11.19 Many households will be found in the private rented sector who cannot afford market rents at 25% of income on housing. Of these a proportion will be on Housing Benefit, but a substantial proportion will not be. In both cases, the private rented sector on shorthold does not provide affordable housing in the CLG definition, and does not provide long term security for often vulnerable households.

11.20 The CLG model is an important part of Guidance and so the calculation must be done as part of any HNS. In order to provide realistic outputs for the three key PPS3 requirements it is necessary to use a different and more pragmatic approach to analysing the housing market.

11.21 The Balancing Housing Markets model is therefore produced to provide the outputs required by PPS3 and to better reflect the current local practices across the whole housing market (in terms of amount of income used on housing and the decisions made when moving within the local market). It does this by containing a sensitivity that would not be appropriate within the CLG model.

11.22 The process of arriving at an allocation of sizes and tenures of housing, matching supply with demand, is complex. It typically involves upwards of 20 iterations. The combination of technical analysis and judgement involved is informed by qualitative research (principally with estate agents) and by secondary data on the area. However the process cannot, if it is to be a reliable guide to that market, be based on a simple formula. The nature of the interactions between supply and demand across 4 subgroups of tenures and 4 sizes of dwelling cannot be made into a mechanical analysis without losing practical relevance to the market(s) in question.

11.23 The combination of quantitative and qualitative analysis in one calculation process is a novel one. It is prompted by the complexity of the task. As a result of its origin, the process cannot be made completely transparent (as can an arithmetic calculation) but enough cross checking can be done to reassure a detached observer. In most cases the obvious cross-check for the affordable sector is the CLG Needs Model discussed above. The market sector of the calculation is more easily checked against qualitative evidence.

Unconstrained BHM results

11.24 The results of an unconstrained BHM analysis are presented in the table below.

Table 11.2 Total annual shortfall or surplus (unconstrained model)					
Tenure	Accommodation requirement				TOTAL
	1 bed	2 bed	3 bed	4 bed	
Owner-occupation	21	56	114	43	234
Private rented	9	6	9	16	40
Intermediate	4	23	9	0	36
Social rented	23	47	36	11	117
TOTAL	57	132	168	70	427

Source: Rutland housing needs and demand survey 2007 – household survey data

11.25 A number of conclusions can be drawn from this analysis:

i) Overall 54.7% of the demand is for owner-occupied property, 9.3% will be for private rented accommodation, 8.5% intermediate housing and 27.5% a social rented dwelling.

ii) The BHM methodology suggests a significant shortfall of all sizes of social rented housing with the largest shortfall being for two bedroom properties. Further information from the Council on the type of affordable housing demand and the existing stock of general needs and specialist (for example older persons housing) affordable accommodation indicates that around 90% of new social rented accommodation should be general needs with the remainder specialist accommodation.

iii) The model indicates that there is a shortfall of one, two and three bedroom intermediate housing. The largest being for two bedroom dwellings.

iv) Overall, the data shows a notable shortfall in the owner-occupied sector. In terms of size requirements, the information suggests that in the owner-occupied sector the main shortage is for three bedroom homes, with a smaller shortage for two, four and one bedroom dwellings.

v) The model indicates that there is a small shortfall of all sizes of private rented accommodation.

Summary

11.26 The BHM model is an innovative technology developed by Fordham Research to identify the imbalances that are likely to exist across the housing market in the next few years. It assesses a range of affordability ratios to identify the tenures and sizes of accommodation for which the mismatch between supply and demand is most acute.

11.27 The overall findings show that if growth is unconstrained, 54.7% of the demand is for owner-occupied property, 9.3% will be for private rented accommodation, 8.5% intermediate housing and 27.5% a social rented dwelling.

11.28 It is important to note however that the more robust methodology of the DCLG Model means that this provides a more accurate estimate of the annual affordable housing requirement.

12. The Needs of Particular Groups

Introduction

12.1 This section addresses particular client groups that may have specific housing requirements. Although such groups do not necessarily represent households in need as defined by the CLG Guide, it is important for the Council to have information on them in order to inform specific policies and service provision.

12.2 For example, the frail elderly may not be in housing need in the sense of not being able to afford market housing, but many of them are liable to require extra care in the future, whether directly, or via aids and adaptations in the home.

12.3 This section covers the following groups:

- Older person households
- Households with special needs
- Key workers and first-time buyers
- Households in rural areas

Older person households

12.4 Older people are defined as those over the state pension eligibility age (currently 65 for men, 60 for women). For the purpose of this chapter, households have been divided into three categories:

- Households without older persons
- Households with both older and non-older persons
- Households with only older persons

12.5 Just under a third of all households in Rutland contain only older people (29.7%, 4,344 households) and a further 8.7% contain both older and non-older people. The table below shows the number and percentage of households in each group.

Table 12.1 Older person households		
Categories	Number of households	% of all households
Households without older persons	8,997	61.5%
Households with both older and non-older persons	1,279	8.7%
Households with older persons only	4,344	29.7%
TOTAL	14,620	100.0%

Source: Rutland housing needs and demand survey 2007 – household survey data

12.6 Further analysis reveals that 1,107 (25.5%) of the 4,344 older person only households are headed by someone aged 80 or over.

Characteristics of older person households

12.7 The number of occupants in older person households is shown in the table below. The data suggests that almost all households containing older persons only are comprised of one or two persons only – there are only 11 older person households containing three or more people. Over half of all single person households are older person households.

Table 12.2 Size of older person only households					
Number of persons in household	Age group				
	Older persons only	Other h'holds	Number of h'holds	% of total h'holds with older persons	% of those with older persons
One	2,354	1,712	4,066	57.9%	54.2%
Two	1,979	3,689	5,668	34.9%	45.5%
Three	11	2,133	2,144	0.5%	0.3%
Four	0	1,973	1,973	0.0%	0.0%
Five	0	632	632	0.0%	0.0%
Six or more	0	137	137	0.0%	0.0%
TOTAL	4,344	10,276	14,620	29.7%	100.0%

Source: Rutland housing needs and demand survey 2007 – household survey data

12.8 The survey indicates that some 33.6% of households containing a single older person are headed by someone aged 80 or over, which compares with 15.8% of households with two older people.

12.9 The table below shows the housing tenures of households with older persons. Over two thirds of older person only households are owner-occupiers without a mortgage.

12.10 Another significant finding is the relatively high proportion of social rented accommodation containing older people only. Over half of Council rented dwellings in Rutland contain only older people. This is because much of the larger family Council properties have been lost to the stock through Right-to-Buy. A disproportionate amount of the remaining stock is therefore older persons accommodation, much of this unfit for purpose when assessed against modern standards.

Table 12.3 Older person only households and tenure

Tenure	Age group				
	Older persons only	Other h'holds	Number of h'holds	% of total h'holds with older persons	% of those with older persons
Owner-occupied (no mortgage)	2,906	2,327	5,233	55.5%	66.9%
Owner-occupied (with mortgage)	244	5,387	5,631	4.3%	5.6%
Council	664	557	1,221	54.4%	15.3%
RSL	127	231	358	35.5%	2.9%
Private rented	403	1,774	2,177	18.5%	9.3%
TOTAL	4,344	10,276	14,620	29.7%	100.0%

Source: Rutland housing needs and demand survey 2007 – household survey data

12.11 It is worth noting that over a third (37.0%) of older person only households resident in the Council rented sector are headed by someone aged 80 or over.

12.12 The table below shows that older person only households are more likely than non-older person households in Rutland to be living in one and two bedroom properties. However, the results also show that almost two thirds of all older person households are in three or four bedroom dwellings. Given that previous information has shown that nearly all older person only households are comprised of almost only one or two persons, this finding suggests that there could be potential scope to free up larger units within the social rented sector for younger families if the older households chose to move into suitable smaller units.

Table 12.4 Size of dwellings (number of bedrooms) for older person only households

Number of bedrooms	% of older person households	% of non-older person households
1 bedroom	7.5%	2.2%
2 bedrooms	29.7%	19.0%
3 bedrooms	39.9%	41.4%
4+ bedrooms	22.8%	37.4%
TOTAL	100.0%	100.0%

Source: Rutland housing needs and demand survey 2007 – household survey data

12.13 This information can be further broken down by tenure (for older person households) and this is shown in the table below. The table indicates that whilst the majority of large (3+ bedroom) properties occupied by older person households are in the owner-occupied sector (2,378 properties) there are 191 properties in the social rented sector which may therefore present some opportunity to reduce under-occupation.

Table 12.5 Older person only households size of accommodation and tenure

Tenure	Size of accommodation				
	1 bed	2 bed	3 bed	4+ bed	TOTAL
Owner-occupied (no mortgage)	24	688	1,291	904	2,907
Owner-occupied (with mortgage)	0	60	127	56	243
Social rented	271	328	183	9	791
Private rented	31	215	134	23	403
TOTAL	326	1,291	1,735	992	4,344

Source: Rutland housing needs and demand survey 2007 – household survey data

12.14 The table below shows the financial situation of older person only households split depending on the age of the household head. The table indicates that older person only households record a median income notably below the County average, but median savings and equity above the County-wide equivalents.

Table 12.6 Financial situation of older person only households

Age of household head	Median annual gross household income	Median savings	Median equity of owner-occupiers
Under 80	£15,110	£16,809	£222,559
80 or over	£9,748	£7,704	£195,738
AVERAGE	£13,919	£14,345	£216,755

Source: Rutland housing needs and demand survey 2007 – household survey data

Accommodation preferences of older person only households

12.15 Some 405 older person only households (9.4%) expressed a need or expectation to move within the next 2 years. It is of useful to look at the tenure of accommodation preferred by these households.

12.16 The table below presents the tenure of property preferred by these older person only households that are likely/need to move in the next two years alongside the tenure of property they expect to move to. The table indicates that a greater number of older person only households would like to live in a social rented home than would expect to, with the reverse true for a private rented property.

Table 12.7 Tenure aspirations and expectations for older person only households		
Property type	Like	Expect
Owner-occupied	68.6%	66.1%
Private rented	3.1%	6.5%
Social rented	28.3%	27.4%
Total	100.0%	100.0%

Source: Rutland housing needs and demand survey 2007 – household survey data

12.17 The table below presents the type of accommodation preferred by these older person only households alongside the type of accommodation they expect to move to. The data indicates that 9.5% of older person only households would like sheltered accommodation with a warden/manager on site, which is the same as the proportion of households that would expect it. Ordinary residential accommodation is the preferred accommodation of over 80% of older person only households.

Table 12.8 Accommodation type aspirations and expectations for older person only households		
Accommodation type	Like	Expect
Ordinary accommodation	80.3%	78.4%
Sheltered housing - warden/manager on site	9.5%	9.5%
Sheltered housing - mobile warden/manager	1.2%	1.2%
Extra care scheme	2.1%	3.0%
Supported housing	2.4%	4.2%
Residential care and/or nursing home	2.4%	1.5%
Accommodation with adaptations	2.2%	2.2%
Total	100.0%	100.0%

Source: Rutland housing needs and demand survey 2007 – household survey data

Households with support needs

12.18 Information collected through the survey enables us to identify whether any household members have a particular support need. Information about the characteristics of these households can inform the Council's Supporting People strategy.

12.19 The survey looked at whether household members fell into one or more of a range of groups. Whilst these represent the larger client groups covered in the Supporting People Strategy, they are not exhaustive. There are, for example, many groups for which it would not be possible to obtain results through the questionnaire type approach (either due to the small numbers or because of the nature of the special need).

12.20 It should also be noted that the finding of a household with a support need does not necessarily mean that the household needs to move to alternative accommodation. In many cases the support need can be catered for within the household's current home whilst for others the issue may be the need for additional support rather than any specific type of accommodation.

12.21 The groups covered were:

- Frail elderly
- Persons with a medical condition
- Persons with a physical disability
- A learning disability
- A mental health condition
- Other

12.22 Some special needs are uncommon, while others are numerous. The accuracy of each figure will of course vary according to the size of the group involved.

Special needs groups: overview

12.23 Overall there are an estimated 1,985 households in Rutland with one or more members in an identified special needs group. This represents 13.6% of all households, which is close to the average Fordham Research has found nationally (13-14%). The table below shows the numbers of households with different types of special needs. The numbers of households in each category exceed the total number of special needs households because people can have more than one category of special need.

12.24 Households with a 'medical condition' are the predominant group. There are 1,051 households containing a person with a medical condition. The next largest group is 'physically disabled', with 924 households having a member in this category. These two categories represent 52.9% and 46.6% of all special needs households respectively.

Table 12.9 Special needs categories

Category	Number of households	% of all households	% of special needs households
Frail elderly	591	4.0%	29.8%
Physical disability	924	6.3%	46.6%
Learning difficulty	239	1.6%	12.1%
Mental health condition	289	2.0%	14.5%
Medical condition	1,051	7.2%	52.9%
Other	83	0.6%	4.2%

Source: Rutland housing needs and demand survey 2007 – household survey data

12.25 The tables below show the characteristics of special needs households in terms of age, tenure and unsuitable housing.

Table 12.10 Special needs households with and without older people					
	Special needs households				
Age group	Special needs	No special needs	Number of h'holds	% of total h'holds with special needs	% of those with a special need
No older people	767	8,230	8,997	8.5%	38.7%
Both older & non older people	228	1,051	1,279	17.8%	11.5%
Older people only	990	3,354	4,344	22.8%	49.8%
TOTAL	1,985	12,635	14,620	13.6%	38.7%

Source: Rutland housing needs and demand survey 2007 – household and secondary survey data

12.26 The survey data shows that special needs households are also more likely to contain older persons.

12.27 The table below indicates that special needs households are more likely to be living in social rented housing. Some 33.1% of social rented households contain someone with support needs. This compares to 14.8% of owner occupied (no mortgage) households, and 6.5% of households with a mortgage.

Table 12.11 Special needs households and tenure					
	Special needs households				
Tenure	Special needs	No special needs	Number of h'holds	% of total h'holds with special needs	% of those with a special need
Owner-occupied (no mortgage)	777	4,456	5,233	14.8%	39.2%
Owner-occupied (with mortgage)	365	5,266	5,631	6.5%	18.4%
Social Rented	522	1,057	1,579	33.1%	26.3%
Private Rented	321	1,856	2,177	14.7%	16.1%
TOTAL	1,985	12,635	14,620	13.6%	100.0%

Source: Rutland housing needs and demand survey 2007 – household survey data

12.28 The table below indicates that special needs households are more than four times as likely to be living in unsuitable housing as non-special needs households. Some 11.9% of all special needs households are living in unsuitable housing, which compares with 3.9% of all households and 2.7% of all non-special needs households.

12.29 Further information reveals that almost 45% of these special needs households in unsuitable housing are owner-occupiers, over a third are in social rented accommodation and a fifth reside in the private rented sector.

Table 12.12 Special needs households and unsuitable housing					
	Unsuitable housing				
Special needs	In unsuitable housing	Not in unsuitable housing	Number of h'holds	% of total h'holds in unsuitable housing	% of those in unsuitable housing
Special needs	237	1,748	1,985	11.9%	41.3%
No special needs	336	12,299	12,635	2.7%	58.7%
TOTAL	573	14,047	14,620	3.9%	100.0%

Source: Rutland housing needs and demand survey 2007 – household survey data

12.30 The table below shows the median income and savings levels for special needs households in comparison to other households in the County. The table shows that special needs groups have median income and savings levels noticeably below the median for non-special needs households.

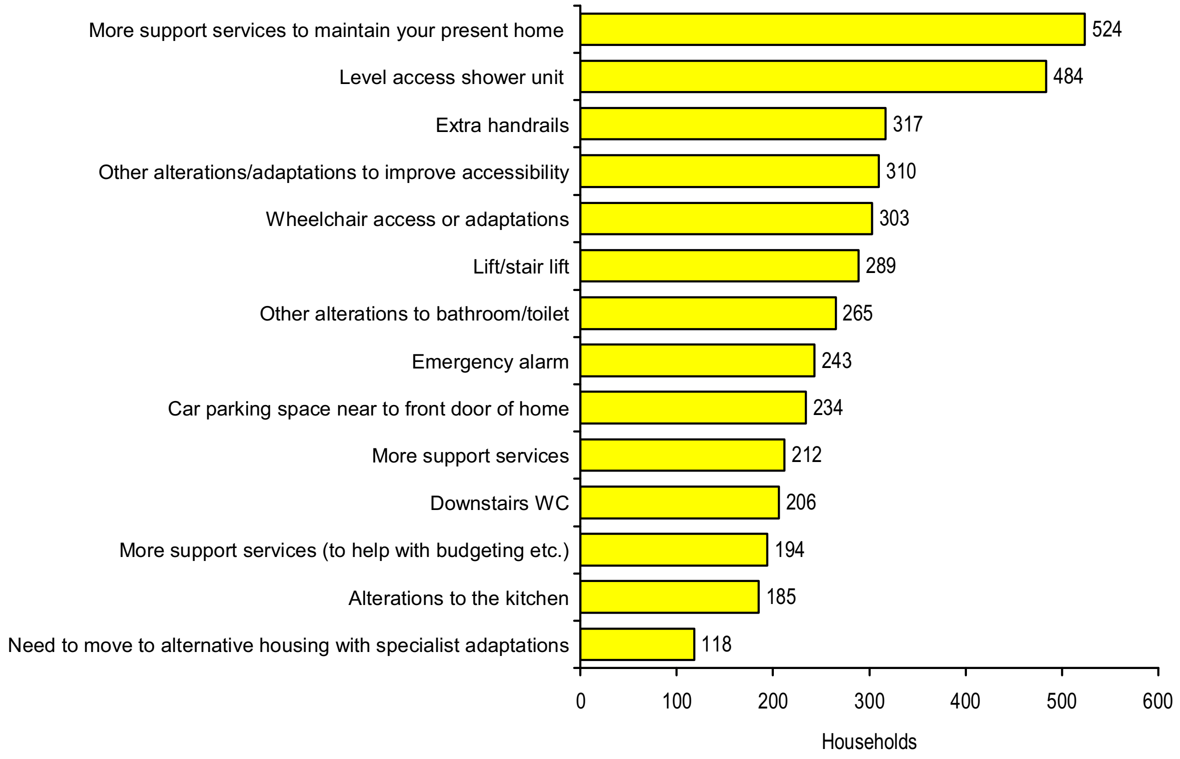
Table 12.13 Income and savings levels of special needs households		
Special needs	Median gross household income	Median household savings
Special needs	£14,633	£3,565
No special needs	£29,807	£7,023

Source: Rutland housing needs and demand survey 2007 – household survey data

Requirements of special needs households

12.31 Those households with a member with special needs were asked to indicate if there was a need for improvements to their current accommodation and/or services. The responses are detailed in the figure below.

