

Local Affordable Housing Needs Survey

Analysis Report

Cranwell, Brauncewell & Byards Leap Parish

Conducted by North Kesteven District Council
August 2012



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1.0 Introduction

This survey was undertaken during August 2012 to assess whether there was a need for an affordable housing scheme in the Parish.

2.0 Survey Process

Questionnaire

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

Questionnaires were distributed by hand to all households in Cranwell village, with postal surveys being sent to outlying addresses within the full Parish of Cranwell, Brauncewell and Byards Leap. A postal return was used to retain individual anonymity with a pre-paid return envelope being provided with all questionnaires. In total 228 (15.2%) of the questionnaires were returned within the three week response period given.

3.0 Analysis

This section is a summary report that outlines the responses received from the Cranwell, Brauncewell and Byards Leap Parish Housing Needs Survey.

A total of 228 surveys were returned, giving a response rate of 15.2%.

You and Your Household – Current Living Arrangements

1. How many people live in your home?

In response to this question, 44% of respondents (97 respondents) indicated that they live in a two person household; 23% (51 respondents) indicated that they live in a one person household; 14% (31 respondents) live in a three person household, while a similar figure of 13.5% (30 respondents) live in a four person household. Five person households accounted for 3% (7 respondents); 2% (4 respondents) live in a six person household, while one respondent (0.5%) lived in a household of seven persons. The graph below provides a summary of these results:

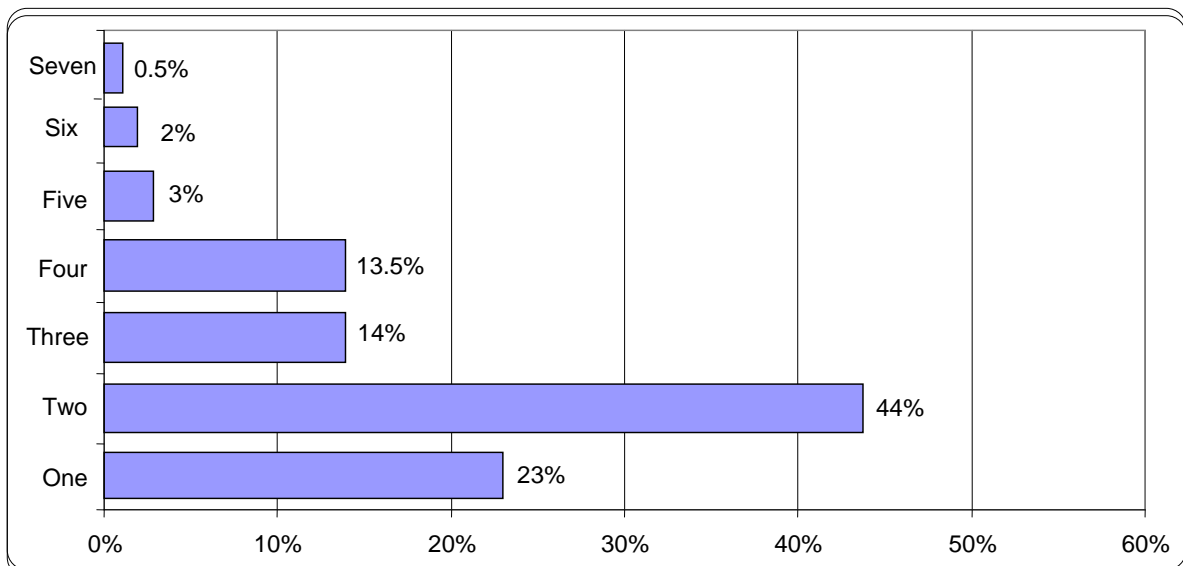


Figure 1: Number of people living in home (221 respondents)

2. How would you describe your home?

Three quarters of respondents (75% or 171 respondents) described their home as a house, and 22% (50 respondents) described their home as a bungalow. Two respondents (1%) described their home as sheltered/retirement housing. The remaining respondents (2%) selected the 'Other' category with responses being "Dorma bungalow" and "cottage". The following graph provides a summary of the responses:

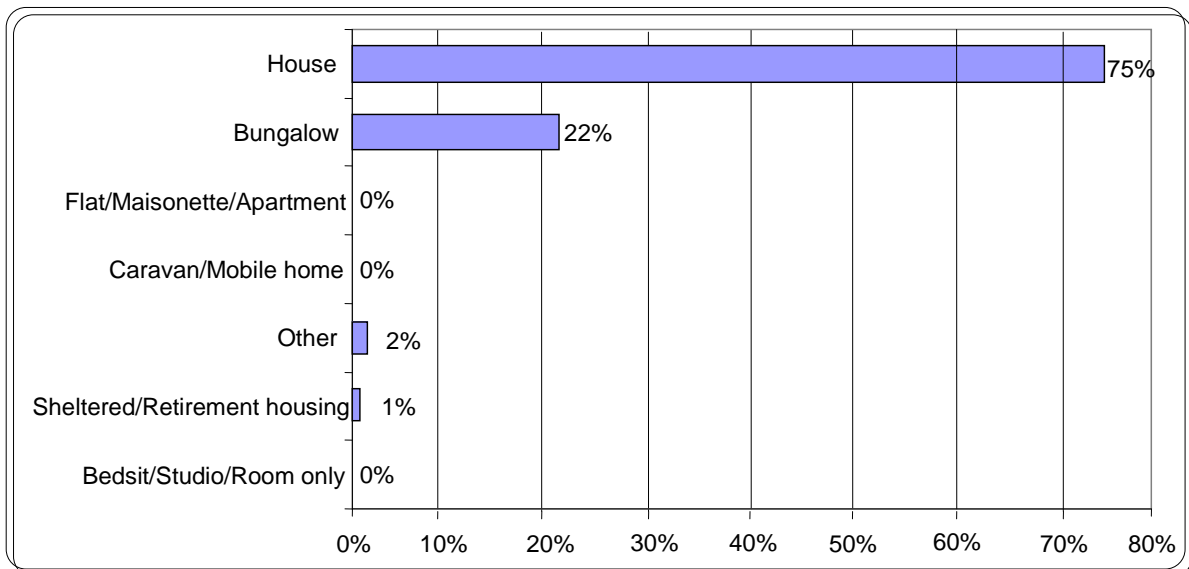


Figure 2: Type of home currently living in (227 respondents)

3. What type of ownership is your home?

The largest category of respondents at 39% (89 respondents) indicated that their home was owned outright by a household member(s), while 36% (82 respondents) indicated that their home was owned with a mortgage by a household member(s). This was followed by renting from a private landlord at 9% (20 respondents); the home being tied to their job at 7% (15 respondents); renting from the Council at 6% (14 respondents); renting from a Housing Association at 1% (3 respondents). No respondents described their home as being shared ownership (part owned/part rented). The graph below provides a breakdown of these figures:

