



HOUSING NEEDS SURVEY REPORT



The Parish of Fiskerton

West Lindsey

Lincolnshire

March 2016

Community Lincs is a Lincolnshire charity working to sustain and improve the quality of life for individuals and communities across the county. Established in 1927, Community Lincs has used its extensive knowledge of Lincolnshire's communities to develop a range of projects and support services. This support helps local groups and volunteers to provide services and facilities within their communities. In addition to our general advice services, we offer targeted consultancy and business support.

- Community Lincs helps communities identify local need and implement viable solutions;
- Community Lincs works in partnership to achieve sustainable communities;
- Community Lincs champions the issues and concerns of communities across the county;
- Community Lincs delivers a range of professional consultancy services.

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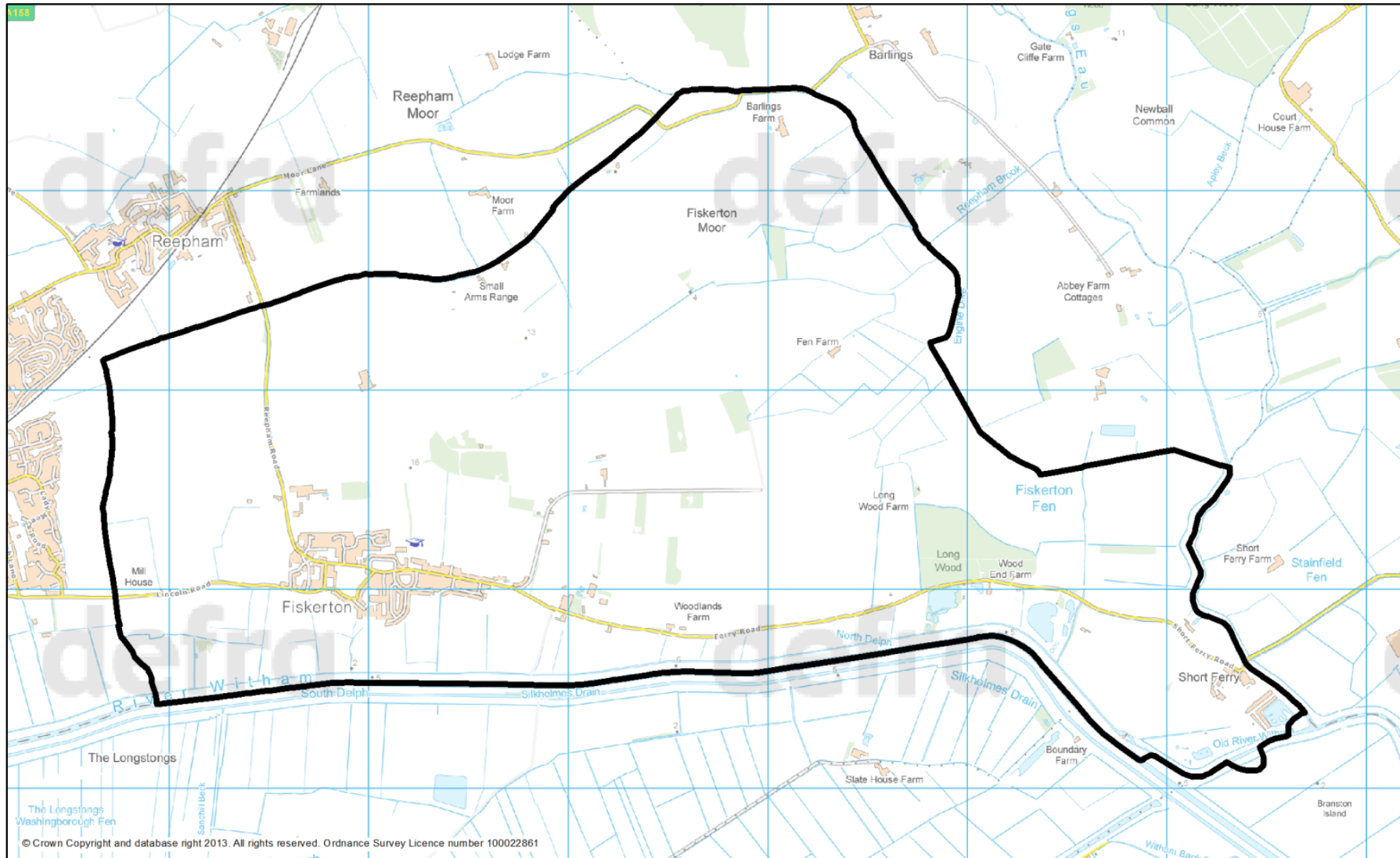


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Fiskerton Parish



Source: 2011 Census Output Area boundaries. Crown Copyright.
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Local Information

Fiskerton is one of 128 parishes in West Lindsey, situated approximately 6 miles east of Lincoln on the north side of the River Witham.

The village is of archaeological significance due to the discovery of Iron Age artefacts including a metre-long decorative shield, dated second century BC, now known as the Witham Shield and is housed in the British Museum. Other artefacts discovered include a mid-Iron Age sword, spears, woodworking and metal working tools and a human skull. The most important discovery for Fiskerton was two votive Iron Age boats, one of which can be seen at The Collection in Lincoln.

During the Second World War, an airfield was constructed to the north of the village. RAF Fiskerton was in use for 2 years throughout the war, until it closed and was returned to agricultural use.

Fiskerton Fen is the village's nature reserve and is a site that has been developed to benefit wildlife associated with fen and reed beds. In recognition of the River Witham's use as a key trading route in the Bronze Age, a bird hide has been constructed on the reserve in the style of a Bronze Age hut.



St Clements Church - Fiskerton



Carpenters Arms - Fiskerton

There are a small number of amenities in Fiskerton. A public house called The Carpenters Inn, a local convenience shop and a hardware shop. There is a large village hall that was reconstructed in 2005 following a fire that destroyed the roof. The hall provides a venue for leisure and cultural activities. The village has its own primary school (Fiskerton Church of England Primary School) with a current roll of approximately 100 pupils.

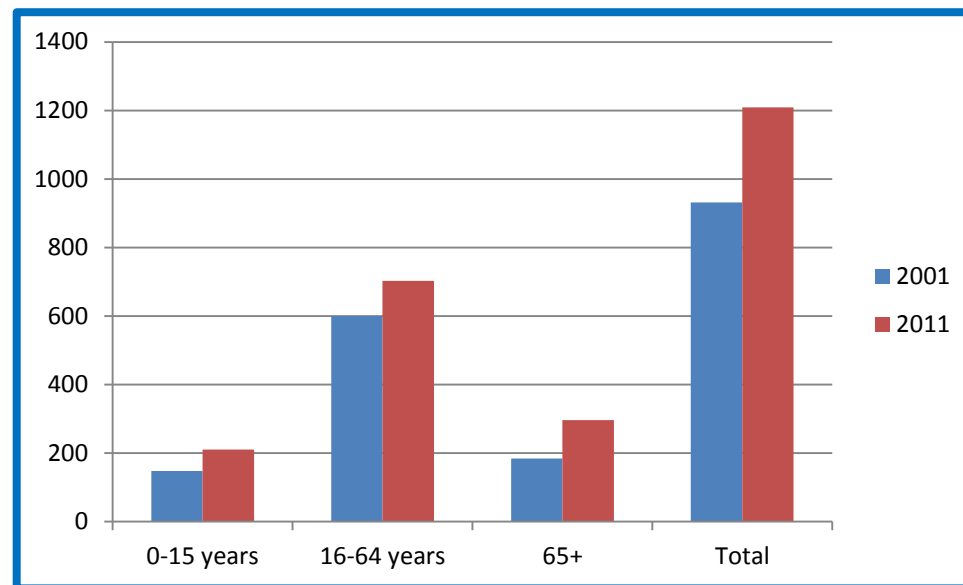
Who lives in the Parish of Fiskerton?

