

Local Affordable Housing Need Survey

Analysis Report

North and South Rauceby

Survey Period: 21 November 2007 – 3 January 2008



Rauceby Advice Roadshow Event: 14 December 2007

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1.0 Context and Background

1.1 Introduction

This survey was undertaken between 21 November 2007 and 17 January 2008 following the District Wide Housing Needs Survey completed in March 2005. Twenty-five rural Parishes involving 35 settlements were prioritised for surveying to enable North Kesteven District Council to establish what the local need is for affordable housing.

North and South Rauceby was in Area 7 of the District-wide Fordham's Research study of Market Supply and Housing Need in NKDC. This revealed an annual need of 98 dwellings, a supply of 41 homes, producing a net need over the next 5 years of 285 dwellings.

1.2 North & South Rauceby Ward demographics (2001 Census, ONS)

- Population: 135 + 330 = 465
- Number of Dwellings: 234
- Vacant Household Spaces : 57 + 161 = 218
- Mean average population age: 45 (NKDC - 41)
- Mean average household size : 1.99 (NKDC – 2.3)
- Health – not good: 9.1% (NKDC - 8.04%)
- With limiting long-term illness: 20.5% (NKDC - 17.78%)

1.3 Existing Number of Dwellings / Tenure (Neighbourhood Statistics)

- Number of Dwellings: 224 (2001 Census)
- Number of Dwellings: 234 (Council Tax Register July 2007)
- Owner Occupiers: 66.9 % (NKDC -77.1%)
- NKDC rented/RSL 17.4 % (NKDC -11.8%)
- Private rented 12.9 % (NKDC - 11.1%)
- Living rent free 2.8% (NKDC – 2.4%)

1.4 Existing Affordable Housing need and provision

In November 2007, the number of households on NKDC Housing Register looking for properties in North or South Rauceby who also live in the settlement was 0, 87 live in other parts of North Kesteven and 120 live outside the district, giving a total of 207 interested in the settlement. The accommodation requested was 97 one bedroom dwellings, 63 two bedroom dwellings, 39 three bedroom dwellings, and 8 four bedroom dwellings.

Existing NKDC Housing Stock in North and South Rauceby (June 2007):-

Property type	4 Bedroom	3 Bedroom	2 Bedroom	1 Bedroom	Total
House		12	11		23
Bungalow			19	2	21
Flat/ Bedsit					
Total		12	30	2	44

Anticipated stock turnover within the next 5 years: Available records (Apr 2003 – Dec 2007) give voids of 56 months, at 14 units, which produces an average monthly stock turnover of 0.25 units. Assuming voids continue at this rate, stock turnover for a 5-year period would be 15 units.

5 year void prediction (based on actual void figures April 03 – Dec 07)	Total
3 Bed House	1
2 Bed House	4
2 Bed Bungalow	9
1 Bed Bungalow	1
TOTAL VOIDS	15

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 but none in North or South Rauceby.

1.5 Provision of Additional Affordable Housing through NKDC Planning system

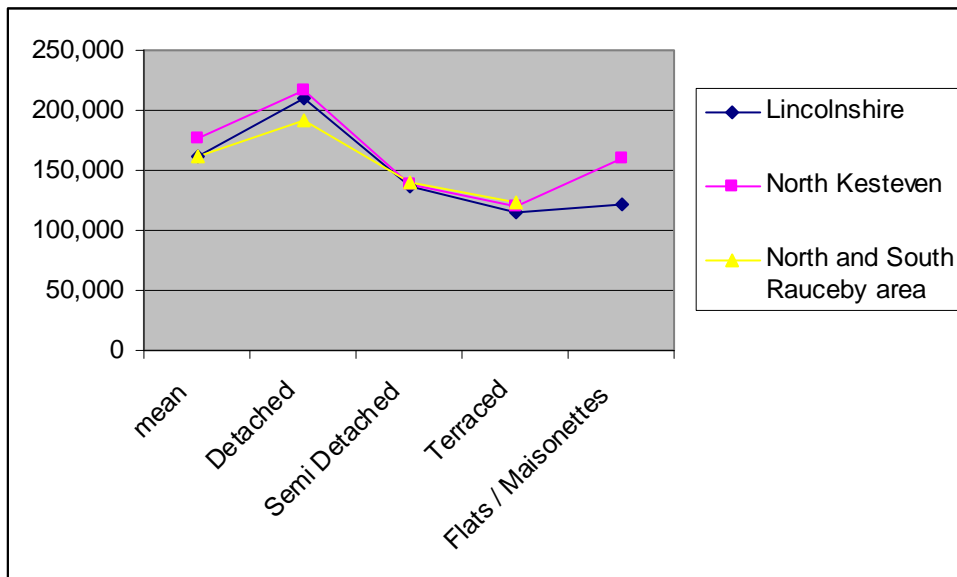
In 2004, the ODPM highlighted that NKDC had only 3.1% affordable dwellings against all housing completions, the lowest in the county, and later that year following the District-wide Market Supply and Housing Needs Survey Study, 2004, found a large affordable housing need. Accordingly, the Council has 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, and had relatively little 'affordable housing'.

