



HOUSING NEEDS SURVEY REPORT

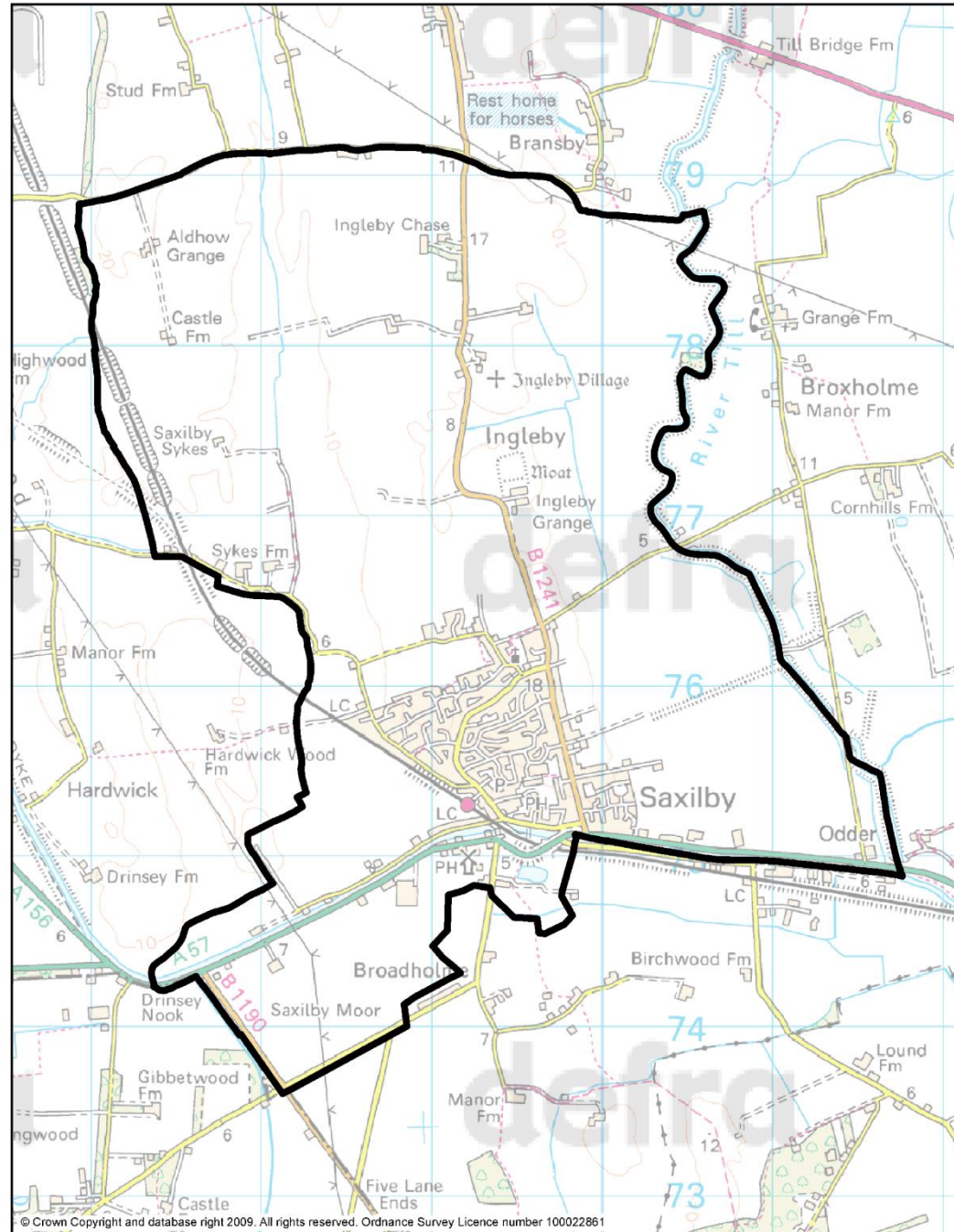
**The Parish of Saxilby with Ingleby
West Lindsey
Lincolnshire**

January 2016

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Saxilby with Ingleby Parish



Local information



Saxilby with Ingleby is one of the largest parishes by population in West Lindsey, situated approximately 6 miles north west of Lincoln. The village of Saxilby abuts the busy A57 road, and is bounded to the west by the Fosdyke Navigation – one of the country's oldest canals still in use.

The Parish Church dates from the 12th Century and is dedicated to St Botolph. This, together with the street plan at the centre of the village provide a reminder of Saxilby's medieval history, although the only other buildings remaining from this era are the 15th Century Manor House and the Old Hall, which dates from the 16th Century.

Saxilby has expanded significantly over recent decades, with a number of large housing sites developed on green field land. The village has its own primary school (Saxilby Church of England Primary School) with a current roll of approximately 300 pupils. The Health Centre was built in 2001 and accommodates the Glebe Practice and the Trent Valley Surgery. A large Co-Operative supermarket is located in the village centre.

