

Foston Parish Housing Needs Survey

November 2014

Foston Housing Needs Survey

Background

In November 2014, South Kesteven District Council, in conjunction with Foston Parish Council, undertook a housing need survey for Foston Parish. The survey format and questions were agreed by all parties (see Appendix 1).

Purpose of Housing Needs Survey

The main objectives of the survey were to:

- gather information and quantify the number of households wishing to move within either the next 5 or 10 years and identify the type of housing those households required to meet their needs i.e. tenure, type and size and preferred location
- seek views of the community on the need for different tenures of housing in the Parish in the future

The information obtained from the survey will be used in the development of the Foston Neighbourhood Plan and potentially, if a need is identified, developing an affordable housing scheme for local people.

Format of Survey

The survey comprised three sections. All households were asked to complete Section 1 as this information would provide background information regarding the profile of the community, current housing supply and the types of households that are resident.

Section 2 was about households wishing to move home in the next 5 or 10 years. This part also encouraged anybody who had moved away from the parish to complete the form if they wished to return to the parish to live.

Section 3 provided an opportunity for additional comments to be made.

Survey Distribution

The distribution of the survey was organised by Foston Parish Council. Surveys were hand delivered to each household in the Parish. The deadline for return of the questionnaires was the 28th November 2014.

To encourage a good response, households were given free-post envelopes to return surveys.

Survey Return

Of the Parish's 213 households (Census 2011), 89 survey forms were returned giving a response rate of 42%. This is considered to be a good response for surveys of this nature. Of the surveys returned, all completed Section 1 and 12 completed Section 2, although all questions in this section were not completed in all responses.

Parish Overview

The parish of Foston is located on the western side of South Kesteven District. It is a rural parish of 837 hectares, with around 213 households and has a resident population of approximately 525 (Census 2011). There has been a 16% increase in the total resident population of the Parish since the previous census in 2001.

Demographics

Foston's population profile broadly reflects that of South Kesteven's, apart from having a significantly higher proportion of 45 to 59 year olds. The average household size for Foston is 2.5, compared to an average household size of 2.3 for South Kesteven as a whole.

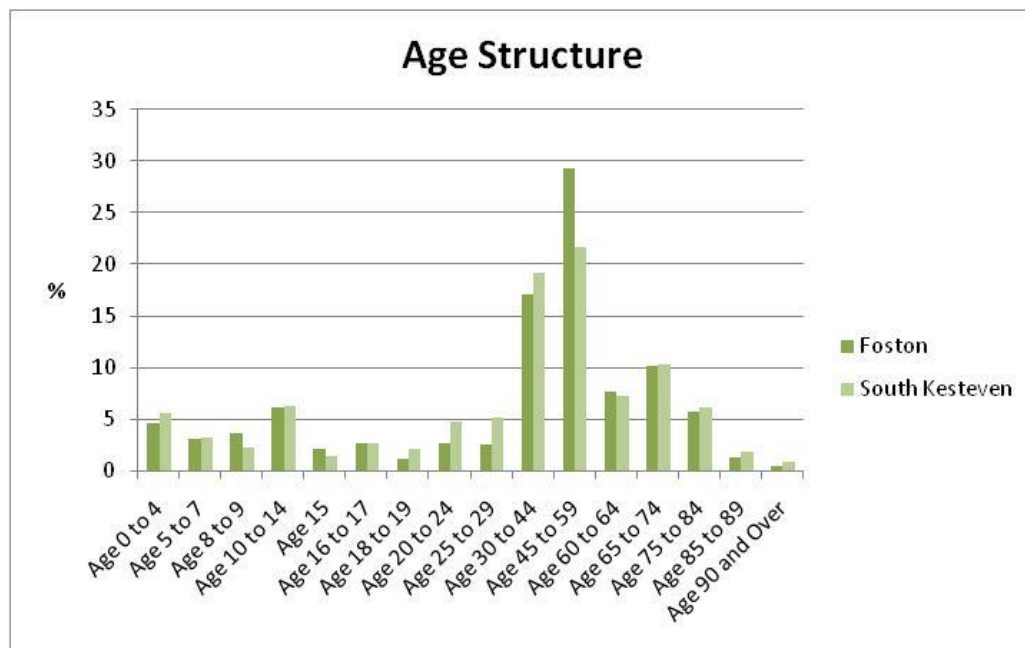


Figure 1: Age Structure
(Source: Census 2011 - Office for National Statistics)

The majority of properties in Foston are a mix of detached and semi-detached houses and there are a small number of flats.

