott.”*
- *“I have not been well so have been late sending details to you.”*
- *“My girlfriend is pregnant, we will post maternity certificate when we get it.”*