Potential Sites Procedure– North & South Rauceby

The details of potential sites as they arise are passed to NKDC Development Control to keep on a 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.

1.6 Current Property Prices

House prices January 2009



Source: HM Land Registry

The graph shows that house prices in North and South Rauceby are in keeping or below with the rest of the district and county.

2.0 Survey Process

2.1 Design and Development

At the start of the initiative a radio interview was given in November 2006. 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 the road-show event was 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 local paper and published in early December 2007, just as the survey started, to promote the survey and roadshow event in South Rauceby. Posters were distributed around North and South Rauceby by the Parish Clerk and Rural Housing Enabler on local notice boards.

2.2 Partnership working with Rauceby Parish Council

A presentation was given by North Kesteven District Council to the Rauceby Parish Council on 4th September 2007. The Parish Council committed to working with NKDC to support the Housing Needs Survey work.

For the road-show event the Parish Council helped facilitate access for the posters to be displayed on the local public notice boards, and other public venues. The Parish Council supported the running of the road-show event at the Village Hall, and several councillors's attended.

The Parish Council considered that the 19 year old to 44 year old age groups should be specifically targeted for the survey and so younger people and first time buyers were therefore specifically mentioned in the press release. Although those on the Housing Register with a specific interest in North or South Rauceby were also directly mailed a copy of the questionnaire.

234 questionnaires were hand delivered by the distributors of the Rauceby Parish Newsletter in the lead up to the roadshow, with a return deadline of 3rd January 2008. The road-show event was held during this survey period on Friday, 14th December 2007. A two week period of grace was given to allow for late responses.

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 questionnaires returned was, 37. All returns were from domestic addresses.

2.3 Road-show

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

The road-show event was held at the South Rauceby Village Hall, as recommended by the Parish Council, The format was a 'drop in' Advice Surgery event during the afternoon and early evening of Friday, 14th December 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, 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 were also provided by the Longhurst Group and Nottingham Community Housing Association on accessing Registered Social Landlord properties and on shared ownership and HomeBuy initiatives.

The road-show was attended by 31 adults.

2.4 Questionnaire (see Appendix 1)

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 234 households in North and South Rauceby by the newsletter distributors, and 207 to those interested in the settlement who were on the NKDC Housing Register. A postal return was used to retain individual anonymity. All questionnaires were distributed with pre-paid return envelopes. 37 (8%) of questionnaires have been returned.

3.0 Analysis

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

A total of 33 surveys were returned, which is a small sample base. Caution should be used when using these figures due to the small sample base.

1. Current address

The majority of respondents (22n, 71%) live outside of North Rauceby and South Rauceby, whilst 9n respondents (29%) live at an address inside the area.

. A. Household monthly income

As shown in *Figure 1* below, just under half of the respondents (13n) earn less than £833.33 per month (46%). 36% (10n) have an income of over £1,250 per month.

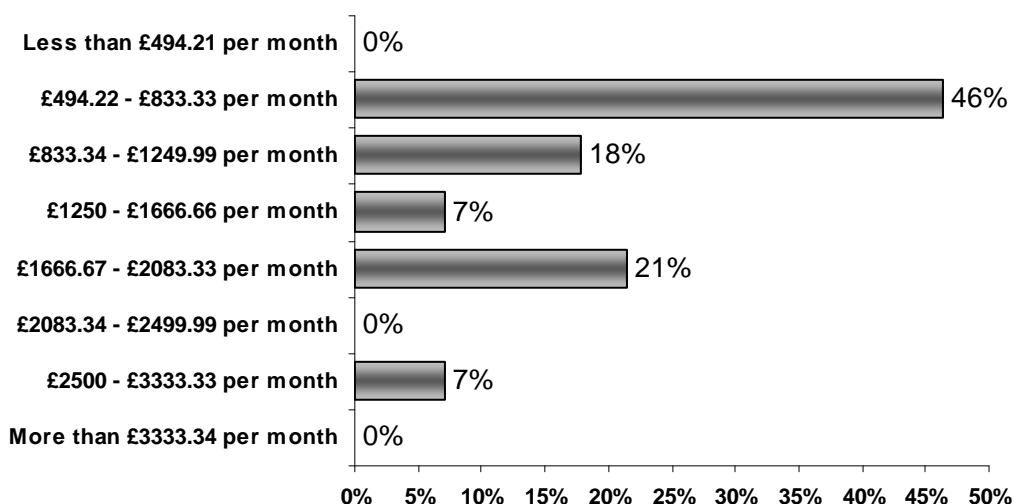


Figure 1. Household monthly income. Those who responded, base 28n.