- The 2011 Census recorded 1,209 residents in the parish. This was 1.3% of the total population of West Lindsey.
- There were a total of 457 households, with an average size of 2.6 persons.
- The parish population increased by 30% between 2001 and 2011 with a significant 60% increase of people aged 65+.
- In 2011:

One in four residents of the parish was aged over 65.

There were 78 single person households, of which 52 were aged over 65.
- The 1911 Census recorded a total of 399 parish residents. The population of the parish has therefore increased threefold over the past century.

All Residents	Children under 16	People Aged 16 - 64	People over 65
1209	210	703	296
Male: 48% Female: 52%	17.4% of all residents	58.1% of all residents	24.5% of all residents



Source: 2001 and 2011 Census, ONS Mid Year

House types and tenure

- Fiskerton has a high proportion of detached homes and the level of owner occupation is above the average for West Lindsey.
- Conversely, the parish has a relatively low proportion of terraced homes, flats 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 slightly below the average for West Lindsey.

Detached Homes	Semi-detached Homes	Terraced Homes	Flats
327	79	45	8
71% of all homes	17% of all homes	10% of all homes	2% of all homes
WLDC ave: 51%	WLDC ave: 27%	WLDC ave: 16%	WLDC ave: 9%

Owner Occupied Homes	Social Rented Homes	Private Rented Homes
366	52	25
80% of all homes	11% of all homes	5% of all homes
WLDC ave: 72%	WLDC ave: 12%	WLDC ave: 14%

Source: 2011 Census

Property Values

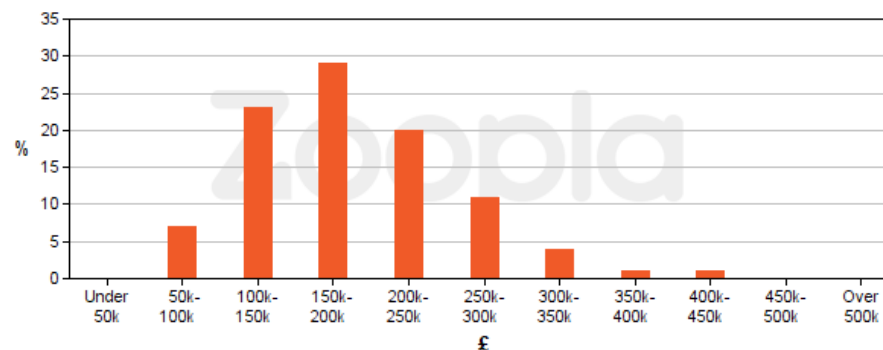
Fiskerton has a wide selection of property types ranging in value from under £100k to over £400k.

30% of homes in the parish have values of less than £150k.

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

Source: Zoopla

Value ranges in Fiskerton, Lincoln (Apr 2016)



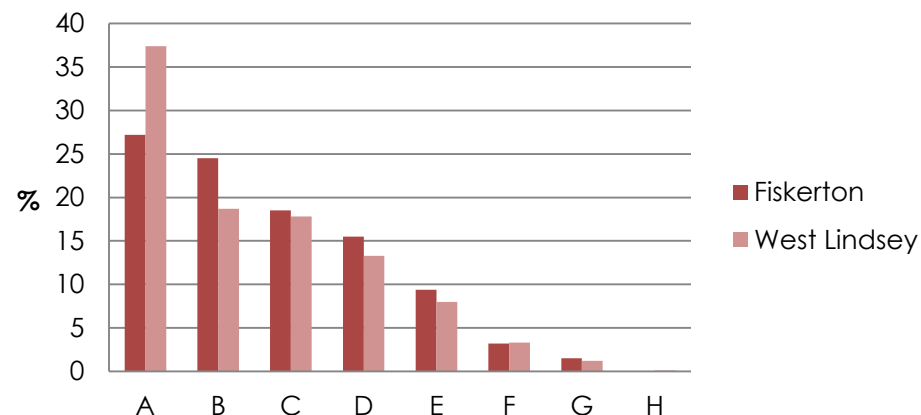
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At the 2011 Census, 27% of Fiskerton homes were included in the lowest Council Tax Band - Band A.

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

Source: ONS

Analysis of Properties by Council Tax Band- 2011

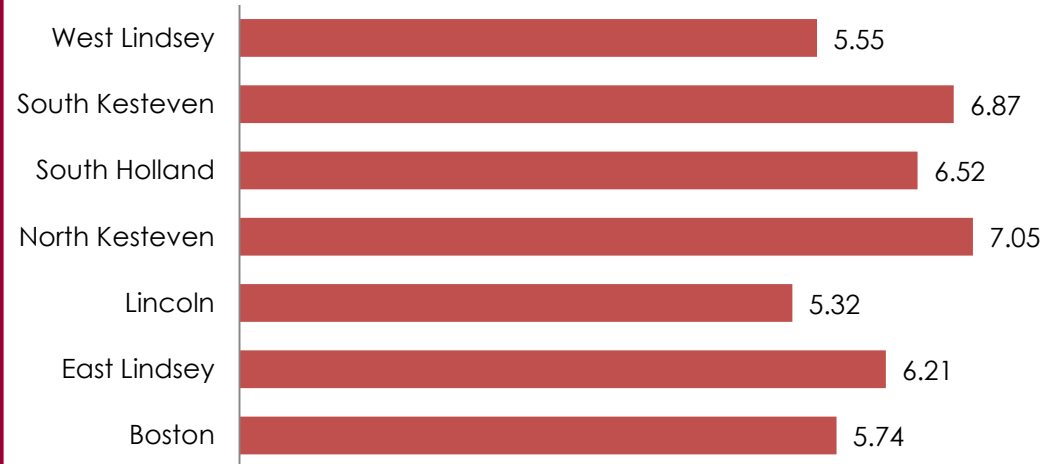


How affordable is local housing?

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 Fiskerton is relatively small. The 2011 Census indicated that only 25 homes (5.5% of the total housing stock in the parish) were let privately. At the time of the survey, there were only eight properties for sale in the parish and none of these were for rent. The property prices were as follows:

- 1 x 2 bedroom semi-detached house: £135,000
- 1 x 3 bedroom detached bungalow: £139,200
- 3 x 3 bedroom detached houses: £165,000 - £409,950
- 1 x 4 bedroom semi-detached house: £185,000
- 2 x 4 bedroom detached houses: £295,000 – Price on application

During the last year, seven properties were sold including 2 x 3 bedroom terraced houses (£102,500 - £129,500), 1 x 2 bedroom house (£121,000), 1 x 3 bedroom semi-detached (£132,000) and 3 x 4/5 bedroom houses (£233,500 - £490,000). Sold house prices were 22% higher on the previous year.

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.