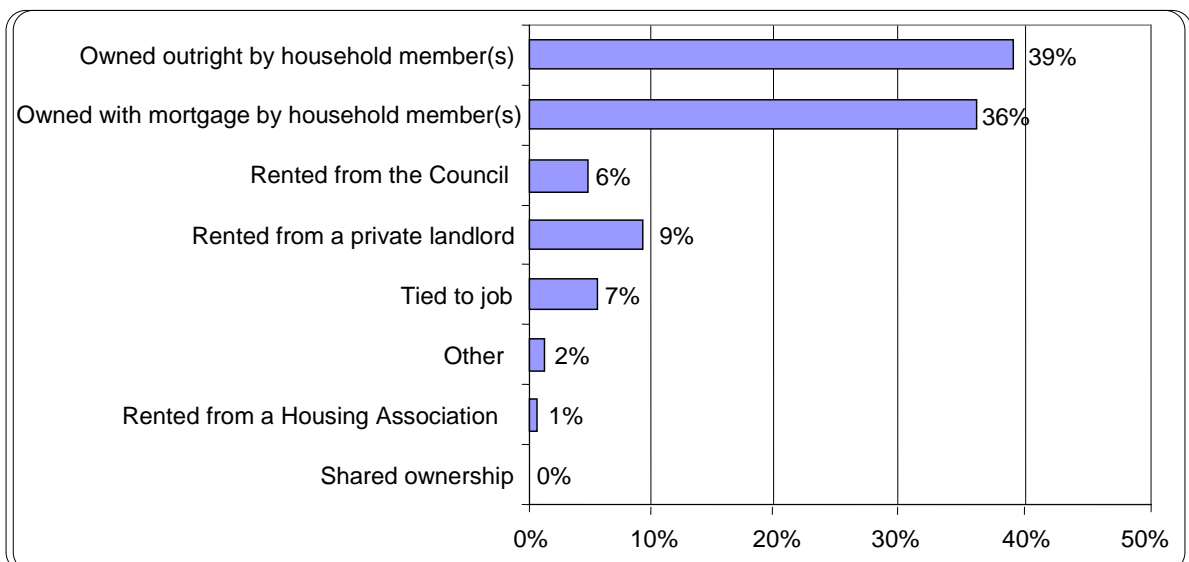


Figure 3: Type of ownership of current home (228 respondents)

In addition, 5 respondents (2%) indicated that the type of ownership of their home was something other than those listed above, with all but one of these responses

being that the home was forced accommodation. The remaining respondent commented that they had been trying to sell their empty property for over 2 years.

4. How many bedrooms does your home have?

Almost half of respondents 48%, (107 respondents) indicated that their current home has three bedrooms, whilst just over a quarter of 27%, (61 respondents) had two bedrooms. Four bedroom homes accounted for 19% (42 respondents), while 5% (12 respondents) had five or more bedrooms. The final 1% of respondents (3 respondents) had one bedroom. The figure below shows this:

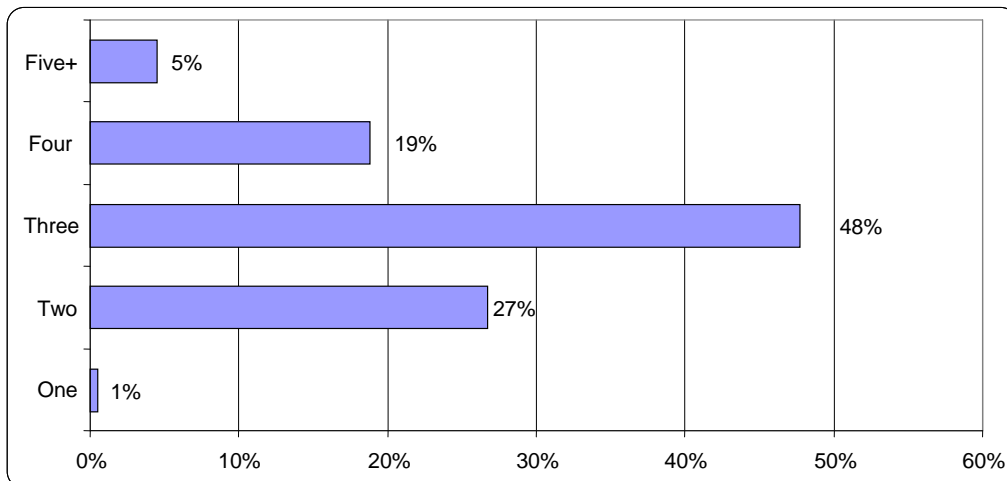


Figure 4: Number of bedrooms in current home (225 respondents)

5. What type of household are you?

40% (91 respondents) indicated that they live as part of a couple in their current household, while 27% (61 respondents) live as part of a two-parent family. The next largest category is one-person households at 21%, (47 respondents), followed by older person households at 6% (14 respondents) and lone-parent families at 2.5% (6 respondents). The figure below provides a breakdown of this:

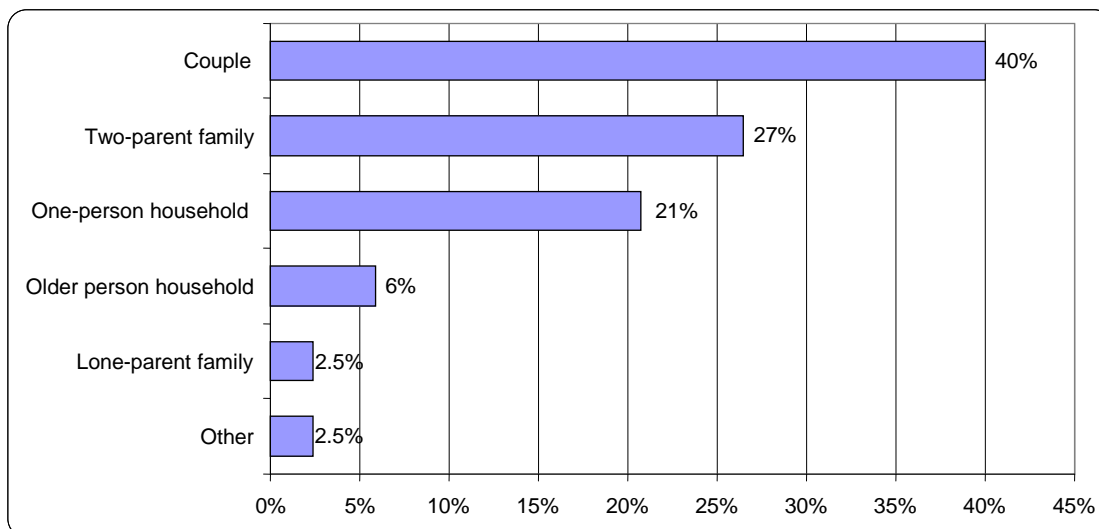


Figure 5: Type of household currently (225 respondents)

In addition, 6 respondents (2.5%) indicated that their household was a different type that was not listed in the question. These household types were given as follows:

- “Aged father & daughter & her husband.”
- “Mother and daughter.”
- “Parent, step parent and child.”
- “Retired couple and single son in thirties.”
- “Couple with two older parents.”
- “Empty house on market for 2 years.”