B. Availability of savings

Just under 8 out of every 10 respondents (23n, 79%) said that they did not have savings that could be used to help meet the cost of new housing, whilst the remaining 21% (6n) do have savings that are available for this.

C. Amount of savings

Caution should be used when using these figures since only five respondents reported the amount of savings they had that could help to meet the cost of new housing. The average of these five responses was £12,400. The range was £3,500-£30,000.

3. A. Type of property

Each respondent was asked to indicate the type(s) of property they are looking for. A total of 37n responses were provided by 31n respondents. The responses showed that there were two preferred types of property. These were a house (17n, 46%) and a bungalow (15n, 41%). 3n of responses were for sheltered/retirement housing (8%) and 2n responses were for a flat/maisonette/apartment (5%).

B. Number of people in household

As shown in *figure 2*, 48% of respondents said that two people will be living in the property. 28% would have one person living alone, whilst 24% said that there would be three or more people living in the property.

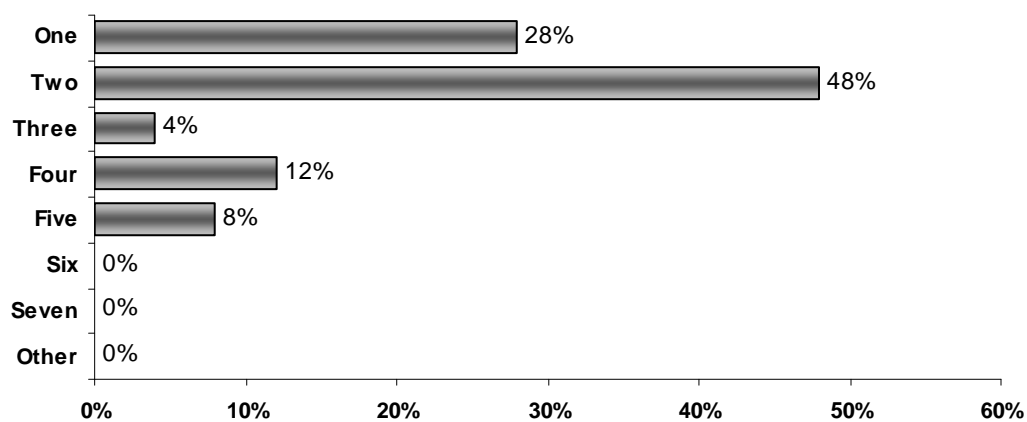


Figure 2. Number of occupants. Those who responded, base 25n.

C. Number of bedrooms required

The majority of respondents (17n, 63%) would require two bedroom accommodation, whilst just over a fifth (6n, 22%) would require three bedrooms. 11% (3n) of respondents would require one bedroom and a 4% (1n) of respondents would require four bedrooms.

4. Preferred tenure

Respondents were asked to indicate up to three types of tenure they would prefer, which encompassed renting or buying. A total of 28 respondents answered the question. 79% (22n) of respondents would rent from the Council. Over half of respondents (15n, 54%) would rent from a Housing Association, whilst 11% (3n) would rent privately.

In respect to buying a property, 21% (6n) of respondents would be interested in shared ownership and 14% (4n) 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 respondents who related to each reason is shown in *figure 3* below. The most frequent reason reported by 31% (8n) of respondents was that they need a cheaper home. This was followed by 27% (7n) of respondents who noted they need secure accommodation.