Sources: ONS, Rightmove, DCLG

Housing Needs Survey Analysis

• Survey Distribution and Responses

The Housing Needs Survey was carried out during March and April 2016 commissioned by Fiskerton Parish Council to find out what the current and future housing needs are likely to be for people living in Fiskerton. Research findings will inform the final Neighbourhood Development Plan report and influence the housing profile of all major residential developments in Fiskerton over the next 20 years to ensure needs are adequately met within the local community. A letter from the Fiskerton Neighbourhood Planning Group explaining the Housing Needs Survey is shown in Appendix A and this letter was delivered to each Fiskerton household together with the survey questionnaire and a Freepost reply envelope. Arrangements were also made for questionnaires to be completed on-line.

A total of 151 completed questionnaires were received giving a very good response rate of 29.6%. Whilst 13 (8.6%) of the completed questionnaires were completed and returned on-line, the vast majority (138 or 91.4%) were completed and returned as hard copy questionnaires using Freepost envelopes.

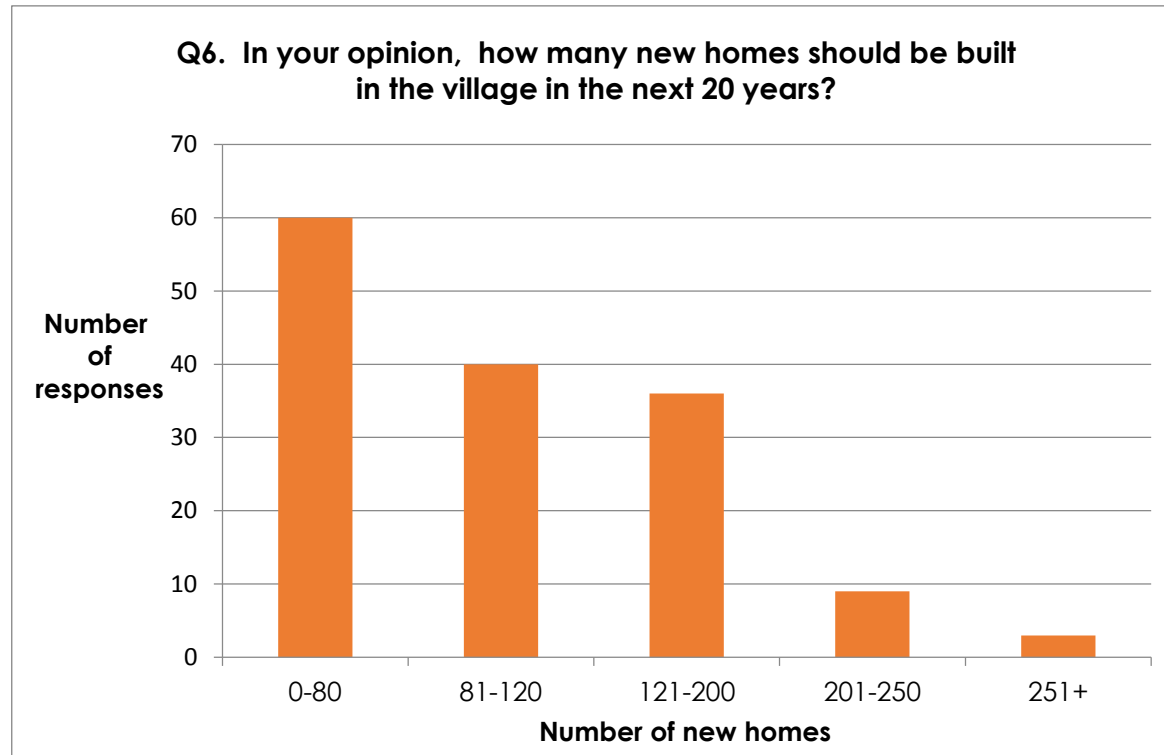
• Characteristics of Respondents

A profile of respondents who replied to the survey questionnaire shows the following general characteristics:

- 59.3% of households have 2 people living in their household. 84.7% of households have 3 people or less living in their households.
- 349 people live in respondent households with 36.1% aged 65 years old and over. 61.1% are aged 50 years old and over.
- 20.1% of people living in respondent households have lived in Fiskerton for 31 or more years. 57.2% have lived in Fiskerton for 11 or more years and 42.8% for less than 10 years.
- 40.9% of people living in respondent households have retired and 37.1% are employed / self-employed. 3.4% are unemployed and 1.2% are carers.
- 49.2% of respondents own the house outright they are currently living in and 32% with a mortgage. 10.7% are owned by a Housing Association/Local Authority, 5.7% are in shared ownership and none are owned by private landlords.

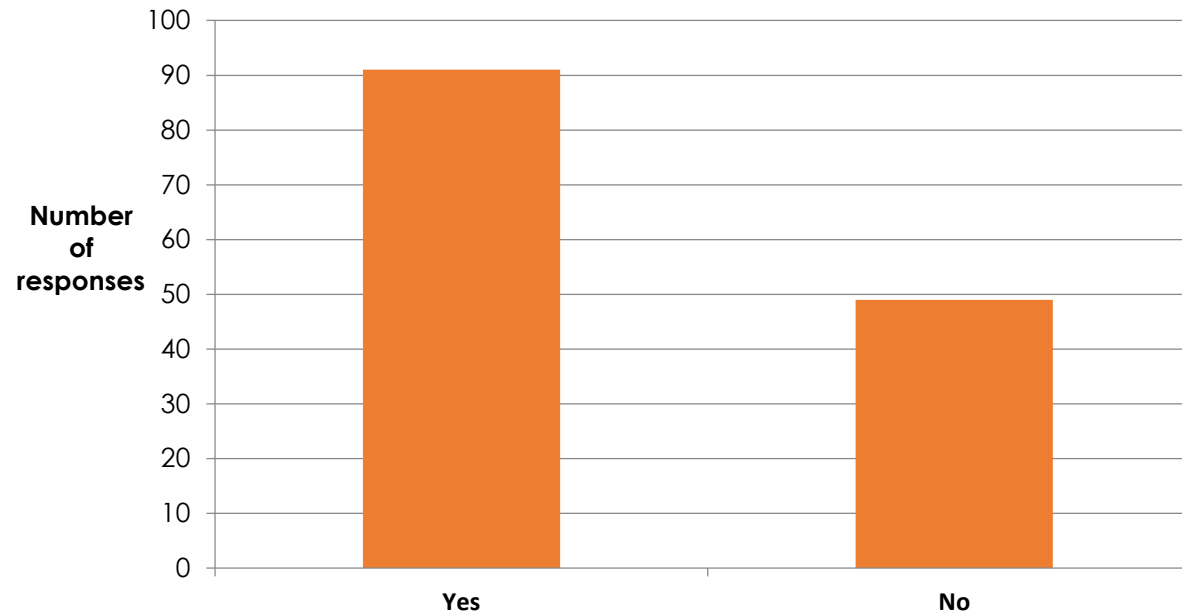
- **Housing Development**

Respondents were invited to say how many new homes should be built in the village in the next 20 years. The chart below summarises the responses and shows higher preferences for smaller numbers of new homes than higher numbers.