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

The largest group had been living in the Parish between one and five years, with this accounting for 29% (65 respondents). The second largest group (27%) was those who had been living in the Parish for 21 years or more (60 respondents), whilst 18% (40 respondents) had lived in the Parish between 6 and 10 years. A further 17% (38 respondents) had been resident between 11 and 15 years, with 8% being resident between 16 and 20 years (17 respondents). The smallest group at 1% (3 respondents) were those who had been living in the Parish for less than 1 year. The graph below provides a summary of these results:

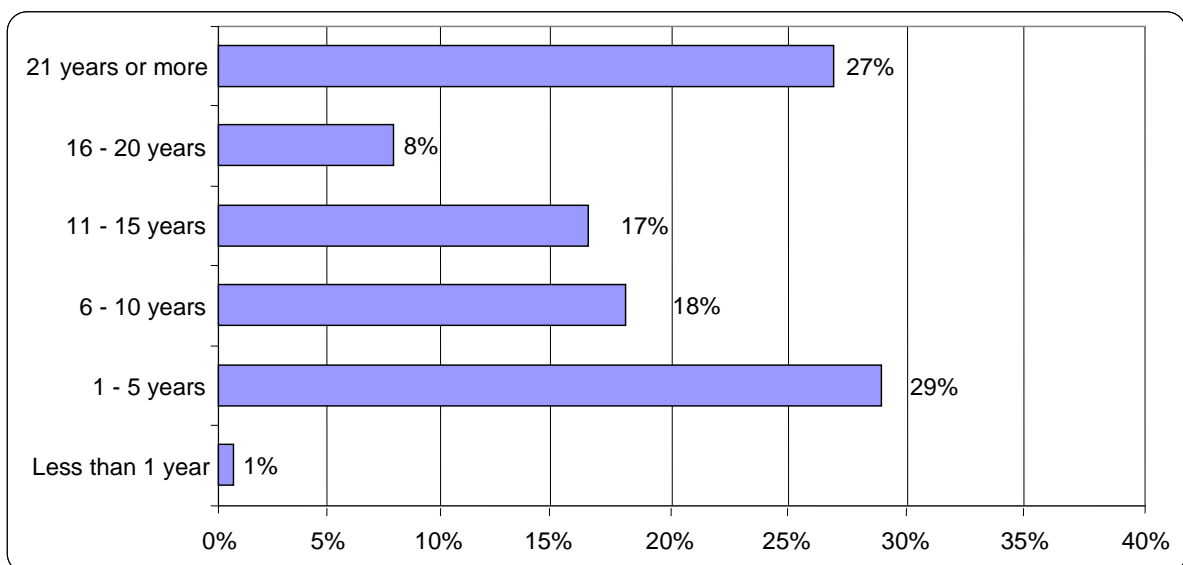


Figure 6: Time living in parish (223 respondents)

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

Three-fifths of respondents (60% or 134 respondents) stated that they would be in favour of a development of affordable housing for local people within the parish if there was a proven need. 40% (89 respondents) stated that they would not be in favour of such a development.

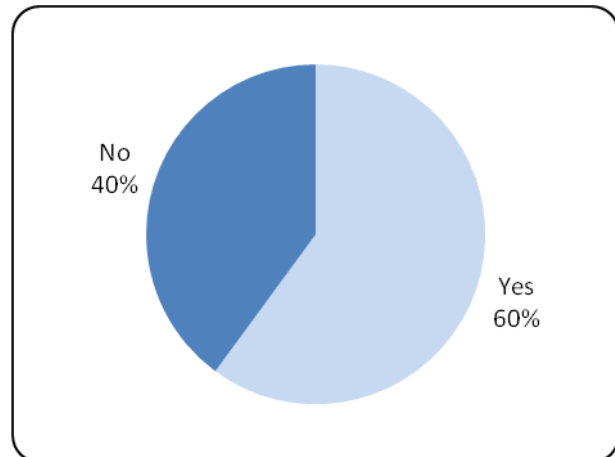


Figure 7: In favour of affordable housing development (223 respondents)

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

8. Physical adaptations needed

The majority of respondents (91% or 202 respondents) indicated that they do not need any physical adaptations carrying out to their property to make their life easier. However 9% (19 respondents) indicated that they did need physical adaptations carrying out.

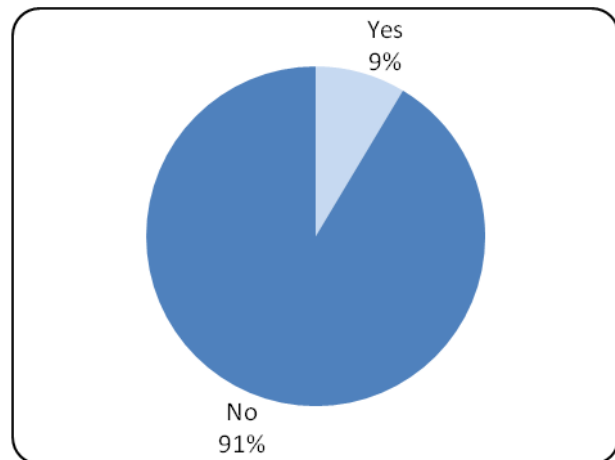


Figure 8: Adaptations needed (221 respondents)

9. Heating your home

The majority of respondents (83% or 184 respondents) indicated that they are not finding it expensive to heat their home due to lack of insulation or an inadequate heating system. However 17% (38 respondents) indicated that they are finding it expensive to heat their home due to this and could benefit from new central heating, loft or cavity wall insulation.