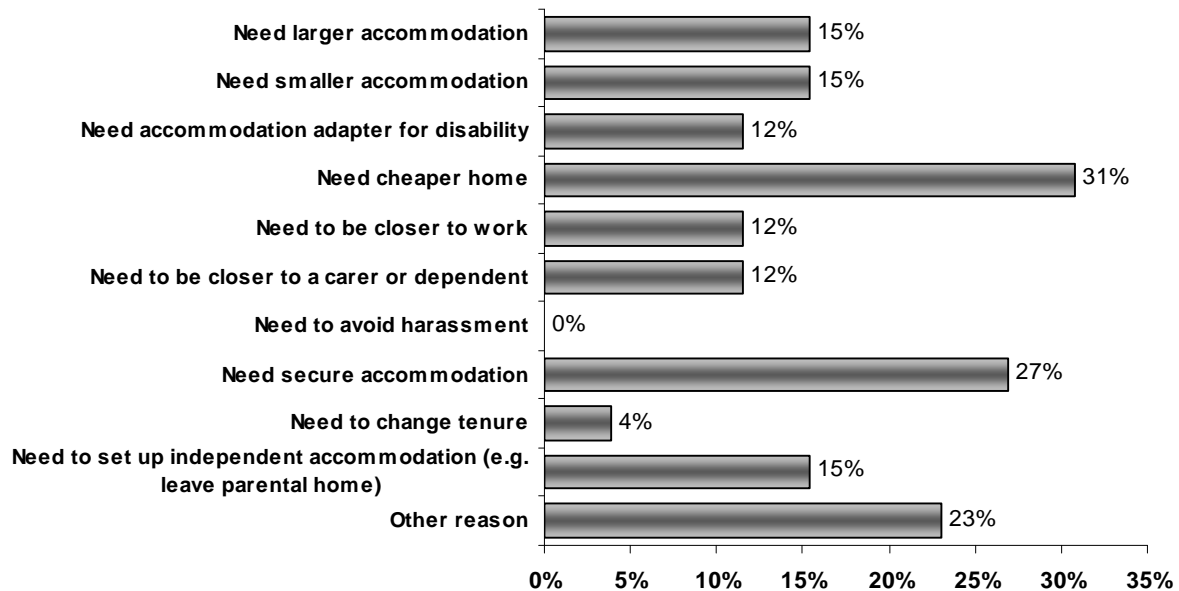


Figure 3. Reasons for needing a new home. Those who responded, base 26n.

The 'other reason' responses were as follows:

- "Home not secure when privately rented. Had to move three times in the last seven years."
- "Living in Tied Cottage"
- "Tied tenancy with Sheffield City Council"
- "To be nearer family as had heart attack last year"
- "Leaving forces quarters"
- "Have been renting private for 10 years which has left me very low on income"

6. Local connection to North Rauceby and South Rauceby

People were asked to identify their local connections to North Rauceby and South Rauceby. Out of those who said that they had a local connection to North Rauceby, 20% said they had family living there, 60% were living there and 20% were employed there.

Out of the respondents that said they had a local connection to South Rauceby, 66% said they were living there now, 11% said they had family there, 11% previously lived there and 11% were born there.

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

Three respondents said that they knew someone who lives outside North Rauceby or South Rauceby who would like to live there and has a link with the parish.

8. Other comments

- “We would like to retire in this area. We live in a tied tenancy property working as a site manager for a school. Please note new address since August 2007”
- “I am looking for a shared ownership for myself and family. If this is possible it will mean that we are able, in a small way, to own part of our home.”
- “[What is your local connection to South Rauceby?] To be near my son who is resident in Aswarby. South Rauceby is only one of a number of choices. Because of my age and disabilities I need to be nearer my son who is a resident in Aswarby. See my application with NKDC for other locations.”
- “I want to move to my home town where I was born and went to school and my aunties and uncles and cousins out of Sleaford. I am a country person. Please help me. I am not happy where I am. Thanks.”
- “I have had my name on North Kesteven Council list for three years and South Kesteven list for four years. My mother who is 94 lives in Aisby in a Council bungalow and I rent privately in Aisby. I care for my mother four days a week and I work two days per week. It's important to me and my mother that I live close to her. I think North Rauceby and South Rauceby are close enough for me to make the journey four days each week. I need, very much, affordable housing in close vicinity to Aisby. At this point of my life I can not afford shared ownership, this is a great scheme for young couples however. Thank you for this opportunity to take part in your survey. Please keep my name on a list for a Council house. I should say I am a widow, do live on one income. I pay £400 per month on rent and £83 per month on council tax, my savings are being eaten away and being 65 i'm tired of working.”

- “Would like to apply for Council housing but have some equity from my former matrimonial home. I sold the house as my husband stopped paying his maintenance for my daughter. I was finding it very difficult to pay mortgage and struggling to pay bills. I now live with my dad in his home with my daughter. Would like to know how to apply for a council house and where I stand on the equity situation.”
- “Yes I am looking to downsize my house is too big and my garden is too big. I would like retirement housing but not an apartment. I still want a small amount of garden. Please please do not build any more housing in South Rauceby until you have renewed the sewerage system. It can not cope. I know because I am at the lowest part of the system too much rain and there's flooding. Not enough rain and the silt builds up in the very old pipes causing smell coming up the drains. The present village system was never made to take the increased use it gets now. As I am now a widow I have views on what older people need in the later part of life.”
- “I don't think you should consider building in South Rauceby because it is a very nice place and a lot of people bought here because its so peaceful, don't you think there is enough traffic coming through the village now that the hospital has been built on, without building and making more congestion especially up near the school.”
- “In North Rauceby and South Rauceby mainly owner occupied therefore there is no need for affordable housing. However, they may have children who wish to be able to get onto the housing market.”
- “I have been living in Sleaford for the past 10 years and put myself on the Council list as soon as I moved here. I have not been very successful. I have had to rent private which has led me to be living on a low income. I welcome any new developments in North and South Rauceby, in the future maybe I will be more successful this time with any plans you have. I would be happy to discuss my situation with you at any time.”
- “Although I am fortunate to be an owner occupier, I was for over 40 years a council tenant and fully sympathetic towards the housing needs of those unable to afford the present inflated prices. However, I feel that a balance must be struck between need and practicality. Your survey offers the opportunity to comment on the current problems being experienced in North and South Rauceby resulting, in part, from the massive development taking place adjacent to the villages. Both North Rauceby and South Rauceby already suffer from inadequate power supplies, experiencing unacceptable downtimes and I have been advised by Anglian Water that the water pressure in NR is only just within legal limits. Following the opening of the Sleaford bypass some years ago, the traffic through the village remained at an acceptable level but in recent years this has increased to what I consider to be dangerous levels. Although I raised the matter at an open Parish Council meeting last year no-one appeared to know how many vehicles pass daily through the village in spite of frequent surveys at each point of access to the villages. You may be interested in including any available information in your survey. I am of the opinion that some of the HGV traffic is