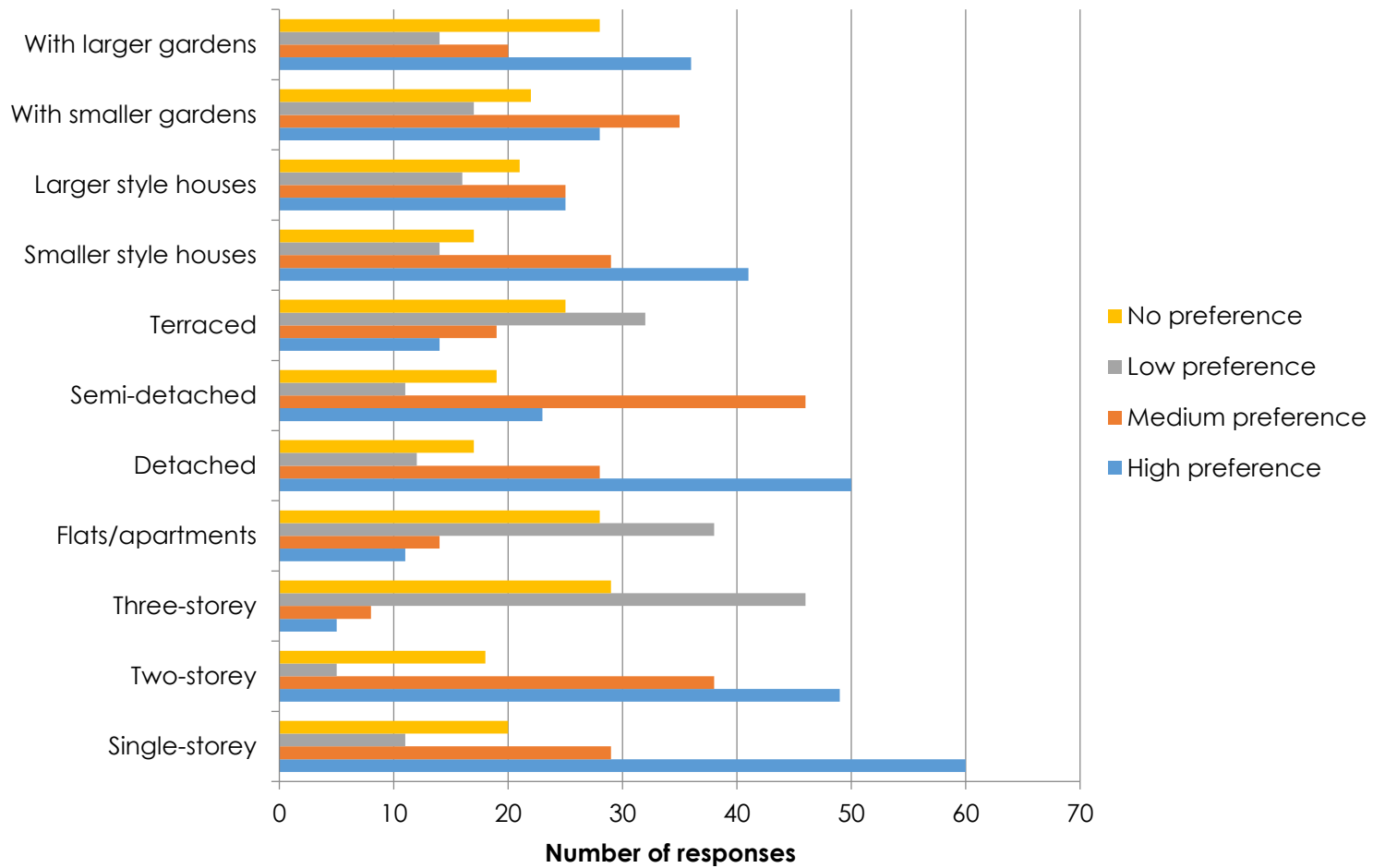
The explanatory letter sent to residents by the Neighbourhood Planning Group shown in Appendix A outlined the situation relating to Manor Farm Paddock. Residents were asked to consider whether or not they would wish to see this as open green space as part of the planning gain for the village in return for a limited housing development on the edge of the village. 91 respondents, almost two-thirds (64.8%) of all respondents, stated they would be prepared to accept more housing if planning gain for the village included acquiring the Manor Farm Paddock for free community access. The chart overleaf refers.

Q7. Would you be prepared to accept more housing if planning gain for the village included acquiring the Manor Farm Paddock for free community access?



In relation to the types of housing respondents would you like to see included in any new housing developments, highest preferences were indicated for single or two-storey detached properties with mixed size gardens. There was a low preference for three-storey buildings, terraced housing and flats/apartments. The chart overleaf summarises responses:

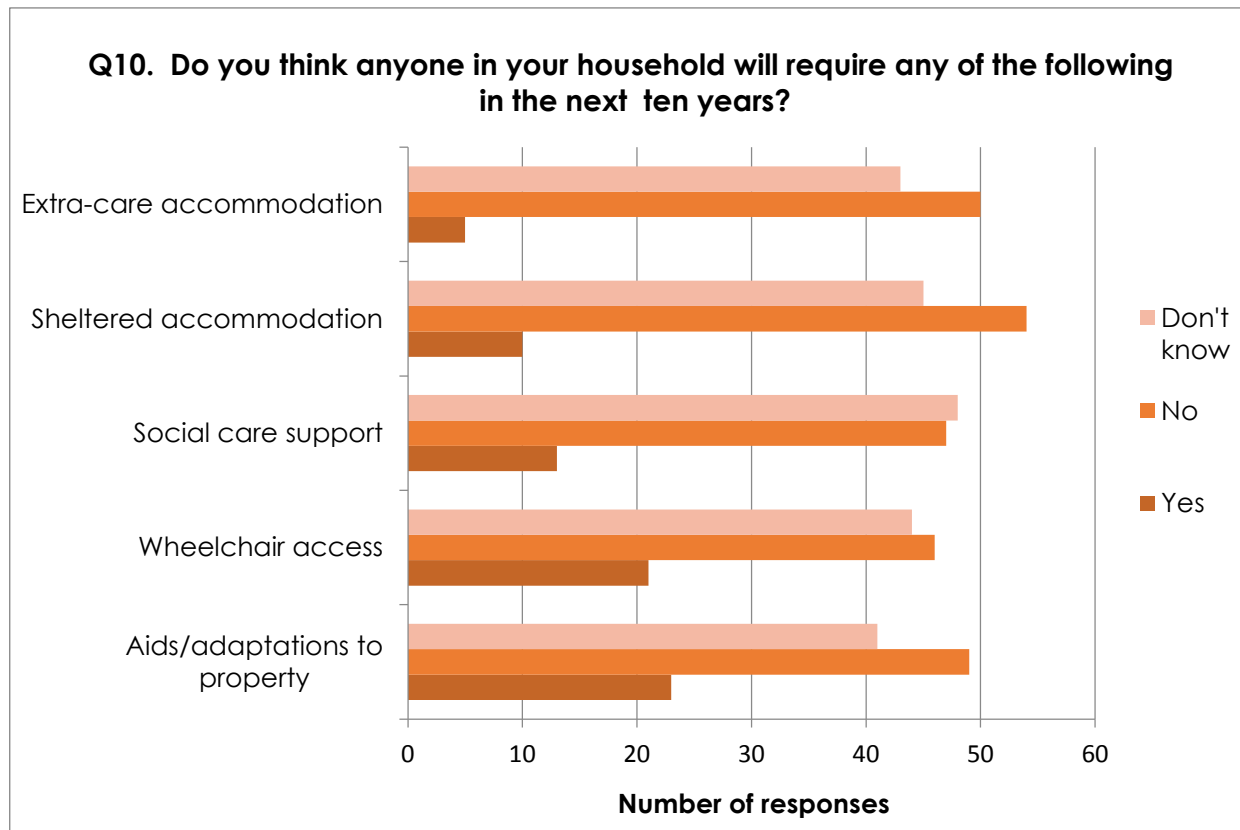
Q8. What type of housing would you like to see included in any new housing developments?



