Table 11.1 Information used to determine appropriate tenure household will require			
Tenure expectation	*Able to afford market housing?*	*Able to afford intermediate housing?*	*Outcome*
Owner-occupation	Yes	NA	Owner-occupation
	No	Yes	Intermediate housing
		No	Social rented
Private rent	Yes	NA	Private rented
	No	NA	Social rented
Intermediate housing	Yes	NA	Owner-occupation
	No	Yes	Intermediate housing
		No	Social rented
Social rented	Yes	NA	Private rented
	No	Yes	Intermediate housing
		No	Social rented

Source: South Holland housing needs and demand survey 2007

11.16 A model based solely on the affordability test recommended by the guidance would produce results that would imply major restructuring of the housing market would be required. In reality the supply of housing available for households to move into affects their choices and there is substantial evidence that households are currently paying more than a quarter of their income on rent or are able to obtain mortgages at higher income multiples than 2.9/3.5. Therefore the demand from households is re-assessed using the same methodology described in the table above but using a range of different affordability scenarios. Account is also made of the role of the private rented sector in housing those that would otherwise be in affordable housing (those on housing benefit).

Relationship with the CLG housing need model

11.17 The CLG Needs Model produces a number for the annual amount of extra affordable housing which would, after a period, mean that there is no further need for affordable housing in an area. The presence of households living in unsuitable housing, or in the private rented sector on housing benefit would stop. Since in most parts of Britain it is clear that housing need will exist for many decades (at the present rate of production of new affordable housing) it can be seen that this model is geared to an ideal state of affairs not the current reality.

11.18 One particular assumption that affects the estimates is that no more than 25% of income should be spent on housing. However the reality is that many households will be spending more like 50% of their income on housing (whether low or high income), sometimes because they are forced to, but sometimes because they prefer to achieve a particular type or location of housing and are prepared to make sacrifices to achieve it

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 overall results of an unconstrained BHM analysis are presented in the table below. The figures indicate the annual shortfall or surplus for each type of dwelling. It excludes the supply from any new housing that is planned.

Table 11.2 Total annual shortfall or surplus (unconstrained model)					
Tenure	Accommodation size				TOTAL
	1 bed	2 bed	3 bed	4 bed	
Owner-occupation	97	-121	197	101	275
Private rented	144	66	-77	-33	100
Intermediate	31	33	-7	0	57
Social rented	-0	83	86	33	201
TOTAL	272	61	198	101	632

Source: South Holland housing needs and demand survey 2007 – household survey data

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

i) Overall 43.5% of the demand is for owner-occupied property, 15.8% will be for private rented accommodation, 8.9% intermediate housing and 31.8% a social rented dwelling. This tenure distribution is similar to that recorded by the East Midlands Regional Assembly.

ii) The BHM methodology suggests a shortfall of two, three and four bedroom social rented housing.

iii) The model indicates that there is a shortfall of one and two bedroom intermediate housing and a surplus of three bedroom intermediate housing.

iv) Overall, the data show a notable shortfall in the owner-occupied sector. In terms of size demand, the information suggests that in the owner-occupied sector the main shortage is for three bedroom homes, with smaller shortfalls of one and four bedroom accommodation. A small surplus of two bedroom dwellings is recorded in this tenure.

v) The model indicates that there is a notable shortfall of one and two bedroom homes in the private rented sector and a surplus of three and four bedroom 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, 43.5% of the demand is for owner-occupied property, 15.8% will be for private rented accommodation, 8.9% intermediate housing and 31.8% 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 DCLG 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 over a third of all households in South Holland contain only older people (33.8%) and a further 8.8% 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	21,093	57.4%
Households with both older and non-older persons	3,233	8.8%
Households with older persons only	12,394	33.8%
TOTAL	36,720	100.0%

Source: South Holland housing needs and demand survey 2007 – household survey data

12.6 Further analysis reveals that 3,412 (27.5%) of the 12,394 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 suggest that almost all households containing older persons only are comprised of one or two persons only – there are only 24 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	6,437	4,063	10,500	61.3%	51.9%
Two	5,933	9,192	15,125	39.2%	47.9%
Three	24	5,146	5,170	0.5%	0.2%
Four	0	4,125	4,125	0.0%	0.0%
Five	0	1,269	1,269	0.0%	0.0%
Six or more	0	532	532	0.0%	0.0%
TOTAL	12,394	24,327	36,721	33.8%	100.0%

Source: South Holland housing needs and demand survey 2007 – household survey data

12.8 The survey indicates that some 37.4% of households containing a single older person are headed by someone aged 80 or over, which compares with 16.9% of households with two older people.

12.9 The table below shows the housing tenures of households with older persons. Over three quarters of older person only households are owner-occupiers. The overwhelming majority of these do not have a mortgage.

12.10 Another significant finding is the relatively high proportion of social rented accommodation containing older people only. Over half of social rented dwellings contain only older people. This may have implications for future the supply of specialised social rented accommodation.

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)	8,761	5,611	14,372	61.0%	70.7%
Owner-occupied (with mortgage)	723	13,943	14,666	4.9%	5.8%
Social rented	2,272	2,176	4,448	51.1%	18.3%
Private rented	637	2,596	3,233	19.7%	5.1%
TOTAL	12,393	24,326	36,719	33.8%	100.0%

Source: South Holland housing needs and demand survey 2007 – household survey data

12.11 It is worth noting that almost half (49.1%) of older person only households resident in the social 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 the South Holland area to be living in one and two bedroom properties. However, the results also show that more than half of all older person households are in three or four bedroom dwellings. Given that previous information has shown that 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	3.4%	2.2%
2 bedrooms	44.9%	24.5%
3 bedrooms	42.2%	50.6%
4+ bedrooms	9.5%	22.7%
TOTAL	100.0%	100.0%

Source: South Holland 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 are in the owner-occupied sector there are 386 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)	47	3,289	4,318	1,108	8,762
Owner-occupied (with mortgage)	0	286	377	61	724
Social rented	284	1,602	386	0	2,272
Private rented	87	387	153	9	636
TOTAL	418	5,564	5,234	1,178	12,394

Source: South Holland 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 District average, but median savings and equity above the District-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	£11,267	£7,366	£154,831
80 or over	£8,060	£4,404	£143,544
AVERAGE	£10,315	£6,502	£151,284

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

Accommodation preferences of older person only households

12.15 Some 1,099 older person only households (8.9%) 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 an owner-occupied home than would expect to, with the reverse true for a social rented property. Some 2.8% of older person only households would both like and expect to live in private rented accommodation.

Table 12.7 Tenure aspirations and expectations for older person only households		
Property type	Like	Expect
Owner-occupied	55.1%	50.5%
Private rented	2.8%	2.8%
Social rented	42.1%	46.7%
Total	100.0%	100.0%

Source: South Holland 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 indicate that 9.7% of older person only households would like sheltered accommodation with a warden/manager on site, which is slightly higher than the proportion of households that would expect it. Ordinary residential accommodation is the preferred accommodation of over three-quarters of older person only households.

Table 12.8 Accommodation type aspirations and expectations for older person only households		
Accommodation type	Like	Expect
Ordinary accommodation	79.8%	74.9%
Sheltered housing - warden/manager on site	9.7%	4.5%
Sheltered housing - mobile warden/manager	4.1%	15.9%
Extra care scheme	4.2%	2.5%
Supported housing	0.0%	0.0%
Residential care and/or nursing home	1.1%	1.1%
Accommodation with adaptations	1.1%	1.1%
Total	100.0%	100.0%

Source: South Holland housing needs and demand survey 2007 – household survey data

Households with special needs

12.18 Information collected through the survey enables us to identify whether any household members have a particular special need. Information about the characteristics of these households can inform the County'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 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 special need does not necessarily mean that the household needs to move to alternative accommodation. In many cases the special need can be catered for within the household's current home whilst for others the issue may be the need for 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 problem
- A severe sensory disability
- 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 6,588 households in the South Holland area with one or more members in an identified special needs group. This represents 17.9% of all households, which is higher than 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 3,736 households containing a person with a medical condition. The next largest group is *'physically disabled'*, with 3,269 households having a member in this category. These two categories represent 56.7% and 49.6% 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	1,736	4.7%	26.3%
Physical disability	3,269	8.9%	49.6%
Learning difficulty	673	1.8%	10.2%
Mental health problem	974	2.7%	14.8%
Medical condition	3,736	10.2%	56.7%
Other	589	1.6%	8.9%

Source: South Holland 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

Age group	Special needs households				
	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	2,578	18,515	21,093	12.2%	39.1%
Both older & non older people	886	2,347	3,233	27.4%	13.4%
Older people only	3,124	9,270	12,394	25.2%	47.4%
TOTAL	6,588	30,132	36,720	17.9%	100.0%

Source: South Holland housing needs and demand survey 2007 – household survey data

12.26 The survey data show 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 34.0% of RSL households contain a special needs member. Additionally, 19.2% of owner-occupied (no mortgage) households contain a special needs member.