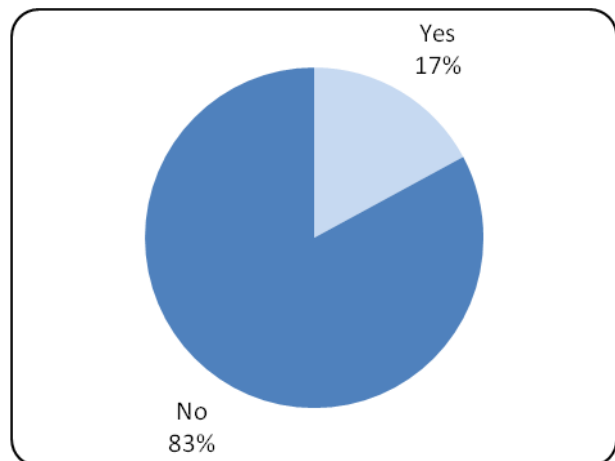


Figure 9: Heating your home (222 respondents)

10. Financial assistance to improve home

Most respondents (95% or 209 respondents) indicated that their property is not in disrepair and does not have health and safety hazards so they do not need financial assistance to improve their home. The remaining 5% (12 respondents) indicated that their property is in disrepair and they need financial assistance to improve it.

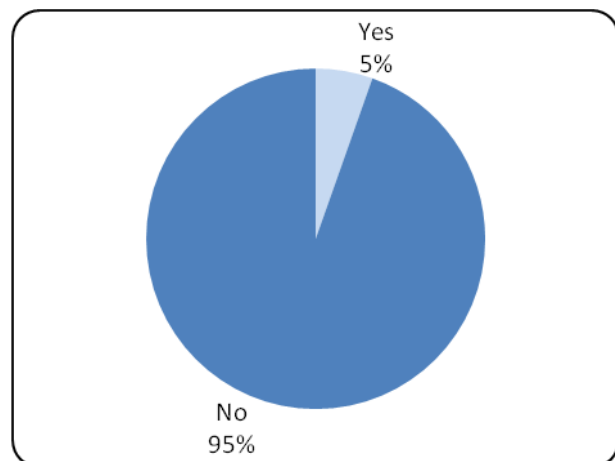


Figure 10: Home improvements (221 respondents)

You and Your Household – Housing Needs

This section of the survey requested information from respondents to identify if members of the household or their family members had a housing need.

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

The majority of respondents (87% or 190 respondents) indicated that everyone who lives in their household does not need to move together from their home in the next two years. However 13% (28 respondents) indicated that they do need to move together in the next two years.

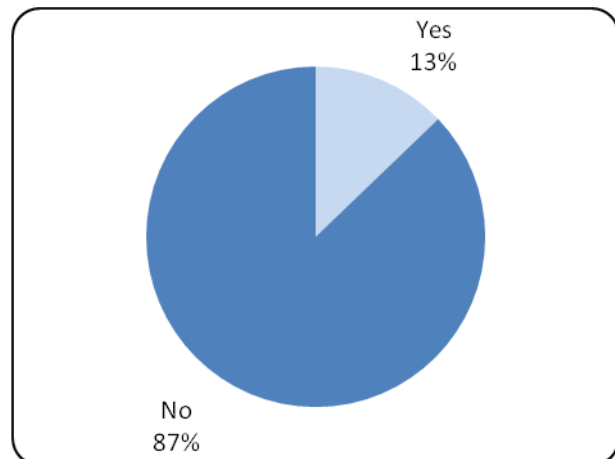


Figure 11: Household moving (218 respondents)

12. Someone in the household needs to move separately in the next two years

Almost all respondents (97% or 209 respondents) indicated that there is no-one living in their house who needs to move separately to alternative accommodation in the next two years. However 7 respondents (3%) indicated that there was such a need (there may be some overlap with the responses provided to question 11).

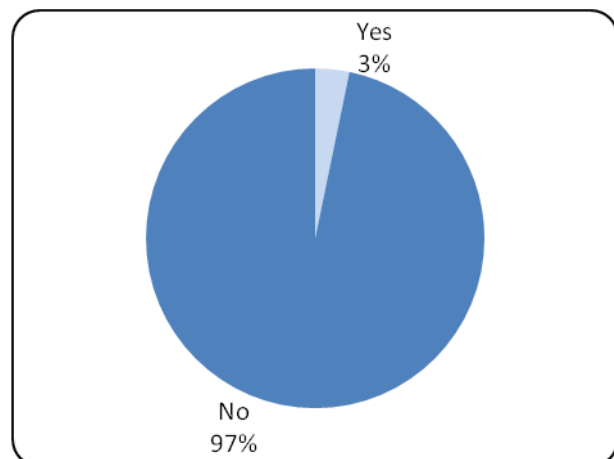


Figure 12: Someone in household moving (216 respondents)

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

Almost all respondents (95% or 202 respondents) indicated that no-one in their family had moved away from the Parish in the last five years due to difficulties finding a suitable home locally. However 10 respondents (5%) indicated that family members had moved away for this reason.

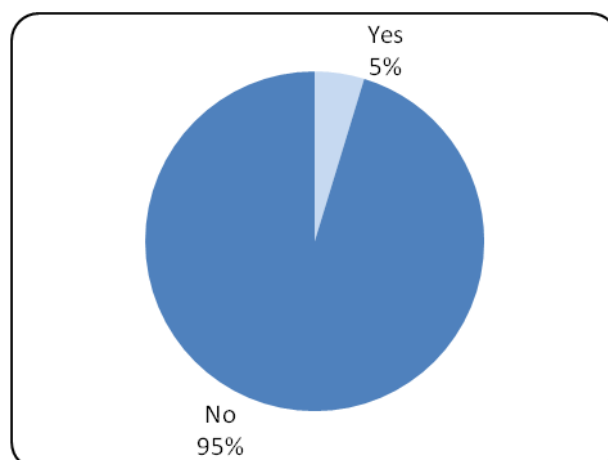


Figure 13: Family member moved away (212 respondents)

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

Respondents who indicated that either everyone who currently lives in their household needs to move together from their home, or that some members of the current household need to move separately to alternative accommodation, were then asked to complete a series of further questions relating to this need. Thirty four respondents answered all or some of the questions in this section.