being generated by the development at Greylees but that by far the majority is using the village to bypass Sleaford. There are a number of reasons why this should be. Traffic is directed through the village by some sat-nav systems, drivers try to avoid the congestion at Holdingham Roundabout and speed cameras on the A17 and bypass can also be avoided. All this is in addition to the HGV traffic that for many years has been using the village as a rat-run to avoid the possibility of being checked at the MOT station on the A17. Under the Local Plan and by your own figures, the Greylees development should have provided affordable housing, with easy access to main roads and trains, to cover the area's needs for some time to come. With the roads being used by parents dropping off children at the school and pre-school, cyclists, equestrians and pedestrians I am fearful that, until some incident results in enforced action on the problems listed above, very little will be done. Any increased activity in the village can only lead to further problems and I therefore respectfully suggest that this should be taken into consideration when assessing the future housing needs in our village. I hope that the above comments, although outside your surveys brief, prove useful and will be accepted in the constructive way they are intended."

- "I do not see the point of building affordable housing in NR SR when the village itself has few facilities for the people already resident there. i.e. 1- No shop post office, 2- No room for more pupils at the school 3-The through road from the A17 through NR to SR has more and more traffic often exceeding the speed limit. 4- Road between NR and SR is sometimes flooded (i.e. the hollows area) 5-sewer needs sorting out at the bend of the main street in SR leading down to Rauceby Drive 6-bus service infrequent. Money needs to be spent on these problems rather than building affordable housing."

3.2 Eligibility of respondents for affordable housing.

The 39 questionnaire respondents were considered by North Kesteven District Council's Housing Need Team to assess their eligibility for affordable housing, and unregistered respondents were invited to apply for the NKDC Housing Register. 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	£20,000-£25,000 p.a. Two People Yes / Yes	No	2 Bed Bungalow NKDC/HA rental	1 bed bungalow NKDC rented
2	£10,000-£15,000 p.a. Two People No / Yes	No	1 Bed House or Bungalow NKDC or HA rent	1 Bed House NKDC rented
3	£20,000 – £25,000 p.a. Two People No / No	No	2 Bed House, Bungalow or Flat NKDC or HA rent	2 Bed Bungalow NKDC rented but unlikely as outside the district

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
4	£20,000 – £25,000 p.a. Four People No / Yes	Yes - £3,500	3 Bed House, Private rent	3 Bed House, Private rent
5	£5,930 - £10,000 p.a. Three Person No / No	No	3 Bed House NKDC or HA or private rent	3 Bed House Private rent
6	£20,000 - £25,000 p.a. One Person ? No / Yes	No	2 Bed House or Bungalow NKDC or HA rent or Shared Ownership	2 Bed House Shared ownership
7	£5,930 - £10,000 p.a. 2 People No/ Yes	No	2 Bed Bungalow NKDC rent	1 Bed Bungalow NKDC rent
8	£15,000 - 20,000 p.a. One person No / Yes	No	2 Bed House NKDC rent	2 Bed House NKDC rent
9	£5,930 – £10,000 p.a. One Person No / No	No	1 Bed Sheltered NKDC Rent	1 Bed Sheltered NKDC Rent but unlikely as outside the district
10	£10,000 – £15,000 p.a. One Person No / No	No	2 Bed House NKDC Rent or Shared Ownership or Freehold	2 Bed House NKDC Rent but unlikely as outside the district
11	£5,930-£10,000 p.a. Two people No / No	No	2 or 3 Bed House or Bungalow NKDC or HA rent	2 Bed House NKDC but unlikely as outside the district
12	£30,000 £40,000 p.a. Four person No / Yes	No	3 Bed House NKDC or HA rent	3 Bed House NKDC
13	£5,930 - £10,000 p.a. 1 person No / Yes	Yes £3,500	2 Bed Bungalow NKDC rent	One Bed Bungalow NKDC rent
14	£10,000 – £15,000 p.a. 1 Person No / Yes	No	2 Bed Bungalow NKDC rent	2 Bed Bungalow NKDC rent
15	£10,000 - £15,000 p.a. Two People No / Yes	Yes	2 Bed House NKDC or HA rent	2 Bed House NKDC
16	£5,930 - £10,000 p.a. Two People No / Yes	No	2 Bed Bungalow NKDC rent	2 Bed Bungalow NKDC rent