Table 12.11 Special needs households and tenure

Tenure	Special needs households				
	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)	2,760	11,612	14,372	19.2%	41.9%
Owner-occupied (with mortgage)	1,787	12,879	14,666	12.2%	27.1%
RSL	1,511	2,937	4,448	34.0%	22.9%
Private rented	530	2,703	3,233	16.4%	8.0%
TOTAL	6,588	30,131	36,720	17.9%	100.0%

Source: South Holland housing needs and demand survey 2007 – household survey data

12.28 The table below indicates that special needs households are more than three and a half times as likely to be living in unsuitable housing as non-special needs households. Some 16.6% of all special needs households are living in unsuitable housing, which compares with 6.8% of all households and 4.7% of all non-special needs households.

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	1,094	5,495	6,589	16.6%	43.6%
No special needs	1,413	28,719	30,132	4.7%	56.4%
TOTAL	2,507	34,214	36,720	6.8%	100.0%

Source: South Holland housing needs and demand survey 2007 – household survey data

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

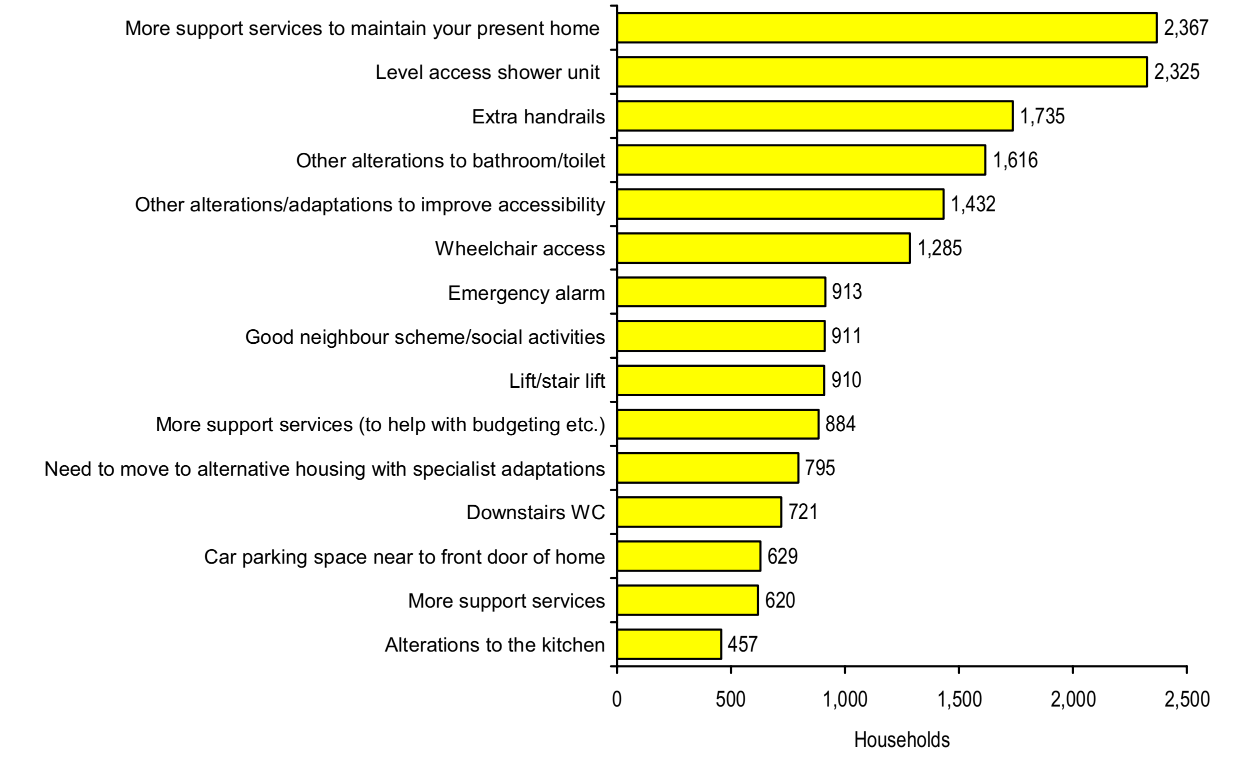
Table 12.13 Income and savings levels of special needs households		
Special needs	Annual gross household income	Average household savings
Special needs	£11,265	£2,107
No special needs	£20,533	£3,026

Source: South Holland housing needs and demand survey 2007 – household survey data

Requirements of special needs households

12.30 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: South Holland housing needs and demand survey 2007 – household survey data

12.31 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 (2,367 households – 35.9% of all special needs households)
- Shower Unit (2,325 households – 35.3% of all special needs households)
- Extra handrails (1,735 households – 26.3% of all special needs households)

12.32 The survey also showed that 1,907 special needs households (28.9%) contain a household member that requires full-time care. Some 79.1% of these 1,907 special needs households also contain a household member that provides full or part-time care for this person.

12.33 Further analysis reveals that some 93 special needs households need an extra bedroom for an overnight carer, whilst 1,389 special needs households need to be close to a relative/friend to give and/or receive care.

Accommodation preferences of special needs households

12.34 Some 1,235 older person only households (18.7%) 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.

12.35 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 an owner-occupied 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	45.7%	28.5%
Private rented	2.1%	7.6%
Social rented	52.2%	63.9%
Total	100.0%	100.0%

Source: South Holland housing needs and demand survey 2007 – household survey data

12.36 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 indicate that 9.9% of special needs households would like sheltered accommodation with a warden/manager on site, which is slightly higher than the proportion of households that would expect it. Ordinary residential accommodation is the preferred accommodation of almost 80% of special needs households.

Table 12.15 Accommodation type aspirations and expectations for special needs households

Accommodation type	Like	Expect
Ordinary accommodation	78.8%	74.8%
Sheltered housing - warden/manager on site	9.9%	5.2%
Sheltered housing - mobile warden/manager	3.7%	9.9%
Extra care scheme	3.7%	2.3%
Supported housing	0.0%	2.1%
Residential care and/or nursing home	1.0%	1.0%
Accommodation with adaptations	2.9%	4.7%
Total	100.0%	100.0%

Source: South Holland housing needs and demand survey 2007 – household survey data

Key worker households

12.37 For the purposes of analysis key workers were defined as people working in any one of 6 categories listed below:

- Nurses and other NHS staff
- Prison/Probation staff

- Teacher
- Junior and retained fire fighter
- Police Officer
- Social worker, educational physiologist, therapists

12.38 The nature of this study means that the key workers identified within the survey are those that are resident in the District. The data, therefore, include key workers resident in the District who work outside its boundaries and excludes key workers who work in South Holland but live outside. The analysis of key workers concentrates on their current housing situation, future demands for housing and affordability.

12.39 In total it is estimated that 3,940 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.

12.40 The table below shows the tenure of key worker households. The results indicate that the majority of key worker households (87%) are currently living in owner-occupied accommodation and are more likely to be owner-occupiers than non-key workers (78.1%). Key worker households are less likely than non-key worker households to be living in the social 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)	872	22.1%	13,500	41.2%
Owner-occupied (with mortgage)	2,556	64.9%	12,110	36.9%
Social rented	182	4.6%	4,266	13.0%
Private rented	330	8.4%	2,903	8.9%
TOTAL	3,940	100.0%	32,779	100.0%

Source: South Holland housing needs and demand survey 2007 – household survey data

Income and affordability of key worker households

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

12.42 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 higher income and savings levels than non-key worker households (those in employment).

Table 12.17 Income and savings levels of key worker households		
Category	Annual gross household income (including non-housing benefits)	Average household savings
All key worker household	£34,509	£2,312
All non-key worker (in employment)	£27,888	£1,767
All other households (no-one working)	£11,067	£4,115
All households	£18,269	£2,822

Source: South Holland housing needs and demand survey 2007 – household survey data

12.43 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	3,569	90.6%
Afford intermediate housing	141	3.6%
Social rent only	231	5.9%
Total	3,941	100.0%

Source: South Holland housing needs and demand survey 2007 – household survey data

12.44 The table indicates that 90.6% of all key worker households are able to afford entry-level prices in the market. It is interesting to note that of the 372 households unable to afford minimum market prices, 62.1% can only afford social rented housing, whilst 37.9% can afford intermediate housing. Affordable housing for key workers is aimed at those that cannot afford to access owner-occupation currently, rather than all key workers, as this subset have a financial profile that suggest that they require discount housing to ensure they remain in the District.