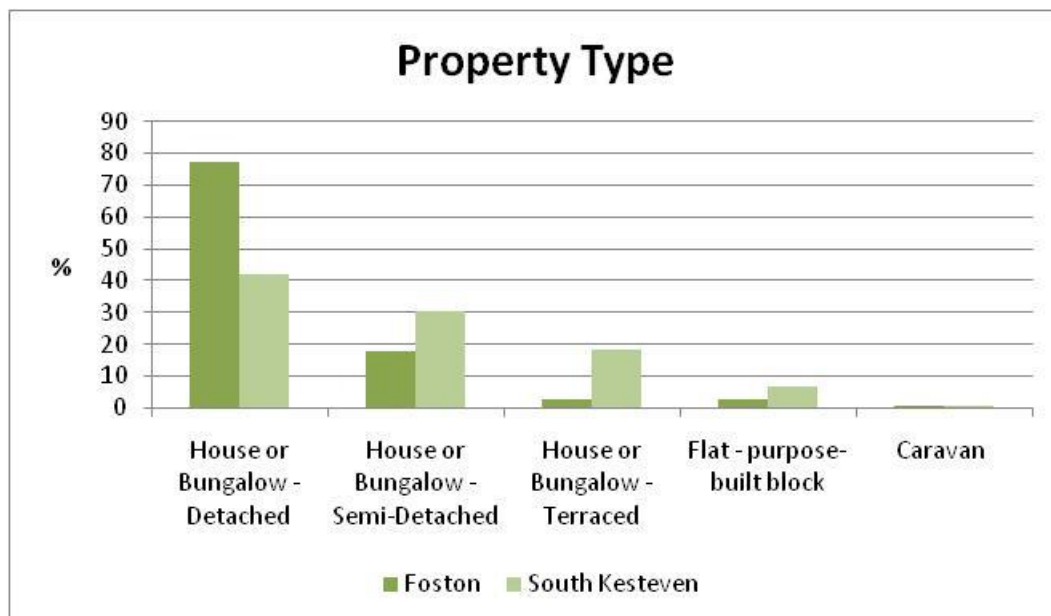


Figure 2 – Property Types
(Source: Census 2011 - Office for National Statistics)

Housing Tenure and Size

The majority of homes (84%) in the Parish are owner occupied (see Figure 3 below). The number of households that rent their accommodation, particularly from the Council or other social provider, is proportionately much smaller than the District as a whole. However, this is a

reflection of the small number of Council owned housing that is available in the Parish (3no. 3 bed houses and 7no. 2 bed bungalows).

The majority of houses within the Parish are of 3+ bedrooms.