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
17	£10,000 – £15,000 p.a. Five People Yes / Yes	No	Four Bed House or Bungalow NKDC / HA rent or Shared Ownership	Four Bed House NKDC rented
18	£5,930 - £10,000 p.a. One Person No / Yes	No	Two Bed House or Flat NKDC / HA rent	Two Bed House NKDC rent
19	£5,930 - £10,000 p.a. Two people No / Yes	No	Two Bed House HA rented	Two Bed House HA rented
20	n/a	n/a	n/a	n/a
21	n/a Two People Yes / Yes	Yes	n/a	n/a
22	n/a	n/a	n/a	n/a
23	£20,000 – £25,000 p.a. One person Yes / Yes	n/a	Two Bed Sheltered HA rented	One Bed Sheltered HA rented
24	£5,930 - £10,000 p.a. One person Yes / Yes	No	One Bed Bungalow/ Sheltered NKDC rent	One Bed Bungalow/ Sheltered NKDC rent
25	n/a One Person Yes / Yes	no	n/a	n/a
26	£5,930 - £10,000 p.a. One person tbc Yes / Yes	No	Two Bed Bungalow NKDC rent	One Bed Bungalow NKDC rent
27	£5,930 - £10,000 p.a. Five People No/ Yes	Yes - £20,000	Three Bed House or Bungalow NKDC / HA/ Private Rent	Four Bed House NKDC rented
28	£20,000 - £25,000 p.a. One Person ? Yes / Yes	No	n/a	n/a
29	n/a	n/a	n/a	n/a
30	£5,930 - £10,000 p.a. One Person Yes/ Yes	No	Two Bed House Shared Ownership or Freehold	Two Bed House Shared Ownership
31	£20,000 - £25,000 p.a. Four People Yes / Yes	Yes	Three Bed house Freehold	Three Bed house Freehold
32	n/a	n/a	n/a	n/a
33	n/a	n/a	n/a	n/a

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
34	£5,931 – £10,000 p.a. Two People No / Yes	No	Two Bed House or Bungalow NKDC / HA Rent Shared Ownership	Two Bed House NKDC rent
35	£20,000 - £25,000 p.a. Two People No / Yes	Yes - £5,000	Two Bed Bungalow NKDC / HA Rent Shared Ownership	One Bed Bungalow NKDC rented
36	£30,000 - £40,000 p.a. Two People Yes / Yes	Yes – £30,000	Two Bed Bungalow Freehold	Two Bed Bungalow Freehold
37	n/a	n/a	n/a	n/a
38	£20,000 - £25,000 p.a. Two People Yes / Yes	No	Three Bed House or Bungalow Freehold	Three Bed House Freehold
39	Less than £5,930 p.a One person Yes / Yes	No	Two Bed Bungalow NKDC rented	One bed bungalow NKDC rented

Of the 39 respondents, 19 were already on the NKDC Housing Register

Summary Table for North and South Raucedon of Realistic Property Type and Tenure Needs from Survey										
	1BF	2BF	1BB	2BB	3BB	1BH	2BH	3BH	4BH	Total
NKDC Rental			8	4		1	5	1	2	21
Local connection			4						1	5
In North Kesteven			7	3		1	3	1	2	17
Outside NKesteven			1	1			2			4
HA Rental			1				1			2
Local connection			1							1
In North Kesteven			1				1			2
Outside NKesteven										
Private Rental								2		2
Local connection										
In North Kesteven								1		1
Outside NKesteven								1		1
Shared Own'ship							2			2
Local connection							1			1
In North Kesteven							2			2
Outside NKesteven										

Freehold				1				2		3
Local connection				1				2		3
In North Kesteven				1				2		3
Outside NKesteven										
Totals			9	5		1	8	5	2	30
Local connection			5	4			1	2	1	13
In North Kesteven			8	1		1	6	4	2	22
Outside NKesteven			1				4	1		6
	1BF	2BF	1BB	2BB	3BB	1BH	2BH	3BH	4BH	Total

3.3 Analysis of Opinion on a Small Development

The breakdown of 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 strong local connection to the settlements)	8
Identifying a need for affordable housing (currently live outside the settlements).	22
In support of the principal of a new small development of affordable housing, if need identified % of those expressing a view	30 77%
Against the principal of a new small development of affordable housing, if need identified % of those expressing a view	6 15%
No opinion expressed	3

Of those expressing a view, who returned the questionnaire, 77% (30 of 39), were in favour of a small development of affordable housing for local people, where there was a proven need.