Aspiring first-time buyers (including key workers)

12.45 The survey indicates that there are some 363 existing households that would like to become home-owners within South Holland in the next two years. This includes some 14 key worker households.

12.46 The median age of the household head of these 363 households is 42.1 years old. The survey also shows that over three-quarters of these households are currently resident in private rented accommodation. These 363 households have a median annual income of £17,087 and median savings of £873, which are both below the median value across the city.

12.47 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	115	31.7%	-
Afford intermediate housing	147	40.6%	59.5%
Social rent only	100	27.7%	30.5%
Total	363	100.0%	100.0%

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

12.48 The table indicates that 31.7% of all aspiring first-time buyer households are able to afford entry-level prices in the market, whilst 40.6% could afford intermediate housing. It is interesting to note that of the 247 households unable to afford minimum market prices, 30.5% can only afford social rented housing, whilst 59.5% can afford intermediate housing.

Rural households

12.49 In order to produce a meaningful database for analysis the District 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.

12.50 The table below indicates the urban and rural classification that each household in South Holland is recorded in. The data show 35% of households are urban with just over a quarter in towns and fringes, the remaining 39.5% are mostly rural.

Table 12.20 Population urban/rural (based on 4 categories)		
Classification	Number of households	Percentage of households
Urban	12,850	35.0%
Town and Fringe	9,362	25.5%
Mostly rural	14,508	39.5%
Total	36,720	100.0%

Source: South Holland housing needs and demand survey 2007 – household survey data

12.51 The National Statistics Rural and Urban Classification indicates that all classifications listed above other than urban can be considered rural. We will continue by comparing the nature of urban homes with those in rural areas, towns and the fringe.

12.52 The table below shows the variation in the tenure profile of urban and rural households. The data indicate that the level of owner occupation is similar for urban and rural households, although rural households are less likely to have a mortgage.

Table 12.21 Rural households and tenure

Tenure	Urban		Rural	
	Number of households	% of households	Number of households	% of households
Owner-occupied (no mortgage)	4,549	35.4%	9,824	41.2%
Owner-occupied (with mortgage)	5,529	43.0%	9,137	38.3%
Social rented	1,501	11.7%	2,947	12.3%
Private rented	1,271	9.9%	1,962	8.2%
TOTAL	12,850	100.0%	23,870	100.0%

Source: South Holland housing needs and demand survey 2007 – household survey data

12.53 When considering the differences between type of households we find that a higher proportion of pensioners are based in rural areas. Single non-pensioners are more likely to occupy dwellings in urban areas.

Table 12.22 Rural households and household type

Household type	Urban		Rural	
	Number of households	% of households	Number of households	% of households
Single pensioners	1,954	15.2%	4,483	18.8%
2 or more pensioners	1,908	14.8%	4,049	17.0%
Single non-pensioners	1,885	14.7%	2,178	9.1%
2 or more adults - no children	4,075	31.7%	8,083	33.9%
Lone parent	505	3.9%	697	2.9%
2+ adults 1 child	1,402	10.9%	1,981	8.3%
2+ adults 2+ children	1,121	8.7%	2,399	10.1%
TOTAL	12,850	100.0%	23,870	100.0%

Source: South Holland housing needs and demand survey 2007 – household survey data

12.54 The table below compares the incomes and savings levels of households in the two areas. The data show that there is little difference between urban and rural households in terms of median income and savings.

Table 12.23 Income and savings levels of rural households		
Categories	Annual gross household income	Median household savings
Urban	£18,812	£2,976
Rural	£18,062	£2,739

Source: South Holland housing needs and demand survey 2007 – household survey data

Accessibility in rural areas

12.55 A further question asked in the South Holland survey was car ownership/availability. Although not directly linked to housing, it influences the ability of households to access necessary services.

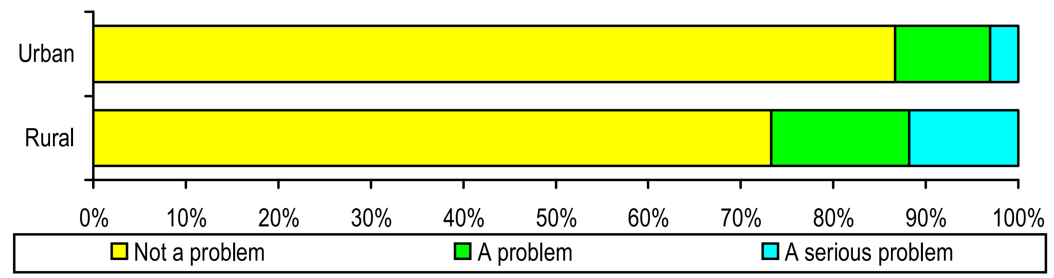
12.56 In urban areas we find that 19.3% of households have no access to a car, this compares with 13.6% of households living in more rural households. The average household has 1.33 cars; this figure varies from 1.21 for households in urban areas to 1.39 for rural households.

Table 12.24 Rural households and car ownership				
Number of cars/vans available for use	Urban		Rural	
	Number of households	% of households	Number of households	% of households
0	2,474	19.3%	3,238	13.6%
1	5,973	46.5%	10,662	44.7%
2	3,578	27.8%	7,492	31.4%
3+	825	6.4%	2,478	10.4%
TOTAL	12,850	100.0%	23,870	100.0%
Average number of cars/vans	1.21		1.39	

Source: South Holland housing needs and demand survey 2007 – household survey data

12.57 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 rural areas were more likely to record public transport provision as being a problem than households within urban areas.

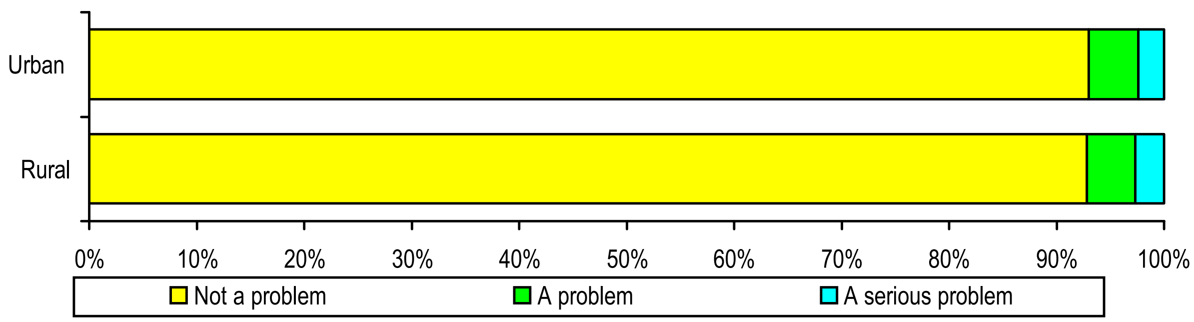
Figure 12.2 Opinions on adequacy of public transport provision near home



Source: South Holland housing needs and demand survey 2007 – household survey data

12.58 The figure below shows the difficulty recorded in getting local employment in South Holland. The data show that in both urban and rural areas over 90% of households did not find it a problem.#

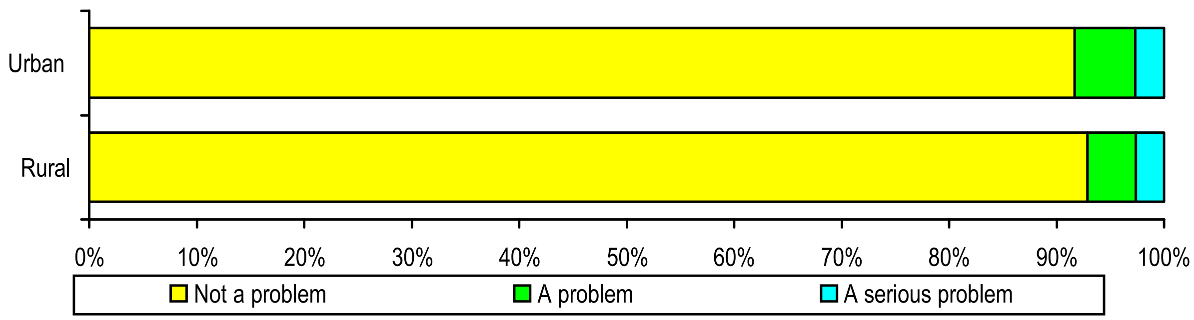
Figure 12.3 Difficulty getting employment locally



Source: South Holland housing needs and demand survey 2007 – household survey data

12.59 The figure below shows the difficulty recorded in accessing other important facilities in South Holland. The data show 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: South Holland housing needs and demand survey 2007 – household survey data

Summary

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

- Over a third of households in South Holland contain only older people (33.8%). These are almost all comprised of one or two persons, however over half reside in accommodation with three or more bedrooms. Within the social rented sector there are 386 older person households living in properties with at least three bedrooms indicating an opportunity to reduce under-occupation.
- There are an estimated 6,588 households in the South Holland area with one or more members in an identified special needs group, which represents 17.9% of all households. These households were most likely to state a requirement for more support services
- The survey estimates that 3,940 households in South Holland are headed by a key worker. Key worker households are more likely than average to be resident in owner-occupation. They also record higher average incomes than other households in employment.
- There are some 363 existing households that would like to become home-owners within South Holland in the next two years. Some 31.7% of these households are able to afford entry-level prices in the market, whilst 40.6% could afford intermediate housing.
- South Holland District is around 35% urban, with 25.5% town/fringe and 39.5 ‘mostly rural’. For the purpose of this analysis town/fringe and mostly rural were counted as rural and compared with urban households. We found that rural households are more likely to owner occupy without a mortgage and urban households more likely to have a mortgage. This is likely to be related to the household profiles with more pensioner households in rural households and single non-pensioners in urban households.