Figure 12.1 Special needs households: improvements to accommodation & services



Source: Rutland housing needs and demand survey 2007 – household survey data

12.32 The results show requirements for a wide range of adaptations and improvements across the special needs households. The most commonly-sought improvements needed were:

- More support services (524 households – 26.3% of all special needs households)
- Level Access Shower Unit (484 households – 24.4% of all special needs households)
- Extra Handrails (317 households – 16.0% of all special needs households)

12.33 It is worth noting that some 303 special needs households indicated a requirement for wheelchair access or adaptations.

12.34 The survey also showed that 497 special needs households (25.0%) contain a household member that requires full-time care. Some 69.7% of these 497 special needs households also contain a household member that provides full or part-time care for this person. The median age of these carers' is 66.

12.35 Further analysis reveals that some 52 special needs households need an extra bedroom for an overnight carer, whilst 433 special needs households need to be close to a relative/friend to give and/or receive care.

Accommodation preferences of special needs households

12.36 Some 321 special needs households (16.2%) expressed a need or expectation to move within the next 2 years. It is of useful to look at the tenure of accommodation preferred by these households.

12.37 The table below presents the tenure of property preferred by these special needs households that are likely/need to move in the next two years alongside the tenure of property they expect to move to. The table indicates that a greater number of special needs households would like to live in a social rented home than would expect to, with the reverse true for a private rented property.

Table 12.14 Tenure aspirations and expectations for special needs households

Property type	Like	Expect
Owner-occupied	51.8%	46.0%
Private rented	15.9%	18.7%
Social rented	32.2%	35.3%
Total	100.0%	100.0%

Source: Rutland housing needs and demand survey 2007 – household survey data

12.38 The table below presents the type of accommodation preferred by these special needs households alongside the type of accommodation they expect to move to. The data indicates that 12.2% of special needs households would like sheltered accommodation with a warden/manager on site, which is the same as the proportion of households that would expect it. Ordinary residential accommodation is the preferred accommodation of over 70% of special needs households.

Table 12.15 Accommodation type aspirations and expectations for special needs households

Accommodation type	Like	Expect
Ordinary accommodation	72.2%	71.0%
Sheltered housing - warden/manager on site	12.2%	12.2%
Sheltered housing - mobile warden/manager	1.5%	1.5%
Extra care scheme	2.6%	3.8%
Supported housing	1.7%	1.7%
Residential care and/or nursing home	1.9%	1.9%
Accommodation with adaptations	8.0%	8.0%
Total	100.0%	100.0%

Source: Rutland housing needs and demand survey 2007 – household survey data

Key worker households

12.39 For the purposes of analysis key workers were defined as people working in any one of 6 categories. These were:

- Nurses and other NHS staff
- Prison/Probation staff
- Teacher
- Junior and retained fire fighter
- Police officer
- Social worker, educational physiologist, therapists

12.40 The nature of this study means that the key workers identified within the survey are those that are resident in the County. The data, therefore, includes key workers resident in the county who work outside its' boundaries and excludes key workers who work in Rutland but live outside. The analysis of key workers concentrates on their current housing situation, future demands for housing and affordability.

12.41 In total it is estimated that 2,065 households are headed by a key worker (head of household taken as survey respondent). These households are subject to further analysis in the section below.

12.42 The table below shows the tenure of key worker households. The results indicate that the majority of key worker households (85.8%) are currently living in owner-occupied accommodation and are more likely to be owner-occupiers than non-key workers (72.4%). Key worker households are less likely than non-key worker households to be living in the social rented sector, and also the private rented sector.

Table 12.16 Tenure of Key Worker households

Tenure	Key worker household		Not key worker household	
	Number of households	% of households	Number of households	% of households
Owner-occupied (no mortgage)	372	18.0%	4,861	38.7%
Owner-occupied (with mortgage)	1,400	67.8%	4,231	33.7%
Social Rented	73	3.5%	1,506	12.0%
Private Rented	220	10.7%	1,957	15.6%
TOTAL	2,065	100.0%	12,555	100.0%

Source: Rutland housing needs and demand survey 2007 – household survey data

Income and affordability of key worker households

12.43 The table below shows a comparison of income and savings levels for key worker and non-key worker households.

12.44 The figure for non-key worker households has been split depending on whether the head of household is in employment or not. Figures shown are for annual gross income (including non-housing benefits). The table suggests that generally key worker households have slightly higher income levels than non-key worker households (those in employment), and similar levels of savings.

Table 12.17 Income and savings levels of key worker households

Category	Median gross household income (including non-housing benefits)	Median household savings
All key worker household	£40,734	£4,341
All non-key worker (in employment)	£38,126	£4,490
All other households (no-one working)	£16,059	£11,728
All households	£27,404	£6,428

Source: Rutland housing needs and demand survey 2007 – household survey data

12.45 It is possible to consider the ability of key worker households to afford both minimum market prices and intermediate forms of housing and this is presented in the table below for all key worker households.

Table 12.18 Key worker households and ability to afford housing

Category	Number of households	% of households
Afford market housing	1,863	90.2%
Afford intermediate housing	29	1.4%
Social rent only	173	8.4%
Total	2,065	100.0%

Source: Rutland housing needs and demand survey 2007 – household survey data

12.46 The table indicates that 90.2% of all key worker households are able to afford entry-level prices in the market. It is interesting to note that of the 202 households unable to afford minimum market prices, 86% can only afford social rented housing, whilst 14% can afford intermediate housing.

Aspiring first-time buyers (including key workers)

12.47 The survey indicates that there are some 143 existing households that would like to become home-owners within Rutland in the next two years. This includes some 47 key worker households.

12.48 The median age of the household head of these 143 households is 35.3 years old. The survey also shows that almost 90% of these households are currently resident in private rented accommodation. These 143 households have a median annual income of £30,160 and median savings of £870, which are both below the median value across the County.

12.49 It is possible to consider the ability of these aspiring first-time buyer households to afford both entry-level owner-occupation and intermediate forms of housing and this is presented in the table below.

Table 12.19 Aspiring first-time buyer households and ability to afford housing

Category	Number of households	% of households	% of households unable to afford the market
Afford owner-occupation	24	17.1%	-
Afford intermediate housing	73	51.0%	61.5%
Social rent only	46	31.9%	38.5%
Total	143	100.0%	100.0%

Source: Rutland housing needs and demand survey 2007 – household survey data

12.50 The table indicates that 17.1% of all aspiring first-time buyer households are able to afford entry-level prices in the market, whilst 51.0% could afford intermediate housing. It is interesting to note that of the 119 households unable to afford minimum market prices, 38.5% can only afford social rented housing, whilst 61.5% can afford intermediate housing. The price of intermediate housing is presented in tables 7.3 and 7.4.

Rural households

12.51 In order to produce a meaningful database for analysis the County was subdivided. This was done by assigning each household with an urban or rural classification, based on the National Statistics Rural and Urban Classification of Output Areas (May 2007). Households were assigned one of four categories based on their postcode. The postcode is considered to be 'Urban' when the majority of the Output Area live within settlements with a population of 10,000 or more. The remaining three categories comprise the rural area, which is divided into 'Towns and Fringes', 'Villages' and 'Hamlets'; the latter includes isolated dwellings.

12.52 The table below indicates the urban and rural classification that each household in Rutland is recorded in. The data shows that there are no urban households in Rutland, and slightly less than half located in towns and fringes. The areas in the town and fringe category are Oakham, Uppingham and some small areas immediately adjacent to the Lincolnshire town of Stamford.

Table 12.20 Population urban/rural (based on 4 categories)		
Classification	Number of households	Percentage of households
Urban	0	0.0%
Town and Fringe	6,818	46.6%
Village	7,614	52.0%
Hamlet	188	1.3%
Total	14,620	100.0%

Source: Rutland housing needs and demand survey 2007 – household survey data

12.53 The National Statistics Rural and Urban Classification indicates that all classifications listed above other than urban can be considered rural. However as we find no 'urban' households in Rutland this section will compare the nature of the village and hamlet populations with those based in areas defined as town and fringe.

12.54 The table below shows the variation in the tenure profile of town/fringe and village/hamlet households. The data indicates that the social rented sector is concentrated in towns, while households tied to a job are generally found in rural areas. Rural areas also have a slightly higher proportion of owner-occupied dwellings.

Table 12.21 Rural households and tenure				
Tenure	Town or Fringe		Other Rural	
	Number of households	% of households	Number of households	% of households
Owner-occupied (no mortgage)	2,401	35.2%	2,832	36.3%
Owner-occupied (with mortgage)	2,567	37.7%	3,064	39.3%
Social rented	1,062	15.6%	517	6.6%
Private rented	681	10.0%	789	10.1%
Tied to a job / Other	107	1.6%	600	7.7%
TOTAL	6,818	100.0%	7,802	100.0%

Source: Rutland housing needs and demand survey 2007 – household survey data

12.55 When considering the differences between type of households in towns and villages, there are no radical differences. Lone parents tend to be concentrated in the towns, as (to a lesser extent) do single pensioners. Households containing two adults but no children tend to be found particularly in the rural areas.

Table 12.22 Rural households and household type				
Household type	Town/fringe households		Village/hamlet households	
	Number of households	% of households	Number of households	% of households
Single pensioners	1,361	20.0%	994	12.7%
2 or more pensioners	924	13.6%	1,065	13.7%
Single non-pensioners	863	12.7%	848	10.9%
2 or more adults - no children	2,020	29.6%	2,895	37.1%
Lone parent	283	4.2%	130	1.7%
2+ adults 1 child	627	9.2%	780	10.0%
2+ adults 2+ children	740	10.9%	1,090	14.0%
TOTAL	6,818	100.0%	7,802	100.0%

Source: Rutland housing needs and demand survey 2007 – household survey data

12.56 The table below compares the incomes and savings levels of households in the two areas. The data clearly shows that households in villages and hamlets are more affluent than those in towns as they record both a higher median annual household income (by 33.1%) and higher levels of savings (by 54.3%).

Table 12.23 Income and savings levels of rural households		
Categories	Annual gross household income	Median household savings
Town/fringe households	£23,551	£5,169
Village/hamlet households	£31,346	£7,975

Source: Rutland housing needs and demand survey 2007 – household survey data

Accessibility in rural areas

12.57 A further question asked in the Rutland survey was car ownership/availability. Although not directly linked to housing, it influences the ability of household's to access necessary services.

12.58 In the town and fringe we find that 19.1% of households have no access to a car; this compares with just 7.5% of households living in more rural village and hamlet households. The average household has 1.45 cars; this figure varies from 1.23 for households in towns and the fringe to 1.64 for village and hamlet households.

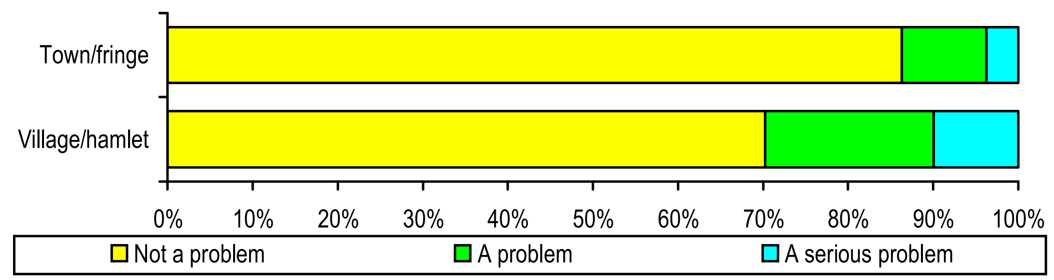
Table 12.24 Rural households and car ownership

Number of cars/vans available for use	Town/fringe households		Village/hamlet households	
	Number of households	% of households	Number of households	% of households
0	1,300	19.1%	583	7.5%
1	3,123	45.8%	2,723	34.9%
2	1,947	28.6%	3,441	44.1%
3+	448	6.6%	1,055	13.5%
TOTAL	6,818	100.0%	7,802	100.0%
Average number of cars/vans	1.23		1.64	

Source: Rutland housing needs and demand survey 2007 – household survey data

12.59 The survey asked households whether public transport provision near their home was adequate for the household's needs. The responses received are presented in the figure below. The figure indicates that households within villages/hamlets were more likely to record public transport provision as being inadequate than households within towns/fringe. In both areas however the proportion that indicated that it was a problem was a minority (29.7% of village households and 13.7% of town households).

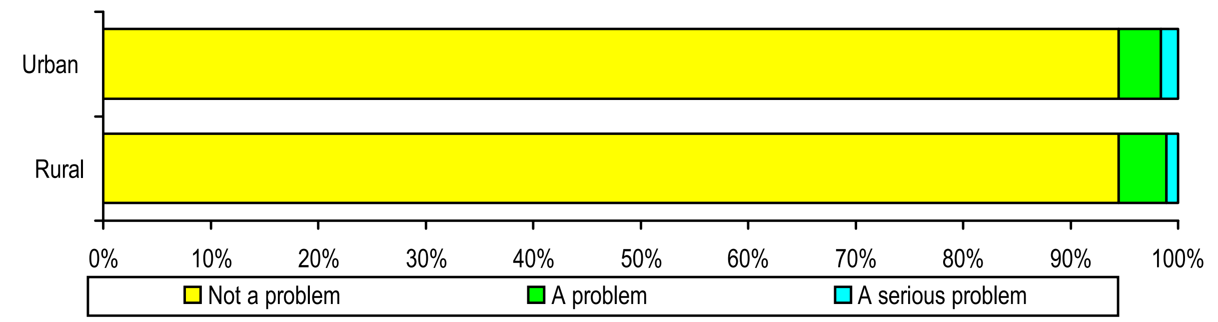
Figure 12.2 Opinions on adequacy of public transport provision near home



Source: Rutland housing needs and demand survey 2007 – household survey data

12.60 The figure below shows the difficulty recorded in getting local employment in Rutland. Those not requiring access to employment have responded 'not a problem'. The data shows that in both urban and rural areas over 90% of households did not find it a problem.

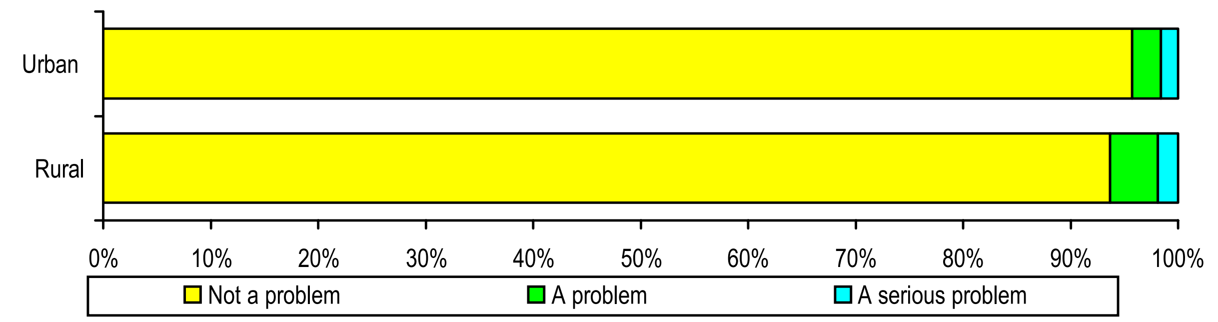
Figure 12.3 Difficulty getting employment locally



Source: Rutland housing needs and demand survey 2007 – household survey data

12.61 The figure below shows the difficulty recorded in accessing other facilities important to the household in Rutland. The data shows that in both urban and rural areas the overwhelming majority of households (over 90%) did not find it a problem.

Figure 12.4 Difficulty accessing other important facilities



Source: Rutland housing needs and demand survey 2007 – household survey data

Summary

12.62 This chapter focused on particular groups of interest to the Council within the population. It showed that:

- Almost a third of households in Rutland contain only older people (29.7%). These are almost all comprised of one or two persons; however almost two thirds reside in accommodation with three or more bedrooms. Within the social rented sector there are 191 older person households living in properties with at least three bedrooms indicating a possible opportunity to reduce under-occupation.
- There are an estimated 1,985 households in Rutland with one or more members in an identified special needs group, which represents 13.6% of all households. These households were most likely to state a requirement for more support services

- The survey estimates that 2,065 households in Rutland are headed by a key worker. Key worker households are more likely than average to be resident in owner-occupation. They record higher average incomes, but lower average savings, than other households in employment.
- There are some 143 existing households that would like to become home-owners within Rutland in the next two years. Some 17.1% of these households are able to afford entry-level prices in the market, whilst 51.0% could afford intermediate housing.
- Rutland is entirely rural; however it has been useful to look at the situation of households in areas classified as town and fringe compared with households in areas classified as village or hamlet. The analysis revealed that the village and hamlet parts of the county contain a smaller proportion of social rented homes than the towns, and a higher proportion of tied and, to a lesser extent, owner-occupied property.
- The data also showed that households in villages and hamlets record much higher average incomes and savings than households in the town and fringe area.

13. Migrant workers

Introduction

13.1 A separate survey of migrant workers was undertaken to obtain a sufficient sample of this subset of the population and to allow more detailed information to be collected. This survey was completed through personal interviews with migrant workers who were accessed via on street recruitment and through key employers identified by the Council. In total, 50 personal interviews were completed with migrant workers in Rutland with 151 completed across the sub-regional housing market area.

13.2 As this data was not obtained via a random sample survey, the information cannot be added to the main survey and cannot be weighted to represent the whole migrant worker household population. Information in this chapter will therefore illustrate the situation of the migrant workers responding to this supplementary survey.

Background information

13.3 The table below shows the nationality of the respondents. The table shows that some 60% of respondents in Rutland were Polish with a small number of a range of other nationalities responding.

Table 13.1 Nationality of migrant workers

Nationality	Number of responses	% of households
Polish	30	60.0%
Czech	2	4.0%
Lithuanian	1	2.0%
Chinese	1	2.0%
German	1	2.0%
French	1	2.0%
Slovakian	2	4.0%
Malaysian	2	4.0%
Hungarian	3	6.0%
South African	1	2.0%
Sri Lankan	2	4.0%
Bangladeshi	1	2.0%
Thai	1	2.0%
Yugoslavian	1	2.0%
Latvian	1	2.0%
TOTAL	50	100.0%

Source: Rutland housing needs and demand survey 2007 –supplementary migrant worker survey data

13.4 The table below shows the status of the respondents in the UK. The table shows that the most common status was EU qualified person, followed by Home Office work concession and work permit. It is likely that the high proportion of migrant workers with the status of Home Office work concession is a product of the recruitment process. It does not reflect the profile of migrant workers in Rutland as recorded by other sources. The total responses sum to more than 50 as it is possible for the respondent to have more than one status.