There were 15% (6 of 39) respondents were 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 26 of the 37 returning questionnaires.

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 November 2007 the numbers on the NKDC Housing Register expressing interest in homes in the area was 207.

4.0 Conclusions

AFFORDABILITY

Affordability, based on a single person on North Kesteven average earnings of £20,645, and North and South Rauceby's mean average property prices for the eighteen month period to December 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
Average			
Detached	307,979	20,635	14.9
Semi			
Terraced			

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

Property Type	Average Cost (£)	Median Joint Average Income (£)	Required Income Multiplier
Average			
Detached	307,979	30,582	10.1
Semi			
Terraced			

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 35 units and it is anticipated of the 207 housing registered needs who would accept a home in the area, 15 homes could be met from void availability over the forthcoming 5 years, leaving a net Housing Register need of 192 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	0	0	0	0	27	4	4	0	0	35
RSL	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	27	4	4	0	0	35
Stock loss	0	0	0	0	(1)	0	0	0	0	(1)
Net Stock	0	0	0	0	26	4	4	0	0	34
North & South Rauceby Housing Register	97			63			39		8	207
5yr voids	0	(1)	0	0	(9)	(4)	0	(1)	0	(15)
Net HR Needs	96			50			38		8	192

Of those on the Housing Register for North or South Rauceby, 0 live in North or South Rauceby, 87 live in other parts of North Kesteven and 120 live outside the area giving a total of 207 potentially interested in the settlement.

SURVEY RESULT

86% (30 of 35) of Survey respondents answering the question, were in favour of a small development of Affordable Housing for local people within North or South Rauceby, with 14% (5 of 35) against, and 2 people expressed no opinion.

QUESTIONNAIRE SURVEY HOUSING NEEDS

North and South Rauceby Questionnaire Findings

Stock Type	1BF	1BB	1BH	2BF	2BB	2BH	3BB	3BH	4BH	Total
Survey Needs	0	9	1	0	5	8	0	5	2	30
Local connection	0	5	0	0	0	1	0	2	1	9
In North Kesteven	0	7	1	0	3	3	0	1	2	17
Needs living outside NK	0	1	0	0	1	2	0	1	0	5
Realistic Shared Ownership	0	0	0	0	0	2	0	0	0	2

From the Questionnaire survey there are 9 respondents with a need for an affordable home within the next 5 years, all 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.

Potentially, 2 respondents may be in a position to consider Shared Ownership opportunities but most would need to obtain a deposit from family or friends, to make it a realistic option.

It is expected that 3 of the needs could be met through the open market.

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 areas including the settlement in November 2007 was 207.

This questionnaire survey identifies only 'local' demand for affordable housing, which is a part of the wider demand for affordable housing in the North and South Rauceby 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.

North & South Rauceby's population was under 3,000 in the 2001 census, and falls within the NKDC Policy 'H6' covering 'rural exception site' affordable housing provision. Therefore, a small 'rural exception site' to address the settlement's needs could be considered.

Two potential sites coming forward from the questionnaires in North Rauceby 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 Central and Coastal Lincolnshire Strategic Housing Market Assessment, which highlights a need at 754 homes per annum up from the Fordham's Research in 2004 which showed 462 units.

This means that the identification of exceptions sites following the local affordable housing needs survey in North & South Rauceby, would be for 'local people'. The council will still be making allocations to its existing properties in North and South Rauceby, 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 North and South Rauceby, 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						
2 Bed Flat						
1 Bed Bungalow	8				8	4
2 Bed Bungalow	4			1	5	1
3 Bed Bungalow						
1 Bed House	1				1	
2 Bed House	5		2		7	1
3 Bed House	1	2		2	5	2
4 Bed House	2				2	1
Total	21	2	2	3	28	9

We would assume that the open market would meet the need of the households wanting freehold property, although given their income, level of savings and the credit crunch, this will be a difficult aspiration.

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, to meet the net need which is summarised in the table below

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

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

As the population is under the 3,000 population threshold in the settlement, there is no potential to make existing affordable housing available via the Government's HomeBuy scheme.

A summary presentation of this report is planned to be made with the Parish Councils and representative District Councillors, 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 affordable housing?
- 3) If supportive of an affordable housing site(s) in the area, does the Parish Council have views on whether the needs should be met via a single local site?
- 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 allocated residential development land, in order to be viable to provide the necessary 100% affordable housing on the exception site or sites.