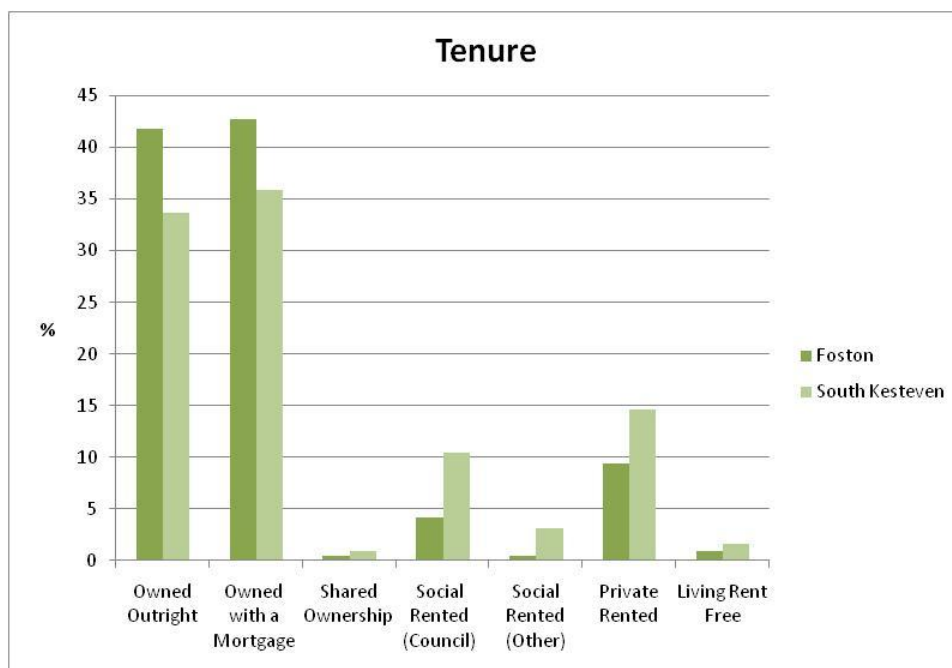


Figure 3 – Tenure
(Source: Census 2011 - Office for National Statistics)

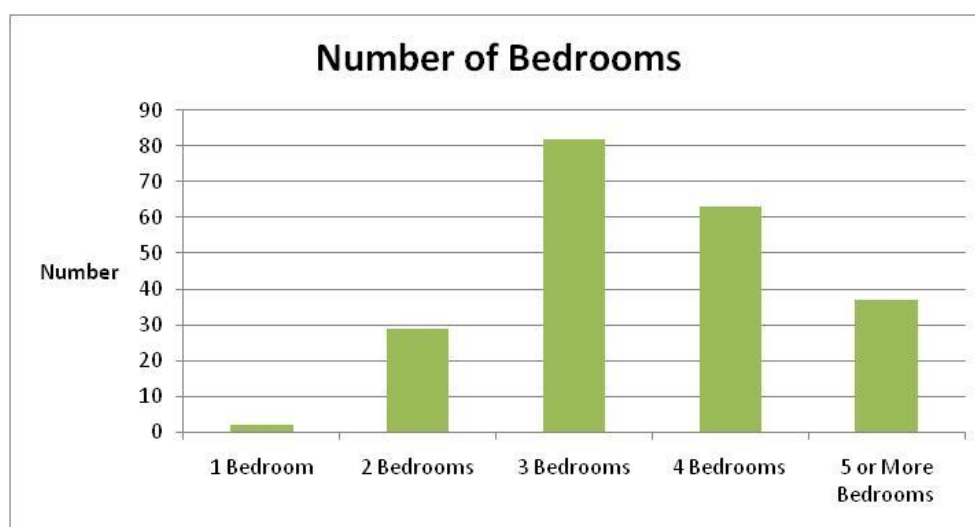


Figure 4 – House size by bedroom number
(Source: Census 2011 - Office for National Statistics)

House Prices

Table 1 below illustrates average house prices for a range of house types sold within Foston Parish in the last two years.

House Type	2 bed detached	3 bed detached	3 bed semi-detached	4 bed detached	5 bed detached	5 bed semi-detached
Average price	£124,999	£199,000	£170,000	£227,500	£414,500	£362,500

Table 1 – House Prices (Source: Rightmove website – 9/12/14)

Supply of Affordable Homes

There is a small stock of District Council housing in Foston comprising 3no. 3 bed houses and 7no. 2 bed bungalows. However, there is a very low turnover rate for this stock. Since December 2009, there have only been 4 re-lettings (all bungalows): 1 in 2011, 2 in 2012 and 1 in 2013.

This means that for those households seeking to rent from the Council their housing needs are unlikely to be met in the short term.

Foston Housing Needs Survey – Results of Section 1

All households in the parish were asked to complete Section 1 of the Housing Needs Survey. The questions were designed to give an overview of the community and in particular it's housing profile and views on the 'need' for different tenures of housing.