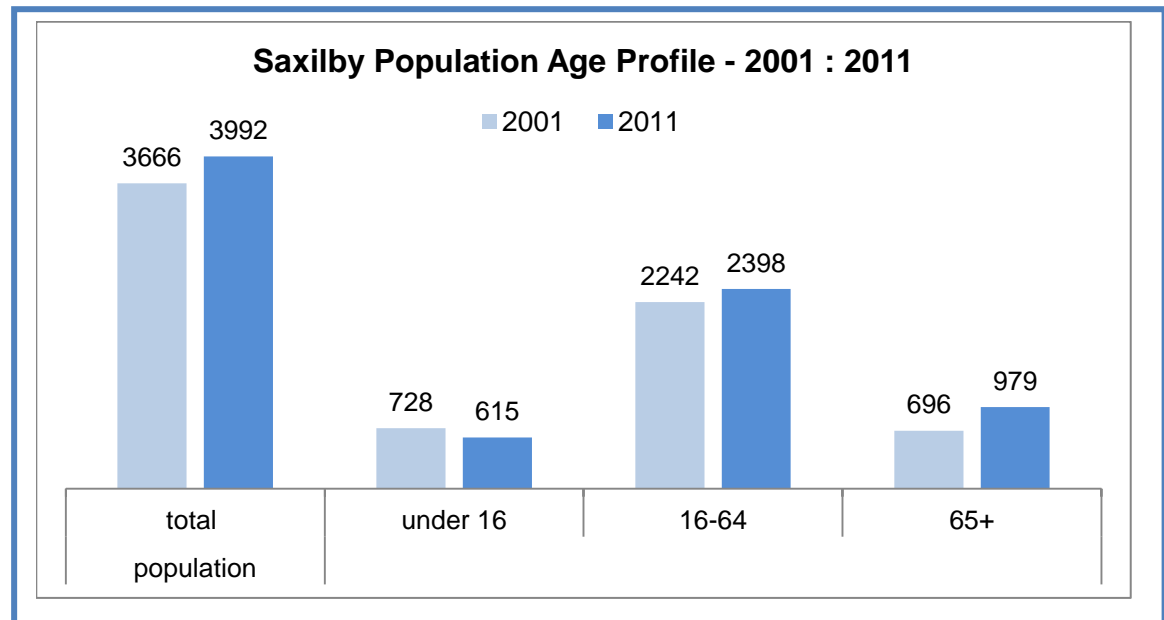
Saxilby is well provided with amenities. There are two public houses – The Anglers and The Sun Inn. The Parish Council's Community Centre provides a focus for sports and leisure activities and houses the local library which is staffed by volunteers. The Village Hall also provides a venue for leisure and cultural activities, and there are a number of retail shops situated along the village High Street, including the Post Office, hairdressers and fast food outlets. There are two sheltered housing schemes and two nursing / residential homes located in the village.



Who lives in the Parish of Saxilby with Ingleby?

- The 2011 Census recorded 3992 residents in the parish. This was 4.5% of the total population of West Lindsey.
- There were a total of 1732 households, with an average size of 2.3 persons.
- The parish population increased by 9% between 2001 and 2011. However, the number of residents aged 65+ increased by 28% over the same period.
- In 2011:
 - One in four residents of the parish was aged over 65.
 - There were 452 single person households, of which 243 were aged over 65.
- The 1911 Census recorded a total of 1310 parish residents. The population of the parish has therefore increased by threefold over the past century.

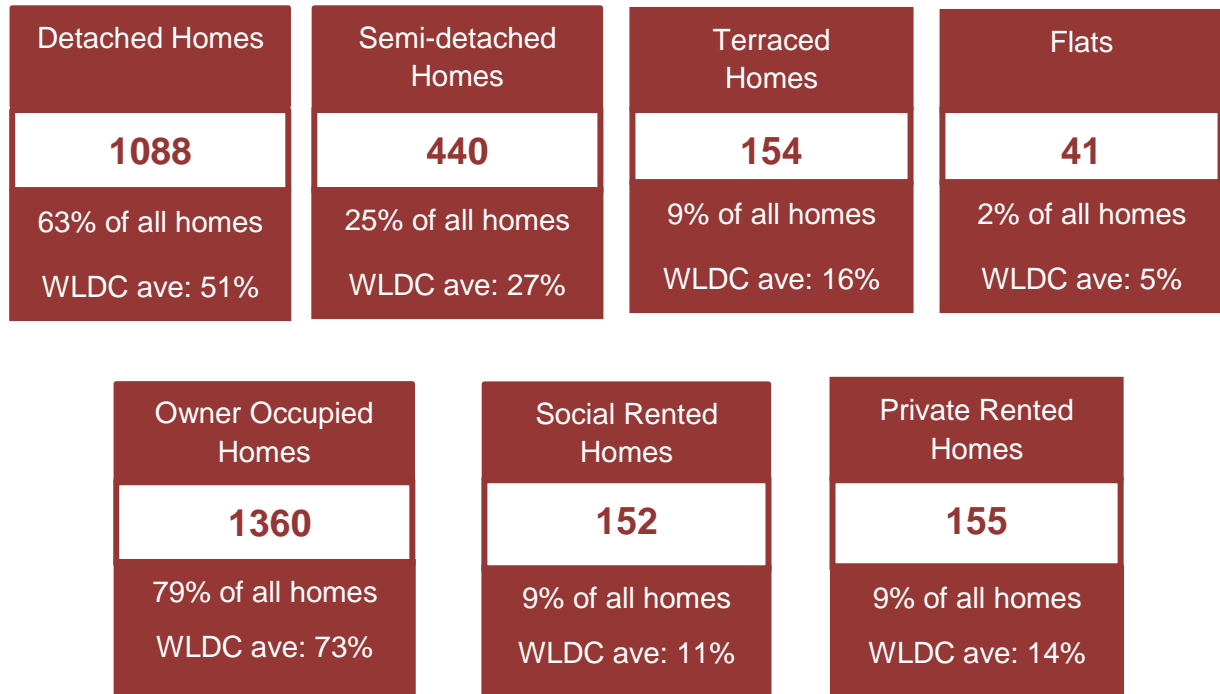
All Residents	Children under 16	People aged 16 – 64	People over 65
3992	615	2398	979
Male: 48% Female: 52%	15% of all residents	60% of all residents	25% of all residents