Table 13.2 Current status in the UK

Status	Number of responses	% of households
EU qualified person	16	32.0%
Registered Accession 8 worker	5	10.0%
Romania/Bulgaria Accession Worker card	0	0.0%
Student	4	8.0%
Work permit	9	18.0%
Indefinite leave to remain	3	6.0%
Leave to remain	2	4.0%
Home office work concession	13	26.0%
Other	2	4.0%

Source: Rutland housing needs and demand survey 2007 –supplementary migrant worker survey data

13.5 The respondents were asked to assess their English language skills and their responses are presented in the table below. The data indicates that 60% of respondents felt that their language skills were good or very good and only 12% described them as poor or very poor. It is worth noting that because the interviews were conducted in English, the selection of respondents was biased towards those that could speak English. This profile does not necessarily represent the situation of the wider migrant worker population.

Table 13.3 English language skills

Competency	Number of responses	% of households
Very good	14	28.0%
Good	16	32.0%
Adequate	14	28.0%
Poor	4	8.0%
Very poor	2	4.0%
TOTAL	50	100.0%

Source: Rutland housing needs and demand survey 2007 –supplementary migrant worker survey data

13.6 Only 8 of the 50 respondents in Rutland identified language as a barrier to gaining information. All but one of these 8 respondents uses a translator as does one respondent that did not identify language as a barrier. Family and friends are used as translators in all instances.

Migration to Rutland

13.7 The table below shows when the migrant workers moved to the UK. The table indicates that almost half of respondents moved within the last two years and a further 42% moved between two and five years ago.

Table 13.4 When the respondent moved to the UK

When moved	Number of responses	% of households
Within the last year	16	32.0%
1 to 2 years ago	7	14.0%
2 to 5 years ago	21	42.0%
More than 5 years ago	6	12.0%
TOTAL	50	100.0%

Source: Rutland housing needs and demand survey 2007 –supplementary migrant worker survey data

13.8 The 44 respondents that moved to the UK in the last five years were asked for further details about their migration. The table below presents the reasons for coming to the UK listed by the migrant workers. It is clear that employment was the most common reason. The total responses sum to more than 44 as it is possible for the respondent to have more than one status.

Table 13.5 Reason respondent moved to the UK

Reason	Number of responses	% of households
Financial reasons	13	29.5%
Adventure	4	9.1%
To join family and friends	7	15.9%
To learn the language	8	18.2%
Wanting to work in the UK	29	65.9%
Other	1	2.3%

Source: Rutland housing needs and demand survey 2007 –supplementary migrant worker survey data

13.9 Data from the survey shows that, when they initially moved into the UK, 54.5% of respondents intended to live in the UK temporarily, whilst 31.8% had no plan and 13.6% intended to live in the UK permanently. Information on the current plan of migrant workers was also collected for comparison. This showed that 29.5% of respondents intend to leave the UK within two years, 22.7% intend to remain in the UK for between two and five years, 27.3% intend to remain in the UK for over five years and 20.5% intend to remain in the UK permanently.

13.10 The table below shows when the migrant workers moved to Rutland. The table indicates that over half of respondents moved within the last year. Some 13.6% of migrant workers do not live within Rutland. Further analysis reveals that around half of respondents moved to Rutland very soon after coming to the UK.

Table 13.6 When the respondent moved to Rutland

When moved	Number of responses	% of households
Within the last year	23	52.3%
1 to 2 years ago	7	15.9%
2 to 5 years ago	8	18.2%
Non-resident	6	13.6%
TOTAL	44	100.0%

Source: Rutland housing needs and demand survey 2007 –supplementary migrant worker survey data

13.11 The 38 respondents that moved to the UK in the last five years resident in Rutland were asked further detail about why they moved to the County. The table below presents the reasons for coming to Rutland listed by the migrant workers. It is clear that employment was the most common reason. The total responses sum to more than 38 as it is possible for the respondent to have more than one status.

Table 13.7 Reason respondent moved to Rutland

Reason	Number of responses	% of households
Financial reasons	7	18.4%
Adventure	2	5.3%
To join family and friends	3	7.9%
To learn the language	4	10.5%
Wanting to work in the UK	26	68.4%
Other	4	10.5%

Source: Rutland housing needs and demand survey 2007 –supplementary migrant worker survey data

Employment profile

13.12 The survey collected considerable information about the employment situation of the migrant workers. The table below shows the sector of employment of the respondents. The data indicates that over half of migrant worker respondents are employed within the hotels and catering sector, with a further 16.0% in manufacturing or industrial and 14.0% in health and social work.

Table 13.8 Sector of employment for migrant workers		
Employment group	Number of responses	% of households
Health and Social Work	7	14.0%
Education	1	2.0%
Manufacturing or industrial	8	16.0%
Manual or agricultural/livestock worker	1	2.0%
Retail/private sector services	4	8.0%
Hotels and catering	27	54.0%
Managerial/other professionals	2	4.0%
TOTAL	50	100.0%

Source: Rutland housing needs and demand survey 2007 –supplementary migrant worker survey data

13.13 The survey also recorded that 94.0% of migrant workers were employed in the Rutland Council area, with single respondents indicating they work in Lincolnshire, Leicestershire and Northamptonshire. Over half of respondents indicated that they travel to work in less than 15 minutes.

13.14 Further detail was obtained on the employment situation of recent migrant workers (those that had moved to the UK in the last five years). The table below indicates where the respondents got their current job. Over two-thirds of respondents obtained their current job in the UK with 27.3% indicating that they got their job in their country of origin.

Table 13.9 Where migrant workers obtained their current job		
Employment group	Number of responses	% of households
In the UK	30	68.2%
In your country of origin	12	27.3%
On the internet	0	0.0%
In another country	2	4.5%
Other	0	0.0%
TOTAL	44	100.0%

Source: Rutland housing needs and demand survey 2007 –supplementary migrant worker survey data

13.15 The average number of hours full-time migrant workers work each week is 42.9, with some 21.9% of respondents working 50 or more hours a week. Although 29.3% of respondents indicated they would like to work a different number of hours, this figure was 55.6% for those working 50 or more hours.

13.16 The table below shows the level of education of recent migrant workers. The table shows that over a third have been educated only up to secondary school level whilst almost two-thirds attended university.

Table 13.10 Level of education of migrant workers		
Level of education	Number of responses	% of households
Primary school education	0	0.0%
Incomplete secondary school education	0	0.0%
Secondary/High school education	16	36.4%
University/College education	26	59.1%
Postgraduate education	2	4.5%
Doctorate education	0	0.0%
Other	0	0.0%
TOTAL	44	100.0%

Source: Rutland housing needs and demand survey 2007 –supplementary migrant worker survey data

13.17 Some 62.5% of migrant workers that have been previously employed are working in the same field and at the same level as before they moved to the UK, with the remaining 37.5% working in either a different field or at a different level.

Details of household

13.18 The table below shows the size of household migrant workers reside in. The table indicates that almost half of migrant worker respondents reside in a dwelling containing only one or two people, whilst a third reside in a home with four or more people.

Table 13.11 Size of migrant worker households		
Household size	Number of responses	% of households
One person	10	20.0%
Two people	14	28.0%
Three people	8	16.0%
Four people	9	18.0%
Five people	2	4.0%
Six or more people	7	14.0%
TOTAL	50	100.0%

Source: Rutland housing needs and demand survey 2007 –supplementary migrant worker survey data

13.19 The survey also collected information on the size of the household unit of the migrant worker, where a household unit was defined as a group of people who do not have to be related that live as part of a unit in their accommodation e.g. share meals together. It does not include landlord/landlady and their family and also excludes co-workers in live-in accommodation.

13.20 The table below shows the size of household units migrant workers reside in. The data shows that 30.0% of migrant workers do not have anyone else in their household unit and 40.0% have one other person.

Table 13.12 Size of migrant of worker household units

Household unit size	Number of responses	% of households
One person	15	30.0%
Two people	20	40.0%
Three people	5	10.0%
Four people	7	14.0%
Five people	1	2.0%
Six or more people	2	4.0%
TOTAL	50	100.0%

Source: Rutland housing needs and demand survey 2007 –supplementary migrant worker survey data

13.21 Further analysis reveals that for 76.0% of migrant workers, their household unit was the only people resident in their home.

13.22 The table below shows the type of migrant worker household units. The table shows that a fifth of household units contain children and half are adults sharing.

Table 13.13 Type of migrant of worker household units

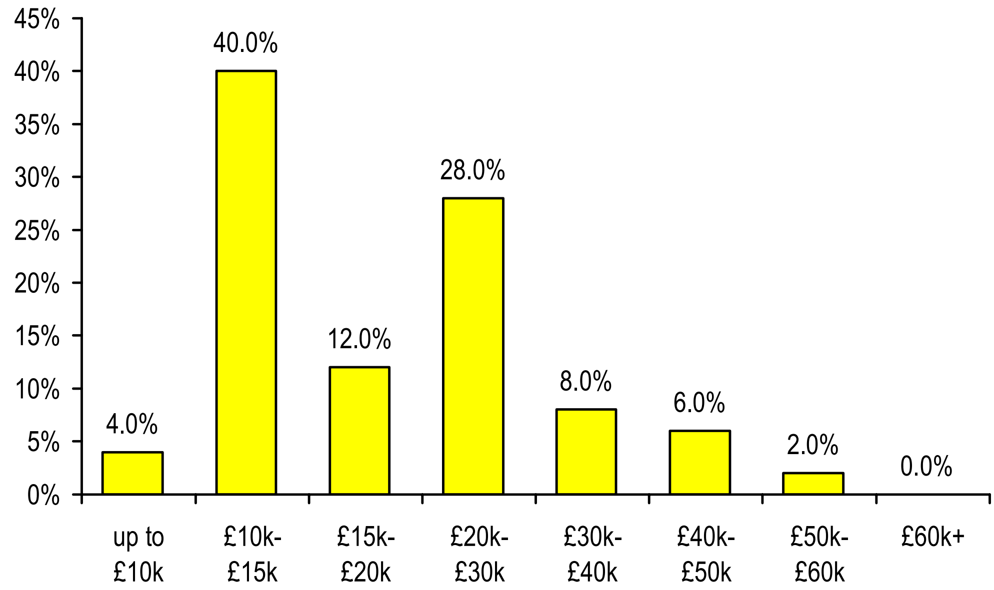
Household type	Number of responses	% of households
Single non-pensioners	15	30.0%
2 or more adults - no children	25	50.0%
Lone parent	2	4.0%
2+ adults 1 child	6	12.0%
2+ adults 2+children	2	4.0%
TOTAL	50	100.0%

Source: Rutland housing needs and demand survey 2007 –supplementary migrant worker survey data

13.23 The survey reveals that 98.0% of migrant worker household units do not have a member with a special need.

13.24 Migrant worker household units have a median income of £17,750 and savings of £511. The figure below shows the income distribution of migrant worker households. It indicates that over half of migrant worker household units have an income of between £10,000 and £20,000. Some 54.0% of migrant worker household units have no savings.

Figure 13.1 Distribution of annual gross household income



Source: Rutland housing needs and demand survey 2007 –supplementary migrant worker survey data

13.25 The figures presented are the median income of the whole household. As many migrant workers households contain more than one employed member, the results do not necessarily represent the incomes earned by individual workers. The survey shows that the median income of individual migrant workers is £11,150.

Accommodation situation

13.26 The table below shows the tenure of accommodation migrant workers reside in. All of the migrant worker respondents live in some form of private rented or temporary accommodation, with 48.0% renting from a private landlord, 38.0% living in a home linked to their work and 14.0% living in B&B or hotel accommodation.

Table 13.14 Tenure of migrant workers

Tenure	Number of responses	% of households
Owner-occupied	0	0.0%
Social rented	0	0.0%
Rents from a private landlord or letting agency	24	48.0%
Tied or linked to a job	19	38.0%
B&B / Hotel	7	14.0%
TOTAL	50	100.0%

Source: Rutland housing needs and demand survey 2007 –supplementary migrant worker survey data

13.27 Some 54.2% of migrant workers in renting from a private landlord or letting agency have contact with the landlord and just 4.2% reside in the same home as the landlord.

13.28 The table below shows the size of accommodation migrant workers reside in. The data indicates that 40.0% live in a one bedroom home with a further quarter resident in a two bedroom property.

Table 13.15 Size of migrant workers accommodation

Number of bedrooms	Number of responses	% of households
One bedroom	20	40.0%
Two bedrooms	13	26.0%
Three bedrooms	9	18.0%
Four or more bedrooms	8	16.0%
TOTAL	50	100.0%

Source: Rutland housing needs and demand survey 2007 –supplementary migrant worker survey data

13.29 The survey reveals that some 18.0% of migrant worker respondents can be considered to live in overcrowded housing as they share a room with someone that is not their partner. Migrant workers in overcrowded homes most commonly share with friends, followed by other family members and then work colleagues. Only two of the 50 migrant workers live in a dwelling in which people are sleeping in rooms that are not bedrooms.

13.30 Overall 42 of the 50 migrant worker respondents moved into their home in the last two years. These respondents were asked further questions about how they moved to their current home. The table below presents the responses given. The most common method was through a relative or friend followed by information from the employer. It is clear that employment was the most common reason. The total responses sum to more than 42 as it is possible for the respondent to site more than one reason.

Table 13.16 How migrant workers found their current accommodation		
Method	Number of responses	% of households
Through a relative or friend	17	40.5%
Word of mouth	1	2.4%
Council information	0	0.0%
Employer information	11	26.2%
Employment agency	2	4.8%
Newspaper or other advertisement	4	9.5%
Estate agent	3	7.1%
Internet search	2	4.8%
Through a voluntary agency/community group	0	0.0%
Other	4	9.6%

Source: Rutland housing needs and demand survey 2007 –supplementary migrant worker survey data

13.31 Some 66.7% of respondents indicated that they found it easy or very easy to find their present accommodation, whilst 11.9% found it difficult or very difficult. Only 9.5% of respondents indicated that they would like more help finding suitable accommodation in the future.

13.32 The only problem migrant workers reported with their accommodation was with vermin and damp. Of the 50 respondents three (6.0%) reported a problem with vermin and four (8.0%) a problem with damp. None of the respondents thought that the condition of their property was affecting the health of anyone living there.

13.33 Some 21.4% of respondents that paid rent (many of those in tied accommodation did not) stated it is difficult to pay the full amount. However only 7.1% of these respondents received Housing Benefit.

13.34 Only one of the 50 respondents intended to bring any children or family members living abroad to the UK to live with them.

Experience of Rutland

13.35 The survey collected information about migrant workers' use of the healthcare system in Rutland. The survey showed that whilst 28 of the respondents (56%) were registered with a local doctor/GP only 10 (20.0%) were registered with a local dentist. Overall 14 (28.0%) of respondents had needed to use a hospital or other related service in the UK.

13.36 No respondents identified anywhere in Rutland that they would not consider living. Some 10 out of the 50 respondents (20.0%) stated that they had been the victim of crime or bullying because of their ethnic background or faith, with verbal abuse the form of harassment experienced in all cases. In none of the 10 instances was the incident reported to the police.

Summary

13.37 A separate survey of migrant workers was undertaken to obtain a sufficient sample of this subset of the population and to allow more detailed information to be collected. In total, 50 personal interviews were completed with migrant workers in Rutland.

13.38 The survey collected a range of valuable information for the Council. Some of the most stark trends are:

- Some 60.0% of respondents were Polish
- Only 12.0% described their language skills as poor or very poor
- Hotels and catering was the most common sector of employment for migrant workers
- The average number of hours full-time migrant workers work each week is 42.9
- Migrant worker household units have a median income of £17,750, whilst the median income earned by individual migrant workers is £11,150.
- All respondents resided in either private rented accommodation or in a B&B/hotel
- The survey reveals that some 18.0% of migrant worker respondents can be considered to live in overcrowded housing
- Some 21.4% of respondents that paid rent (many of those in tied accommodation did not) stated it is difficult to pay the full amount
- A fifth of respondents had experienced verbal abuse because of their ethnic or faith background but none reported the incident to the police

Glossary

[This Glossary aims to define terms used in the report. Where there is an existing definition (e.g. in Government Guidance) reference is made to it. Otherwise the terms are defined simply in the way used in the report]

Affordability

A measure of whether households can access and sustain the cost of private sector housing. There are two main types of affordability measure: mortgage and rental. Mortgage affordability assesses whether households would be eligible for a mortgage; rental affordability measures whether a household can afford private rental. Mortgage affordability is based on conditions set by mortgage lenders – using standard lending multipliers (2.9 times joint income or 3.5 times single income (whichever the higher)). Rental affordability is defined as the rent being less than a proportion of a household's gross income (in this case 25% of gross income).

Affordable housing

Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should be at a cost which is below the costs of housing typically available in the open market and be available at a sub-market price in perpetuity (although there are some exceptions to this such as the Right-to-Acquire). [There is an ambiguity in PPS3: Housing, where 'intermediate housing' is defined as being below market entry to rent, while 'affordable housing' is defined to be below the threshold to buy (normally much higher than the private rental one). But in principle the Guidance defines affordable housing as below the market threshold, and rationally speaking, that includes the private rented as well as purchase sectors].

Annual need

The combination of the net future need plus an allowance to deal progressively with part of the net current need.

Average

The term 'average' when used in this report is taken to be a mean value unless otherwise stated.

Balanced Housing Market model

A model developed by Fordham Research which examines the supply and demand for different types and sizes of housing across different areas and for specific groups.

Bedroom standard

The bedroom standard is that used by the General Household Survey, and is calculated as follows: a separate bedroom is allocated to each co-habiting couple, any other person aged 21 or over, each pair of young persons aged 10-20 of the same sex, and each pair of children under 10 (regardless of sex). Unpaired young persons aged 10-20 are paired with a child under 10 of the same sex or, if possible, allocated a separate bedroom. Any remaining unpaired children under 10 are also allocated a separate bedroom. The calculated standard for the household is then compared with the actual number of bedrooms available for its sole use to indicate deficiencies or excesses. Bedrooms include bed-sitters, box rooms and bedrooms which are identified as such by respondents even though they may not be in use as such.

Concealed household

A household that currently lives within another household but has a preference to live independently and is unable to afford appropriate market housing.

Current need

Households whose current housing circumstances at a point in time fall below accepted minimum standards. This would include households living in overcrowded conditions, in unfit or seriously defective housing, families sharing, and homeless people living in temporary accommodation or sharing with others.

Demand

This refers to market demand. In principle anyone who has any financial capacity at all can ‘demand’ something, in other words want to acquire it and be prepared to pay for it. The question is whether they can pay enough actually to obtain it. Thus many households who are unable fully to afford market housing to buy do aspire to buy it. The word ‘demand’ is therefore used in two senses in this report:

> ‘demand’ when used in the general text refers to the ordinary understand of ‘wanting’ something that has a market price
>
> ‘demand’ when associated with numbers (as in the Balancing Housing Markets model) refers to expressed demand: the numbers of people who can actually afford the type of housing in question

In relation to (expressed) demand mention should be made of the private rented sector where typically there are not only households who can afford to rent at market prices, but also others who are unable to access affordable housing but who are able to access the private rented sector due to the subsidy of Housing Benefit. Such households do not have a demand in the sense used here, as they can only access the private rented sector with a subsidy.