Not all respondents answered all questions and therefore answers will not always add up to 89, the total number of survey forms returned. Where used, percentages have been based on the number of responses to each question.

Q.1 Need to move from your current home in the next 5 or 10 years

The majority of respondents (52) said they did not need to move. Of those that did indicate a need to move, this was split with 15 saying they needed to move in 5 years and 15 in 10 years.

Q.2 Household makeup

The majority of households who responded consisted of 2 or more persons. The breakdown by household size of responses is shown in the chart below.

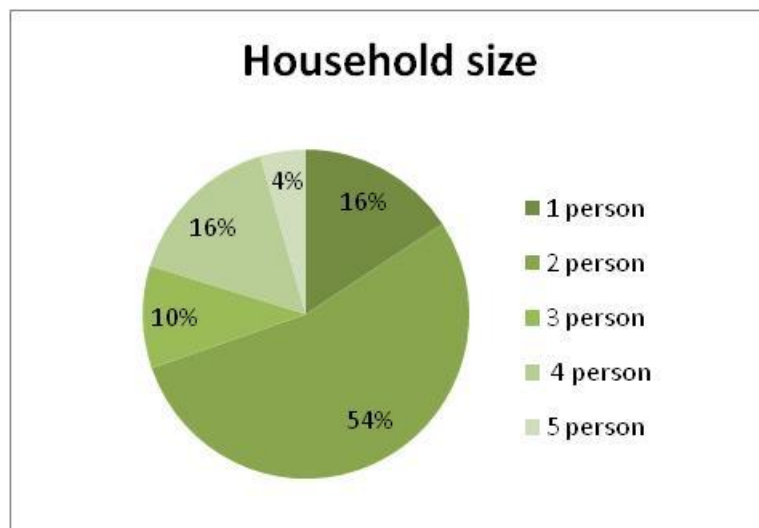


Figure 5 – Household size
(Source: Foston Housing Needs Survey)

Q.3 Type of Home

The majority of respondents (67%) described their homes as a house; a smaller percentage (32%) described it as bungalow; and 1% described their home as a flat. This information regarding house types reflects the Census 2011 data with detached/semi-detached/terrace accounting for approximately 95% of all house types.

The majority of responses (82) indicated that households owned their house (split evenly between those owned with a mortgage and without). 5 said they rented their house from the Council and 1 rented privately.

The size of property reflected the Parish profile as shown below.

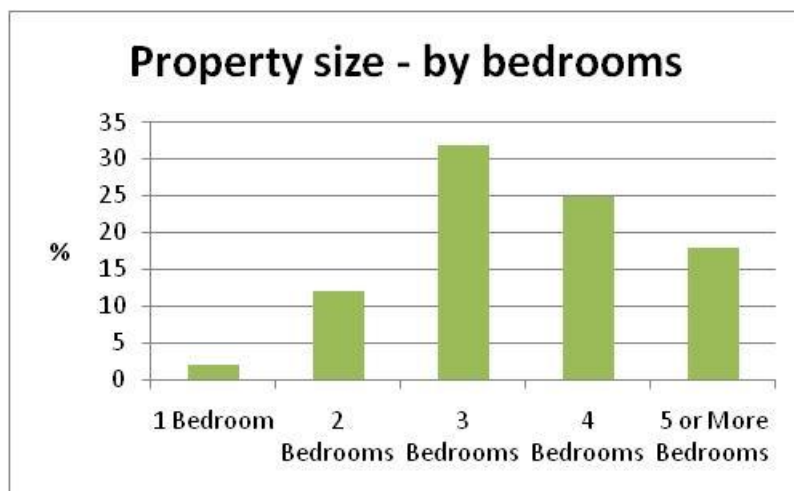


Figure 6 – Property size by bedroom number
(Source: Foston Housing Needs Survey)

Q.4 Connection to Village/Parish

Of those who responded to this question (86), all lived in the Parish. The shortest period of residence was 2 months and the longest 82 years. 18 respondents also worked from home, 2 were employed elsewhere within the Parish and 13 had other family members living in the Parish.