Source: 2001 & 2011 Censuses

House types and tenure

- Saxilby has a relatively high proportion of detached homes, and the level of owner occupation is above average for West Lindsey.
- Conversely, the parish has a relatively low proportion of terraced homes and homes for rent. This is likely to limit the options available for households in need of low cost housing.
- The proportion of social rented homes is below average for West Lindsey.



Source: 2011 Census

Property Values

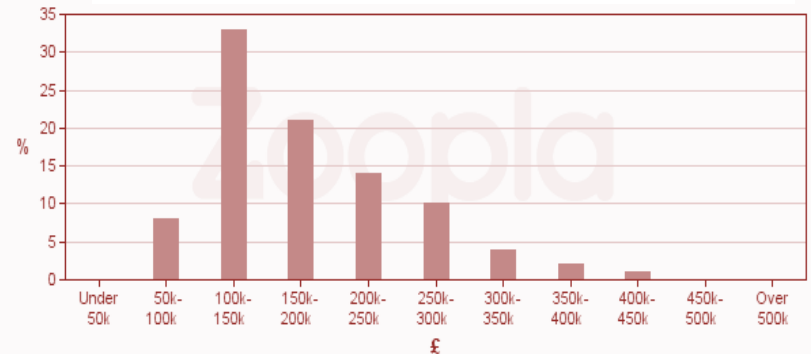
Saxilby has a wide selection of property types ranging in value from under £100k to over £400k.

40% of homes in the parish have values of less than £150k.

However, there are relatively few homes valued at less than £100k.

Source: Zoopla

Property Values in Saxilby – December 2015

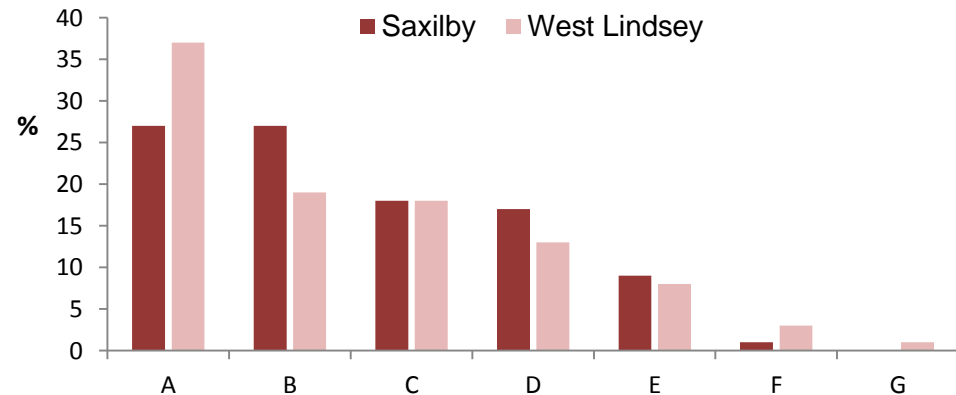


At the 2011 Census, 27% of Saxilby homes were included in the lowest Council Tax Band - Band A.

In comparison, West Lindsey District overall, 37% of homes were in Band A.