Disaggregation

Breaking a numerical assessment of housing need and supply down, either in terms of size and/or type of housing unit, or in terms of geographical sub-areas within the District.

Entry level market housing.

The survey of prices and rents is focussed on 'entry level' prices/rents. That is to say the price/rent at which there is a reasonable supply of dwellings in reasonable condition. The purpose of this approach is to ensure that when assessments are made of say first time buyers, that the prices are the appropriate ones for the typical members of this group. Thus it would in many areas involve second-hand terraced housing, rather than newbuild, which would be much more expensive. Testing affordability against newbuild would clearly produce an underestimate of those who could afford to buy.

Financial capacity

This is defined as household income+savings+equity (the value of the property owned by owner occupiers, typically the family home, net of mortgage). This provides an indication, when put on a capital basis, of the amount which the household could afford to pay for housing. Since equity is now a substantial part of the overall financial capacity of the large fraction of owner occupiers it is essential to use this measure rather than the old price/income ratio to measure the activity of a housing market.

Forecast

Either of housing needs or requirements is a prediction of numbers which would arise in future years based on a model of the determinants of those numbers and assumptions about (a) the behaviour of households and the market and (b) how the key determinants are likely to change. It involves understanding relationships and predicting behaviour in response to preferences and economic conditions.

Grossing-up

Converting the numbers of actual responses in a social survey to an estimate of the number for the whole population. This normally involves dividing the expected number in a group by the number of responses in the survey.

Headship rates

Measures the proportion of individuals in the population, in a particular age/sex/marital status group, who head a household. Projected headship rates are applied to projected populations to produce projected numbers of households.

Household

One person living alone or a group of people who have the address as their only or main residence and who either share one meal a day or share a living room.

Household formation

The process whereby individuals in the population form separate households. 'Gross' or 'new' household formation refers to households which form over a period of time, conventionally one year. This is equal to the number of households existing at the end of the year which did not exist as separate households at the beginning of the year (not counting 'successor' households, when the former head of household dies or departs).

(A) household living within another household

Is a household living as part of another household of which they are neither the head or the partner of the head.

Households sharing

Are households (including single people) who live in non-self-contained accommodation but do not share meals or a living room (e.g. 5 adults sharing a house like this constitute 5 one-person households).

Housing demand

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

Housing Market Area

The geographical area in which a substantial majority of the employed population both live and work, and where most of those changing home without changing employment choose to stay.

Housing need

Housing need is defined as the number of households who lack their own housing or who live in unsuitable housing and who cannot afford to meet their housing needs in the market.

Housing Register

A database of all individuals or households who have applied to a local authority or RSL for a social tenancy or access to some other form of affordable housing. Housing Registers, often called Waiting Lists, may include not only people with general needs but people with support needs or requiring access because of special circumstances, including homelessness.

Housing size

Measured in terms of the number of bedrooms, habitable rooms or floorspace. This guidance uses the number of bedrooms.

Housing type

Refers to the type of dwelling, for example, flat, house, specialist accommodation.

Income

Income means gross household income unless otherwise qualified

Intermediate Housing

PPS3 defines intermediate housing as 'housing at prices and rents above those of social rent but below market prices or rents and which meet the criteria set out above. These can include shared equity products (e.g. HomeBuy), other low cost homes for sale and intermediate rent.'

Lending multiplier

The number of times a household's gross annual income a mortgage lender will normally be willing to lend. The most common multipliers quoted are 3.5 times income for a one-income household and 2.9 times total income for dual income households.

Lower quartile

The value below which one quarter of the cases falls. In relation to house prices, it means the price of the house that is one-quarter of the way up the ranking from the cheapest to the most expensive.

Market housing/low cost market housing

This is defined by CLG as anything not affordable. In the Housing Gaps Figure: anything above market entry. CLG has not defined 'low cost market' other than that it falls within the market range. Since this is very wide, it is not very helpful. The most useful kind of low cost market would be that which falls into the rent/buy gap on the Housing Gaps Figure. Shared ownership would provide a partial equity solution for those unable to afford second hand entry level purchase, for example.

Mean

The mean is the most common form of average used. It is calculated by dividing the sum of a distribution by the number of incidents in the distribution.

Median

The median is an alternative way of calculating the average. It is the middle value of the distribution when the distribution is sorted in ascending or descending order.

Migration

The movement of people between geographical areas primarily defined in this context as local authority Districts. The rate of migration is usually measured as an annual number of households, living in the District at a point in time, who are not resident in that District one year earlier.

Net need

The difference between need and the expected supply of available affordable housing units (e.g. from the re-letting of existing social rented dwellings).

Newly arising need

New households which are expected to form over a period of time and are likely to require some form of assistance to gain suitable housing together with other existing households whose circumstances change over the period so as to place them in a situation of need (e.g. households losing accommodation because of loss of income, relationship breakdown, eviction, or some other emergency).

Non-self-contained accommodation

Where households share a kitchen, bathroom or toilet with another household, or they share a hall or staircase that is needed to get from one part of their accommodation to another.

Overcrowding

An overcrowded dwelling is one which is below the bedroom standard. (See 'Bedroom Standard' above).

Primary data

Information that is collected from a bespoke data collection exercise (e.g. surveys, focus groups or interviews) and analysed to produce a new set of findings.

Potential households

Adult individuals, couples or lone parent families living as part of other households of which they are neither the head nor the partner of the head and who need to live in their own separate accommodation, and/or are intending to move to separate accommodation rather than continuing to live with their ‘host’ household.

Projection

Either of housing needs or requirements is a calculation of numbers expected in some future year or years based on the extrapolation of existing conditions and assumptions. For example, household projections calculate the number and composition of households expected at some future date(s) given the projected number of residents, broken down by age, sex and marital status, and an extrapolation of recent trends in the propensity of different groups to form separate households.

Random sample

A sample in which each member of the population has an equal chance of selection.

Relets

Social rented housing units which are vacated during a period and become potentially available for letting to new tenants.

Rounding error

Totals in tables may differ by small amounts (typically one) due to the fact that fractions have been added together differently. Thus a table total may say 2011, and if the individual cell figures are added the total may come to 2012. This is quite normal and is a result of the computer additions made. Figures should never be taken to be absolutely accurate. No such state exists. The figures in this document are robust estimates not absolutely precise ones. The usual practice is to use the stated total (in the above case 2011) rather than the figure of 2012 to which the individual figures sum. That is because the total will have resulted from a rounding after all the fractions are taken fully into account.

Sample survey

Collects information from a known proportion of a population, normally selected at random, in order to estimate the characteristics of the population as a whole.

Sampling frame

The complete list of addresses or other population units within the survey area which are the subject of the survey.

Secondary data

Existing information that someone else has collected. Data from administrative systems and some research projects are made available for others to summarise and analyse for their own purposes (e.g. Census, national surveys).

Shared equity schemes

Provide housing that is available part to buy (usually at market value) and part to rent.

SHMA (Strategic Housing Market Assessment)

SHMA drives from government guidance suggesting that the ‘evidence base’ required for the good planning of an area should be the product of a process rather than a technical exercise.

Social rented housing

PPS3 defines social rented housing as ‘rented housing owned by local authorities and registered social landlords, for which guideline target rents are determined through the national rent regime’, the proposals set out in the Three Year review of Rent Restructuring (July 2004) were implemented in policy in April 2006. It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Housing Corporation as a condition of grant’

Special Needs

Relating to people who have specific needs: such as those associated with a disability.

Stratified sample

A sample where the population or area is divided into a number of separate sub-sectors (‘strata’) according to known characteristics based, for example, on sub-areas and applying a different sampling fraction to each sub-sector.

Specialised housing

Refers to specially designed housing (such as mobility or wheelchair accommodation, hostels or group homes) or housing specifically designated for particular groups (such as retirement housing).

Supporting People

This term refers to a programme launched in 2003 which aims to provide a better quality of life for vulnerable people by aiding them to live independently and maintain their tenancies/current home life. The programme covers a wide variety of vulnerable people from travellers, to young people at risk, to those with HIV or AIDS. Supporting People provide housing related support in many different forms but include enabling individuals to access their correct benefits entitlement, ensuring they have the correct skills to manage their tenancy and providing advice on property adaptations.

Under-occupation

An under-occupied dwelling is one which exceeds the bedroom standard by two or more bedrooms.

Unsuitably housed households

All circumstances where households are living in housing which is in some way unsuitable, whether because of its size, type, design, location, condition or cost. Households can have more than one reason for being in unsuitable housing, and so care should be taken in looking at the figures: a total figure is presented for households with one or more unsuitability reason, and also totals for the numbers with each reason.

Definitions

ABI - Annual Business Inquiry
BME - Black and Minority Ethnic
CBL - Choice Based Lettings
CORE - The Continuous Recording System (Housing association and local authority lettings/new tenants)
DETR - Department of the Environment, Transport and the Regions
GIS - Geographical Information Systems
HMO - Households in Multiple Occupation
HSSA - The Housing Strategy Statistical Appendix
IMD - Indices of Multiple Deprivation
LA - Local Authority
LCHO - Low Cost Home Ownership
LDF - Local Development Framework
NeSS - Neighbourhood Statistics Service
NHSCR - National Health Service Central Register
NOMIS - National On-line Manpower Information System
NROSH - National Register of Social Housing
ODPM - Office of the Deputy Prime Minister
ONS - Office for National Statistics
PPS - Planning Policy Statement
RSL - Registered Social Landlord
RSR - Regulatory and Statistical Return (Housing Corporation)
RTB - Right to Buy
SEH - Survey of English Housing
TTWA - Travel to Work Area

List of tables and figures

Appendix A1 Ward Level Data

Introduction

A1.1 This appendix provides details of the key survey findings at ward level. Although the sample sizes are generally good at ward level (all except one, which had a sample size of 99, are above the suggested figure of 100 in CLG guidance) care should be taken when interpreting the results as the findings at this level are subject to a greater degree of 'error' when compared with the figures presented in the main body of the report for all households in the county.

Number of households and sample size

A1.2 The table below shows the estimated number of households in each area and the number of returns from the postal survey. The largest ward is Uppingham (with 1,708 households) followed by Normanton. Eight of the sixteen wards have a household population of less than 1,000. The wards in Oakham and Uppingham record the highest number of responses because the additional personal interviews took place in these areas.

Table A1.1 Number of households in each ward and sample size

Ward	Number of households	% of households	Sample size	% of sample	% of hhs. sampled	Margin of error at the 95% confidence interval
Braunston and Belton	530	3.6%	117	3.8%	22.1%	8.0%
Cottesmore	1,105	7.6%	175	5.7%	15.9%	6.8%
Exton	558	3.8%	106	3.5%	19.0%	8.6%
Greetham	533	3.6%	131	4.3%	24.6%	7.5%
Ketton	1,130	7.7%	216	7.0%	19.1%	6.0%
Langham	572	3.9%	99	3.2%	17.3%	9.0%
Lyddington	535	3.7%	152	5.0%	28.4%	6.8%
Martinsthorpe	488	3.3%	131	4.3%	26.8%	7.4%
Normanton	1,235	8.5%	179	5.8%	14.5%	6.8%
Oakham North East	1,100	7.5%	266	8.7%	24.2%	5.2%
Oakham North West	1,326	9.1%	303	9.9%	22.9%	5.0%
Oakham South East	1,216	8.3%	296	9.7%	24.3%	5.0%
Oakham South West	925	6.3%	218	7.1%	23.6%	5.8%
Ryhall and Casterton	1,142	7.8%	182	5.9%	15.9%	6.7%
Uppingham	1,708	11.7%	362	11.8%	21.2%	4.6%
Whissendine	517	3.5%	131	4.3%	25.3%	7.4%
Total	14,620	100.0%	3,064	100.0%	21.0%	1.6%

Source: Rutland housing needs and demand survey 2007 – household survey data

Tenure

A1.3 The table below shows the estimated tenure split in each of the 18 wards. The results show significant differences in the tenure profile of households in different locations within the county. Private rented accommodation tends to be found in towns (Oakham & Uppingham) as well as in Exton, which is the ward containing Rutland Water. Social rented housing also tends to be found in towns, as well as Ryhall & Casterton near Stamford. Cottesmore records the highest proportion of MOD properties.

Table A1.2 Tenure by ward

Ward	Owner-occupied (no mortgage)		Owner-occupied (with mortgage)		Social rented		Private rented excluding MOD		MOD		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	No.
Braunston & Belton	195	36.6%	223	42.3%	39	7.4%	73	13.8%	0	0.0%	530
Cottesmore	325	29.4%	335	30.2%	66	6.0%	59	4.6%	320	29.7%	1,105
Exton	162	29.0%	185	33.2%	51	9.1%	160	28.7%	0	0.0%	558
Greetham	143	26.8%	276	51.6%	27	5.1%	87	16.3%	0	1.9%	533
Ketton	470	41.6%	445	39.4%	94	8.3%	121	10.7%	0	0.0%	1,130
Langham	244	42.7%	250	43.6%	19	3.3%	59	10.3%	0	0.0%	572
Lyddington	236	44.0%	205	38.4%	26	4.9%	68	12.7%	0	0.0%	535
Martinsthorpe	209	42.8%	154	31.6%	39	8.0%	86	17.6%	0	0.0%	488
Normanton	473	38.3%	458	37.1%	97	7.8%	125	10.3%	82	6.4%	1,235
Oakham North East	304	27.6%	398	36.2%	154	14.0%	244	22.2%	0	0.0%	1,100
Oakham North West	438	33.0%	556	41.9%	191	14.4%	141	10.6%	0	0.0%	1,326
Oakham South East	448	36.9%	500	41.2%	116	9.5%	152	12.5%	0	0.0%	1,216
Oakham South West	460	49.7%	311	33.6%	113	12.2%	41	4.4%	0	0.0%	925
Ryhall & Casterton	375	32.9%	503	44.1%	177	15.5%	87	7.6%	0	0.0%	1,142
Uppingham	531	31.1%	606	35.5%	335	19.6%	236	13.8%	0	0.0%	1,708
Whissendine	220	42.6%	226	43.8%	35	6.8%	36	7.0%	0	1.0%	517
Total	5,233	35.8%	5,631	38.5%	1,579	10.8%	1,775	12.1%	402	2.7%	14,620

Source: Rutland housing needs and demand survey 2007 – household survey data

Dwelling types

A1.4 The tables below show how the type of accommodation in each ward varies across the county. For the purposes of the analysis presented in table A1.3 the three flat categories have been merged into one whilst mobile homes have been excluded as the sample of these properties is too small for further detail to be presented. The results indicate that the proportion of detached houses or bungalows varies between towns and rural areas, with only 18.7% detached houses in Oakham NW, where the highest proportion of terraced housing is found (35.1%). Oakham NE contains the highest proportion of flats (18.1%).

Table A1.3 Dwelling type by ward (households)

Ward	Detached house	Semi detached house	Terraced house	Detached bungalow	Semi or terraced bungalow	Flat	Total
Braunston & Belton	248	119	61	20	47	35	530
Cottesmore	389	361	187	121	10	37	1,105
Exton	181	214	68	39	41	9	552
Greetham	224	98	117	52	13	26	530
Ketton	581	181	106	91	103	56	1,118
Langham	278	93	69	34	13	9	496
Lyddington	289	107	71	47	9	12	535
Martinsthorpe	250	89	61	39	42	7	488
Normanton	476	409	215	53	42	40	1,235
Oakham North East	437	202	222	24	14	199	1,098
Oakham North West	247	381	465	85	36	108	1,322
Oakham South East	511	196	277	46	26	160	1,216
Oakham South West	422	146	88	148	25	96	925
Ryhall & Casterton	481	360	101	87	50	63	1,142
Uppingham	549	351	317	106	118	267	1,708
Whissendine	280	116	48	59	4	6	513
Total	5,843	3,423	2,473	1,051	593	1,130	14,513

Source: Rutland housing needs and demand survey 2007 – household survey data

Table A1.4 Dwelling type by ward (percentages)							
Ward	Detached house	Semi detached house	Terraced house	Detached bungalow	Semi or terraced bungalow	Flat	Total
Braunston & Belton	46.9%	22.5%	11.5%	3.6%	8.9%	6.6%	100.0%
Cottesmore	35.2%	32.6%	16.9%	11.0%	0.9%	3.3%	100.0%
Exton	32.7%	38.7%	12.3%	7.2%	7.4%	1.6%	100.0%
Greetham	42.3%	18.5%	22.1%	9.6%	2.5%	4.9%	100.0%
Ketton	51.9%	16.2%	9.5%	8.2%	9.2%	5.0%	100.0%
Langham	56.0%	18.8%	13.9%	6.9%	2.6%	1.8%	100.0%
Lyddington	54.1%	20.0%	13.3%	8.8%	1.7%	2.1%	100.0%
Martinsthorpe	51.2%	18.2%	12.5%	8.0%	8.6%	1.4%	100.0%
Normanton	38.5%	33.1%	17.4%	4.3%	3.4%	3.3%	100.0%
Oakham North East	39.9%	18.4%	20.3%	2.1%	1.3%	18.1%	100.0%
Oakham North West	18.7%	28.8%	35.1%	6.4%	2.7%	8.2%	100.0%
Oakham South East	42.0%	16.1%	22.8%	3.8%	2.1%	13.2%	100.0%
Oakham South West	45.6%	15.8%	9.5%	16.0%	2.7%	10.4%	100.0%
Ryhall & Casterton	42.1%	31.5%	8.8%	7.7%	4.4%	5.5%	100.0%
Uppingham	32.2%	20.6%	18.6%	6.2%	6.9%	15.6%	100.0%
Whissendine	54.6%	22.6%	9.4%	11.5%	0.8%	1.2%	100.0%
Total	40.3%	23.6%	17.0%	7.2%	4.1%	7.8%	100.0%

Source: Rutland housing needs and demand survey 2007 – household survey data

Household type

A1.5 The tables below show the variation in the type of household resident in each ward. There are few obvious patterns; single non-pensioner households tend to be more frequently found in Oakham. There are a very large number of families located in Cottesmore (38.3%), due to the MoD presence in the ward.