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 that were accessed via on street recruitment and through key employers identified by the Council. In total, 51 personal interviews were completed with migrant workers in South Holland with 151 completed across the sub-regional housing market area.

13.2 As this information 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 56% of respondents in South Holland were Polish with almost 10% Latvian.

Table 13.1 Nationality of migrant workers

Nationality	Number of responses	% of households
Polish	28	54.9%
Portuguese	4	7.8%
African	1	2.0%
Estonian	1	2.0%
Afghan	1	2.0%
Lithuanian	4	7.8%
Hungarian	2	3.9%
South African	4	7.8%
Latvian	5	9.8%
Iranian	1	2.0%
TOTAL	51	100.0%

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

13.4 The table below shows the UK status of the respondents. The table shows that some the most common status was Registered Accession 8 worker.

Table 13.2 Current status in the UK		
Status	Number of responses	% of households
EU qualified person	4	7.8%
Registered Accession 8 worker	38	74.5%
Romania/Bulgaria Accession Worker card	0	0.0%
Student	1	2.0%
Work permit	2	3.9%
Indefinite leave to remain	3	5.9%
Leave to remain	1	2.0%
Home office work concession	0	0.0%
Other	2	3.9%
TOTAL	51	100.0%

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

13.5 The respondents were asked to assess their English language skills. The responses are presented in the table below. The data indicate that 52.9% of respondents indicated that their language skills were good or very good and 23.5% 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	12	23.5%
Good	15	29.4%
Adequate	12	23.5%
Poor	7	13.7%
Very poor	5	9.8%
TOTAL	51	100.0%

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

13.6 Some 22 of the 50 respondents (44.0%) in South Holland identified language as a barrier to gaining information. Some 12 out of these 22 respondents use a translator as did two respondents that didn't identify language as a barrier. Some 3 of the 14 of those that uses a translator uses the translation service with the remainder relying on family and friends.

Migration to South Holland

13.7 The table below shows when the migrant workers moved to the UK. The table indicates that almost 40% of respondents moved within the last two years and a further 45% 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	10	19.6%
1 to 2 years ago	10	19.6%
2 to 5 years ago	23	45.1%
More than 5 years ago	8	15.7%
TOTAL	51	100.0%

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

13.8 The 43 respondents that moved to the UK in the last five years were asked further detail 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 43 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	2	4.7%
Unemployment in country of origin	1	2.3%
Adventure	0	0.0%
To join family and friends	2	4.7%
To learn the language	4	9.3%
Wanting to work in the UK	38	8.4%
Other	0	0.0%

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

13.9 Data from the survey show that, when they initially moved into the UK, 65.1% of respondents intended to live in the UK temporarily, whilst 2.3% had no plan and 32.6% intended to live in the UK permanently. Information on the current plan of migrant workers was also collected for comparison. This showed that 27.9% of respondents intend to leave the UK with two years, 11.6% intend to remain in the UK for between two and five years, 11.6% intend to remain in the UK for over five years and 48.8% intend to remain in the UK permanently.

13.10 The table below shows when the migrant workers moved to South Holland. The table indicates that over half of respondents moved within the last two years. Further analysis reveals that around 90% of respondents moved to South Holland very soon after coming into the UK.

Table 13.6 When the respondent moved to South Holland		
When moved	Number of responses	% of households
Within the last year	11	25.6%
1 to 2 years ago	12	27.9%
2 to 5 years ago	20	46.5%
Non-resident	0	0.0%
TOTAL	43	100.0%

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

13.11 The 43 respondents that moved to the UK in the last five years resident in South Holland were asked further detail about why they moved to the District. The table below presents the reasons for coming to South Holland listed by the migrant workers. It is clear that employment was the most common reason.

Table 13.7 Reason respondent moved to South Holland		
Reason	Number of responses	% of households
Financial reasons	0	0.0%
Unemployment in country of origin	1	2.3%
Adventure	0	0.0%
To join family and friends	2	4.7%
To learn the language	1	2.3%
Wanting to work in the UK	39	90.7%
Other	0	0.0%

Source: South Holland 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. One of the respondents was long-term sick or disabled with the remainder employed. The table below shows the sector of employment of the 50 employed respondents. The data indicate that almost 80% of migrant worker respondents are employed in the food processing sector.

Table 13.8 Sector of employment for migrant workers		
Employment group	Number of responses	% of households
Health and Social Work	1	2.0%
Manufacturing or industrial	3	6.0%
Food processing	39	78.0%
Manual or agricultural/livestock worker	4	8.0%
Retail/private sector services	2	4.0%
Transport	1	2.0%
Total	50	100.0%

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

13.13 The survey also recorded that 40.0% of migrant workers were employed in the South Holland Council area, with 52.0% employed elsewhere in Lincolnshire. Some 60% 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. Almost three-quarters of respondents obtained their current job in the UK with 23.8% 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	31	73.8%
In your country of origin	10	23.8%
On the internet	0	0.0%
In another country	1	2.4%
Other	0	0.0%
TOTAL	42	100.0%

Source: South Holland 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 45.2, with some 19.5% of respondents working 50 or more hours a week. Although 12.2% of respondents indicated they would like to work a different number of hours, this figure was 75.0% 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 almost two-thirds have been educated up to secondary level whilst around a third 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	1	2.4%
Secondary/High school education	27	64.3%
University/College education	13	31.0%
Postgraduate education	1	2.4%
Doctorate education	0	0.0%
Other	0	0.0%
TOTAL	42	100.0%

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

13.17 Some 46.0% 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 55.0% working in either a different field or at a different level.

Details of household

13.18 The table below shows the size of households migrant workers reside in. The table indicates that some 29.4% of migrant worker respondents reside in a dwelling containing only one or two people, whilst over half 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	2	3.9%
Two people	13	25.5%
Three people	9	17.6%
Four people	12	23.5%
Five people	7	13.7%
Six or more people	8	15.7%
TOTAL	51	100.0%

Source: South Holland 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 don't 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 households units migrant workers reside in. The data show that 39.2% of migrant workers do not have anyone else in their household unit and 29.4% have one other person.

Table 13.12 Size of migrant of worker household units

Household unit size	Number of responses	% of households
One person	20	39.2%
Two people	15	29.4%
Three people	6	11.8%
Four people	4	7.8%
Five people	3	5.9%
Six or more people	3	5.9%
TOTAL	51	100.0%

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

13.21 Further analysis reveals that for 56.9% 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 quarter of household units contain children and a third are adults sharing.

Table 13.13 Type of migrant of worker household units

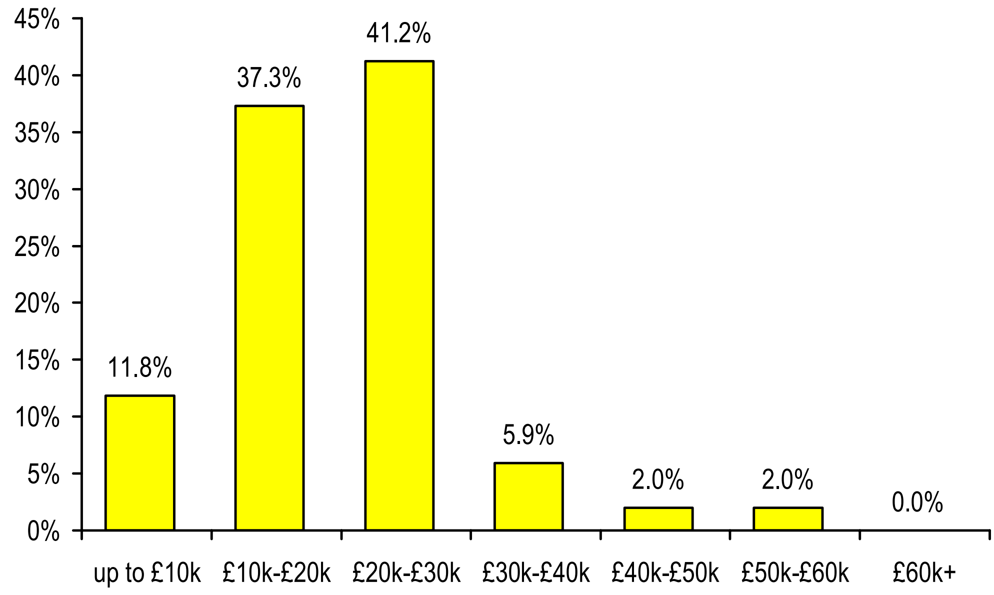
Household type	Number of responses	% of households
Single non-pensioners	20	39.2%
2 or more adults - no children	18	35.3%
Lone parent	1	2.0%
2+ adults 1 child	5	9.8%
2+ adults 2+ children	7	13.7%
TOTAL	51	100.0%

Source: South Holland 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 £20,500 and savings of £1,127. The figure below shows the income distribution of migrant worker households. It indicates that 41.2% of migrant worker household units have an income of between £20,000 and £30,000. Some 43.1% of migrant worker household units have no savings.