Source: ONS

Analysis of Properties by Council Tax Band - 2011

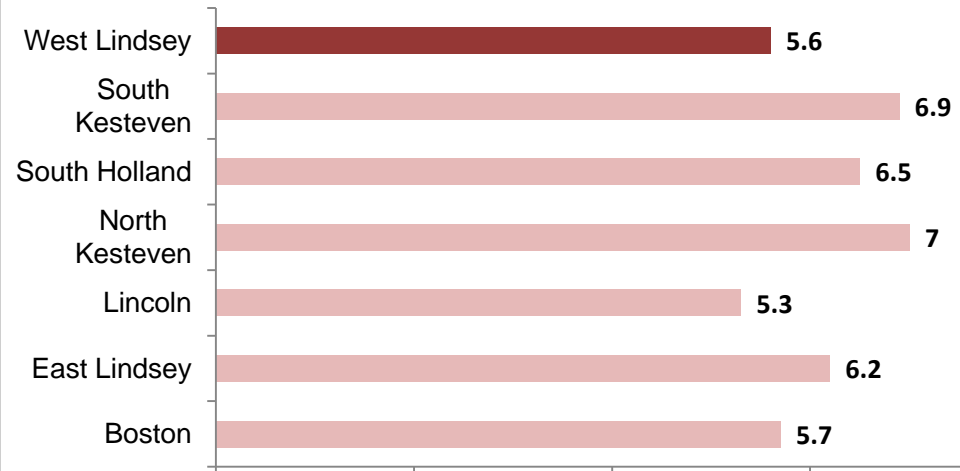


How affordable is local housing?

House price affordability can be demonstrated by comparing lower quartile house prices with lower quartile average earnings. This analysis is used to calculate the local affordability ratio.

The table opposite confirms that, in 2013, the cheapest homes in West Lindsey cost 5.6 times the lowest average gross earnings in the District.

Source: DCLG



The private rental market in Saxilby is relatively small. The 2011 Census indicated that only 155 homes (9% of the total housing stock in the parish) were let privately.

At the time of the survey, there were six properties advertised for rent in the parish, with the following range of rents:

- 2 bedrooomed: £525 - £550 pcm
- 3 bedrooomed: £550 - £750 pcm
- 4 bedrooomed: £950 pcm

For people on low incomes who claim Housing Benefit to help meet their housing costs, the Local Allowance is fixed at a level which is intended to ensure that 30% of rental properties are affordable. The Local Allowance for 3 bedrooomed properties in West Lindsey is £115.00 per week (£460.00 per month).

Sources: ONS, Zoopla, DCLG

Housing Needs Survey Analysis

• Survey Distribution and Response

The Housing Needs Survey was carried out during November and December 2015, as part of a wider public consultation exercise, commissioned by Saxilby with Ingleby Parish Council, to inform the preparation of a Neighbourhood Development Plan.

Survey questionnaires were distributed to every household in the parish, together with an explanatory letter and Freepost return envelope. Arrangements were also made for completed questionnaires to be returned via local drop off points in the community, or for questionnaires to be completed on line.

A total of 626 completed questionnaires were received, giving a response rate of 35%. Of these, 66 provided replies to the questions concerning affordable housing.

• Affordable Housing Need

In the survey questionnaire, affordable housing was defined as: “Housing for local people whose needs cannot be met on the open market. Usually provided by a housing association or local authority, it can include homes for rent or shared ownership.”

The survey questionnaire invited respondents to indicate whether they or any other member of their household was in need of affordable housing. If so, they were asked to indicate which of the following types of housing need apply:

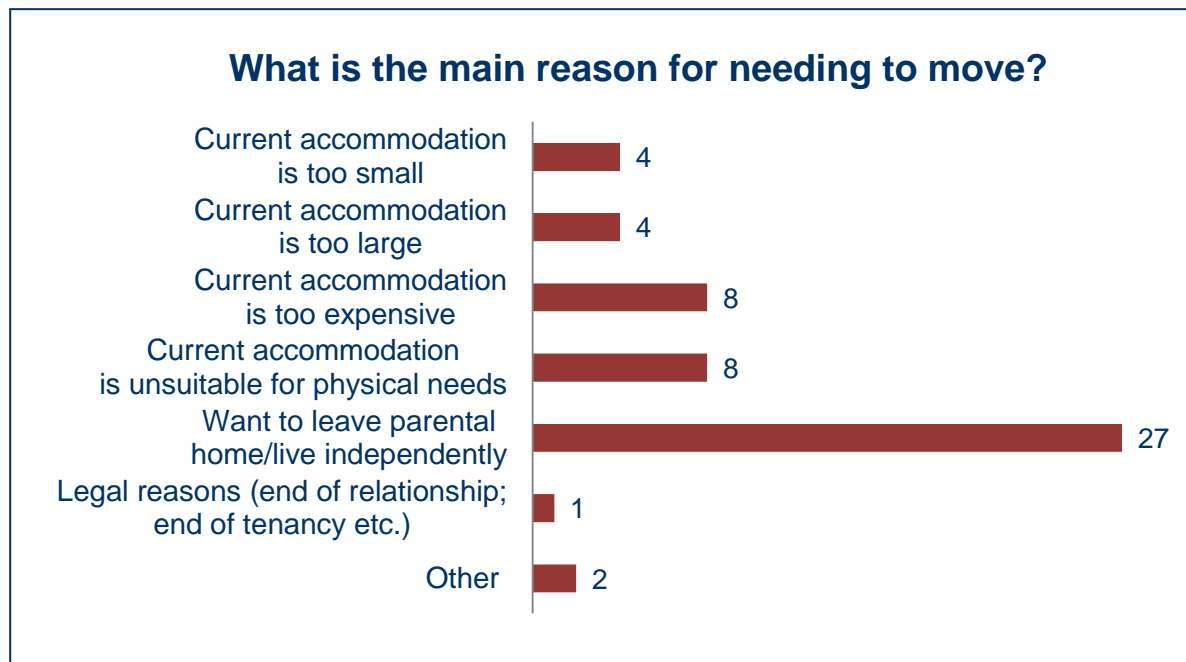
- Current accommodation is too small
- Current accommodation is unsuitable for physical needs
- Current accommodation is too far from work
- Need to live closer to carer or to provide care
- Legal reasons (end of relationship, end of tenancy etc.)
- Current accommodation is too large
- Current accommodation is too expensive
- Want to leave parental home/live independently
- Need to live closer to family
- Other