Table A1.5 Household type by ward (households)

	Single pensioners	2 or more pensioners	Single non-pensioners	2 or more adults - no children	Lone parent	2+ adults 1 child	2+ adults 2+children	Total
Braunston and Belton	70	94	106	155	4	39	62	530
Cottesmore	130	130	61	361	25	136	262	1,105
Exton	65	65	80	207	6	54	81	558
Greetham	53	65	33	244	0	82	56	533
Ketton	163	165	76	433	20	105	168	1,130
Langham	70	113	38	169	30	67	85	572
Lyddington	38	83	84	225	3	39	63	535
Martinsthorpe	116	76	39	185	5	41	26	488
Normanton	213	167	134	437	19	131	134	1,235
Oakham North East	183	85	175	351	69	97	140	1,100
Oakham North West	226	163	222	415	61	115	124	1,326
Oakham South East	220	189	155	409	37	88	118	1,216
Oakham South West	206	133	67	263	54	81	121	925
Ryhall and Casterton	165	180	138	347	6	154	152	1,142
Uppingham	390	223	233	504	66	147	145	1,708
Whissendine	47	58	70	210	8	31	93	517
Total	2,355	1,989	1,711	4,915	413	1,407	1,830	14,620

Source: Rutland housing needs and demand survey 2007 – household survey data

Table A1.6 Household type by ward (percentages)								
Ward	Single pensioners	2 or more pensioners	Single non-pensioners	2 or more adults - no children	Lone parent	2+ adults 1 child	2+ adults 2+ children	Total
Braunston & Belton	13.2%	17.8%	20.0%	29.3%	0.8%	7.4%	11.5%	100.0%
Cottesmore	11.8%	11.8%	5.5%	32.7%	2.3%	12.3%	23.7%	100.0%
Exton	11.6%	11.6%	14.3%	37.0%	1.1%	9.8%	14.5%	100.0%
Greetham	9.9%	12.2%	6.2%	45.8%	0.0%	15.4%	10.5%	100.0%
Ketton	14.4%	14.6%	6.7%	38.4%	1.8%	9.2%	14.9%	100.0%
Langham	12.3%	19.8%	6.5%	29.6%	5.3%	11.7%	14.9%	100.0%
Lyddington	7.1%	15.6%	15.6%	42.2%	0.6%	7.1%	11.8%	100.0%
Martinsthorpe	23.8%	15.6%	8.0%	37.9%	1.0%	8.4%	5.3%	100.0%
Normanton	17.2%	13.5%	10.9%	35.4%	1.5%	10.6%	10.9%	100.0%
Oakham North East	16.6%	7.7%	16.0%	31.9%	6.3%	8.8%	12.7%	100.0%
Oakham North West	17.0%	12.3%	16.8%	31.3%	4.6%	8.7%	9.3%	100.0%
Oakham South East	18.1%	15.5%	12.7%	33.6%	3.0%	7.2%	9.7%	100.0%
Oakham South West	22.3%	14.4%	7.2%	28.4%	5.8%	8.8%	13.1%	100.0%
Ryhall and Casterton	14.4%	15.7%	12.2%	30.4%	0.5%	13.5%	13.3%	100.0%
Uppingham	22.8%	13.0%	13.6%	29.5%	3.9%	8.7%	8.5%	100.0%
Whissendine	9.1%	11.2%	13.5%	40.5%	1.5%	6.2%	18.0%	100.0%
Total	16.1%	13.6%	11.7%	33.6%	2.8%	9.6%	12.5%	100.0%

Source: Rutland housing needs and demand survey 2007 – household survey data

Age of household head

A1.6 The tables below show the variation in the age of the heads of household by ward. Oakham North East records the highest proportion of households headed by someone aged under 26, whilst Martinsthorpe has the highest proportion of households headed by someone aged 80 or over.

Table A1.7 Age of household head by ward

Ward	16-25		26-39		40-59		60-79		80+		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	No.
Braunston & Belton	17	3.2%	80	15.1%	235	44.3%	163	30.8%	35	6.6%	530
Cottesmore	34	3.1%	337	30.4%	373	33.8%	319	28.9%	42	3.8%	1,105
Exton	6	1.1%	100	17.9%	229	41.0%	176	31.5%	47	8.4%	558
Greetham	10	1.9%	88	16.5%	237	44.5%	155	29.1%	43	8.1%	533
Ketton	6	0.5%	140	12.5%	488	43.1%	430	38.0%	66	5.8%	1,130
Langham	9	1.6%	113	19.6%	203	35.6%	201	35.2%	46	8.1%	572
Lyddington	0	0.0%	92	17.2%	242	45.2%	193	36.1%	8	1.5%	535
Martinsthorpe	0	0.0%	48	9.8%	187	38.3%	190	38.9%	63	12.9%	488
Normanton	10	0.8%	241	19.5%	495	40.0%	410	33.2%	79	6.5%	1,235
Oakham North East	59	5.4%	295	26.8%	387	35.2%	268	24.4%	91	8.3%	1,100
Oakham North West	43	3.2%	312	23.5%	471	35.5%	393	29.6%	107	8.1%	1,326
Oakham South East	31	2.6%	243	20.0%	417	34.3%	399	32.8%	126	10.3%	1,216
Oakham South West	23	2.5%	156	16.9%	305	33.0%	327	35.4%	114	12.3%	925
Ryhall & Casterton	35	3.1%	204	17.9%	391	34.2%	444	38.9%	68	6.0%	1,142
Uppingham	19	1.1%	318	18.6%	634	37.1%	541	31.7%	196	11.5%	1,708
Whissendine	5	1.0%	91	17.6%	223	43.2%	182	35.3%	16	2.9%	517
Total	307	2.1%	2,858	19.5%	5,517	37.7%	4,791	32.8%	1,147	7.8%	14,620

Source: Rutland housing needs and demand survey 2007 – household survey data

Household size

A1.7 The table below shows the variation in the sizes of households in each ward. Small one person households are most likely to be found in Oakham, Uppingham and Braunston & Belton. Other household sizes appear relatively evenly distributed, although Cottesmore contains a larger number of large households, due to the MoD presence.

Table A1.8 Household size by ward

Ward	One person		Two people		Three people		Four or more people		Total	
	No.	%	No.	%	No.	%	No.	%	No.	%
Braunston and Belton	176	33.2%	211	39.8%	39	7.4%	104	19.6%	530	100.0%
Cottesmore	191	17.3%	390	35.2%	206	18.7%	318	28.8%	1,105	100.0%
Exton	145	25.9%	241	43.1%	57	10.4%	115	20.6%	558	100.0%
Greetham	86	16.2%	229	43.1%	121	22.6%	97	18.1%	533	100.0%
Ketton	239	21.2%	449	39.7%	186	16.5%	256	22.7%	1,130	100.0%
Langham	108	18.9%	273	47.7%	66	11.5%	125	21.9%	572	100.0%
Lyddington	121	22.6%	233	43.6%	73	13.6%	108	20.2%	535	100.0%
Martinsthorpe	155	31.8%	210	43.0%	55	11.3%	68	13.9%	488	100.0%
Normanton	347	28.1%	483	39.1%	197	16.0%	208	16.8%	1,235	100.0%
Oakham North East	358	32.5%	355	32.2%	196	17.8%	191	17.4%	1,100	100.0%
Oakham North West	449	33.9%	481	36.3%	199	15.0%	197	14.9%	1,326	100.0%
Oakham South East	375	30.8%	502	41.3%	162	13.3%	177	14.6%	1,216	100.0%
Oakham South West	272	29.4%	345	37.3%	133	14.4%	175	18.8%	925	100.0%
Ryhall and Casterton	304	26.6%	443	38.8%	106	9.4%	289	25.3%	1,142	100.0%
Uppingham	623	36.5%	613	35.9%	273	16.0%	199	11.7%	1,708	100.0%
Whissendine	117	22.6%	210	40.6%	75	14.5%	115	22.2%	517	100.0%
Total	4,066	27.8%	5,668	38.8%	2,144	14.7%	2,742	18.7%	14,620	100.0%

Source: Rutland housing needs and demand survey 2007 – household survey data

Overcrowding and under-occupation

A1.8 Under-occupation varies from 45.9% in Oakham NE to 71.6% in the rural ward of Whissendine; there appears to be a general trend toward higher levels in more rural areas. Overcrowding figures should be treated with caution due to the small numbers involved.

Table A1.9 Overcrowding/under-occupation by ward

Ward	Overcrowded		Adequately housed		Under-occupied		Total	
	No.	%	No.	%	No.	%	No.	%
Braunston & Belton	0	0.0%	220	41.5%	310	58.5%	530	100.0%
Cottesmore	0	0.0%	584	52.8%	521	47.2%	1,105	100.0%
Exton	0	0.0%	278	49.8%	280	50.2%	558	100.0%
Greetham	6	1.1%	241	45.2%	286	53.7%	533	100.0%
Ketton	7	0.6%	436	38.6%	687	60.8%	1,130	100.0%
Langham	0	0.0%	256	44.8%	316	55.2%	572	100.0%
Lyddington	4	0.7%	209	39.1%	322	60.2%	535	100.0%
Martinsthorpe	0	0.0%	174	35.7%	314	64.3%	488	100.0%
Normanton	0	0.0%	508	41.1%	727	58.9%	1,235	100.0%
Oakham North East	10	0.9%	585	53.2%	505	45.9%	1,100	100.0%
Oakham North West	14	1.1%	660	49.8%	652	49.2%	1,326	100.0%
Oakham South East	5	0.4%	552	45.4%	659	54.1%	1,216	100.0%
Oakham South West	0	0.0%	417	45.1%	508	54.9%	925	100.0%
Ryhall & Casterton	28	2.5%	486	42.5%	628	54.9%	1,142	100.0%
Uppingham	20	1.2%	872	51.1%	816	47.8%	1,708	100.0%
Whissendine	5	1.0%	142	27.5%	370	71.6%	517	100.0%
Total	99	0.7%	6,620	45.3%	7,901	54.0%	14,620	100.0%

Source: Rutland housing needs and demand survey 2007 – household survey data

Household mobility

A1.9 The most mobile population is found in Cottesmore, perhaps unsurprisingly given the MoD presence in the ward. Beyond this, mobility appears a little higher in most wards of Oakham than elsewhere. Having said this, Oakham SW has one of the most stable populations in the county, with 68.6% remaining for longer than 5 years. Martinsthorpe is the most stable, with 77.5% of the population having stayed more than 5 years.

Table A1.10 Length of residence by ward

Ward	Less than 1 year		1 to 2 years		2 to 5 years		Over 5 years		Total	
	No.	%	No.	%	No.	%	No.	%	No.	%
Braunston and Belton	91	17.2%	29	5.5%	105	19.8%	305	57.5%	530	100.0%
Cottesmore	200	18.1%	232	21.0%	158	14.3%	515	46.6%	1,105	100.0%
Exton	32	5.7%	83	14.9%	64	11.5%	379	67.9%	558	100.0%
Greetham	50	9.4%	68	12.8%	100	18.8%	315	59.1%	533	100.0%
Ketton	121	10.8%	98	8.7%	199	17.6%	712	63.0%	1,130	100.0%
Langham	68	11.9%	60	10.5%	125	21.9%	319	55.8%	572	100.0%
Lyddington	31	6.0%	28	5.2%	123	22.9%	353	65.9%	535	100.0%
Martinsthorpe	7	1.4%	54	11.2%	48	9.8%	379	77.5%	488	100.0%
Normanton	103	8.3%	103	8.3%	295	23.9%	734	59.4%	1,235	100.0%
Oakham North East	158	14.4%	89	8.1%	282	25.6%	571	51.9%	1,100	100.0%
Oakham North West	145	10.9%	134	10.1%	278	21.0%	769	58.0%	1,326	100.0%
Oakham South East	159	13.1%	142	11.6%	257	21.2%	658	54.2%	1,216	100.0%
Oakham South West	67	7.2%	91	9.8%	132	14.3%	635	68.6%	925	100.0%
Ryhall and Casterton	131	11.5%	88	7.6%	151	13.2%	772	67.7%	1,142	100.0%
Uppingham	194	11.4%	169	9.9%	436	25.5%	909	53.2%	1,708	100.0%
Whissendine	25	4.8%	56	10.8%	103	19.9%	333	64.4%	517	100.0%
Total	1,582	10.8%	1,524	10.4%	2,856	19.5%	8,658	59.2%	14,620	100.0%

Source: Rutland housing needs and demand survey 2007 – household survey data

Moving intentions – existing households

A1.10 The ward in which it is least likely for households to be intending to move is Whissendine, where 90.3% do not intend to move for at least two years. The most mobile ward is Langham, just north of Oakham where 18.4% of the population intend to move within a year.

Table A1.11 Moving intentions of existing households by ward

Ward	Now		Within a year		1 to 2 years		Not moving for at least 2 years		Total	
	No.	%	No.	%	No.	%	No.	%	No.	%
Braunston and Belton	20	3.8%	62	11.7%	31	5.8%	417	78.7%	530	100.0%
Cottesmore	51	4.6%	130	11.8%	120	10.9%	804	72.8%	1,105	100.0%
Exton	7	1.3%	44	7.9%	29	5.2%	478	85.7%	558	100.0%
Greetham	6	1.1%	22	4.1%	45	8.5%	460	86.3%	533	100.0%
Ketton	18	1.6%	60	5.3%	104	9.2%	948	83.9%	1,130	100.0%
Langham	38	6.7%	67	11.7%	8	1.4%	459	80.2%	572	100.0%
Lyddington	16	3.0%	50	9.3%	68	12.7%	401	75.0%	535	100.0%
Martinsthorpe	18	3.7%	17	3.5%	30	6.1%	423	86.7%	488	100.0%
Normanton	50	4.0%	127	10.3%	143	11.6%	915	74.1%	1,235	100.0%
Oakham North East	42	3.8%	118	10.7%	105	9.5%	835	75.9%	1,100	100.0%
Oakham North West	23	1.7%	74	5.6%	77	5.8%	1,152	86.9%	1,326	100.0%
Oakham South East	6	0.5%	79	6.5%	77	6.3%	1,054	86.7%	1,216	100.0%
Oakham South West	23	2.5%	53	5.7%	50	5.4%	799	86.4%	925	100.0%
Ryhall and Casterton	17	1.5%	64	5.6%	71	6.2%	990	86.7%	1,142	100.0%
Uppingham	38	2.2%	103	6.0%	83	4.9%	1,484	86.9%	1,708	100.0%
Whissendine	0	0.0%	22	4.3%	28	5.4%	467	90.3%	517	100.0%
Total	373	2.6%	1,092	7.5%	1,069	7.3%	12,086	82.7%	14,620	100.0%

Source: Rutland housing needs and demand survey 2007 – household survey data

Newly forming households

A1.11 The table below shows the rate of intended future household formation by ward. It shows the highest rate was recorded in Ketton (5.6%) followed by Greetham (4.6%). Rates appear lowest in Oakham wards (as well as Martinsthorpe), with the exception of Oakham SW.

Table A1.12 Rate of new household formation by ward

Ward	Number of households intending to form in the next two years	Number of existing households	Annual rate of household formation
Braunston & Belton	36	530	3.4%
Cottesmore	75	1,105	3.4%
Exton	36	558	3.2%
Greetham	49	533	4.6%
Ketton	126	1,130	5.6%
Langham	37	572	3.2%
Lyddington	42	535	3.9%
Martinsthorpe	10	488	1.0%
Normanton	101	1,235	4.1%
Oakham North East	61	1,100	2.8%
Oakham North West	66	1,326	2.5%
Oakham South East	65	1,216	2.7%
Oakham South West	75	925	4.1%
Ryhall and Casterton	74	1,142	3.2%
Uppingham	78	1,708	2.3%
Whissendine	45	517	4.4%
Total	976	14,620	3.3%

Source: Rutland housing needs and demand survey 2007 – household survey data

Car ownership

A1.12 The table below considers variations in car ownership by ward. Dwellings with no car were more likely to be found in wards in towns; in Oakham NW the proportion is 21.9%. Martinsthorpe was the ward with the largest number of three car households, at 20.9%.

Table A1.13 Car ownership by ward

Ward	None		One		Two		Three or more		Total	
	No.	%	No.	%	No.	%	No.	%	No.	%
Braunston and Belton	63	11.9%	164	30.9%	231	43.6%	72	13.6%	530	100.0%
Cottesmore	44	3.9%	519	47.0%	424	38.4%	118	10.7%	1,105	100.0%
Exton	47	8.4%	212	37.9%	230	41.3%	69	12.3%	558	100.0%
Greetham	39	7.3%	155	29.1%	264	49.4%	75	14.1%	533	100.0%
Ketton	98	8.7%	352	31.2%	504	44.6%	176	15.6%	1,130	100.0%
Langham	37	6.5%	231	40.4%	264	46.2%	40	7.0%	572	100.0%
Lyddington	28	5.2%	142	26.5%	288	53.9%	77	14.4%	535	100.0%
Martinsthorpe	46	9.4%	171	35.0%	169	34.8%	102	20.9%	488	100.0%
Normanton	99	8.0%	418	33.8%	543	44.0%	175	14.2%	1,235	100.0%
Oakham North East	218	19.8%	547	49.7%	278	25.3%	57	5.2%	1,100	100.0%
Oakham North West	291	21.9%	616	46.5%	348	26.2%	71	5.4%	1,326	100.0%
Oakham South East	228	18.8%	538	44.2%	382	31.4%	68	5.6%	1,216	100.0%
Oakham South West	167	18.1%	412	44.5%	274	29.6%	72	7.8%	925	100.0%
Ryhall and Casterton	132	11.6%	442	38.7%	422	37.0%	146	12.8%	1,142	100.0%
Uppingham	311	18.2%	774	45.3%	508	29.7%	115	6.7%	1,708	100.0%
Whissendine	35	6.8%	153	29.6%	259	50.1%	70	13.5%	517	100.0%
Total	1,883	12.9%	5,846	40.0%	5,388	36.9%	1,503	10.3%	14,620	100.0%

Source: Rutland housing needs and demand survey 2007 – household survey data

Economic status

A1.13 The highest level of employment among head of households was found in Lyddington. The lowest levels were in Oakham SW and Martinsthorpe. These two wards also contain the highest proportions of retired households, at 43.7% for Oakham SW and 43.1% for Martinsthorpe. Oakham NW had the highest level of unemployment, although this was still only 3.0%.

Table A1.14 Economic status of household head by ward

Ward	Working		Unemployed		Retired		Other		Total	
	No.	%	No.	%	No.	%	No.	%	No.	%
Braunston and Belton	300	56.6%	9	1.7%	169	31.9%	52	9.8%	530	100.0%
Cottesmore	676	61.2%	15	1.4%	307	27.7%	107	9.7%	1,105	100.0%
Exton	326	58.3%	12	2.1%	157	28.3%	63	11.3%	558	100.0%
Greetham	316	59.3%	6	1.1%	151	28.3%	60	11.3%	533	100.0%
Ketton	648	57.3%	7	0.6%	390	34.6%	85	7.5%	1,130	100.0%
Langham	298	52.2%	6	1.1%	213	37.1%	55	9.6%	572	100.0%
Lyddington	338	63.2%	9	1.7%	159	29.7%	29	5.4%	535	100.0%
Martinsthorpe	243	49.7%	4	0.8%	210	43.1%	31	6.3%	488	100.0%
Normanton	672	54.4%	0	0.0%	487	39.4%	76	6.2%	1,235	100.0%
Oakham North East	668	60.7%	20	1.8%	310	28.2%	102	9.3%	1,100	100.0%
Oakham North West	748	56.4%	40	3.0%	439	33.1%	99	7.5%	1,326	100.0%
Oakham South East	662	54.4%	0	0.0%	484	39.8%	70	5.8%	1,216	100.0%
Oakham South West	455	49.2%	0	0.0%	404	43.7%	66	7.1%	925	100.0%
Ryhall and Casterton	602	52.7%	21	1.8%	427	37.4%	92	8.1%	1,142	100.0%
Uppingham	934	54.7%	28	1.6%	650	38.0%	96	5.7%	1,708	100.0%
Whissendine	314	60.7%	8	1.5%	161	31.1%	34	6.6%	517	100.0%
Total	8,200	56.1%	185	1.3%	5,118	35.0%	1,117	7.6%	14,620	100.0%

Source: Rutland housing needs and demand survey 2007 – household survey data

Income and savings

A1.14 Household incomes varied significantly between wards. The ward of Lyddington recorded the highest median income at £34,683, whilst Oakham South West displayed the lowest median income.