Those respondents who indicated that they or household members had a need to move to alternative accommodation, were asked how many people would be in household 1 and how many in household 2 (if an additional household is to be formed). The following tables summarise their responses:

Table 1: People in each new household		
People in Household	Household 1 (number)	Household 2 (number)
One	9	4
Two	8	1
Three	5	-
Four +	12	-

15. Type of ownership for each new household

For those respondents who indicated they or household members would require a move to alternative accommodation, they outlined the type of ownership they would need (multiple answers were allowed). This is summarised in the table below:

Table 2. Ownership needed for new household(s)		
Ownership	Household 1 (number)	Household 2 (number)
Owner occupied	16	2
Private rent	12	2
Council rent	6	3
Housing association rent	7	3
Housing association shared ownership	5	2
Housing association intermediate rent	3	1

16. Type of accommodation for each new household

For those respondents who noted they would require a move, they outlined the type of accommodation they would need (multiple answers were allowed). This is summarised in the table below:

Table 3. Accommodation needed for new household(s)		
Accommodation	Household 1 (number)	Household 2 (number)
Detached house	13	1
Semi-detached house	17	3
Terraced house	7	3
Flat or maisonette	4	3
Bedsit or studio or room only	1	0
Bungalow	12	2
Sheltered housing	2	0
Other	0	0

17. Number of bedrooms needed for each new household

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

Table 4. Bedrooms needed for new household(s)		
Number of Bedrooms	Household 1 (number)	Household 2 (number)
One	3	2
Two	11	3
Three	7	-
Four	6	-

18. Where is the accommodation required?

Respondents were asked where the accommodation needed to be located (multiple answers were given by some). The table below provides the overall results:

Table 5. Location of accommodation		
Location	Household 1 (number)	Household 2 (number)
In Parish itself	15	4
Elsewhere in the District	7	3
Outside the District	14	2

Those respondents who indicated that the accommodation is needed elsewhere in the North Kesteven district, were asked to state where. The responses were:

- “Within a 5-10 mile radius of Cranwell”
- “Sleaford area”
- “Sleaford, Heckington, Boston”
- “Ruskington or Sleaford”
- “Donnington area/Sleaford area, local villages”

There were also some responses that are not actually within the district:

- “Grantham or near”
- “To be near my son at Grantham”

It is clear from this that the degree of priority which respondents give to being housed within Cranwell Parish varies considerably. Although the largest single proportion wants to move within the Parish, combining the other two categories gives a greater number of households who do not wish to be rehoused in the Parish. This is important in determining the extent of need for housing within the Parish itself and any recommendations will reflect this.

19. Main reason for moving

Respondents were asked to state their main reason for needing to move (some gave multiple responses). The table below shows the responses:

Table 6. Main reason for moving		
Reason for moving	Household 1 (number)	Household 2 (number)
Need larger accommodation	6	0
Need smaller accommodation	2	0
Need physically adapted accommodation	2	1
Need cheaper home	10	2
Need to be closer to employment	5	2
Need to be closer to a carer or dependant to give or receive support	3	1
Son or daughter setting up home	5	4
Other	5	0

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

- “More amenities”
- “Only has own bedroom and has to share all other areas”
- “RAF - Job move”
- “Closer to more amenities”
- “Job move with MOD”
- “Not sure how long the owners are going to be renting for”
- “Change of employment”

20. If more than one household will be formed, are the households registered separately on the North Kesteven housing waiting list?

This question relates to the registration of households separately on the North Kesteven Housing Waiting List, rather than the registration of the main household itself. Out of those respondents who indicated that more than one household will be formed from their existing household, only one respondent stated that these households are registered separately on the Waiting List, while 9 stated that they were not. The remaining 23 respondents to this question indicated that this was not applicable to them.

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

Out of those respondents who indicated that they need physically adapted accommodation, 11 respondents (69% who answered this question) stated that it would not be possible for them to remain in their current home. Five respondents (31%) indicated that if the Council could carry out adaptations to their property, they would be able to stay in their current home.

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

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

Table 7. Amount of rent able to pay		
Amount of rent	Household 1 (number)	Household 2 (number)
Under £50 per week / £215 per month	2	1
£51 to £60 per week / £216 to £260 per month	1	2
£61 to £70 per week / £261 to £300 per month	4	0
£71 to £80 per week/ £301 to £350 per month	2	1
£81 to £90 per week / £351 to £390 per month	3	2
£91 to £100 per week / £391 to £430 per month	3	1
£101 to £150 per week / £431 to £650 per month	4	0
£151 to £200 per week / £651 to £865 per month	1	0
Above £201 per week / £866 per month	0	0

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

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

Table 8. Monthly mortgage costs able to pay		
Monthly mortgage costs	Household 1 (number)	Household 2 (number)
Under £250	2	4
£251 to £300	2	0
£301 to £400	3	2
£401 to £500	3	0
£501 to £600	1	0
£601 to £750	1	0
£751 to £1,000	2	0
Over £1,000	0	0

24. Do you have savings for a deposit?

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

Table 9. Savings for a deposit		
Have savings	Household 1 (number)	Household 2 (number)
Yes	6	0
No	15	7

25. Annual Income

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

Table 10. Annual Income of household(s)		
Annual income	Household 1 (number)	Household 2 (number)
Below £10,000	1	1
£10,001 to £15,000	6	3
£15,001 to £20,000	2	1
£20,001 to £25,000	2	0
£25,001 to £30,000	1	0
£30,001 to £35,000	1	0
£35,001 to £40,000	2	0
Above £40,000	7	0

26. Any other comments

All respondents were asked if they had any additional comments. Forty responses were received which have been grouped into five categories for ease. The responses are shown below:

Housing Need (11 comments)

- “My daughter, her partner and son are trying to get council housing nearby to help us and also so we can support her as she is disabled also. At the moment they are in private rented in Ruskington which means necessary adaptations cannot be made, ie shower with level entry, stair lift etc. As on 6 month contracts it cannot be done and of course with time things do get worse.”
- “I love my bungalow and Cranwell Village have made many friends here, but because of how hard it is for me to get to the doctors or shops in Town my daughter in Warrington, Peterborough is trying to get me a bungalow near her.”
- “My parents will hopefully live with us for duration but you never know! Me and my husband work full time and if they need us more then we would need support; but hopefully at the moment everything is ok and we manage fine. If you do want to consider people then ask other questions related to access to facilities. There is no bike ride route from Cranwell to Sleaford! This would encourage people to ride bikes on safe route - good for environment and also the fitness. Thanks for considering!”
- “I would like a house on the main road into Lincoln. Cranwell is not handy for going to hospital it takes 3 buses. My age is again me to have all the upheaval for the move, I don't know if there is any help available for such a move.”
- “We rent privately as look of a council properties and claim housing and council tax benefit as rent expensive. Have 4 children living full time with us and 1 child every other weekend. We have to rent 3 bed property as cannot afford to rent 4 bed privately. Cost of deposit would also make it difficult for us to move again and a lot of private landlord will not have tenants on benefits.”

- “Although we live in a 3 bed house we access rights to 3 children from a previous relationship every weekend so occupancy increases to 7 people. This proves difficult with only 3 bedrooms.”
- “After being born in Lincoln and living here until I was 22 and my husband was posted out of the area we are back living in military accommodation with our 3 daughters. The price of housing, sadly means we are unable to buy our own home and at some point we will leave the military and will need housing which is sorely lacking in this area, which is worrying.”
- “Our son is living with us. He is unemployed and if and when he finds employment he will need accommodation.”
- “We are in private rented property at the moment but do not know for sure how long the landlords are going to carry on renting so that is why I have ticked the box to say we might have to be out in two years.”
- “We would like a 3 bedroom bungalow within walking distance of shops, doctors, dentists and basically no hills.”
- “Need somewhere with a safe and enclosed garden for children/dog to play.”