Respondents were also invited to comment on the household’s possible future need for supported housing (including aids and adaptations, wheelchair access and social care) and their ability to personally fund any adaptations required.

- **Affordable Housing Needs**

The survey questionnaire invited respondents to indicate whether any members of their household had an affordable housing need. Of the 626 completed questionnaires, 66 answered “Yes”. However, of this number, 16 respondents failed to provide any further details of the housing need, and have therefore been excluded from this analysis.

The remaining 50 respondents - who provided basic information concerning an affordable housing need in their household - gave the following reasons for this (in some instances, more than one reason was given):



The largest category of household in need of an affordable home comprised single people and couples without children. There were 38 of these households, representing 76% of the total. The remaining 12 households were families with one or more children.

In most instances (71% of the total) the single people and childless couples in housing need are currently living in the parental home and aspire to live independently in the parish. A smaller number are living in private rented accommodation which is considered to be too expensive or otherwise unsuitable for their needs.

There are a total of 12 respondents with an affordable housing need who currently live in private rented accommodation. Their reasons for needing to move include high housing costs (7), concerns about lack of security of tenure (2) and problems with the size or design of their current accommodation (6). In some cases, more than one factor was cited.

There were 8 respondents indicating an affordable housing need who own their current accommodation. In these instances, the reasons given for needing to move included the expense of the current accommodation, and its unsuitability for personal needs. 7 of these respondents were single people, the majority of whom indicated a need for bungalow type accommodation.

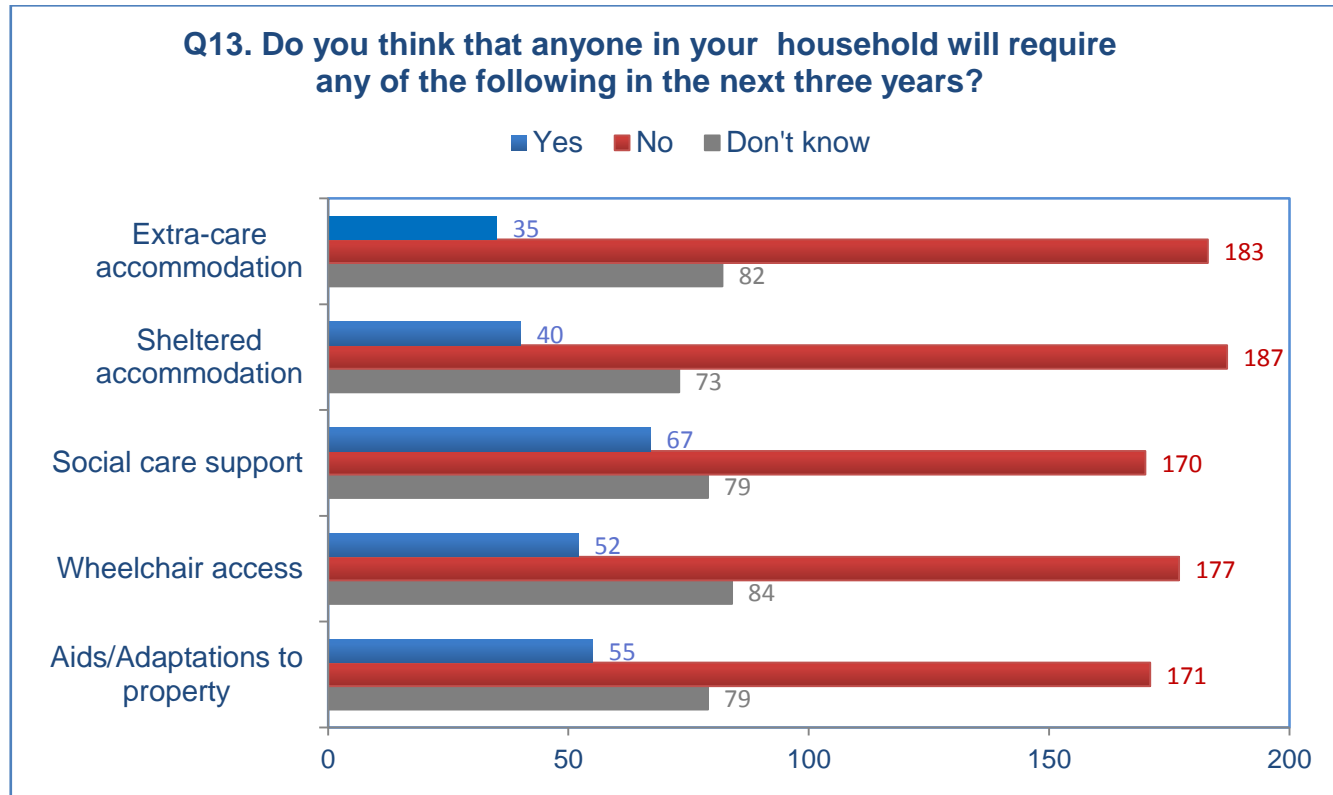
A summary of the 50 households with an affordable housing need can be found in the Appendix to this report (page 16), and indicates a requirement for the following types of affordable accommodation:

- Households requiring a 3 bedroomed house for rent: 5
- Households requiring a 2 bedroomed house for rent or shared ownership: 8
- Households requiring a 2 bedroomed bungalow for rent or shared ownership: 5
- Households requiring a 1 bedroomed bungalow for rent: 4
- Households requiring other 1 bedroomed accommodation for rent or shared ownership: 28

The survey questionnaire included the question: “Have any members of your family/household moved away from the parish in the last 5 years due to lack of affordable housing?” to which 17 respondents answered “Yes”. Of these, 15 indicated that their family members might return to the parish if affordable housing was available. Respondents were not asked to provide additional information concerning the current circumstances and housing requirements of these households, and these are not included in the Appendix to the report.

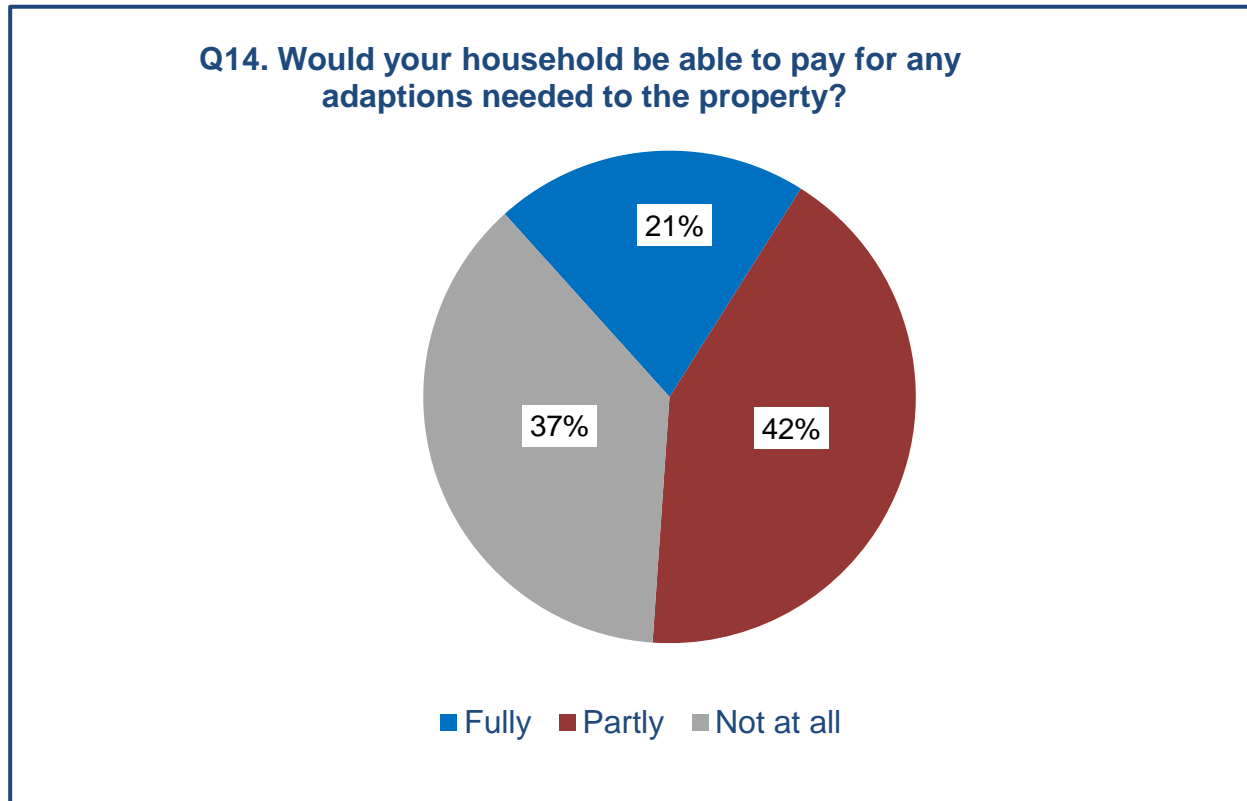
Supported Housing Needs

Respondents were asked to indicate whether any member of their household will require some form of housing related support in the next three years. A total of 325 respondents answered all or part of this question, as follows:



This overall level of indicative need is consistent with the population age profile, and indicates a general preference for those in need to remain in their existing homes with appropriate support. Nevertheless, there is a significant level of interest in alternative accommodation with care and support provided, and this is unlikely to be met from existing resources.