Table A1.15 Household income levels by ward

Ward	Median	Mean	Lower quartile
Braunston and Belton	£33,512	£43,065	£13,250
Cottesmore	£28,187	£36,620	£19,250
Exton	£31,338	£42,971	£14,750
Greetham	£31,945	£43,549	£16,250
Ketton	£32,481	£46,206	£17,750
Langham	£27,881	£37,317	£14,750
Lyddington	£34,683	£46,903	£19,250
Martinsthorpe	£31,511	£43,938	£14,750
Normanton	£32,120	£40,783	£17,750
Oakham North East	£23,027	£33,089	£11,750
Oakham North West	£22,523	£27,978	£10,250
Oakham South East	£26,371	£33,836	£16,250
Oakham South West	£22,306	£28,247	£10,250
Ryhall and Casterton	£24,988	£35,943	£11,750
Uppingham	£24,316	£33,422	£11,750
Whissendine	£33,757	£45,011	£17,750
ALL HOUSEHOLDS	£27,404	£37,148	£14,750

Source: Rutland housing needs and demand survey 2007 – household survey data

A1.15 Household savings also varied notably between wards. The ward of Ketton records the highest median level of household savings, whilst Oakham North West records the lowest savings levels.

Table A1.16 Household savings levels by ward			
Ward	Median	Mean	Lower quartile
Braunston and Belton	£6,567	£68,931	£0
Cottesmore	£5,465	£48,430	£1,000
Exton	£6,903	£64,451	£1,000
Greetham	£8,514	£54,766	£1,000
Ketton	£18,371	£73,042	£1,000
Langham	£7,226	£36,574	£1,000
Lyddington	£13,641	£90,221	£1,000
Martinsthorpe	£9,841	£68,129	£1,000
Normanton	£4,706	£48,122	£1,000
Oakham North East	£4,761	£39,470	£1,000
Oakham North West	£3,173	£28,260	£0
Oakham South East	£7,337	£42,281	£1,000
Oakham South West	£8,460	£43,033	£1,000
Ryhall and Casterton	£7,309	£37,366	£1,000
Uppingham	£4,763	£42,325	£0
Whissendine	£6,795	£60,469	£1,000
ALL HOUSEHOLDS	£6,428	£49,107	£1,000

Source: Rutland housing needs and demand survey 2007 – household survey data

Unsuitable housing

A1.16 The table below shows the location of unsuitably housed households in Rutland. In general, few households fell into this category, the largest proportion being in Ryhall & Casterton (8.2%), which is immediately adjacent to Stamford in Lincolnshire.

Table A1.17 Location of households in unsuitable housing

Ward	In unsuitable housing		Not in unsuitable housing		Total	
	No.	%	No.	%	No.	%
Braunston & Belton	18	3.2%	512	96.8%	530	100.0%
Cottesmore	19	1.6%	1,086	98.4%	1,105	100.0%
Exton	0	0.0%	558	100.0%	558	100.0%
Greetham	11	2.1%	522	97.9%	533	100.0%
Ketton	23	2.0%	1,107	98.0%	1,130	100.0%
Langham	39	6.7%	533	93.3%	572	100.0%
Lyddington	24	4.5%	511	95.5%	535	100.0%
Martinsthorpe	28	5.7%	460	94.3%	488	100.0%
Normanton	38	3.1%	1,197	96.9%	1,235	100.0%
Oakham North East	40	3.7%	1,060	96.3%	1,100	100.0%
Oakham North West	56	4.2%	1,270	95.8%	1,326	100.0%
Oakham South East	76	6.3%	1,140	93.8%	1,216	100.0%
Oakham South West	36	3.9%	889	96.1%	925	100.0%
Ryhall and Casterton	94	8.2%	1,048	91.8%	1,142	100.0%
Uppingham	45	2.6%	1,663	97.4%	1,708	100.0%
Whissendine	26	5.0%	491	95.0%	517	100.0%
Total	573	3.9%	14,047	96.1%	14,620	100.0%

Source: Rutland housing needs and demand survey 2007 – household survey data

Special needs households

A1.17 The table below shows the location of special needs households in Rutland. The proportion does not vary dramatically across the county, although it is highest in Oakham NW, at 17.3%.

Table A1.18 Location of special needs households

Ward	Special needs		Non-special needs		Total	
	No.	%	No.	%	No.	%
Braunston & Belton	83	15.7%	447	84.3%	530	100.0%
Cottesmore	162	14.7%	943	85.3%	1,105	100.0%
Exton	86	15.4%	472	84.6%	558	100.0%
Greetham	65	12.2%	468	87.8%	533	100.0%
Ketton	166	14.7%	964	85.3%	1,130	100.0%
Langham	77	13.5%	495	86.5%	572	100.0%
Lyddington	83	15.5%	452	84.5%	535	100.0%
Martinsthorpe	76	15.6%	412	84.4%	488	100.0%
Normanton	123	10.0%	1,112	90.0%	1,235	100.0%
Oakham North East	144	13.1%	956	86.9%	1,100	100.0%
Oakham North West	229	17.3%	1,097	82.7%	1,326	100.0%
Oakham South East	181	14.9%	1,035	85.1%	1,216	100.0%
Oakham South West	123	13.3%	802	86.7%	925	100.0%
Ryhall and Casterton	162	14.2%	980	85.8%	1,142	100.0%
Uppingham	173	10.2%	1,535	89.8%	1,708	100.0%
Whissendine	52	10.1%	465	89.9%	517	100.0%
Total	1,985	13.6%	12,635	86.4%	14,620	100.0%

Source: Rutland housing needs and demand survey 2007 – household survey data

Older person households

A1.18 The table below shows the location of older person only households in Rutland. Martinsthorpe and Oakham SW have particularly high proportions (39.1% and 36.6% respectively).

Table A1.19 Location of older person only households

Ward	Older person only households				Other households		Total	
	Headed by someone aged 80 or over		Headed by someone aged under 80					
	No.	%	No.	%	No.	%	No.	%
Braunston & Belton	35	6.7%	129	24.2%	366	69.1%	530	100.0%
Cottesmore	37	3.4%	222	20.1%	846	76.5%	1,105	100.0%
Exton	47	8.4%	83	14.8%	428	76.7%	558	100.0%
Greetham	43	8.0%	75	14.2%	415	77.8%	533	100.0%
Ketton	66	5.8%	263	23.3%	801	70.9%	1,130	100.0%
Langham	46	8.0%	138	24.2%	388	67.8%	572	100.0%
Lyddington	8	1.5%	113	21.2%	414	77.3%	535	100.0%
Martinsthorpe	63	12.8%	129	26.4%	296	60.8%	488	100.0%
Normanton	80	6.5%	300	24.3%	855	69.2%	1,235	100.0%
Oakham North East	90	8.3%	177	16.1%	833	75.7%	1,100	100.0%
Oakham North West	103	7.8%	286	21.6%	937	70.7%	1,326	100.0%
Oakham South East	115	9.5%	294	24.2%	807	66.3%	1,216	100.0%
Oakham South West	105	11.4%	234	25.3%	586	63.4%	925	100.0%
Ryhall and Casterton	68	6.0%	277	24.2%	797	69.8%	1,142	100.0%
Uppingham	189	11.1%	424	24.8%	1,095	64.1%	1,708	100.0%
Whissendine	12	2.3%	93	17.9%	412	79.8%	517	100.0%
Total	1,107	7.6%	3,237	22.1%	10,276	70.3%	14,620	100.0%

Source: Rutland housing needs and demand survey 2007 – household survey data

Key workers

A1.19 The table below shows the location of households headed by a key worker in Rutland. This does not vary according to any clear pattern across the county, although Whissendine has a particularly low proportion of key workers, at 8.7%, and Uppingham the highest at 18.3%.

Table A1.20 Location of key worker households

Ward	Key worker households		Non-key worker households		Total	
	No.	%	No.	%	No.	%
Braunston & Belton	56	10.6%	474	89.4%	530	100.0%
Cottesmore	155	14.0%	950	86.0%	1,105	100.0%
Exton	74	13.3%	484	86.7%	558	100.0%
Greetham	78	14.6%	455	85.4%	533	100.0%
Ketton	151	13.4%	979	86.6%	1,130	100.0%
Langham	86	15.0%	486	85.0%	572	100.0%
Lyddington	56	10.6%	479	89.4%	535	100.0%
Martinsthorpe	72	14.8%	416	85.2%	488	100.0%
Normanton	150	12.2%	1,085	87.8%	1,235	100.0%
Oakham North East	162	14.7%	938	85.3%	1,100	100.0%
Oakham North West	213	16.1%	1,113	83.9%	1,326	100.0%
Oakham South East	200	16.4%	1,016	83.6%	1,216	100.0%
Oakham South West	130	14.1%	795	85.9%	925	100.0%
Ryhall and Casterton	125	10.9%	1,017	89.1%	1,142	100.0%
Uppingham	312	18.3%	1,396	81.7%	1,708	100.0%
Whissendine	45	8.7%	472	91.3%	517	100.0%
Total	2,065	14.1%	12,555	85.9%	14,620	100.0%

Source: Rutland housing needs and demand survey 2007 – household survey data

Appendix A2 Supporting Information

Non-response and missing data

A2.1 Missing data is a feature of all housing surveys: mainly due to a respondent's refusal to answer a particular question (e.g. income). For all missing data in the survey imputation procedures were applied. In general, throughout the survey the level of missing data was minimal. The main exception to this was in relation to financial information, where there was an appreciable (although typical) level of non-response.

A2.2 Non-response can cause a number of problems:

- The sample size is effectively reduced so that applying the calculated weight will not give estimates for the whole population
- Variables which are derived from the combination of a number of responses each of which may be affected by item non-response (e.g. collecting both respondent and their partners income separately) may exhibit high levels of non-response
- If the amount of non-response substantially varies across sub-groups of the population this may lead to a bias of the results

A2.3 To overcome these problems missing data was 'imputed'. Imputation involves substituting for the missing value, a value given by a suitably defined 'similar' household, where the definition of similar varies depending on the actual item being imputed.

A2.4 The specific method used was to divide the sample into sub-groups based on relevant characteristics and then 'Probability Match' where a value selected from those with a similar predicted value was imputed. The main sub-groups used were tenure, household size and age of respondent.

Weighting data

A2.5 The survey data was weighted to estimated profiles of households based on various secondary sources of information. The tables below show the final estimates of the number of households in each group (for 4 different variables) along with the number of actual survey responses (data for tenure can be found in Chapter 2 and data for ward can be found in Appendix A1). Although in some cases it is clear that the proportion of survey responses is close to the 'expected' situation there are others where it is clear that the weighting of data was necessary to ensure that the results as presented are reflective of the household population of Rutland.

Table A2.1 Accommodation type profile				
Accommodation type	Estimated households	% of households	Number of returns	% of returns
Detached house/bungalow	7,001	47.9%	1,674	54.6%
Other house/bungalow	6,489	44.4%	1,222	39.9%
Flat	1,130	7.7%	168	5.5%
TOTAL	14,620	100.0%	3,064	100.0%

Source: Rutland housing needs and demand survey 2007 – household survey data

Table A2.2 Car ownership				
Cars owned	Estimated households	% of households	Number of returns	% of returns
None	1,883	12.9%	339	11.1%
One	5,846	40.0%	1,249	40.8%
Two	5,388	36.9%	1,230	40.1%
Three or more	1,503	10.3%	246	8.0%
TOTAL	14,620	100.0%	3,064	100.0%

Source: Rutland housing needs and demand survey 2007 – household survey data

Table A2.3 Household type profile				
Household type	Estimated households	% of households	Number of returns	% of returns
Single pensioner	2,355	16.1%	495	16.2%
2 or more pensioners	1,989	13.6%	575	18.8%
Single non-pensioner	1,711	11.7%	267	8.7%
Other households	8,565	58.6%	1,727	56.4%
TOTAL	14,620	100.0%	3,064	100.0%

Source: Rutland housing needs and demand survey 2007 – household survey data

Table A2.4 Household size				
Number of people in household	Estimated households	% of households	Number of returns	% of returns
One	4,066	27.8%	762	24.9%
Two	5,668	38.8%	1,382	45.1%
Three	2,144	14.7%	387	12.6%
Four	1,973	13.5%	376	12.3%
Five	632	4.3%	129	4.2%
Six or more	137	0.9%	28	0.9%
TOTAL	14,620	100.0%	3,064	100.0%

Source: Rutland housing needs and demand survey 2007 – household survey data

Table A2.5 Council Tax Band				
Council Tax Band	Estimated households	% of households	Number of returns	% of returns
A	1,395	9.5%	265	8.6%
B	3,771	25.8%	615	20.1%
C	2,643	18.1%	535	17.5%
D	2,109	14.4%	501	16.4%
E	2,061	14.1%	481	15.7%
F to H	2,641	18.1%	667	21.8%
TOTAL	14,620	100.0%	3,064	100.0%

Source: Rutland housing needs and demand survey 2007 – household survey data

Appendix A3 Balancing Housing Markets Analysis

Introduction

A3.1 The following tables show the detailed analysis for the six components contributing to the Balancing Housing Market Analysis presented in Chapter 10 of this report.

Analysis of Rutland data

A3.2 The first table shows an estimate of the housing requirements of newly forming households. The table is based on the number of newly forming households who need or expect to form over the next two years within the County along with estimates about affordability and stated size requirement. Any newly forming households who would like and expect to move from the County are excluded from this analysis. Figures are annualised.

A3.3 The table shows that, as might be expected, the demand from newly forming households is principally for smaller one and two bedroom dwellings. The table also shows that 64.2% of newly forming households are likely to require affordable accommodation. Some 27.7% of newly forming households are likely to become owner-occupiers and 8.1% are likely to move into private rented accommodation. The data suggests that newly forming households moving to owner-occupation are likely to require a larger home than newly forming households moving into the private rented sector.

Table A3.1 Demand I: Household formation by tenure and size required

Tenure	Size requirement				TOTAL
	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms	
Owner-occupation	24	36	2	0	62
Private rented	14	3	1	0	18
Intermediate	0	15	0	0	15
Social rented	33	72	24	0	129
TOTAL	70	127	28	0	224

Source: Rutland housing needs and demand survey 2007 – household survey data

A3.4 The table below shows the estimated demand from in-migrant households. This is based on the profile of households who have moved into the County over the past two years (in terms of affordability and size/type of accommodation secured). Figures are again annualised.

A3.5 The table indicates that some 67.6% of the demand from in-migrant households is for larger three and four bedroom homes. The table also indicates that over half (52.8%) of in-migrant households are likely to move to an owner-occupied property. In addition 41.4% of in-migrant households are likely to move to private rented home. The remaining 5.9% of in-migrant households require affordable accommodation.

Table A3.2 Demand II: Demand from in-migrants by tenure and size required

Tenure	Size requirement				TOTAL
	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms	
Owner-occupation	3	85	208	162	458
Private rented	15	137	142	65	359
Intermediate	0	4	5	0	9
Social rented	17	21	5	0	43
TOTAL	35	247	360	227	868

Source: Rutland housing needs and demand survey 2007 – household survey data

A3.6 The table below shows estimated future demand from existing households. The figures are based on the expectations of households that would like or expect to move within the County in the next two years along with considerations of affordability. Figures are again annualised.

A3.7 The table shows that existing households are most likely to require a two, three or four bedroom home. With regard to the tenure requirement, the data suggests that the private rented sector is not a common tenure of choice for established households already living in the County. Existing households currently in the private rented sector predominantly want to move to owner-occupation. Whilst many of these households will be able to afford this aspiration, some will not be able to and will remain in this tenure. Households currently resident in either owner-occupied accommodation or affordable housing are likely to want to remain in their current tenure, but move to a larger property.

Table A3.3 Demand III: Demand from existing households by tenure and size required

Tenure	Size requirement				TOTAL
	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms	
Owner-occupation	0	88	189	190	468
Private rented	14	56	68	14	153
Intermediate	3	13	5	0	21
Social rented	10	44	41	12	109
TOTAL	28	202	304	217	751

Source: Rutland housing needs and demand survey 2007 – household survey data

A3.8 The table below is an overall summary of the demand situation and is calculated as the sum of the three previous tables.

Table A3.4 Demand IV: Total demand by tenure and size required

Tenure	Size requirement				TOTAL
	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms	
Owner-occupation	27	210	399	352	988
Private rented	43	196	212	79	530
Intermediate	3	32	9	0	45
Social rented	60	138	71	12	281
TOTAL	133	575	691	444	1,843

Source: Rutland housing needs and demand survey 2007 – household survey data

A3.9 The table below provides an estimate of the likely future supply of accommodation (by tenure and size) from household dissolutions (i.e. death). The table is based on applying age specific national mortality statistics (2001) to the local population to estimate the proportion of households who are likely to wholly dissolve each year.

A3.10 The data indicates that just 15.5% of dwellings likely to become available in Rutland as a result of household dissolution are within the private rented sector. In comparison 55.4% of dwellings are within the owner-occupied sector and 29.1% will be within the social rented sector. This reflects the accommodation profile of older people in the County. The table also indicates that the properties becoming available in the owner-occupied sector are likely to be three or four bedroom dwellings, whilst the affordable accommodation will predominantly comprise two bedroom homes.

Table A3.5 Supply I: Supply from household dissolution

Tenure	Size released				TOTAL
	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms	
Owner-occupation	2	30	35	15	82
Private rented	1	15	7	0	23
Intermediate	0	0	0	0	0
Social rented	18	18	7	0	43
TOTAL	21	63	49	15	148

Source: Rutland housing needs and demand survey 2007 – household survey data

A3.11 The table below shows an estimate of the supply of housing that would be released when households who would like and expect to move from the County do so. These are therefore distinct from households moving within the County. For example a household out-migrating from a four bedroom owner-occupied dwelling is assumed to free-up a four bedroom owner-occupied dwelling for use by another household. The data is annualised and based on moves over the next two years.