Figure 13.1 Distribution of annual gross household income



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

13.25 The figures presented are the average income of the whole household. As many migrant workers households contain more than one employed member, the results don't necessarily represent the incomes earned by individual workers. The survey shows that the average income of individual migrant workers is £10,700.

Accommodation situation

13.26 The table below shows the tenure of accommodation migrant workers reside in. Some 90.2% of the migrant worker respondents live in some form of private rented accommodation, with 5.9% in the social rented sector and 3.9% owner-occupiers.

Table 13.14 Tenure of migrant workers

Tenure	Number of responses	% of households
Owns with a mortgage or loan	2	3.9%
Rents from the council/local authority	3	5.9%
Rents from a private landlord or letting agency	43	84.3%
Rents from a relative of friend of a household member	2	3.9%
Rents from a resident landlord	1	2.0%
TOTAL	51	100.0%

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

13.27 Some 63.0% of migrant workers in renting from a private landlord or letting agency have contact with the landlord and just 2.2% reside in the same home as the landlord.

13.28 The table below shows the size of accommodation migrant workers reside in. The data indicate that 25.5% live in a one bedroom home with a further 41.2% resident in a two bedroom property.

Table 13.15 Size of migrant workers accommodation

Number of bedrooms	Number of responses	% of households
One bedroom	13	25.5%
Two bedrooms	21	41.2%
Three bedrooms	13	25.5%
Four or more bedrooms	4	7.8%
TOTAL	51	100.0%

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

13.29 The survey reveals that some 23.5% 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 work colleagues and then other family members. Only four of the 51 migrant workers live in a dwelling in which people are sleeping in rooms that are not bedrooms.

13.30 Overall 40 of the 51 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 word of mouth followed by through a relative or friend. The total responses sum to more than 40 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	13	32.5%
Word of mouth	14	35.0%
Council information	3	7.5%
Employer information	0	0.0%
Employment agency	6	15.0%
Newspaper or other advertisement	6	15.0%
Estate agent	5	12.5%
Internet search	1	2.5%
Through a voluntary agency/community group	0	0.0%
Other	1	2.5%

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

13.31 Some 62.5% of respondents indicated that they found it easy or very easy to find their present accommodation, whilst 32.5% found in difficult or very difficult. Only 10.0% of respondents indicated that they would like more help finding suitable accommodation in the future.

13.32 Migrant workers reported a range of problems with their accommodation including structural stability, drainage, heating, draughty windows and doors and damp. Of the 51 respondents 1 reported a problem with structural stability, 2 with drainage, 3 with heating, 4 with draught windows or doors and 3 with damp. Only 2 of the respondents recorded more than one problem with their property. Only 2.0% of the respondents thought that the condition of the property was affecting the health of anyone living there.

13.33 Some 19.6% of respondents stated that they have difficultly paying the full amount of their mortgage/rent. However none of these respondents received housing benefit.

13.34 Some 7 of the 51 respondents intended to bring any children or family members living abroad to the UK to live with them.

Experience of South Holland

13.35 The survey collected information about migrant workers use of the healthcare system in South Holland. The survey showed that whilst 36 of respondents (71%) were registered with a local doctor/GP only 17(33%) were registered with a local dentist. Overall 22 (43%) of respondents had needed to use a hospital or other related service in the UK.

13.36 No respondents identified anywhere in South Holland that they would not consider living. Some 4 out of the 51 respondents (7.8%) 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 2 cases, assault in one instant and bullying at work in 1 instance. Only the assault was 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, 51 personal interviews were completed with migrant workers in South Holland.

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

- Some 54.9% of respondents were Polish
- Some 23.5% described their language skills as poor or very poor

- Food processing was the most common sector of employment for migrant workers
- The average number of hours full-time migrant workers work each week is 45.2
- Migrant worker household units have a median income of £20,500
- Some 90.2% of the migrant worker respondents live in some form of private rented accommodation
- The survey reveals that some 23.5% of migrant worker respondents can be considered to live in overcrowded housing
- Some 19.6% of respondents stated that they have difficultly paying the full amount of their mortgage/rent
- Some 7.8% of respondents had been a victim because of their ethnic or faith background but only one of the four incidences was 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) references 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 Sub-area level Data

Introduction

A1.1 This appendix provides details of the key survey findings at sub-area level. Although the sample sizes are generally good at sub-area level (and all are above the suggested figure of 100 in DCLG 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 District.

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 area is Spalding (with 11,451 households) followed by Weston, Moulton, Whaplode, Cowbit. In terms of sample sizes it can be seen that these vary from 401 in Spalding to 114 in Sutton Bridge.

Table A1.1 Number of households in each sub-area/parish and sample size

Sub-area	Number of households	% of households	Sample size	% of sample
Donington and Quadring	1,753	4.8%	137	7.8%
Gosberton and Surfleet	1,832	5.0%	130	7.1%
Pinchbeck and Deeping St. Nicholas	3,054	8.3%	147	4.8%
Spalding	11,451	31.2%	401	3.5%
Crowland	1,757	4.8%	133	7.6%
Fleet Village/Gedney South/Sutton St. James	1,973	5.4%	136	6.9%
Holbeach Hurn, Gedney North	1,101	3.0%	121	11.0%
Weston, Moulton, Whaplode, Cowbit	3,872	10.5%	140	3.6%
Long Sutton, Lutton, Tydd	3,225	8.8%	281	8.7%
Sutton Bridge	1,930	5.3%	114	5.9%
Gedney Hill, The Droves and surrounding area	1,349	3.7%	127	9.4%
Holbeach Town	3,423	9.3%	260	7.6%
Total	36,720	100.0%	2,127	5.8%

Source: South Holland housing needs and demand survey 2007 – household survey data

Tenure

A1.3 The table below shows the estimated tenure split in each of the 12 sub areas. The results show significant differences in the tenure profile of households in different locations within the District. The proportion of owner-occupiers without a mortgage varies from 32.3% in Holbeach Hurn, Gedney North to 53.7 in Gosberton and Surfleet, whilst the proportion of owners with a mortgage varies from 29.3% in Long Sutton, Lutton and Tydd to 46.0% in Gedney Hill, The Droves and surrounding areas. In the social rented sector Holbeach has the highest proportion at 16%.

Table A1.2 Tenure by sub area

Sub area	Owner-occupied (no mortgage)	Owner-occupied (with mortgage)	Social rented	Private rented	Total count
Donington and Quadring	37.7%	44.2%	13.9%	4.3%	1,753
Gosberton and Surfleet	53.7%	31.7%	9.7%	4.9%	1,832
Pinchbeck and Deeping St. Nicholas	37.9%	43.4%	9.7%	8.9%	3,054
Spalding	33.1%	44.0%	12.6%	10.4%	11,451
Crowland	39.7%	44.1%	12.8%	3.5%	1,757
Fleet Village/ Gedney South/ Sutton St. James	41.4%	36.0%	12.3%	10.3%	1,973
Holbeach Hurn, Gedney North	32.3%	40.8%	12.8%	14.0%	1,101
Weston, Moulton, Whaplode, Cowbit	43.5%	40.3%	10.3%	6.0%	3,872
Long Sutton, Lutton, Tydd	51.1%	29.3%	12.5%	7.1%	3,225
Sutton Bridge	36.9%	38.9%	9.9%	14.2%	1,930
Gedney Hill, The Droves and surrounding area	34.7%	46.0%	10.6%	8.7%	1,349
Holbeach Town	41.0%	33.2%	16.0%	9.8%	3,423
Total %	39.1%	39.9%	12.1%	8.8%	36,720

Source: South Holland housing needs and demand survey 2007 – household survey data

Dwelling types

A1.4 The table below show how the type of accommodation in each ward varies across the District. There are high proportions of detached properties in Weston, Moulton, Whaplode and Cowbit. Spalding has the highest proportion of flats in the District.