- **Supported Housing Need**

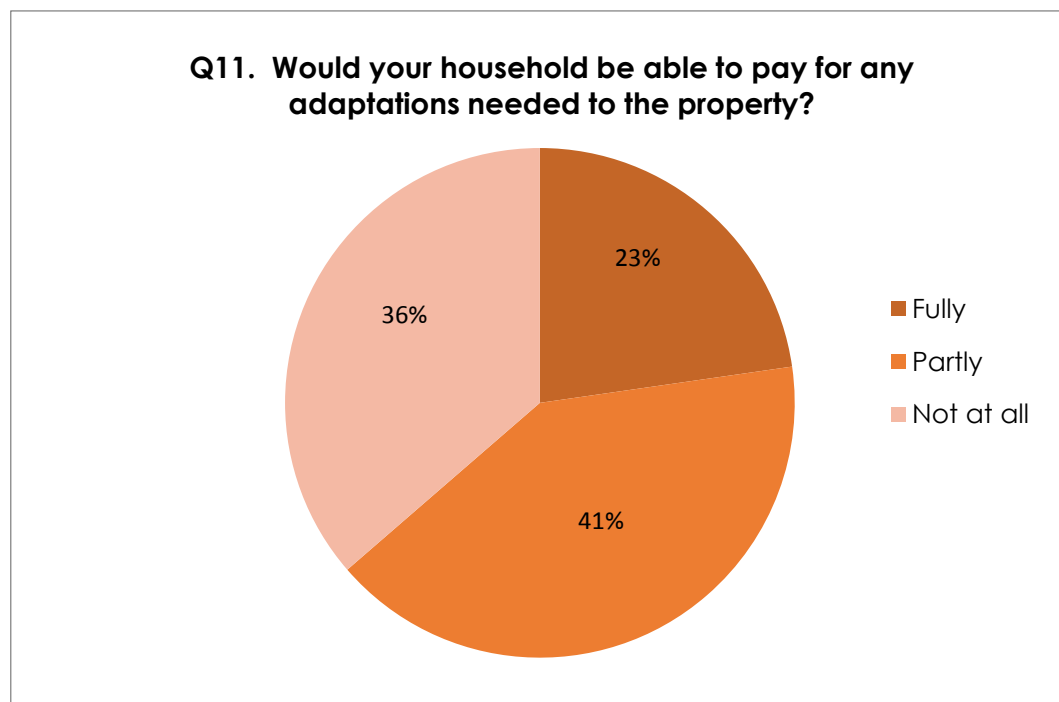
'Supported Housing' can be described as a scheme where housing, support and sometimes care services can be provided as a package. The purpose of support is to enable service users to live as independently as possible within their community. Appendix A provides further details about the nature of 'Sheltered' and 'Extra-care' accommodation.

Respondents were asked to indicate whether any member of their household will need some form of 'Supported Housing' provision over the next few years and the type of accommodation that would be required. A total of 122 respondents answered this question as follows:



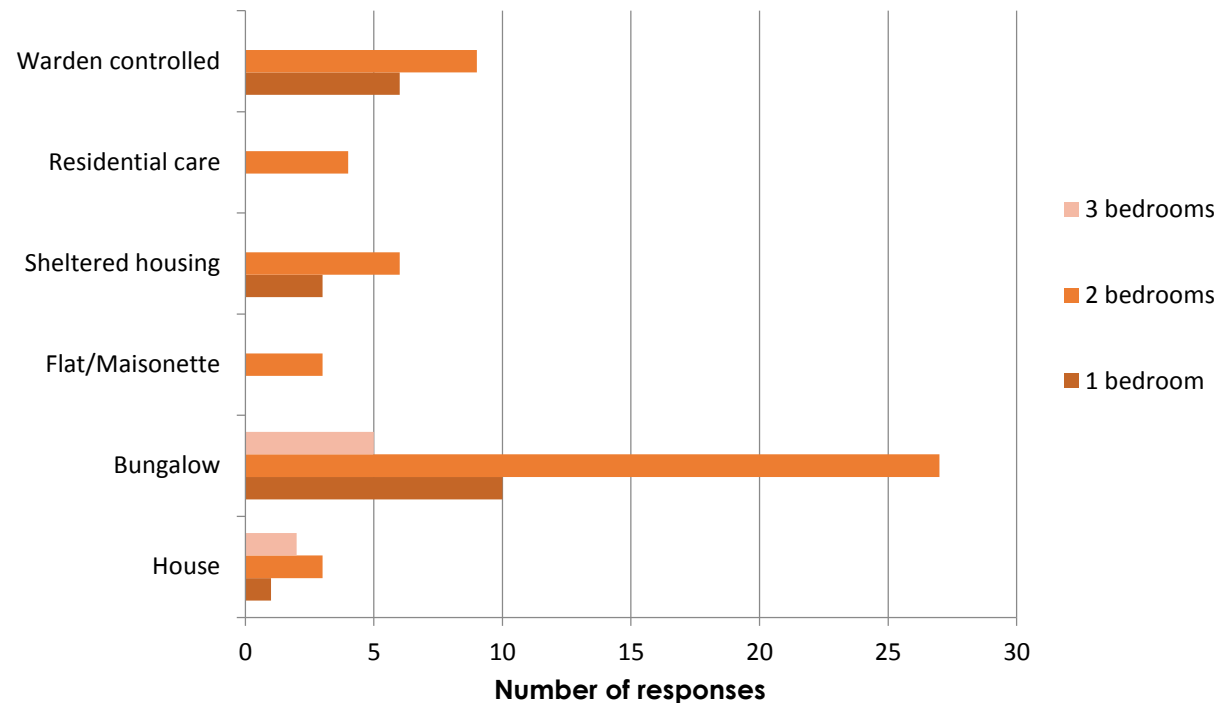
There is significant interest from those in need to remain in their existing homes with appropriate support and also a small number of responses indicating interest in alternative accommodation with provision for care and support. Additional respondents' comments are shown in Appendix D.

25 (22.7%) of respondents have stated that their household would be able to pay for any adaptations needed to their property and a further 45 (40.9%) of respondents have indicated that their household could partly pay for any adaptations. 40 (36.4%) of respondents feel that their household could not pay anything at all towards the cost of adaptations.



Respondents were invited to indicate if someone in their household may need “Supported Housing” and, if so, to say what type of accommodation would be needed and how many bedrooms would be required. There were 55 replies to this question as follows:

Q12. If someone in your household may need Supported Housing, what type of accommodation would be needed and how many bedrooms would you require?



There is significant interest and potential need for 'Supported' accommodation and particularly for 1 and 2 bedroomed bungalows.

- **Affordable Housing Needs**

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 and wanting to live in the parish or elsewhere. If so, they were asked to indicate which of the following reasons 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 associated issues such as when a member of a household may wish / need to move, the preferred type of tenancy (rent, shared ownership, other), number of bedrooms, type of property (house, bungalow, flat / maisonette, other), whether or not the household is registered on the District Council housing waiting list, to indicate if any members of their family / household had moved away from the parish in the last 5 years due to lack of affordable housing and, if so, how many household members may return to the parish if affordable housing was available. Respondents were invited to give their contact details for any follow-up activities / action that may result from research findings.