To show fairness, we would 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

Local Affordable Housing Needs Questionnaire
for North Rauceby and South Rauceby – Dec 2007



This document is available on request in a number of different formats and languages. These include large print, Braille,

We hope that you will take part in this survey, which is supported by the Parish Council and District Council's

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 within 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. However if you indicate an interest in Shared Ownership opportunities we will provide you with further information.

Only one form should be filled in per household.

Once complete, please return it in the attached pre-paid envelope by 3rd January 2008.

Thank you for your help.

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 income after tax and national insurance. You can work this out as follows:-

1. *Add up your household's total annual income (including benefits) for the 2006 – 2007 tax year ('household' includes all those living with you).*
2. *then minus your household's annual tax and national insurance for the past financial year.*

Please use the two 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 ☐
- ii. Bungalow ☐
- iii. Flat / maisonette / apartment ☐
- iv. Sheltered / retirement housing ☐

3b. Please indicate the gender, age and any medical need for ground floor accommodation for each person moving with you.

	Gender	Age	Any Medical Need for Ground Floor Accommodation
You			
Other Household member 1			
Other Household member 2			
Other Household member 3			
Other Household member 4			
Other Household member 5			

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

- i. One ☐
- ii. Two ☐
- iii. Three ☐
- iv. Four ☐

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 ☐
- ii. Renting from the Council ☐
- iii. Renting privately ☐
- iv. Shared ownership* ☐
- v. Buying a home on the open market ☐

* Shared ownership properties are likely soon to be available through the North Kesteven District Council or through a current scheme called '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 up to 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 about £36 p.w. for the same property.

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 (please state) _____ | <input type="checkbox"/> |

QUESTION 6.

6a. What is your local connection to North Rauceby (NR) or South Rauceby (SR)?
(Please tick all that apply.)

- | | NR | SR |
|---|--------------------------|--------------------------|
| i. Born in North Rauceby or South Rauceby | <input type="checkbox"/> | <input type="checkbox"/> |
| ii. Living in North Rauceby or South Rauceby now | <input type="checkbox"/> | <input type="checkbox"/> |
| iii. Employed in North Rauceby or South Rauceby | <input type="checkbox"/> | <input type="checkbox"/> |
| iv. Family in North Rauceby or South Rauceby | <input type="checkbox"/> | <input type="checkbox"/> |
| v. Have previously lived in North Rauceby or South Rauceby | <input type="checkbox"/> | <input type="checkbox"/> |
| vi. Carer for, or being cared for by, someone living in
North Rauceby or South Rauceby | <input type="checkbox"/> | <input type="checkbox"/> |

QUESTION 7.

7a. Do you know someone who lives outside of North Rauceby (NR) or South Rauceby (SR) 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:

- | | NR | SR |
|---|--------------------------|--------------------------|
| i. Born in North Rauceby or South Rauceby | <input type="checkbox"/> | <input type="checkbox"/> |
| ii. Previously lived in North Rauceby or South Rauceby | <input type="checkbox"/> | <input type="checkbox"/> |
| iii. Close relatives live in North Rauceby or South Rauceby | <input type="checkbox"/> | <input type="checkbox"/> |
| iv. Work in North Rauceby or South Rauceby | <input type="checkbox"/> | <input type="checkbox"/> |
| v. Carer for, or being cared for, by someone who lives in
North Rauceby or South Rauceby | <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.

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

QUESTION 9.

9a. Do you know of any sites in North Rauceby or South Rauceby which could be available for new affordable housing development. YES / NO

9b. If you answered 'yes' to question 9a, please provide potential site details below:

Contact name:

Contact address:

Contact Telephone number:

Site location:

QUESTION 10.

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.

QUESTION 10. Continued

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

Signature: Date:

Print name:

Appendix 2 - Affordable Housing Definitions

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

There are two main types of affordable housing:-

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

New Build HomeBuy (formerly Shared Ownership): This is where, a purchaser from the Housing Register/ Housing Association Waiting List, would buy a percentage of a new home through a Housing Association. This would require a mortgage on the percentage owned and the Housing Association also charges a rental charge on the percentage not owned to reflect their cost of finance. Normally owners can buy an increased share of the accommodation over time, although in rural areas with populations fewer than 3,000, and grant aided by the government, this is usually limited to 80% to ensure that the homes can be subsequently offered on to others on the District Council Housing Register/ Housing Association Waiting List.

Other products available include:

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

Open Market Homebuy products:

MyChoiceHomebuy

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

OwnHome

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

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

Intermediate affordable housing is:-

Housing at prices and rents above those of social rent, but below market price or rents.

Market Housing is:-

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

Housing Demand is:-

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

Housing Need is:-

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

Rural Exception Sites

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

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

Rural Departure Sites

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