Table A1.3 Dwelling type by sub-area (households)

Sub-area	Detached house	Semi detached house	Terraced house	Detached bungalow	Semi or terraced bungalow	Flat	Total	Total count
Donington and Quadring	38.6%	24.4%	9.8%	17.9%	6.5%	2.9%	100.0%	1,753
Gosberton and Surfleet	40.4%	22.3%	6.1%	28.6%	2.5%	0.0%	100.0%	1,832
Pinchbeck and Deeping St. Nicholas	40.3%	29.6%	3.1%	16.8%	5.5%	4.7%	100.0%	3,054
Spalding	34.9%	23.7%	11.8%	13.9%	7.2%	8.4%	100.0%	11,451
Crowland	51.9%	17.3%	10.1%	11.1%	6.7%	3.0%	100.0%	1,757
Fleet Village/ Gedney South/ Sutton St. James	23.4%	28.8%	0.7%	38.2%	8.8%	0.0%	100.0%	1,973
Holbeach Hurn, Gedney North	28.3%	40.2%	3.6%	18.0%	6.3%	3.7%	100.0%	1,101
Weston, Moulton, Whaplode, Cowbit	50.0%	19.5%	0.0%	27.0%	3.5%	0.0%	100.0%	3,872
Long Sutton, Lutton, Tydd	28.6%	20.7%	5.0%	32.0%	9.5%	4.2%	100.0%	3,225
Sutton Bridge	20.3%	21.3%	19.6%	20.9%	13.4%	4.5%	100.0%	1,930
Gedney Hill, The Droves and surrounding area	43.0%	18.2%	0.0%	32.7%	6.1%	0.0%	100.0%	1,349
Holbeach Town	20.1%	22.5%	10.5%	28.9%	13.3%	4.7%	100.0%	3,423
Total %		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Total count		12,846	8,613	2,864	8,004	2,759	1,635	36,720

Source: South Holland 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 sub-area. The table shows that we find the highest proportion of pensions in Holbeach Town. Gedney Hill, The Droves and surrounding area have the highest proportions of two adults with children.

Table A1.4 Household type by sub-area (households)

Sub-area	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	Total count
Donington and Quadring	19.9%	10.9%	8.6%	39.9%	4.1%	10.5%	6.2%	100.0%	1,753
Gosberton and Surfleet	12.5%	22.2%	10.2%	32.8%	0.9%	7.9%	13.4%	100.0%	1,832
Pinchbeck and Deeping St. Nicholas	13.9%	13.5%	12.8%	37.1%	1.2%	10.4%	11.1%	100.0%	3,054
Spalding	14.3%	14.4%	15.0%	31.7%	4.5%	11.3%	8.9%	100.0%	11,451
Crowland	17.8%	11.3%	10.8%	35.1%	1.6%	12.3%	11.0%	100.0%	1,757
Fleet Village/ Gedney South/ Sutton St. James	14.7%	18.5%	7.4%	34.5%	4.6%	6.1%	14.3%	100.0%	1,973
Holbeach Hurn, Gedney North	12.5%	16.0%	7.5%	36.3%	4.0%	7.8%	16.0%	100.0%	1,101
Weston, Moulton, Whaplode, Cowbit	19.6%	21.7%	4.5%	32.5%	2.2%	9.8%	9.8%	100.0%	3,872
Long Sutton, Lutton, Tydd	23.5%	22.5%	8.2%	30.4%	3.2%	5.6%	6.6%	100.0%	3,225
Sutton Bridge	24.7%	13.8%	12.3%	31.3%	4.6%	6.2%	7.1%	100.0%	1,930
Gedney Hill, The Droves and surrounding area	11.2%	11.5%	8.0%	41.8%	0.9%	12.6%	13.9%	100.0%	1,349
Holbeach Town	26.7%	16.7%	12.2%	28.9%	3.3%	5.1%	7.0%	100.0%	3,423
Total %	17.5%	16.2%	11.1%	33.1%	3.3%	9.2%	9.6%	100.0%	36,720

Source: South Holland 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 sub-area. Donington and Quadring records the highest proportion of households headed by someone aged under 26, whilst Long Sutton, Lutton, Tydd have the highest proportion of households headed by someone aged 80 or over.

Table A1.5 Age of household head by ward

Sub-area	16-25		26-39		40-59		60-79		80+		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	No.
Donington and Quadring	143	8.2%	307	17.5%	634	36.2%	461	26.3%	207	11.8%	1,752
Gosberton and Surfleet	37	2.0%	354	19.3%	626	34.2%	671	36.6%	145	7.9%	1,833
Pinchbeck and Deeping St. Nicholas	65	2.1%	807	26.4%	1,101	36.1%	869	28.5%	212	6.9%	3,054
Spalding	606	5.3%	2,373	20.7%	4,165	36.4%	3,299	28.8%	1,007	8.8%	11,450
Crowland	38	2.2%	471	26.8%	644	36.6%	421	23.9%	184	10.5%	1,758
Fleet Village/ Gedney South/ Sutton St. James	57	2.9%	333	16.9%	690	35.0%	796	40.4%	96	4.9%	1,972
Holbeach Hurn, Gedney North	43	3.9%	216	19.6%	378	34.4%	380	34.5%	83	7.5%	1,100
Weston, Moulton, Whaplode, Cowbit	113	2.9%	581	15.0%	1,443	37.3%	1,435	37.1%	299	7.7%	3,871
Long Sutton, Lutton, Tydd	76	2.4%	491	15.2%	801	24.8%	1,303	40.4%	554	17.2%	3,225
Sutton Bridge	98	5.1%	289	15.0%	639	33.1%	718	37.2%	187	9.7%	1,931
Gedney Hill, The Droves and surrounding area	49	3.6%	220	16.3%	646	47.9%	330	24.5%	103	7.6%	1,348
Holbeach Town	189	5.5%	534	15.6%	955	27.9%	1,303	38.1%	443	12.9%	3,424
Total	1,514	4.1%	6,976	19.0%	12,722	34.6%	11,986	32.6%	3,520	9.6%	36,718

Source: South Holland housing needs and demand survey 2007 – household survey data

Household size

A1.7 The table below shows the variation in the size of household resident in each sub-area. The smallest households are found in Holbeach Town, with the highest proportions of larger properties found in Gedney Hill, The Droves and surrounding area.

Table A1.6 Household size by sub-area

Sub-area	One person	Two people	Three people	Four or more people	Total %	Total count
Donington and Quadring	28.5%	40.5%	19.9%	11.1%	100.0%	1,753
Gosberton and Surfleet	22.7%	44.7%	13.0%	19.6%	100.0%	1,832
Pinchbeck and Deeping St. Nicholas	26.7%	40.5%	13.8%	18.9%	100.0%	3,054
Spalding	29.2%	39.3%	16.1%	15.3%	100.0%	11,451
Crowland	28.6%	37.3%	12.8%	21.3%	100.0%	1,757
Fleet Village/ Gedney South/ Sutton St. James	22.0%	48.6%	10.5%	18.9%	100.0%	1,973
Holbeach Hurn, Gedney North	20.1%	40.0%	21.4%	18.6%	100.0%	1,101
Weston, Moulton, Whaplode, Cowbit	24.1%	40.1%	18.3%	17.5%	100.0%	3,872
Long Sutton, Lutton, Tydd	31.7%	47.3%	10.9%	10.1%	100.0%	3,225
Sutton Bridge	37.1%	39.3%	8.1%	15.5%	100.0%	1,930
Gedney Hill, The Droves and surrounding area	19.3%	41.3%	14.4%	25.1%	100.0%	1,349
Holbeach Town	38.9%	41.2%	6.9%	13.0%	100.0%	3,423
Total	28.6%	41.2%	14.1%	16.1%	100.0%	36,720

Source: South Holland housing needs and demand survey 2007 – household survey data

Overcrowding and under-occupation

A1.8 It can be seen in the table below that overcrowding is relatively uncommon in South Holland, and therefore figures for the number of overcrowded households should be treated with caution. A number of areas show no overcrowded households; Holbeach Town sub-area and Weston, Moulton, Whaplode and Cowbit sub-area show the highest levels of overcrowding. It should be noted that there are likely to be further overcrowded migrant worker households in some sub-areas of the District.