A3.12 The table shows that 55.0% of dwellings likely to become available each year as a result of out-migration are owner-occupied properties. Almost 80% of these owner-occupied properties contain three or more bedrooms.

Table A3.6 Supply II: Supply from out-migrant households

Tenure	Size released				TOTAL
	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms	
Owner-occupation	4	56	98	127	284
Private rented	14	58	100	33	204
Intermediate	0	4	0	0	4
Social rented	0	19	6	0	25
TOTAL	17	136	204	160	517

Source: Rutland housing needs and demand survey 2007 – household survey data

A3.13 The table below shows estimated future supply from existing households. As with the above data the figures are based on the type and size of accommodation that would become available if a household moved to alternative accommodation. Figures are annualised from data for two years.

A3.14 The table below shows that the supply of private rented accommodation from existing households is higher than the demand for this tenure recorded in table A3.3. This supply is likely to be from households that were previously newly forming households and moved into this sector for their first home that now wish to move to owner-occupation.

Table A3.7 Supply III: Supply from existing households

Tenure	Size released				TOTAL
	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms	
Owner-occupation	0	67	153	168	388
Private rented	19	119	96	30	263
Intermediate	0	5	0	0	5
Social rented	19	54	22	2	96
TOTAL	38	244	270	200	751

Source: Rutland housing needs and demand survey 2007 – household survey data

A3.15 The table below is the sum of the three previous tables and shows the overall estimated annual supply for each tenure and size group.

Table A3.8 Supply IV: Total supply					
Tenure	Size released				TOTAL
	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms	
Owner-occupation	6	153	286	310	754
Private rented	34	191	203	63	490
Intermediate	0	9	0	0	9
Social rented	37	91	35	2	164
TOTAL	76	443	523	375	1,416

Source: Rutland housing needs and demand survey 2007 – household survey data

Appendix A4 Accessibility to key facilities

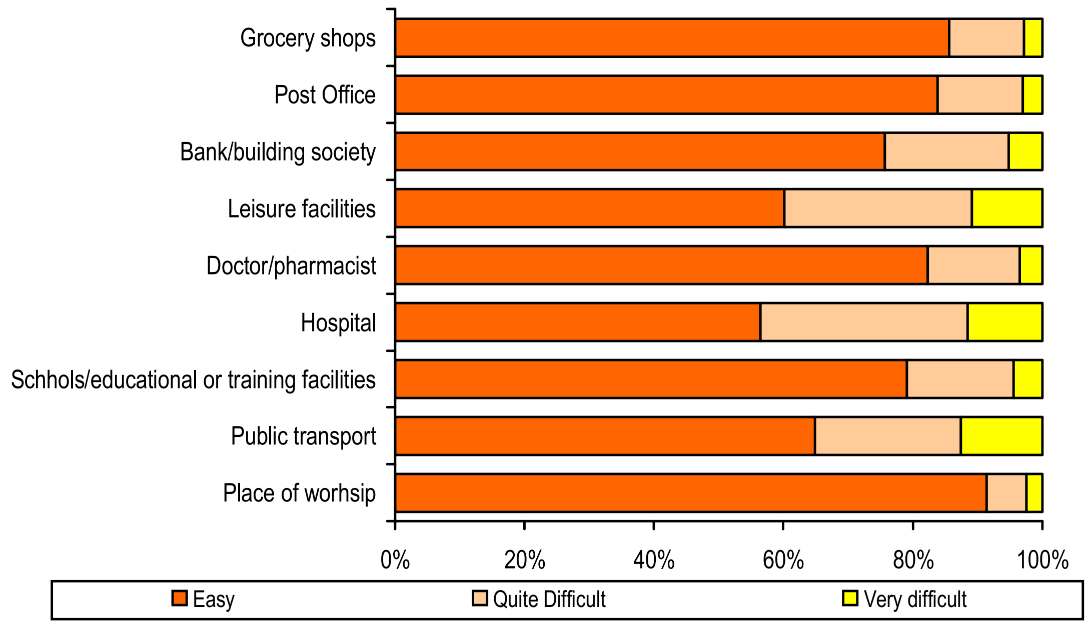
Introduction

A4.1 The survey collected information that assessed how easy it was for households to get to a range of key facilities. This appendix will briefly present these results.

Overall accessibility

A4.2 The figure below shows the overall accessibility for each facility the household was asked to consider. The data indicates that the majority of responses were positive. Households were most likely to state a difficulty accessing a hospital, followed by leisure facilities and public transport.

Figure A4.1 Accessibility of key facilities

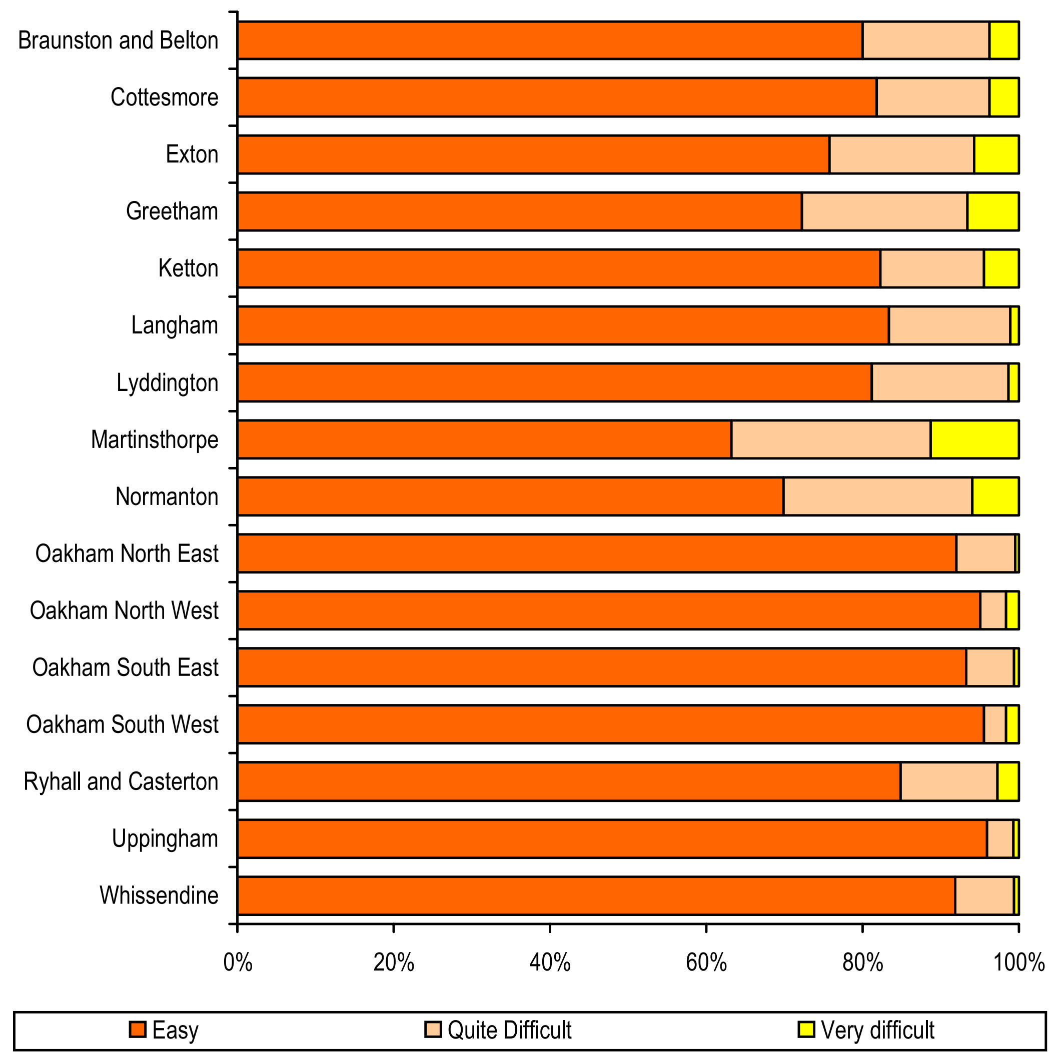


Source: Rutland housing needs and demand survey 2007 – household survey data

Geographical variations

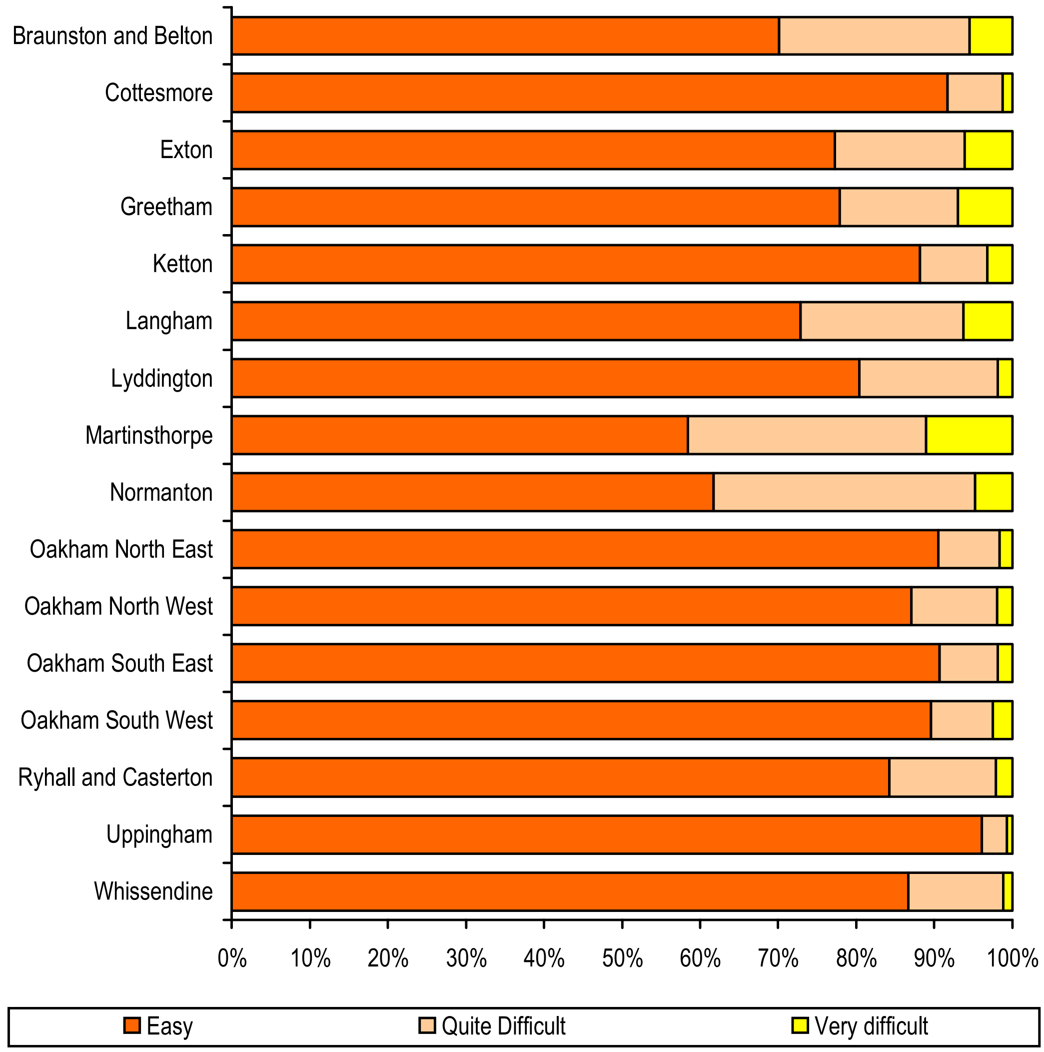
A4.3 The following figures show how the accessibility rating for each facility measured varies by ward.

Figure A4.2 Geographical variation in accessibility of grocery shops



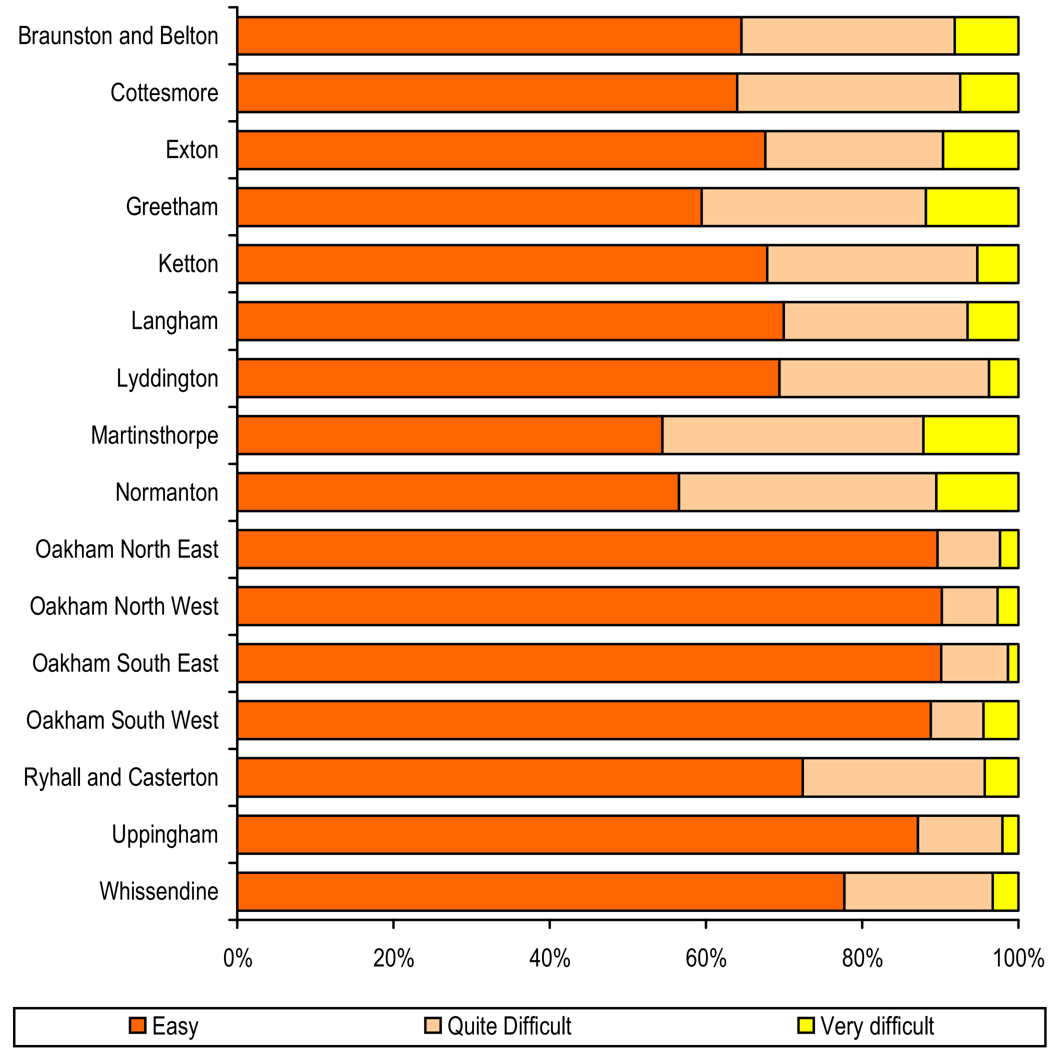
Source: Rutland housing needs and demand survey 2007 – household survey data

Figure A4.3 Geographical variation in accessibility of Post Office



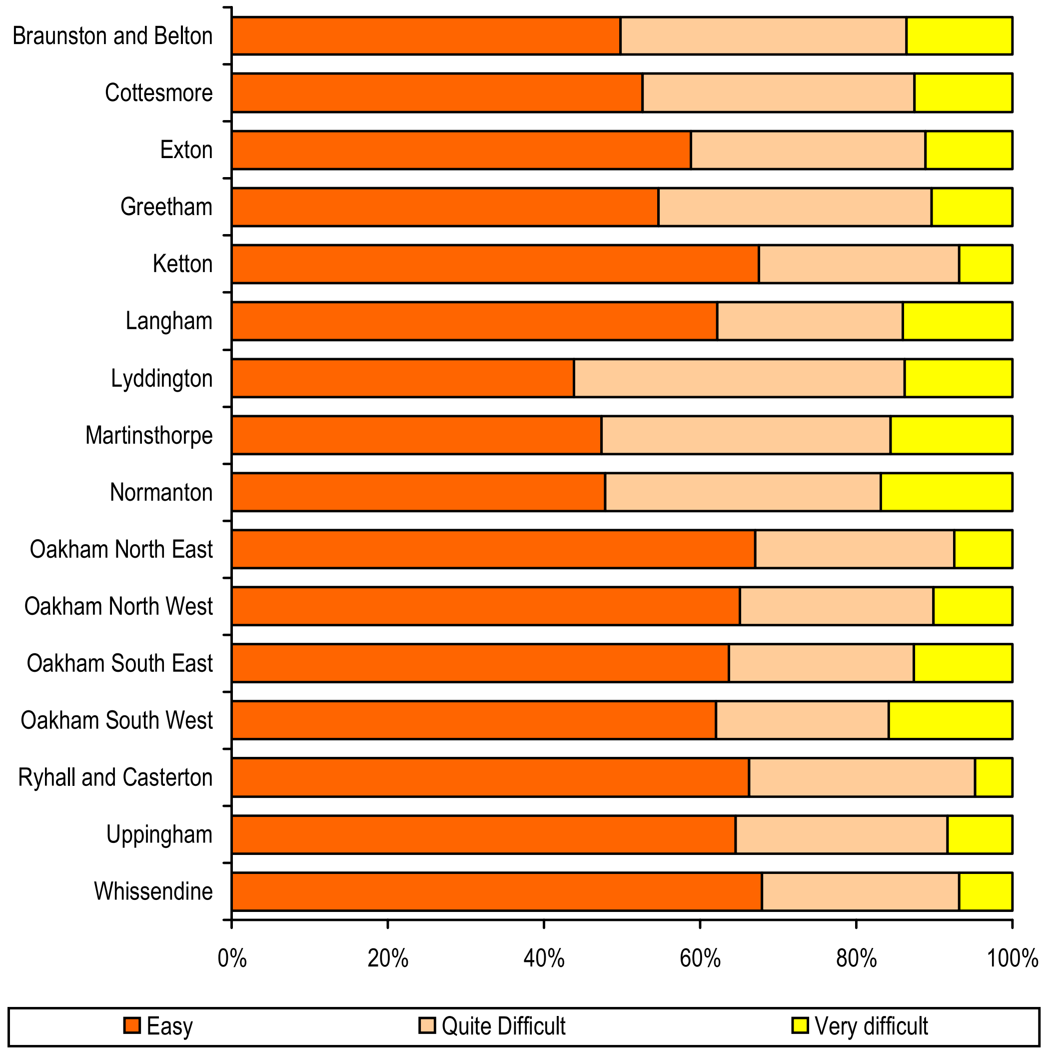
Source: Rutland housing needs and demand survey 2007 – household survey data