Of the 151 completed questionnaires, 13 respondents answered "Yes" to the question "Do you or anyone else in your household have an affordable housing need?" This represents 8.6% of all respondents to the survey questionnaire. 12 of these respondents confirmed that they would wish to live in Fiskerton (Appendix B).

8 respondents indicated that members of their family / household moved away from the parish in the last 5 years due to a lack of affordable housing and 12 respondents stated that a total of 21 people would 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 are not included in any appendices to this report. Further research would be required to ascertain how many households are represented by these 21 people. 6 respondents have provided their contact details.

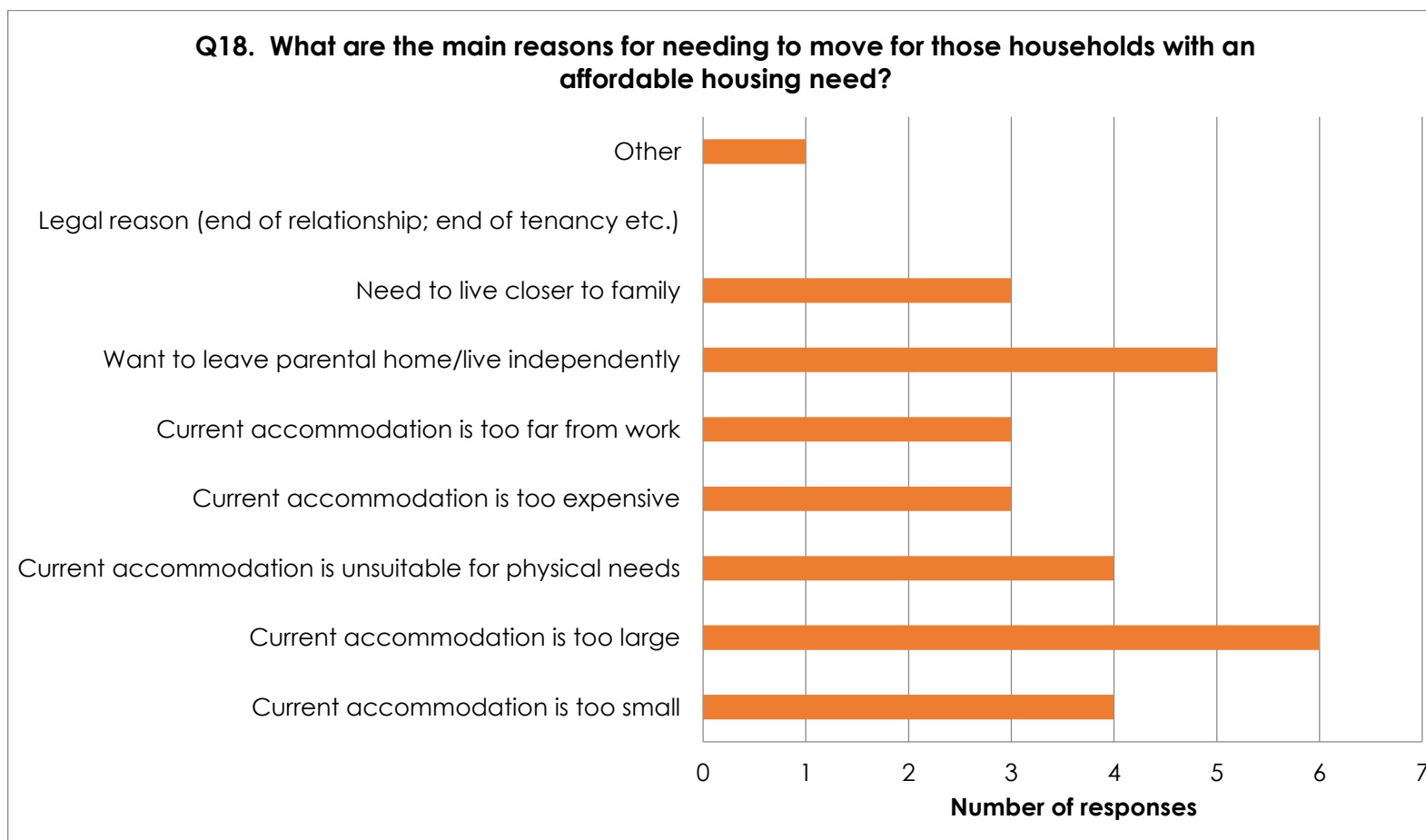
In addition, a further 8 respondents stated that they did not have an affordable housing need but indicated a housing need and that they would wish to live in Fiskerton (Appendix C). 2 respondents have provided their contact details.

The table below summarises the potential need for affordable and other properties in Fiskerton:

Respondents indicating housing needs in Fiskerton	Number of households / people in housing need
12 respondents indicating affordable housing needs	16 households
8 respondents indicating no affordable housing needs	9 households
11 respondents indicating people wishing to move back if affordable housing available	21 people
Total	46 households / people

10 respondents representing 13 households with affordable housing needs have provided their contact details.

The following reasons for needing to move were given by those respondents indicating that they had an affordable housing need (in some instances, individual households gave more than one reason):



Whilst the reasons for needing to move are fairly evenly spread, the two most frequently stated reasons are “Current accommodation is too large” and “Want to leave parental home/live independently”.

“Couples” is the largest category of households in need of an affordable home. There are 9 of these households representing just over 52% of the total. The remaining 7 households are almost evenly split between single people (4 households) and families consisting of one or two adults with children (3 households).

10 households (62.5%) in affordable housing need are currently living in Housing Association / Local Authority owned properties and paying rent. The three key stated reasons for this group needing to move are current accommodation is too large, wanting to leave parental home / live independently and current accommodation is unsuitable for physical needs.

2 of the 3 households owned by “self with mortgage” have indicated that current accommodation is too expensive.

None of the households in affordable housing need are currently living in private rented accommodation.

Appendix B provides a summary of the 16 households with affordable housing needs and this shows a requirement for the following types of affordable accommodation. Additional respondents' comments are shown in Appendix D.

Types of properties required by households with Affordable Housing Needs	Number of properties	When needed?	Supported Housing Need?
3 bedroomed house for shared ownership or rent	1	0-12 months	Yes
3 bedroomed house for shared ownership	1	1-3 years	No
2 bedroomed house for rent	2	2 x 1-3 years	No (2)
2 bedroomed bungalow for rent	3	2 x 0-12 months, 1 x 1-3 years	Yes (3)
2 bedroomed house for shared ownership	1	1-3 years	No
2 bedroomed house, bungalow or flat / maisonette for shared ownership/rent	1	0-12 months & 3-5 years	Yes
1 or 2 bedroomed bungalow for rent	1	0-12 months	Yes
1 or 2 bedroomed bungalow for shared ownership or rent	1	0-12 months & 1-3 years	Yes
1 bedroomed house or bungalow for rent	1	Unknown	Yes
1 bedroomed bungalow for rent	1?	0-12 months?	Yes?
Not specified	3	Unknown	Unknown

- **Summary and Recommendations**

Factors affecting the current housing market in Fiskerton

The survey has highlighted a number of factors which affect the current housing market in the Parish of Fiskerton:

a) Demographic make-up

Lincolnshire communities are known to generally have high levels of older residents and the proportion of Fiskerton residents over the age of 65 is above average for the County. In 2011, 24.5% of the Fiskerton population was aged 65+ compared with 21% for the County of Lincolnshire and 16% nationally (Source: 2011 Census). 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.

b) Housing Stock

Fiskerton has a high proportion of detached homes and there are relatively few terraced properties or flats available for lower income households. The level of owner occupation in the parish is above average for the District and there are very few properties available for private rent. The proportion of social rented homes is also slightly below the average for the District.

c) Operation of the housing market

Local housing needs reflect recent trends in the wider housing market, with couples, single people and families with children having difficulty in gaining access to owner occupation and the private rental market. Current evidence from Rightmove for example shows sold house prices in Fiskerton during the past year are 22% higher than the previous year and there are no properties available for rent. In rural communities, these trends 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.