Table A1.7 Overcrowding/under-occupation by sub-area

Sub-area	Overcrowded	Adequately housed	Under-occupied	Total %	Total count
Donington and Quadring	0.0%	56.8%	43.2%	100.0%	1,753
Gosberton and Surfleet	0.0%	58.0%	42.0%	100.0%	1,832
Pinchbeck and Deeping St. Nicholas	0.9%	50.7%	48.4%	100.0%	3,054
Spalding	1.6%	57.8%	40.6%	100.0%	11,451
Crowland	1.7%	48.1%	50.2%	100.0%	1,757
Fleet Village/ Gedney South/ Sutton St. James	0.0%	58.7%	41.3%	100.0%	1,973
Holbeach Hurn, Gedney North	0.9%	62.7%	36.4%	100.0%	1,101
Weston, Moulton, Whaplode, Cowbit	2.8%	43.0%	54.3%	100.0%	3,872
Long Sutton, Lutton, Tydd	0.8%	57.4%	41.7%	100.0%	3,225
Sutton Bridge	1.6%	55.8%	42.6%	100.0%	1,930
Gedney Hill, The Droves and surrounding area	0.6%	53.8%	45.6%	100.0%	1,349
Holbeach Town	2.8%	60.3%	36.9%	100.0%	3,423
Total	1.4%	55.3%	43.3%	100.0%	36,720

Source: South Holland housing needs and demand survey 2007 – household survey data

Household mobility

A1.9 The table shows the sub-area of Holbeach Hurn, Gedney North have the highest proportion of households having lived there for less than 1 year. Long Sutton and Lutton Tydd sub-area have the highest proportion of residents having lived there for more than 5 years.

Table A1.8 Length of residence by Sub-area

Sub-area	Less than 1 year	1 to 2 years	3 to 5 years	Over 5 years	Total	Total count
Donington and Quadring	9.7%	8.4%	18.8%	63.1%	100.0%	1,753
Gosberton and Surfleet	7.0%	4.3%	24.6%	64.0%	100.0%	1,832
Pinchbeck and Deeping St. Nicholas	11.1%	10.9%	21.2%	56.8%	100.0%	3,054
Spalding	8.4%	12.5%	18.3%	60.7%	100.0%	11,451
Crowland	7.0%	14.6%	23.6%	54.7%	100.0%	1,757
Fleet Village/ Gedney South/ Sutton St. James	8.2%	7.9%	27.3%	56.6%	100.0%	1,973
Holbeach Hurn, Gedney North	12.6%	6.3%	15.3%	65.7%	100.0%	1,101
Weston, Moulton, Whaplode, Cowbit	7.9%	5.1%	22.1%	65.0%	100.0%	3,872
Long Sutton, Lutton, Tydd	5.1%	10.1%	16.7%	68.1%	100.0%	3,225
Sutton Bridge	10.0%	8.4%	15.8%	65.9%	100.0%	1,930
Gedney Hill, The Droves and surrounding area	12.0%	3.4%	18.9%	65.7%	100.0%	1,349
Holbeach Town	10.1%	9.3%	24.0%	56.6%	100.0%	3,423
Total	8.7%	9.6%	20.2%	61.5%	100.0%	36,720

Source: South Holland housing needs and demand survey 2007 – household survey data

Moving intentions – existing households

A1.10 In terms of future moves, in each sub-area the majority of households have no need or are not likely to move.

Table A1.9 Moving intentions of existing households by Sub-area

Sub-area	Now	Within a year	1 to 2 years	2 to 5 years	No need/ not likely to move	Total %	Total count
Donington and Quadring	2.4%	3.6%	4.8%	13.0%	76.3%	100.0%	1,753
Gosberton and Surfleet	2.5%	4.3%	11.8%	11.6%	69.9%	100.0%	1,832
Pinchbeck and Deeping St. Nicholas	2.4%	4.8%	9.9%	10.3%	72.7%	100.0%	3,054
Spalding	5.9%	5.7%	8.6%	11.1%	68.7%	100.0%	11,451
Crowland	3.6%	3.9%	6.9%	10.3%	75.4%	100.0%	1,757
Fleet Village/ Gedney South/ Sutton St. James	3.6%	11.1%	6.3%	11.7%	67.4%	100.0%	1,973
Holbeach Hurn, Gedney North	1.3%	6.5%	9.2%	12.6%	70.4%	100.0%	1,101
Weston, Moulton, Whaplode, Cowbit	0.8%	8.4%	7.6%	8.8%	74.3%	100.0%	3,872
Long Sutton, Lutton, Tydd	4.0%	4.6%	5.8%	11.5%	74.0%	100.0%	3,225
Sutton Bridge	1.9%	4.7%	4.5%	13.9%	75.1%	100.0%	1,930
Gedney Hill, The Droves and surrounding area	0.8%	11.9%	5.7%	8.7%	72.8%	100.0%	1,349
Holbeach Town	4.2%	5.5%	7.9%	11.7%	70.9%	100.0%	3,423
Total	3.6%	6.0%	7.8%	11.1%	71.5%	100.0%	36,720

Source: South Holland 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 Spalding (4.4%) and the lowest in Long Sutton, Lutton, Tydd (1.1%).

Table A1.10 Rate of new household formation by Sub-area

Sub-area	Number of households intending to form in the next two years	Number of existing households	Annual rate of household formation
Donington and Quadring	68	1,753	1.9%
Gosberton and Surfleet	138	1,832	3.8%
Pinchbeck and Deeping St. Nicholas	242	3,054	4.0%
Spalding	1,018	11,451	4.4%
Crowland	120	1,757	3.4%
Fleet Village/ Gedney South/ Sutton St. James	92	1,973	2.3%
Holbeach Hurn, Gedney North	31	1,101	1.4%
Weston, Moulton, Whaplode, Cowbit	270	3,872	3.5%
Long Sutton, Lutton, Tydd	73	3,225	1.1%
Sutton Bridge	46	1,930	1.2%
Gedney Hill, The Droves and surrounding area	184	1,349	6.8%
Holbeach Town	96	3,423	1.4%
Total	2,379	36,720	3.2%

Source: South Holland 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 the sub-area of Holbeach Town.

Table A1.11 Car ownership by Sub-area

Sub-area	None	One	Two	Three or more	Total	Total count
Donington and Quadring	19.3%	40.9%	26.0%	13.8%	100.0%	1,753
Gosberton and Surfleet	6.9%	41.6%	40.8%	10.7%	100.0%	1,832
Pinchbeck and Deeping St. Nicholas	10.4%	44.2%	32.1%	13.3%	100.0%	3,054
Spalding	19.7%	46.3%	27.8%	6.3%	100.0%	11,451
Crowland	14.7%	34.0%	38.9%	12.4%	100.0%	1,757
Fleet Village/ Gedney South/ Sutton St. James	10.7%	50.0%	30.3%	9.0%	100.0%	1,973
Holbeach Hurn, Gedney North	10.1%	41.8%	38.7%	9.4%	100.0%	1,101
Weston, Moulton, Whaplode, Cowbit	9.4%	37.6%	40.0%	13.0%	100.0%	3,872
Long Sutton, Lutton, Tydd	14.8%	54.9%	21.8%	8.5%	100.0%	3,225
Sutton Bridge	19.5%	54.7%	23.0%	2.8%	100.0%	1,930
Gedney Hill, The Droves and surrounding area	9.2%	35.7%	39.6%	15.5%	100.0%	1,349
Holbeach Town	22.0%	49.7%	22.5%	5.9%	100.0%	3,423
Total	15.6%	45.3%	30.1%	9.0%	100.0%	36,720

Source: South Holland housing needs and demand survey 2007 – household survey data

Economic status

A1.13 Employment rates were also measured; the proportion of head of households in work was highest in Crowland (60.5%), and lowest in Long Sutton, Lutton, Tydd (38.1%), which had the largest number of retirees in the area at 51.0% of households. The sub-areas with the highest levels of unemployment are Pinchbeck and Deeping, St Nicholas and Fleet Village/Gedney South/Sutton St. James.

Table A1.12 Economic status of household head by sub-area

Sub-area	Working	Unemployed	Retired	Other	Total	Total count
Donington and Quadring	50.3%	3.2%	35.5%	11.0%	100.0%	1,753
Gosberton and Surfleet	51.5%	1.3%	40.8%	6.3%	100.0%	1,832
Pinchbeck and Deeping St. Nicholas	57.3%	3.7%	33.5%	5.5%	100.0%	3,054
Spalding	55.1%	2.6%	33.4%	9.0%	100.0%	11,451
Crowland	60.5%	0.7%	34.0%	4.8%	100.0%	1,757
Fleet Village/ Gedney South/ Sutton St. James	39.5%	3.7%	42.1%	14.7%	100.0%	1,973
Holbeach Hurn, Gedney North	53.1%	2.0%	33.5%	11.3%	100.0%	1,101
Weston, Moulton, Whaplode, Cowbit	46.5%	1.8%	40.3%	11.5%	100.0%	3,872
Long Sutton, Lutton, Tydd	38.1%	1.4%	51.0%	9.5%	100.0%	3,225
Sutton Bridge	39.8%	3.2%	44.9%	12.1%	100.0%	1,930
Gedney Hill, The Droves and surrounding area	57.7%	3.3%	26.7%	12.3%	100.0%	1,349
Holbeach Town	43.7%	2.5%	48.0%	5.7%	100.0%	3,423
Total	50.1%	2.5%	38.4%	9.1%	100.0%	36,720

Source: South Holland housing needs and demand survey 2007 – household survey data

Income and savings

A1.14 Household incomes varied significantly between sub-areas. The sub-area of Crowland recorded the highest median income at £26,332, whilst Sutton Bridge displayed the lowest median income.