There was only one response which said they knew of anyone who had left the Parish and might want to return.

Q.5 Housing Need

Respondents were asked to indicate if they thought there was a need for different tenures of housing in the Parish.

11 responses said there was not a need for housing of any tenure, 4 said yes to all tenures and the rest provided a mix of responses. Overall, more responses indicated that there was not a need for housing of any tenure in the Parish compared to those who thought there was. However, as most people responded to this question that they were uncertain one way or another the survey does not provide a clear consensus about the need for housing of any tenure in the Parish.

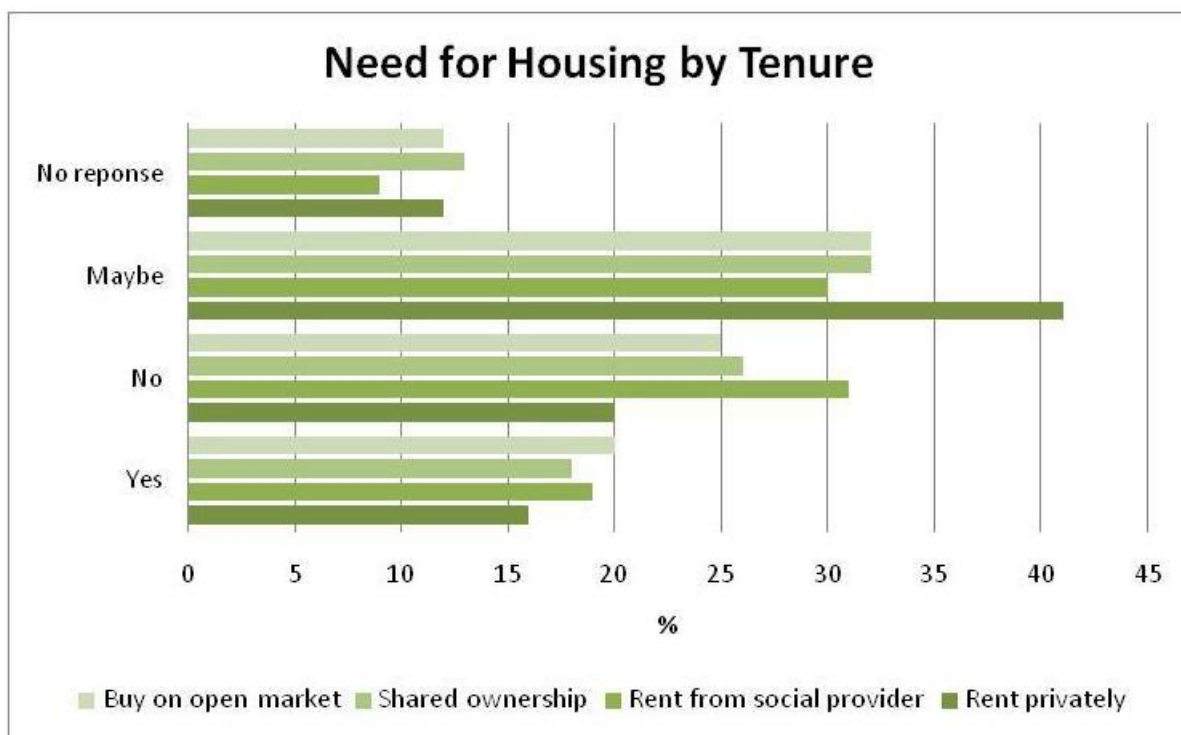


Figure 7 – Need for housing by tenure
(Source: Foston Housing Needs Survey)

Results of Section 2- Housing Needs

12 respondents completed Part 2, although not all answered all of the questions. An additional 12 respondents completed Part 1 to say they wished to move but didn't complete Part 2.

Q.6 Housing Needs

For those looking to move this question asked households about why their current property was unsuitable, the type of accommodation they required and where they would like to move to.