Information requests (1 comment)

- “Interested in support re: loft insulation, converting ensuite to wet room and solar panels.”

Infrastructure concerns (13 comments)

- “By affordable housing I presume you mean the proposed development in College Road if so: Cranwell has very little infra-structure, poor bus services, 1 school with a waiting list, hopeless, dangerous road going through the centre used by HGV's and few amenities. Think about more facilities - better services and support and then think about more housing needs.”
- “You have not linked this survey to the need to improve infrastructure. If new affordable or other housing is constructed it will add to the infrastructure problems. 1. No dentist/doctors in the village - there should be a surgery staffed say 3 days a week. 2. Bus service to Sleaford poor. 3. Lack of school places especially now that service families must be given priority etc!”
- “Q7 (Would you be in favour of a development of affordable housing for local people?). Only if there were more shops.”
- “If you put any more houses in this village could you ensure we get a doctors practice more support for local school.”
- “Cranwell Village needs a proper bus service and a doctor's surgery if it is to be enlarged.”
- “The parish has very poor public transport links, no local services ie doctors, pubs. Therefore it cannot cope with anymore houses or households moving into the area.”
- “The village has insufficient infrastructure to accommodate more housing particularly high density social housing. The school is full, transport is inadequate and there is plenty of rented accommodation available.”

- “This survey does not cover the main points of additional housing. 1. Local schools - places - distance. 2. Bus service. 3. Medical facilities (Dr's, dentists etc). 4. Shopping facilities. 5. Jobs locally. 6. Entertainment. 7. Sustainability. 8. Car Parking. NB: What does this survey hope to achieve, It is biased towards Question 7. NB2: What benefits would any development contribute to a parish. 3. Additional housing only adds money to the council by was of the community charge. 4. What is the cost of this survey.”
- “I do not think Cranwell has enough facilities to develop further. Re: my answer to Q7. Would it not be an idea to have a Dr's surgery in Cranwell, even if only a couple of days a week. A Dr coming to Cranwell probably 30-40 patients going to Sleaford or Ruskington.”
- “There is very little for children in the area so unless homes being built includes extra infrastructure it would only create problems. Children already have to travel a long way and fight for school places, dentist etc.”
- “The infrastructure for Cranwell and Cranwell Village require major investment as due to the latest development the primary school is struggling to accommodate children requiring places. The roads are in poor repair due to the high volume of HGV's using it as a 'rat run' from the A17/A15 and to avoid the Highways Agency checkpoint.”
- “Cranwell already has a lot of affordable housing with average 3 bed at £115,000-£120,000. There are no amenities to support more housing in this village, no public footpaths for access anywhere except the RAF station, no decent bus service, or facilities for kids. Simply cannot accommodate more families unless they put in more services.”
- “We cannot see why or how anymore people especially families can come to live in Cranwell, as there are not enough facilities, hardly a bus service, not sufficient shops, school is overcrowded etc.”

Affordable housing concerns (10 comments)

- “I believe the question on “affordable housing” is misleading - many will not understand it is to include "social housing". There are several properties in the villages which are for sale as below "new build" prices and are thus "affordable".”
- “Industrialisation and housing development will destroy villages such as Cranwell for the people presently living there. The box type architectural designs will be tomorrow's neglected homes. vis a vis cost programme and intermediacy of financial profit to developers building what look to be nice housing but sub contractions and poor workmanship result in very poor quality in terms of their looks being sustained. People trapped eg: widows on price values having moved into village, they cannot escape due to low prices alternative, compared to other counties. Presently at time of writing there are 20+ houses for sale due to reasons as stated and fuel cost and age band on driving and lack of money to purchase two car. (Representation should meet people's needs not in the needs of elected members in The Chamber please do not make people victims of poor decisions.)”

- “Empty house on market for over 2 years - now for sale for £100,000 - no interest. No problems with house - nicely decorated. New development in Cranwell nearby and new development in Sleaford. If you keep putting up new houses in this bracket then people like me who moved to keep my family together are going to lose money every which way to sell empty houses. Please feel free to buy my house to house people who need it.”
- “We live in a new development in Cranwell Village. When we were sold the property we were told that there were two housing association houses on the development. Once we had bought and moved into the house we found out that the developers had actually sold 8 to the association. This changed the proportion of the development, housing 'low costs families' from 6% to 25% - the impact that this has on the rest of us who paid a lot of money for our private houses is significant. I'm in favour of affordable housing, but if it's to be sold off the housing associations and councils rather than providing first time buyers homes, then no thank you. I don't need more council estates building in areas with no transport, no youth facilities and ultimately creating pockets of bored people causing trouble.”
- “No requirement for any more housing. There is enough properties for sale and rent within the village of Cranwell. 3. Required, Doctors surgery, land for sports facilities and sports pavilion, restaurant establishment and better public transport facility.”
- “Building more homes will ruin the surrounding landscape and rural area. There is sufficient accommodation that is affordable.”
- “Recently you built houses at Holdingham roundabout you brought in families from outside the county why??? We have enough homeless here.”
- “Don't think Cranwell village needs anymore houses being built - new houses built on College Gardens area a pain, they park on the main road which blocks it - accident waiting to happen!”
- “My wife and I attended the meeting at Cranwell Village Hall on the evening of 28th August 2012 and it soon became obvious that the proposal for 'affordable housing' on the Manor Farm site was a non-starter for all the Cranwell Village residents who attended (100+). There is no need whatsoever for 'affordable' housing in Cranwell Village, which, probably will turn into Social Housing very quickly. The site is woefully inadequate in both position and access, the latter being dangerous. If you plan to ignore the local residents and proceed regardless with the development, the usual result of a 'consultation', would you please contact me. Name and address below.”
- “I have left completing this survey until now as I attended the meeting at Cranwell Village Hall for the proposed Affordable Housing Development at Manor Farm. It is clear to me now that NKDC have insufficient grounds for approving the development. There is no defined need as evidenced by the homes already up for sale in the village and by the empty similar properties at Holding, Sleaford (15 we were told last night!). Moreover, there are no services in the village, (eg transport, medical, shops, employment opportunities etc) and as Cranwell is a Tier 3 village the proposal flies in the face of the Council's guidelines, policy and purpose. The only beneficiary of the scheme would be the developers who clearly stand to make money but had little to say in response to the myriad of questions; however, the answers to many questions was not forthcoming from all of the panel members. It is no good saying responsibility falls to Housing or Transport Departments

within LCC. The scheme is NKDC's and Westleigh's legacy on the village and they have no idea about the impact or blot on the landscape they will leave."