Housing Development

The responses to the “Housing Development” section of the survey has highlighted strongest community support for up to 80 new homes that should be built in the village in the next 20 years and for more housing if planning gain for the village included acquiring the Manor Farm Paddock for free community access. Types of housing that are single or two-storey properties with mixed size gardens.

Supported Housing and Affordable Housing Needs

In relation to the “Supported Housing” and “Affordable Housing” needs elements of this survey, responses highlight the following current needs:

a) 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 trend. Not only will there be an increased need for mobility and wheelchair standard homes, there will 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 highlighted that, in many cases, residents prefer to stay 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 full cost of required adaptations and this may increase the numbers needing to move to more suitable accommodation in the local community. This survey has shown a significant interest and potential need for ‘Supported’ accommodation and particularly for 1 and 2 bedroomed bungalows.

b) Lack of affordable housing options for couples, single people and families with children currently living in Fiskerton

Whilst couples constituted the largest category of affordable housing need identified in this survey, there is evidence that young single people and families with children also have affordable housing needs. The majority of couples feel their current accommodation has inappropriate space (either too large or too small), is too expensive to run or is unsuitable for physical needs. Younger couples and single people indicated a wish to leave the parental home / live independently and families with children cited inappropriate space as key reasons for housing need. A high proportion of households indicating affordable housing needs pay rent in Housing Association / Local Authority owned properties.

- c) Possible affordable housing demand from those who have moved away from Fiskerton and who may return if affordable housing was available and respondents without affordable housing needs who wish to move but remain in Fiskerton

The survey has also identified a significant number of people who may wish to return to live in Fiskerton if affordable housing was available and a number of respondents who do not have affordable housing needs but wish to find alternative accommodation for various reasons in Fiskerton.

Recommendations

In view of this evidence, it is recommended that consideration be given to including appropriate provision in the proposed Fiskerton Neighbourhood Development Plan to ensure that future development reflects the current and future housing needs of respondents identified in this report. 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 a Neighbourhood Development Plan is concerned specifically with land use issues, the Parish Council may wish to consider the need to facilitate more informal mechanisms for supporting increasing numbers of older people living in the community and their carers. This could include facilitating new or existing volunteer support groups such as Good Neighbours Schemes and Dementia Support Groups. These schemes do not replace the work of statutory services but can offer much needed support to enable vulnerable residents to remain independent in their local communities.

Appendices

Appendix A: Fiskerton Neighbourhood Plan Housing Needs Survey – Letter to residents

Appendix A

Fiskerton Neighbourhood Plan

Housing Needs Survey

community
Lincs

February 2016

Dear Resident

Many of you will be aware that we are currently preparing a Neighbourhood Plan for Fiskerton. We have held a number of open meetings and undertook a Parish Survey in 2012/13. From this survey two of the most important aspects of future development were identified as:

- Keeping Manor Paddock and the Crescent as open green spaces
- Focus future development toward the needs of the young and elderly indigenous population

Since then the Church Commissioners, who own the Manor Farm Paddock and most of the agricultural land round Fiskerton, have presented plans to build on the Paddock which was strongly objected to by villagers, the Parish Council and the Neighbourhood Plan Group. As a result the Church Commissioners have withdrawn their plans to build on the Paddock for the moment. The Neighbourhood Planning Group is currently negotiating with the Church Commissioners for them to give the Paddock to the Parish Council as part of the planning gain for the village in return for a limited housing development on the edge of the village.

The Neighbourhood Planning Group has a current Draft Plan showing the Manor Farm Paddock and the Crescent as open green spaces and a proposed possible housing development of approximately 200 houses to the north of Ferry Road.

This Housing Needs Survey is being carried out by Community Lincs for Fiskerton NPG. It gives you the opportunity to comment on the housing needs you think are required for Fiskerton. Please take time to complete it as a high return rate will enhance the value of the survey results. The research findings will influence the housing profile of all major residential developments for Fiskerton over the next 20 years to ensure future needs are adequately met within the local community.

Please place your completed questionnaire in the prepaid envelop provided and put it in the post or if you would prefer to complete the survey on-line. This is available at: <https://www.surveymonkey.co.uk/r/FiskertonHNS>

Don't miss your chance to have your say about the future of Fiskerton.

Closing Date for returning this survey is Monday 11th April 2016.

Thank you for your support.

Some frequently asked questions are answered overleaf.

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SOME FREQUENTLY ASKED QUESTIONS

What is Community Lincs?

Community Lincs is an independent charity that has been serving the communities of Lincolnshire since 1927. We have been involved in helping communities to tackle affordable housing needs and associated issues since 1991.

Where can I get more copies of the Housing Needs survey form?

You can get further copies of the survey by telephoning Community Lincs on 01529 302466

Who do I contact if I have general queries about this survey?

Please contact Stuart Duckworth by telephone on 01529 301964 or by e-mail: stuart.duckworth@communitylincs.com

What will happen after the survey?

The survey results and any proposed next steps will be shared with the local community via the Parish Council.

Community Lincs may contact you again in the future in relation to developments arising from this survey but neither your name nor any response that could be attributed to you will be in the public domain.

What are the different types of supported accommodation?

Sheltered housing is built for the needs of older people who enjoy their independence but who may need a little bit of support and who value the security of living in a community environment.

Extra-Care Housing is housing designed with the needs of frailter older people in mind and with varying levels of care and support available on site. People who live in Extra-Care Housing have their own self-contained homes, their own front doors and a legal right to occupy the property. Extra-Care Housing is also known as very sheltered housing, assisted living, or simply as 'housing with care'. In addition to the communal facilities often found in sheltered housing (residents' lounge, guest suite, laundry), Extra Care often includes a restaurant or dining room, health & fitness facilities, hobby rooms and even computer rooms. Domestic support and personal care are available, usually provided by on-site staff. Properties can be rented, owned or part owned/part rented.

What is affordable housing?

Affordable housing is housing that is within the financial means of local people with needs that cannot be met on the open housing market, is usually provided by a Housing Association or local authority and can include properties for rent or shared ownership. Such properties have a legal agreement which enables affordable housing to remain affordable and available for local people forever.