Reasons unsuitable

For the responses given to this question, the reasons highlighted were:

Reason	Home too big	Health/ Mobility issues	To live independently	Home too expensive and too big	Health/ mobility issues and home too big	Health/ mobility issues and to be closer to family
Number of households	3	2	1	2	2	2

Table 2 – Reasons current property unsuitable
(Source: Foston Housing Needs Survey)

Area looking to move to

There was anecdotal evidence that a number of households in the Parish wanted to downsize due to health reasons or because the maintenance costs of their current property were unsustainable but faced difficulty in doing this and remaining in the Parish because of the availability of smaller properties in the Parish.

However, of the responses to this question only 4 wanted to remain in the Parish (3 cited health/mobility or current property being too big), 5 wanted to move to a neighbouring Parish (3 indicated Long Bennington and 2 did not specify a Parish), 2 wanted to move to another part of South Kesteven District and 3 wanted to move outside of South Kesteven.

Q.7 Housing Needs

This question asked households about what type and tenure of accommodation they would like to move to and if they needed any adaptations or home support.

Tenure of Homes

When asked which tenure they would prefer, 9 respondents said they would prefer to buy on the open market, 2 to rent from the Council and 1 to either buy on the open market or rent from the Council.

Type and size of home

The responses to this question indicated that households needed the following type/size of housing (some people indicated more than one choice combination):

Type and size	1 bed flat	2 bed flat	1 bed bungalow	2 bed bungalow	3 bed bungalow	4 bed bungalow	3 bed house	4 bed house
Number of households	1	1	1	3	3	2	2	1

*Table 3 – Type and size of home needed
(Source: Foston Housing Needs Survey)*

Adaptations and support

4 responses required level access shower/wet room, 2 wheelchair access and 1 in home support.

Housing needs in Foston Parish

Of the 4 households that indicated that they wished to move within Foston Parish, the specific needs of these households was:

	Type	Size	Tenure
Household 1	Flat	2 bed	Rented from Council or open market
Household 2	Bungalow	3 bed	Open market
Household 3	Flat or bungalow	1 bed	Not stated
Household 4	Bungalow or house	2 bed	Rented from Council

*Table 4 – Type and size of home needed
(Source: Foston Housing Needs Survey)*

Council Housing Register

Information taken from the Council's Housing Register¹ indicates that there are 184 people registered who have expressed a preference for Foston. However, of these only 7 have a direct connection to the Parish (defined as current or previous residence, family or employment) and only 2 have sufficient points to be considered to be in housing need. The housing requirements of these households are for 1 bedroom bungalows.

¹ At 15/12/14

Results of Section 3

This section provided the opportunity for general comments to be made about housing or other issues in the Parish. The following comments were made:

- Foston is classed as an unsustainable Parish. It seems unfair if have to leave it to get a smaller property due to my ageing.
- Would like to build a small bungalow next to current house then move in to it and sell the house.
- In another 10-20 years if one partner dies the option to live in a smaller property on a bus route would be needed.
- The village housing is currently a good mix of property sizes and owned/rented and as there are no services in the village, residential expansion is generally not needed.
- Housing of any sort should be affordable to local (low paid) people.
- Foston's general housing is largely executive sized housing or retired persons on a larger retirement income. To keep the village alive, smaller affordable housing to attract young families/starter homes either on brownfield or a parcel of land. Of course these need to be built in accordance to NPPF/sustainability. There is at least one parcel of land in the village appropriate for this type of development. With strict design/space conditions this would add life to the village. Social housing would not be suitable due to poor transport links, but a good and beneficial shared ownership scheme would be ideal.
- Totally unnecessary
- Will be moving to an area with better access to amenities - shops, hospitals, theatres, transport, high speed internet
- Moved into the village seeking a quiet, rural community environment with little traffic and disturbance. Would not like to see a housing estate development in Foston.
- Foston is self contained at the present.
- As children (currently at university) leave home permanently will be looking to downsize.
- Rural identity of village needs to be maintained. Increase in public facilities particularly a bus service should be seriously considered.
- When looking at building Council/Housing Association homes services need to be considered. We have no buses, shops, doctors, library, school. Have never been able to book the bus service so it is useless to me.
- Believe need more people to move into the village so that hopefully can gain more facilities i.e. shop, pub etc.
- Want to downsize and move back to Long Bennington - for amenities
- The Parish has no more room for extra housing within its boundary.
- The Parish has no more room to build anymore houses.
- Foston is dominated by larger private housing and limited in one/two bed housing. Those wishing to downsize and stay in the village have very limited opportunity. There are no starter homes and limited properties for old people. The proposals in the Neighbourhood Plan are hoped to bridge the gap in the housing needs of Foston.
- There should be a bus service in the village, especially for older people.
- This village will die without further accommodation for start up houses and for senior citizens when downsizing or bungalows not the larger properties that continues to be built. Land or properties with land that could be built on should be available and restrictions lifted.
- Recently supported the opposition of application for an 86m wind turbine, property will be un-sellable if this application continues to be pursued.
- No further development - village already got enough new housing.
- In general, feel quite strongly that rented properties are not good for a village, as people