Other (4 comments)

- "Q32 (When using this service, do you feel that you have been treated unfairly by the Council...) What Service? This is a poorly phrased generic question block please have the courtesy to adapt it to each type of questionnaire you send out."
- "Before any more developments are even considered the latest existing development near the Mace Shop needs to be closely examined ie total lack of parking and no green areas, building far too close to a main road."
- "The only problem we have with our local area is the parking on the road of the new Persimmon estate leaving the village to RAF Cranwell and the speed of vehicles past out house in a 30mph zone."
- "Currently living in MOD Service accommodation and likely to move with job to another service accommodation outside this district."

27. Profile of survey respondents

Table 11: Respondent profile

Profile of respondents	Number	Percentage (%)
Gender		
Male	61	34%
Female	120	66%
Number of respondents	181	
Age		
16 - 24	4	2%
25 - 34	25	13%
35 - 44	36	18%
45 - 54	35	18%
55 - 64	30	15%
65 - 74	44	22%
75 - 84	19	10%
85+	5	3%
Number of respondents	198	
Disability, illness or infirmity		
Yes	65	33%
No	134	67%
Number of respondents	199	
If yes, limits activities	44	69%
If no, limits activities	20	31%
Number of respondents	64	

When using this service, do you feel that you have been treated unfairly by the Council due to your:		
Equality strand	Number	Percentage (%)
Ethnicity	2	0.9%
Religion or belief	1	0.4%
Sexual identity	0	0%
Number of respondents	3	

4.0 Eligibility of respondents for affordable housing

Of the 34 respondents to the Housing Needs Survey who completed the detailed section of the form relating to the housing needs of themselves or other household members, a number have been ruled out of further consideration in this report for the following reasons:

- They do not wish to be rehoused in the Parish;
- Their preferred tenure is owner occupation or private renting and their income level or savings are sufficient to support them securing such a property on the open market;
- The respondent has not provided enough information to allow their needs to be accurately assessed;
- The respondent has completed this section of the survey form in error.

This has resulted in nine respondents to the Housing Needs Survey who are identified as having a need for affordable housing within the Parish (full detail of this need is contained at appendix 2).

5.0 Conclusions

This Housing Needs Survey has identified nine households who have a need for affordable housing with Cranwell, Brauncewell and Byards Leap Parish. This need can be summarised as follows:

Table 12: Property types required by Housing Needs Survey respondents in need of affordable housing

Property type	Affordable Rent	Shared Ownership	Affordable Rent or Shared Ownership
1 bed flat	2	-	
2 bed house	2	-	1
3 bed house	1	-	
4 bed house	-	1	2

Cranwell Parish Housing Register Questionnaire Findings

A separate survey of the applicants on the Council's Housing Register that specified a preference to live in Cranwell Parish highlighted 29 people that would be interested in a property in the Parish. Of these, 14 people indicated that they have a strong local connection with the Parish (details of this need is contained at Appendix 3). This number is in addition to the need identified through the Housing Needs Survey, as none of the respondents to the Housing Needs Survey who were found to have a need for affordable housing, indicated that they were already on the Council's Housing Register.

The property types required by these applicants on the Council's Housing Register with a local connection to the Parish are as follows (it is assumed that affordable or social rent would be the preferred tenure of these applicants):

Table 13: Property types required by Housing Register applicants with a local connection

Property type	Households
1 bed flat	7
1 bed bungalow	3
2 bed bungalow	2
2 bed house	1
3 bed bungalow	1

When combined, the results of the Housing Needs Survey and the Housing Register Survey produce the overall level of need for affordable housing within the Parish. This need is shown in the table below.

Table 14: The combined affordable housing need and tenure

Property type	Affordable Rent	Shared Ownership	Shared Ownership or Affordable Rent
1 bed flat	9	-	-
1 bed bungalow	3	-	-
2 bed bungalow	2	-	-
3 bed bungalow	1	-	-
2 bed house	3	-	1
3 bed house	1	-	-
4 bed house	-	1	2
Total	19	1	3

The existing level of affordable housing provision in Cranwell Parish is 42 units (not including private sector housing). There have been 10 vacancies within the Council's properties over a 5 year period (8 bungalows and 2 houses) and so it is assumed that the existing supply of affordable units will only go a small way towards meeting the identified housing need.

In addition to the overall numbers in need, analysis has been undertaken to examine the level of priority the households in need have given to Cranwell over other locations to be rehoused. Priority has been categorised as follows:

- Level 1 priority: Cranwell is their only or first choice location.
- Level 2 priority: Cranwell has been actively selected amongst other areas but either no first choice has been selected or they have an alternative first choice.
- Level 3 priority: 'Anywhere' stated for preferred area.

The results of this analysis have been summarised below:

Table 15: Combined affordable housing need by level of priority for Cranwell

Property type	Level 1 priority for Cranwell Parish	Level 2 priority for Cranwell Parish	Level 3 priority for Cranwell Parish
1 bed flat	2	7	-
1 bed bungalow	2	1	-
2 bed bungalow	-	2	-
3 bed bungalow	-	1	-
2 bed house	2	1	1
3 bed house	1	-	-
4 bed house	2	1	-
Total	9	13	1

It should be recognised that this Housing Needs Survey and the separate Housing Register Survey give a snapshot of housing need at one point in time. It is likely that a degree of housing need exists within households who did not respond to the surveys, in which case 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. However, some of the demand identified is likely to be resolved by the households themselves finding their own solutions, or by changing personal circumstances which may remove the need altogether.

6.0 Recommendations

The Housing Needs Survey and Housing Register Survey have together identified a need for additional affordable housing within the Parish of Cranwell, Brauncewell and Byards Leap. This is set within the wider context of the Strategic Housing Market Assessment (SHMA) for central Lincolnshire, which identified that 40% of all dwellings constructed should be delivered as affordable housing.

Cranwell village has the status of a third tier settlement within the 2007 Local Plan, so placing restrictions on the form of residential development permissible within the village. However, in such settlements proposals for affordable housing will be considered under Policy H6 – Affordable housing on rural exceptions sites, which requires that a local need for affordable housing has been identified.

The findings of this report, therefore, support the development of an affordable housing scheme within the Parish. In total, 23 households who would like to live in Cranwell have been identified as having a need for affordable housing. Of these households, nine give Cranwell the highest priority with it being either their first or only choice. A further 13 households have selected Cranwell, but without the village being their clear first choice.

It is therefore proposed that an affordable housing scheme of 10 units would address part of the identified need within the Parish and it is recommended that opportunities for progressing such a scheme on a suitable site be considered.