Respondents were also invited to comment on their ability to pay for any future adaptations needed to their property. There were 247 replies received, summarised below:



• Summary and Recommendations

The Housing Needs Survey has highlighted a number of factors which affect the current housing market in Saxilby with Ingleby Parish:

○ Demographic make-up

Lincolnshire communities are known to generally have high levels of older residents, and the proportion of Saxilby residents over the age of 65 is above average for the County. The level of older residents in the parish has increased significantly over the past decade, and is expected to continue to rise. This will be an important influence on the demand for specialist accommodation and services, in the future.

○ Housing stock

Saxilby has a high proportion of detached homes and there is a relatively small amount of terraced accommodation available for lower income households.

The level of owner occupation in the parish is above average for the District, and there are relatively few properties available for private rent. Rents are generally high and likely to be unaffordable to low income households in the long term.

○ Operation of the housing market

Local housing needs reflect recent trends in the wider housing market, with young single people and couples having difficulty in gaining access to owner occupation and being priced out of the private rental market. The resulting phenomenon, of single people remaining in the parental home and being unable to realise their aspirations for independent living, has been well documented nationally. In rural communities, this can often lead to young people moving out to find affordable accommodation in urban areas. This can have a detrimental effect on the vibrancy of rural communities and the sustainability of rural services.

The responses to the affordable housing element of the survey highlight two main elements of current needs:

- **Lack of affordable housing options for young single people and couples without children**

This group constituted the largest category of need identified by the survey. The majority were living with parents and indicated a wish to leave the parental home and live independently. A smaller proportion were living in private rented accommodation, which was too expensive or unsuitable for their personal needs.

- **Growing demand for specialist accommodation to meet the needs of older people**

An ageing population will increase the demand for specialist accommodation, and the survey provides some evidence of this. Not only will there be an increased need for mobility and wheelchair standard homes, there will also be greater interest in tenure options which offer the opportunity for equity release to pay for long term care and support needs.

The survey has also highlighted that, in many cases, residents prefer to remain in their own homes, with appropriate adaptations and support arrangements to enable them to retain their independence. However, a large proportion of respondents indicated that they would be unable to fund the cost of required adaptations, and this may increase the numbers needing to move to more suitable accommodation in the local community.

In view of this evidence, it is recommended that consideration be given to including appropriate provision in the proposed Saxilby with Ingleby Neighbourhood Development Plan, to ensure that future development reflects the current and future housing needs of these two important categories of need. In addition, it is recommended that the Plan includes a general requirement that any significant new residential developments contain an element of affordable housing, which will provide an appropriate mix of house size, type and tenure, to meet the needs of the local community.

Whilst Neighbourhood Development Plan is concerned specifically with land use issues, the Parish Council may also wish to consider the need to facilitate more informal mechanisms for supporting older members of the community and their carers. In many areas of the country, Parish Councils have facilitated the development of volunteer support groups, such as Good Neighbour Schemes and Dementia Support Groups. These schemes do not attempt to replace the work of statutory services, but can offer much needed support to enable vulnerable residents to remain independent in their local communities.

Appendix – Analysis of households indicating a housing need

Reference Number	Who owns current accommodation?	Household details	Reason for needing to move	Timescale for need to move	Accommodation required	On WLDC Housing Register?
4	Private landlord	Family with 1 child	Current accommodation is too small and inadequate for physical needs.	2 – 3 years	2B bungalow for rent	No
10	Parents	Parent with 1 child	Want to leave parental home and live independently.	12 months	2B house for rent	Yes
11	Parents	Couple	Want to leave parental home and live independently.	1 – 3 years	2B house for shared ownership	No
58	Parents	Single person	Want to leave parental home and live independently.	1 – 3 years	1B for rent	No
63	Private landlord	Parent with children	Current accommodation is too small and too expensive	12 months	3B house for rent	No
70	Private landlord	Single person	Legal reasons.	1 – 3 years	1B for rent	No
83	Parents	Single person	Want to leave parental home and live independently.	3 – 5 years	1B for rent or shared ownership	No
85	Private landlord	Single person	Current accommodation is too expensive.	1 – 3 years	1B for rent	No

Reference Number	Who owns current accommodation?	Household details	Reason for needing to move	Timescale for need to move	Accommodation required	On WLDC Housing Register?
92	Private landlord	Family with children	Current accommodation is too small.	12 months	3B house for rent	No
104	Parents	Single person	Want to leave parental home and live independently.	1 – 3 years	1B for rent or shared ownership	No
107	Social landlord	Couple	Current accommodation is inadequate for physical needs.	1 – 3 years	2B bungalow for rent	No
108	Parents	Single person	Want to leave parental home and live independently.	No answer given	1B for rent or shared ownership	No
113	Parents	Single person	Want to leave parental home and live independently.	1 – 3 years	1B for rent or shared ownership	No
118	Parents	Single person	Want to leave parental home and live independently.	1 – 3 years	1B for rent or shared ownership	No
120	Self	Couple	Current accommodation is inadequate for physical needs.	12 months	2B bungalow for shared ownership	No
127	Self	Single person	Current accommodation is too large.	1 – 3 years	2B bungalow for rent or shared ownership	No