don't look after them.

- Future housing needs depend very much on health and mobility as get older. Village has no amenities and if at any stage unable to drive will be forced to move.
- Foston does not require any further housing as roads, lighting and other amenities would have to be updated.
- May need to move if become disabled in the near future and would require a smaller property with less garden.
- There are several houses currently for sale or rent around the village.
- Any new/social housing should be covered by some legal mechanism to ensure that they are only ever occupied/owned by people with a provable tie/link to the village

Appendix 1 – Housing Needs Survey Form



Foston Parish Housing Needs Survey

In conjunction with Foston Parish Council we will use this survey to assess the housing needs of your Parish. The information from this survey will be used by the Parish Council in developing the Foston Neighbourhood Plan and by the District Council in working with a housing provider to develop a scheme of affordable housing for local people if a need for this is identified.

Please answer the following questions giving as much information as possible. Even if you do not need to move we would still like to hear your views.

Please complete and return the form. You can either complete this form and return it in the pre-paid envelope or complete an on-line version of the form by going to <http://www.southkesteven.gov.uk/fostenhousingneeds>

Section 1 – to be completed by ALL households

1. Do you or any member of your household need to move from your current home in the next:

5 years	Yes <input type="checkbox"/>	No <input type="checkbox"/>
10 years	Yes <input type="checkbox"/>	No <input type="checkbox"/>

2. Please indicate your household makeup, age, gender and relationship to you for each household member and if they need to move with you.

Household Member	Age	Gender (M/F)	Relationship e.g. partner, son, daughter	Do you need to move	
You				Yes	No
Household Member 2				Yes	No
Household Member 3				Yes	No
Household Member 4				Yes	No
Household Member 5				Yes	No
Household Member 6				Yes	No

3. Your current property

Do you currently (please tick)			
Rent a council home	<input type="checkbox"/>	Own with a mortgage	<input type="checkbox"/>
Rent from a housing association	<input type="checkbox"/>	Own without a mortgage	<input type="checkbox"/>
Rent a private home	<input type="checkbox"/>	Shared ownership	<input type="checkbox"/>
Live with parents	<input type="checkbox"/>	Other (please specify)	<input type="checkbox"/>
Accommodation tied to job	<input type="checkbox"/>		

Are you currently on the South Kesteven housing register for a council property?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
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What kind of property do you live in	House <input type="checkbox"/> Bungalow <input type="checkbox"/> Flat <input type="checkbox"/>
	Other (please specify) <input type="checkbox"/>
How many bedrooms does your home have	1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5+ <input type="checkbox"/>

4. You and your village

Do you currently (please tick all boxes that apply)		
Live in the parish	<input type="checkbox"/>	If so, for how long
Work at home	<input type="checkbox"/>	
Work for an employer in the Parish	<input type="checkbox"/>	If so, for how long
Have immediate family in the parish	<input type="checkbox"/>	
Previously lived in the parish	<input type="checkbox"/>	
Have another connection with the parish	<input type="checkbox"/>	Please specify