Appendix B: Analysis of households indicating an affordable housing need

Ref. No.	Who owns current accommodation?	Household details	Reason for needing to move	Timescale for need to move	Accommodation required	On WLDC Housing Register?	Contact details given?	To live In Fiskerton?
1	Self with mortgage	Couple Lived in parish for 6-10 yrs. Employed	Want to leave parental home / live independently	1-3 years	2 bed house for shared ownership	No	Yes	Yes
2	Self with mortgage	Couple Lived in parish for 21-30 yrs. Employed	Current accommodation is too large, expensive and too far from work Want to leave parental home / live independently	Now or in next 12 months and 3-5 years	2 bed house / bungalow / flat / maisonette (possibly Supported Housing) for shared ownership or rent from private landlord or Council / Housing Association	No	Yes	Yes
3	Housing Association / Local Authority (Rented)	Family (1 / 2 adults with children) Lived in parish for 11-20 yrs. Employed	Current accommodation is too large	1-3 years	2 bed house for rent from Council / Housing Association	No	No	Yes

4	Housing Association / Local Authority (Rented)	Single person Lived in parish for 31+ yrs. Retired	Did not answer	Did not answer	1 bed house / bungalow (wheelchair access, possibly Supported Housing) for rent from Council / Housing Association	No	No	Yes
5	Housing Association / Local Authority (Rented)	Single? Lived in parish for 1-5 yrs. Retired & Unemployed	Did not answer	Did not answer	Did not answer	Did not answer	Yes	No
6	Housing Association / Local Authority (Rented)	Couple Lived in parish for 6-10 yrs. Unemployed & Self-employed	Current accommodation is too small and is unsuitable for physical needs Current accommodation is too far from work	Now or next 12 months	2 bed bungalow (aids / adaptations to property, wheelchair access, possibly Supported Housing) for rent from private landlord or Council / Housing Association	Yes	Yes	Yes

7	Self own outright and Shared ownership	Couple Lived in parish for 21-30 yrs. Retired	Current accommodation and garden are too large and unsuitable for physical needs	Now or next 12 months	2 bed bungalow (wheelchair access, Supported / Sheltered Housing) for rent from Council / Housing Association	No	Yes	Yes
8	Housing Association / Local Authority (Rented)	Family (1 or 2 adults with children) Lived in parish for 1-5 yrs. Employed	Lack of parking, anti-social behaviour	Now or next 12 months	3 bed house (possibly Supported Housing) for shared ownership or rent from Council / Housing Association	No	Yes	Yes
9a.	Housing Association / Local Authority (Rented)	Couple Lived in parish for 31+ yrs. Retired	Current accommodation is too large, unsuitable for physical needs and too expensive	Now or in next 12 months	1 or 2 bed bungalow (aids / adaptations to property, wheelchair access, social care support, possibly Supported / Sheltered Housing and warden controlled) for rent from private landlord or Council / Housing Association	No	Yes	Yes

9b.	As above for 9a	Single Lived in parish for 31+ yrs.	As above for 9a and want to leave parental home / live independently and live closer to family	As above for 9a?	1 bed bungalow (other details as above for 9a)?	As above for 9a?	As above for 9a	As above for 9a?
10a	Housing Association / Local Authority (Rented)	Couple Lived in parish for 11-20 yrs. Retired	Current accommodation is too large	1-3 years	2 bed bungalow (aids / adaptations to property, wheelchair access) for rent from Council / Housing Association	No	Yes	Yes
10b	As above for 10a	Couple?	Want to leave parental home / live independently and live closer to family	As above for 10a?	?	As above for 10a?	As above for 10a	As above for 10a?
10c	As above for 10a	Couple?		As above for 10a?	?	As above for 10a?	As above for 10a	As above for 10a?

11	Did not answer	Single person Lived in parish for 21+ yrs.	Want to leave parental home / live independently and live closer to family	Now or in next 12 months and 1-3 years	1 or 2 bed bungalow (aids / adaptations to property, wheelchair access, social care support, possibly Supported Housing) for shared ownership or rent from Council / Housing Association	Did not answer	Yes	Yes
12	Shared ownership	Family (1 or 2 adults with children) Lived in parish for 11-20 yrs. Employed	Current accommodation is too small	1-3 years	3 bed house for shared ownership	No	Yes	Yes
13	Self with mortgage	Single / Couple Lived in parish for 21-30 yrs. Employed	Current accommodation is too small, too large and expensive	1-3 years	2 bed house for rent from private landlord, Council / Housing Association	No	No	Yes

Appendix C: Analysis of households without an affordable housing need and wanting to live in Fiskerton

Ref. No.	Who owns current accommodation?	Household details	Reason for needing to move	Timescale for need to move	Accommodation required	On WLDC Housing Register?	Contact details given?	To live In Fiskerton?
14	Self (own outright)	Single person Lived in parish for 11-20 yrs. Employed	Want to leave parental home / live independently	1-3 years	2 bed house	Did not answer	No	Yes
15	Self with mortgage	Couple? Lived in parish for 6-10 yrs. Employed	Did not answer	Did not answer	2 bed bungalow (possibly Supported Housing)?	Did not answer	No	Yes
16	Self with mortgage	Single Lived in parish for 6-10 yrs. Self-employed	Current accommodation is too large Other	Now or in next 12 months	1 bed house	No	Yes	Yes
17	Self (own-outright)	Couple? Lived in parish for 31+ yrs. Retired	Did not answer	Did not answer	2 bed bungalow (possibly Sheltered / Extra-care accommodation, Supported Housing)	No	No	Yes

18a	Self with mortgage	Couple Lived in parish for 11-20 yrs. Employed	Current accommodation too large	1-3 years	3 bed house / bungalow for rent from Council / Housing Association	No	No	Yes
18b	As above for 18a	Family (1 or 2 adults with children)	Want to leave parental home / live independently and live closer to family	As above for 18a?	?	As above for 18a?	As above for 18a	As above for 18a?
19	Self with mortgage	Family (1 or 2 adults with children) Lived in parish for 11-20 yrs. Employed	Did not answer	1-3 years	3 bed house (possibly 2 bed bungalow Supported Housing?) for rent from Council / Housing Association	No	No	Yes
20	Housing Association / Local Authority (Rented)	Single person	Need to live closer to family	Now or in next 12 months	1 bed flat / maisonette (possibly Sheltered accommodation) for rent from private landlord or Council / Housing Association	Yes	Yes	Yes

21	Housing Association / Local Authority (Rented)	Single person Lived in parish for 1-5 yrs. Retired	Current accommodation is too far from work	1-3 years	1 bed bungalow (possibly Supported Housing) for rent from Council / Housing Association	No	Yes	Yes
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Appendix D: Respondents' comments

Q6. In your opinion, how many new homes should be built in the village in the next 20 years?

There should be no further development in Fiskerton before sewers, land drainage and road access in/out of village is vastly improved.

Q10. Do you think that anyone in your household will require any of the following in the next 10 years?

10 years is a long time for 70 1/2 year old to forecast.

Life's uncertain.

We are both in our late 60s. We hope that we will be able to stay in our home for many years, but in the next 10 years we might have recourse to the above.

How the heck do we know personally, but there is a need for supported housing for others.

Gated community type development would be welcome.

Q18. What is the main reason for needing to move?

Question not understood.

Lived in village 71 years.

Flooding and privacy.

Current house does not meet needs as lack of parking (*and anti-social behaviour*).

Garden too big (*and health challenges*)

Neighbour.

All children "want to leave parental home/live independently."

Move near to a place of employment or to be closer to family are reasons that arise but no plans to leave in the foreseeable future.

Q20. If affordable housing was available, which of the following would you or any members of your household consider?

Buy outright or with a mortgage.

Privacy x 3

Down-size x 2

Q21. What type of accommodation is needed and how many bedrooms do you require?

Canal Boat (private).

Please note Fiskerton road structure is not able to take any more housing especially road near church, too narrow many near misses. Village hall benefit from one way system if extra houses to be built! Like village of Aubourn south of the city! Also speed big issue in village.

Again as with supported housing there is a need for affordable housing for local people and families, but I must stress local people.

Happy with house at the moment, but might need a bungalow, like a lot of people in this village. It's no good having more houses if you don't have a Doctors, a bigger shop. Not everybody has a car; we need a Doctors in this village.

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