Reference Number	Who owns current accommodation?	Household details	Reason for needing to move	Timescale for need to move	Accommodation required (Size/Type/Tenure)	On WLDC Housing Register?
138	Parents	Single person	Want to leave parental home and live independently.	3 – 5 years	1B for rent or shared ownership	No
141	Self	Single person	Current accommodation is too large.	3 – 5 years	1B for rent or shared ownership	No
143	Parents	Single person	Want to leave parental home and live independently.	3 – 5 years	1B for rent or shared ownership	No
151	Social landlord	Family with children	Current accommodation is too small.	1 – 3 years	3B house for rent	No
156	Parents	Single person	Want to leave parental home and live independently.	3 – 5 years	1B for rent or shared ownership	No
159	Parents	Single person	Want to leave parental home and live independently.	3 – 5 years	1B for rent	No
161	Parents	Couple	Want to leave parental home and live independently.	1 – 3 years	1B for rent or shared ownership	No
172	Parents	Single person	Want to leave parental home and live independently.	12 months	1B for rent or shared ownership	No

Reference Number	Who owns current accommodation?	Household details	Reason for Needing to move	Timescale for need to move	Accommodation required (Size/Type/Tenure)	On WLDC Housing Register?
183	Parents	Parent and child	Want to leave parental home and live independently.	12 months	2B house for rent	No
184	Private landlord	Single - OAP	Current accommodation is unsuitable for physical needs.	No answer given	1B bungalow for rent	No
249	Parents	Parent and child	Want to leave parental home and live independently.	12 months	2B house for rent	No
294	Parents	Single person	Want to leave parental home and live independently.	1 – 3 years	1B for rent or shared ownership	No
300	Self	Single person	Current accommodation is too large.	1 – 3 years	1B for rent or shared ownership	No answer given
306	Self	Single person	Current accommodation is unsuitable for physical needs.	1 – 3 years	1B bungalow for rent or shared ownership	Yes
362	Self	Single person	Financial circumstances.	1 – 3 years	1B bungalow for rent or shared ownership	No
364	Private landlord	Single person	Seeking more secure tenancy.	3 – 5 years	1B for rent	No

Reference Number	Who owns current accommodation?	Household details	Reason for needing to move	Timescale for need to move	Accommodation required (Size/Type/Tenure)	On WLDC Housing Register?
366	Parents	Single person	Want to leave parental home and live independently.	1 – 3 years	1B for rent or shared ownership	No
384	Parents	Single person	Want to leave parental home and live independently.	1 – 3 years	1B for rent or shared ownership	No
403	Parents	Single person	Want to leave parental home and live independently.	1 – 3 years	1B for rent or shared ownership	No
404	Self	Single person	Current accommodation is too expensive.	3 – 5 years	1B for rent or shared ownership	No
405	Private landlord	Parent and child	Current accommodation is too expensive.	1 – 3 years	2B house for rent	Yes
406	Social landlord	Family with 1 child	Current accommodation is inadequate for personal needs.	No answer given	2B bungalow for rent	No
406	Parents	Single person	Want to leave parental home and live independently.	No answer given	1B for rent	No
410	Private landlord	Single person	Current accommodation is too large.	3 – 5 years	1B for rent	No

Reference Number	Who owns current accommodation?	Household details	Reason for needing to move	Timescale for need to move	Accommodation required (Size/Type/Tenure)	On WLDC Housing Register?
434	Parents	Couple with child	Want to leave parental home and live independently.	No answer given	2B house for rent	No
470	Parents	Single person	Want to leave parental home and live independently.	1 – 3 years	1B for rent or shared ownership	No
490	Private landlord	Single person	Current accommodation is too expensive and unsuitable for personal needs.	1 – 3 years	1B bungalow for rent	No answer given
492	Parents	Single person	Want to leave parental home and live independently.	No answer given	1B for rent	No
529	Parents	Single person	Want to leave parental home and live independently.	3 – 5 years	1B for rent	No
534	Parents	Couple	Want to leave parental home and live independently.	3 – 5 years	2B house for shared ownership	No
545	Private landlord	Family with 2 children	Current accommodation is too expensive.	3 – 5 years	3B house for rent	Yes

Reference Number	Who owns current accommodation?	Household details	Reason for needing to move	Timescale for need to move	Accommodation required (Size/Type/Tenure)	On WLDC Housing Register?
558	Private landlord	Family with children	Current accommodation will be too expensive in the future.	3 – 5 years	2B house for rent	No
587	Social landlord	Single person	Want to leave parental home and live independently.	12 months	1B for rent or shared ownership	No
589	Self	Single person	Current accommodation is too expensive and unsuitable for personal needs.	No answer given	2B bungalow for rent or shared ownership	No

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