Figure A4.4 Geographical variation in accessibility of bank/building society



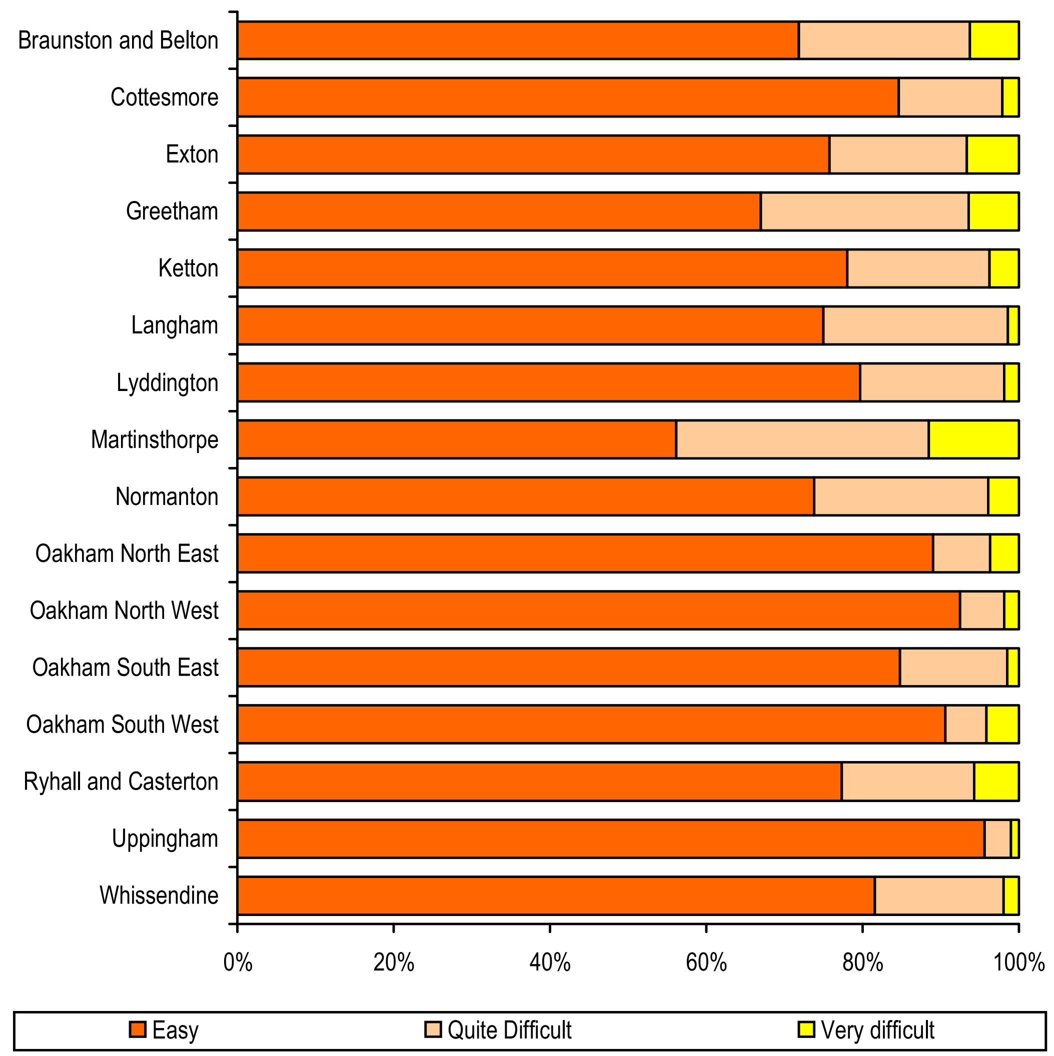
Source: Rutland housing needs and demand survey 2007 – household survey data

Figure A4.5 Geographical variation in accessibility of leisure facilities



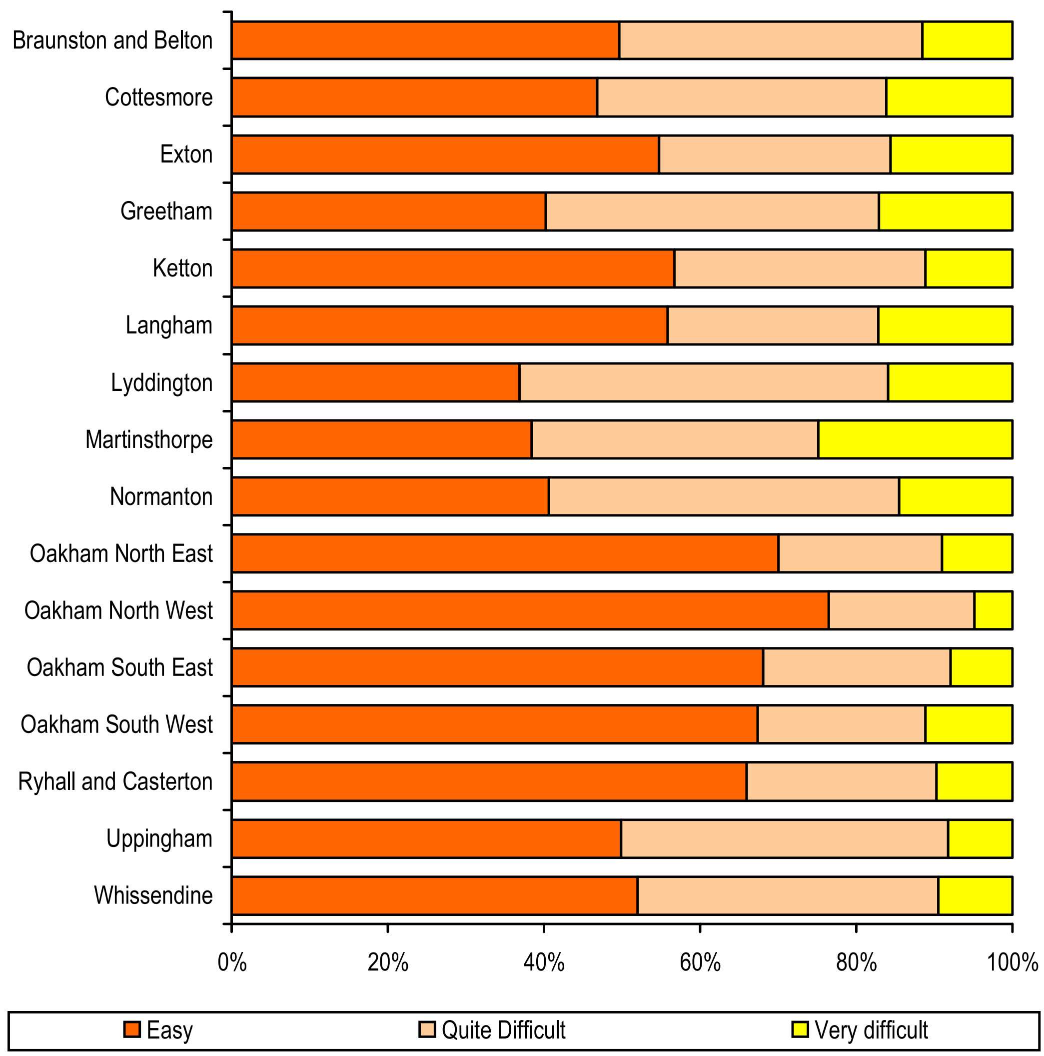
Source: Rutland housing needs and demand survey 2007 – household survey data

Figure A4.6 Geographical variation in accessibility of doctor/pharmacist



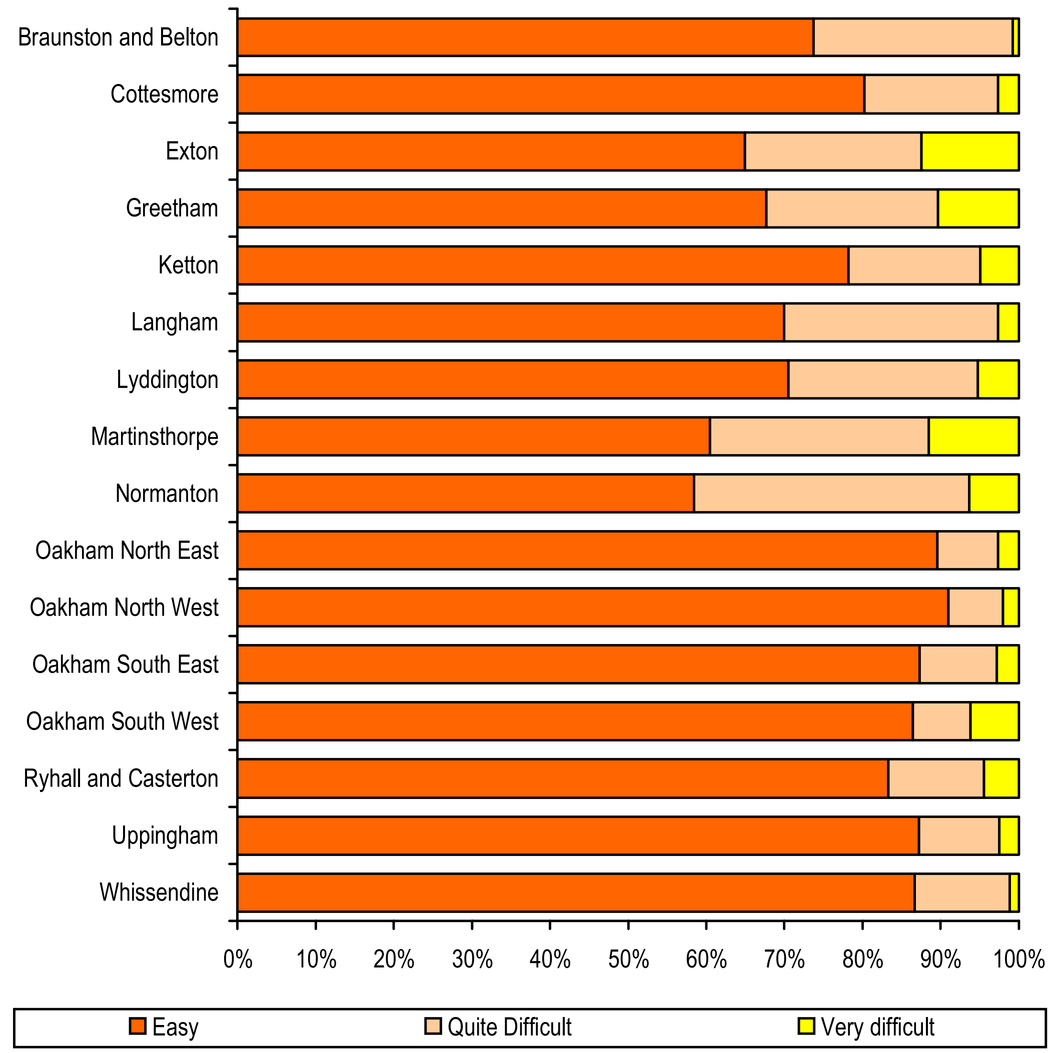
Source: Rutland housing needs and demand survey 2007 – household survey data

Figure A4.7 Geographical variation in accessibility of hospital



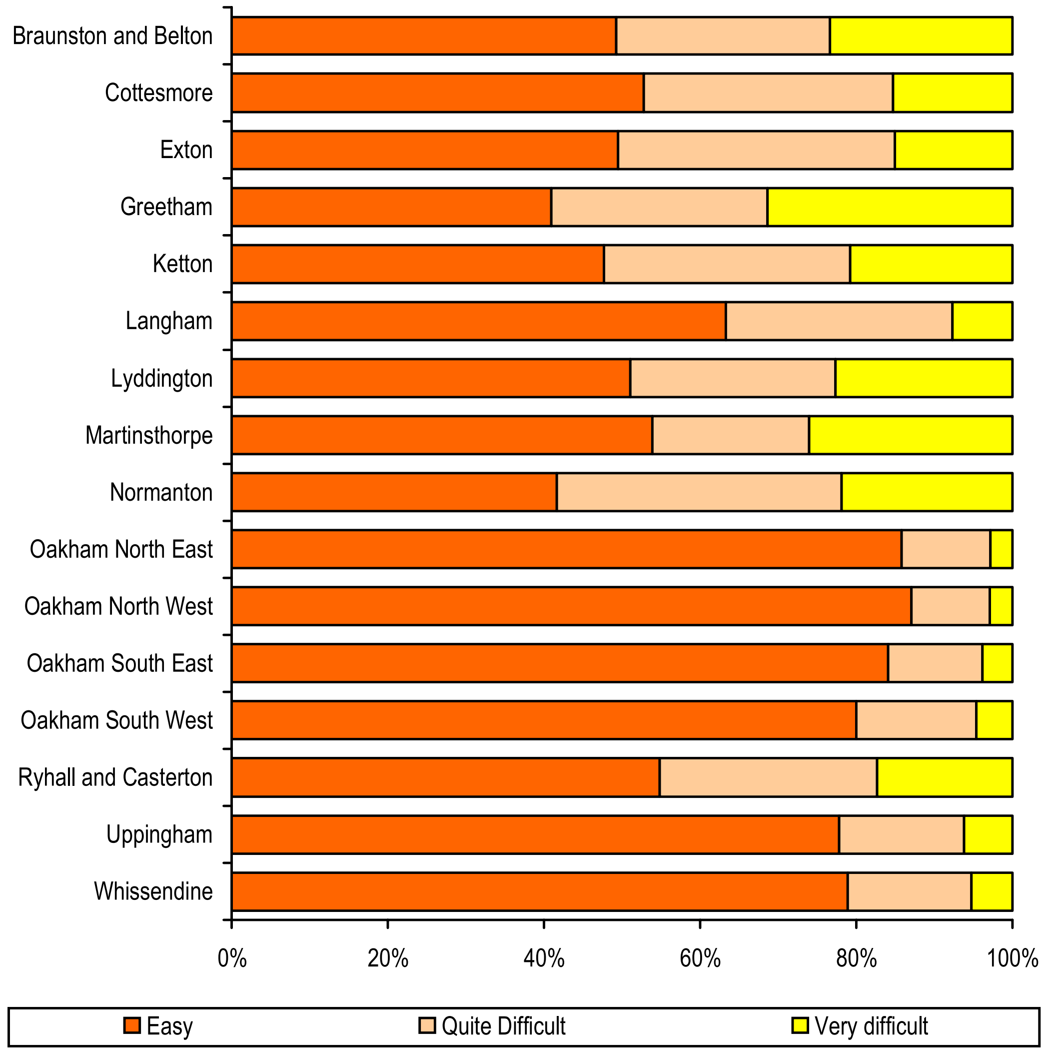
Source: Rutland housing needs and demand survey 2007 – household survey data

Figure A4.8 Geographical variation in accessibility of school/educational or training facilities



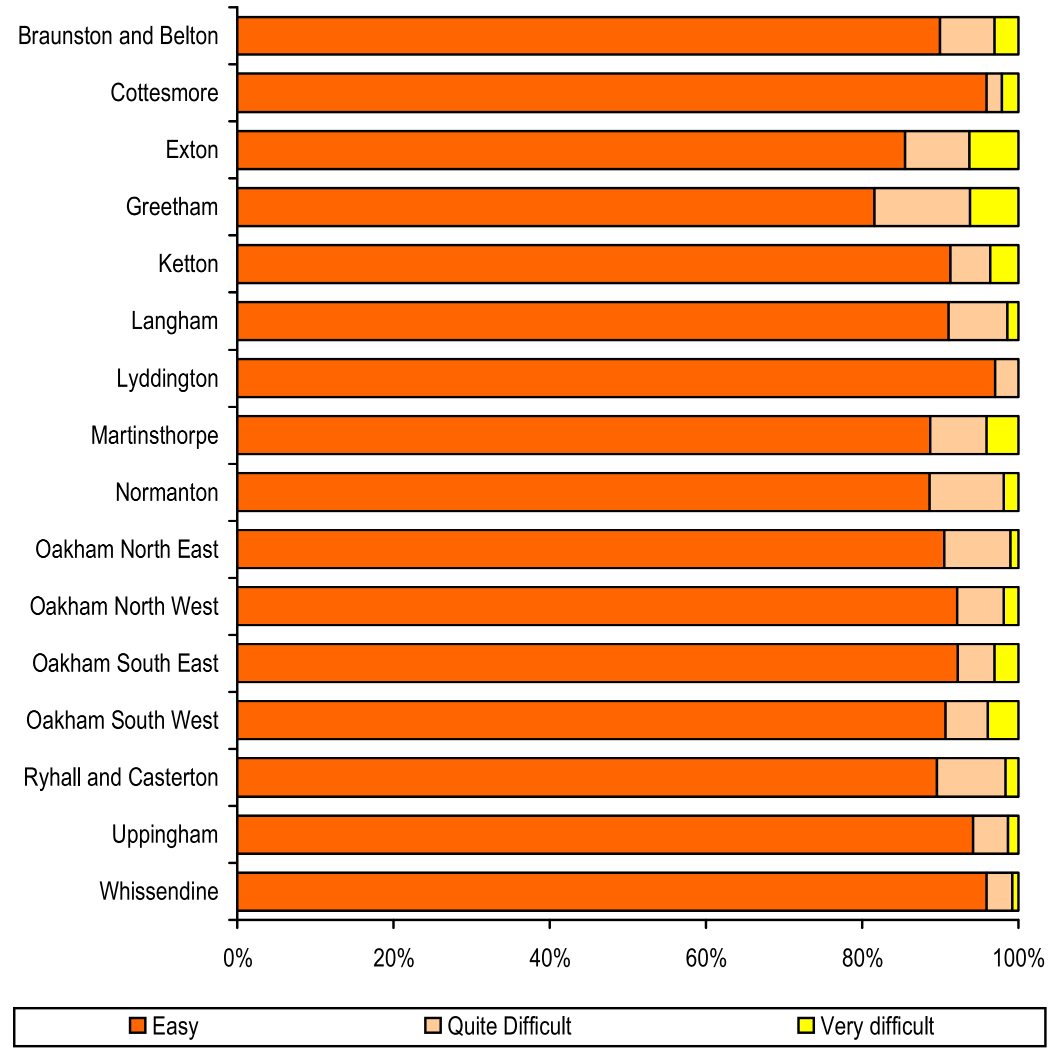
Source: Rutland housing needs and demand survey 2007 – household survey data

Figure A4.9 Geographical variation in accessibility of public transport



Source: Rutland housing needs and demand survey 2007 – household survey data

Figure A4.10 Geographical variation in accessibility of place of worship



Source: Rutland housing needs and demand survey 2007 – household survey data

Appendix A5 Survey Questionnaire