Appendix 1 - Affordable Housing Definitions

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

Affordability, based on a single person on North Kesteven average earnings of £21,975, and Cranwell Parish's mean average property prices September 2012, the following table gives the income multiplier needed to buy a property.

Property Type	Average Cost (£)	Average Earnings (£)	Required Income Multiplier
Average			
2 bed house	92,482	21,975	4.2
3 bed house	117,014	21,975	5.3
4 bed house	184,970	21,975	8.4
5 bed house	336,650	21,975	15.3
6 bed house	499,950	21,975	22.8
2 bed bungalow	129,950	21,975	5.9
3 bed bungalow	142,100	21,975	6.5
4 bed bungalow	190,000	21,975	8.6

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

Property Type	Average Cost (£)	Median Joint Average Income (£)	Required Income Multiplier
Average			
2 bed house	92,482	30,582	3.0
3 bed house	117,014	30,582	3.8
4 bed house	184,970	30,582	6.0
5 bed house	336,650	30,582	11.0
6 bed house	499,950	30,582	16.3
2 bed bungalow	129,950	30,582	4.2
3 bed bungalow	142,100	30,582	4.6
4 bed bungalow	190,000	30,582	6.2

There are two main types of affordable housing:

Affordable Rented: Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Shared Ownership (also called New Build HomeBuy): This is where a purchaser would buy a percentage of a new home through a Housing Association. This requires the occupant to have a mortgage on the percentage owned and the Housing Association also charges a rental charge on the percentage not owned, to reflect their cost of finance. Normally owners can buy an increased share of the accommodation over time, although in rural areas this is limited to 80% to ensure that the homes can be subsequently be offered to others on the District Council Housing Register/ Housing Association Waiting List.

Intermediate affordable housing: Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

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

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

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

Rural Exception Sites: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

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

Rural Departure Sites

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

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

Respondent	No in household	Local connection	Current property	Property wanted	Tenure wanted	Priority for Cranwell *	Reasons for move	Timing of move	On housing register?	Household income (gross)	Recommended property
58	1	Lived in Parish 8 years	Lives with parents: 3 bed house private rented	1 bed house or flat	Social rented, shared ownership or intermediate rent	Level 2	Need cheaper home, to be closer to employment and to no longer share facilities	In next 2 years	No	£10,001 - £15,000	1 bed flat affordable rent
134	7	Lived in Parish 13 years	4 bed house private rented	4 bed house	Social rented, shared ownership or intermediate rent	Level 1	Need cheaper home	In next 2 years	No	£20,001 - £25,000	4 bed house affordable rent or shared ownership
135	1	Lived in Parish 8 years	Lives with parents: 3 bed house owner occupied (with mortgage)	2 bed house or flat	Social rented or private rented	Level 1	Son/daughter setting up own home and need to be closer to carer/dependant to give/receive support	In next 2 years	No	£10,001 - £15,000	2 bed house affordable rent
146	6 (+1 child every other wkend)	Lived in Parish 18 months	3 bed house private rented	3-4 bed house or bungalow	Social or private rented, shared ownership or intermediate rent	Level 2	Need larger accommodation, need cheaper home and to be closer to carer/dependant to give/receive support	In next 2 years	Not applicable	£30,001 - £35,000	4 bed house affordable rent or shared ownership

Respon- dent	No in house- hold	Local connec- tion	Current property	Property wanted	Tenure wanted	Priority for Cranwell *	Reasons for move	Timing of move	On housing register?	Household income (gross)	Recom- mended property
162	4 (+3 children each wkend)	Lived in Parish 13 years	3 bed house private rented	4 bed house	Shared ownership	Level 1	Need larger accommodation and to be closer to carer/ dependant to give/receive support	In next 2 years	Not applicable	Above £40,000	4 bed house shared ownership
171	1	Lived in Parish less than 12 months	2 bed house private rented	1 bed property (any type)	Social or private rented, shared ownership or intermediate rent	Level 1	Need cheaper home	In next 2 years	Not applicable	£10,001 - £15,000	1 bed flat affordable rent
181	1	Lived in Parish 23 years	Lives with parents: 3 bed house owner occupied (no mortgage)	2 bed house	Shared ownership	Level 3	Son/daughter setting up own home	In next 2 years	No	Below £10,000	2 bed house shared ownership/ affordable rent
182	4	Lived in Parish 14 years	4 bed house private rented	3 bed house	Social rented or private rented	Level 1	Not sure how long owner will continue to rent property out	In next 2 years	Not applicable	£10,001 - £15,000	3 bed house affordable rent
215	3	Lived in Parish 10 years	2 bed house private rented	2 bed house	Social rented	Level 1	Need larger accommodation and need cheaper home	In next 2 years	Not applicable	£ 15,001 - £20,000	2 bed house affordable rent

* Level 1: Cranwell only or first choice
Level 2: Cranwell selected with other areas
Level 3: Anywhere

Appendix 3 – respondents to the Housing Register survey with a local connection to the Parish who would be interested in moving to the Parish:

Household reference	Number in household	Local connection	Level of priority given to Cranwell			Recommended property
			Level 1 Only or 1 st choice	Level 2 Other areas selected too	Level 3 Anywhere	
HR1	2	Work in Parish		✓		1 bed flat affordable rent
HR2	1	Live and work in Parish	✓			1 bed flat affordable rent
HR3	2	Work in Parish		✓		1 bed flat affordable rent
HR4	1	Work in Parish		✓		1 bed flat affordable rent
HR5	1	Work in Parish		✓		1 bed flat affordable rent
HR6	1	Live in Parish; have close relatives in Parish; need to receive/give support		✓		1 bed flat affordable rent
HR7	4	Live in Parish; have close relatives in Parish; work in Parish		✓		2 bed house affordable rent
HR8	2	Live in Parish; have close relatives in Parish	✓			1 bed bungalow affordable rent

Household reference	Number in household	Local connection	Level of priority given to Cranwell			Recommended property
			Level 1 Only or 1 st choice	Level 2 Other areas selected too	Level 3 Anywhere	
HR9	2	Need to receive/ give support from/ to someone living in Parish		✓		1 bed bungalow affordable rent
HR10	2	Have close relatives in Parish; need to receive/give support from/to someone living in Parish	✓			1 bed bungalow affordable rent
HR11	2	Have close relatives in Parish; need to receive/give support from/to someone living in Parish		✓		2 bed bungalow affordable rent
HR12	3	Live in Parish		✓		3 bed bungalow affordable rent
HR13	3	Previously lived in Parish; have close relatives in Parish; need to receive/give support		✓		2 bed bungalow affordable rent
HR14	1	Live in Parish; have close relatives in Parish		✓		1 bed flat affordable rent