Do you know anyone who has had to leave the parish in the last 5 years that might want to return	Yes <input type="checkbox"/>	No <input type="checkbox"/>
If yes, please give their name and address so we can send them a form or ask them download one from our website at http://www.southkesteven.gov.uk/fostenhousingneeds		
Name	Address	

5. Do you think there is a housing need for local people in your Parish for the following:

Housing to rent (privately)	Yes <input type="checkbox"/>	Maybe <input type="checkbox"/>	No <input type="checkbox"/>
Housing to rent (from the Council or Housing Association)	Yes <input type="checkbox"/>	Maybe <input type="checkbox"/>	No <input type="checkbox"/>
Housing to part buy (shared ownership)	Yes <input type="checkbox"/>	Maybe <input type="checkbox"/>	No <input type="checkbox"/>
Housing to buy (open market housing)	Yes <input type="checkbox"/>	Maybe <input type="checkbox"/>	No <input type="checkbox"/>

Section 2 – to be completed only by those households who may need alternative accommodation. If this does not apply to you, then please go to Section 3.

This section is for any household member that is looking to move. A survey is required for each household member needing to move i.e. if 2 adult children would like to set up home individually for the first time they will each need to complete a form.

Further forms can be downloaded from <http://www.southkesteven.gov.uk/fostenhousingneeds> or requested by e-mailing planningpolicy@southkesteven.gov.uk.

6. Your housing needs

Why is your current home unsuitable (please tick all that apply)			
It is too small	<input type="checkbox"/>	It is too big – need to downsize	<input type="checkbox"/>
It is too expensive	<input type="checkbox"/>	Need to live independently	<input type="checkbox"/>
Need to be closer to family	<input type="checkbox"/>	Need to be closer to job	<input type="checkbox"/>
Health/mobility problems	<input type="checkbox"/>	Other (please specify)	<input type="checkbox"/>
Need security of tenancy	<input type="checkbox"/>		

Where are you looking to live			
Within the Parish	<input type="checkbox"/>		
In a Neighbouring Parish	<input type="checkbox"/>	Please indicate where	
Another part of South Kesteven	<input type="checkbox"/>	Please indicate where	
Outside of South Kesteven	<input type="checkbox"/>		

7. Your housing requirements

What kind of tenure would be most suitable for you			
Rent from the council or housing association	<input type="checkbox"/>		
Rent from a private landlord	<input type="checkbox"/>		
Buy a shared ownership property	<input type="checkbox"/>		
Buy on the open market	<input type="checkbox"/>		

What type of home would you like	House <input type="checkbox"/> Bungalow <input type="checkbox"/> Flat <input type="checkbox"/> Other (please specify) <input type="checkbox"/>
How many bedrooms would your home need	1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5+ <input type="checkbox"/>
Do you need any adaptations	Wheel chair access <input type="checkbox"/> Level access shower/wet room <input type="checkbox"/> Stair lift <input type="checkbox"/>
Do you need any in-home support	

8. Income and savings

Which of the following ranges of annual income does your household have? <i>This is gross income before deductions</i>	Less than £20,000 <input type="checkbox"/> £20,000 – £24,999 <input type="checkbox"/> £25,000 – £29,999 <input type="checkbox"/> £30,000 – £39,999 <input type="checkbox"/> £40,000 – £49,999 <input type="checkbox"/> Over £50,000 per annum <input type="checkbox"/>
Could you raise a 10% mortgage deposit	Yes <input type="checkbox"/> No <input type="checkbox"/>

Section 3 – to be completed by ALL households

Please provide any further comments below to explain your responses to any of the questions in this questionnaire.

This questionnaire is completely confidential. However, if there is an identifiable housing need in the parish we may need to get back in touch with you. Therefore, if you would like a response it would be helpful if you could include your contact details below.

Name	
Address (1st line of address mandatory field) Postcode (mandatory)	
Telephone Number	
Email Address	

Thank you for taking the time to complete this questionnaire.

Please return the Completed Questionnaire by 28th November 2014.