Table A1.13 Household income levels by sub-area			
Sub-area	Median	Mean	Lower quartile
Donington and Quadring	£17,148	£22,100	£8,750
Gosberton and Surfleet	£18,254	£22,853	£10,250
Pinchbeck and Deeping St. Nicholas	£21,323	£27,322	£10,250
Spalding	£18,884	£25,157	£10,250
Crowland	£26,332	£32,077	£11,750
Fleet Village/ Gedney South/ Sutton St. James	£16,726	£22,677	£8,750
Holbeach Hurn, Gedney North	£18,113	£24,206	£10,250
Weston, Moulton, Whaplode, Cowbit	£22,274	£31,705	£11,750
Long Sutton, Lutton, Tydd	£16,204	£20,751	£10,250
Sutton Bridge	£13,612	£18,481	£7,250
Gedney Hill, The Droves and surrounding area	£20,701	£27,760	£11,750
Holbeach Town	£14,089	£20,669	£8,750
Total	£18,269	£24,875	£10,250

Source: South Holland housing needs and demand survey 2007 – household survey data

A1.15 Household savings also varied notably between sub-areas. The sub-area of Long Sutton, Lutton, Tydd records the highest median level of household savings, whilst Sutton Bridge records the lowest savings levels.

Table A1.14 Household savings levels by sub-area			
Sub-area	Median	Mean	Lower quartile
Donington and Quadring	£2,959	£15,204	£0
Gosberton and Surfleet	£3,903	£21,794	£0
Pinchbeck and Deeping St. Nicholas	£3,168	£16,427	£0
Spalding	£2,526	£17,948	£0
Crowland	£2,842	£25,671	£0
Fleet Village/ Gedney South/ Sutton St. James	£1,929	£22,973	£0
Holbeach Hurn, Gedney North	£2,215	£25,604	£0
Weston, Moulton, Whaplode, Cowbit	£4,284	£25,381	£0
Long Sutton, Lutton, Tydd	£4,483	£24,837	£0
Sutton Bridge	£1,286	£9,920	£0
Gedney Hill, The Droves and surrounding area	£2,632	£12,321	£0
Holbeach Town	£2,566	£13,507	£0
Total	£2,822	£19,098	£0

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

Unsuitable housing

A1.16 The table below shows the location of unsuitably housed households in South Holland. The table indicates that the level of unsuitable housing varies from 9.6% Gedney Hill, The Droves and surrounding area to 3.1% in ale to 10.0% in Gosberton and Surfleet.

Table A1.15 Location of households in unsuitable housing

Sub-area	In unsuitable housing	Not in unsuitable housing	Total	Total count
Donington and Quadring	6.5%	93.5%	100.0%	1,753
Gosberton and Surfleet	3.1%	96.9%	100.0%	1,832
Pinchbeck and Deeping St. Nicholas	5.1%	94.9%	100.0%	3,054
Spalding	8.9%	91.1%	100.0%	11,451
Crowland	4.4%	95.6%	100.0%	1,757
Fleet Village/ Gedney South/ Sutton St. James	4.4%	95.6%	100.0%	1,973
Holbeach Hurn, Gedney North	6.4%	93.6%	100.0%	1,101
Weston, Moulton, Whaplode, Cowbit	6.3%	93.7%	100.0%	3,872
Long Sutton, Lutton, Tydd	6.5%	93.5%	100.0%	3,225
Sutton Bridge	5.5%	94.5%	100.0%	1,930
Gedney Hill, The Droves and surrounding area	9.6%	90.4%	100.0%	1,349
Holbeach Town	7.1%	92.9%	100.0%	3,423
Total	6.8%	93.2%	100.0%	36,720

Source: South Holland 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 South Holland. The table indicates that the proportion of special needs households varies from 11.6% in Pinchbeck and Deeping St. Nicholas to 25.7% Gedney Hill, The Droves and surrounding area.

Table A1.16 Location of special needs households

Sub-area	Special needs	Non-special needs	Total	Total count
Donington and Quadring	19.7%	80.3%	100.0%	1,753
Gosberton and Surfleet	11.9%	88.1%	100.0%	1,832
Pinchbeck and Deeping St. Nicholas	11.6%	88.4%	100.0%	3,054
Spalding	16.6%	83.4%	100.0%	11,451
Crowland	14.2%	85.8%	100.0%	1,757
Fleet Village/ Gedney South/ Sutton St. James	14.5%	85.5%	100.0%	1,973
Holbeach Hurn, Gedney North	20.0%	80.0%	100.0%	1,101
Weston, Moulton, Whaplode, Cowbit	19.2%	80.8%	100.0%	3,872
Long Sutton, Lutton, Tydd	22.0%	78.0%	100.0%	3,225
Sutton Bridge	24.9%	75.1%	100.0%	1,930
Gedney Hill, The Droves and surrounding area	25.7%	74.3%	100.0%	1,349
Holbeach Town	21.5%	78.5%	100.0%	3,423
Total	17.9%	82.1%	100.0%	36,720

Source: South Holland 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 South Holland. Long Sutton, Lutton, Tydd has the highest proportion of older person only households with Gedney Hill, The Droves and surrounding area the lowest proportion.

Table A1.17 Location of older person only households

Sub-area	Older person only households	Other households	Total	Total count
Donington and Quadring	30.8%	69.2%	100.0%	1,753
Gosberton and Surfleet	34.7%	65.3%	100.0%	1,832
Pinchbeck and Deeping St. Nicholas	27.4%	72.6%	100.0%	3,054
Spalding	28.7%	71.3%	100.0%	11,451
Crowland	29.1%	70.9%	100.0%	1,757
Fleet Village/ Gedney South/ Sutton St. James	33.1%	66.9%	100.0%	1,973
Holbeach Hurn, Gedney North	28.5%	71.5%	100.0%	1,101
Weston, Moulton, Whaplode, Cowbit	41.3%	58.7%	100.0%	3,872
Long Sutton, Lutton, Tydd	46.0%	54.0%	100.0%	3,225
Sutton Bridge	38.5%	61.5%	100.0%	1,930
Gedney Hill, The Droves and surrounding area	22.7%	77.3%	100.0%	1,349
Holbeach Town	43.4%	56.6%	100.0%	3,423
Total	33.8%	66.2%	100.0%	36,720

Source: South Holland 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 South Holland. The table shows that the proportion of key worker households varies from 4.6% in Sutton Bridge to 12.9% in Donington and Quadring sub-area and Gedney Hill, The Droves and surrounding area.

Table A1.18 Location of key worker households

Sub-area	Key worker households	Other households	Total	Total count
Donington and Quadring	12.9%	87.1%	100.0%	1,753
Gosberton and Surfleet	11.6%	88.4%	100.0%	1,832
Pinchbeck and Deeping St. Nicholas	11.0%	89.0%	100.0%	3,054
Spalding	11.6%	88.4%	100.0%	11,451
Crowland	11.2%	88.8%	100.0%	1,757
Fleet Village/ Gedney South/ Sutton St. James	9.6%	90.4%	100.0%	1,973
Holbeach Hurn, Gedney North	11.1%	88.9%	100.0%	1,101
Weston, Moulton, Whaplode, Cowbit	12.0%	88.0%	100.0%	3,872
Long Sutton, Lutton, Tydd	10.1%	89.9%	100.0%	3,225
Sutton Bridge	4.6%	95.4%	100.0%	1,930
Gedney Hill, The Droves and surrounding area	12.9%	87.1%	100.0%	1,349
Holbeach Town	8.0%	92.0%	100.0%	3,423
Total	10.7%	89.3%	100.0%	36,720

Source: South Holland 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 were '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 were 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 sub-area 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 were necessary to ensure that the results as presented are reflective of the household population of South Holland.

Table A2.1 Accommodation type profile

Accommodation type	Estimated households	% of households	Number of returns	% of returns
Detached house/bungalow	20,850	56.8%	1,331	62.6%
Other house/bungalow	14,235	38.8%	757	35.6%
Flat	1,635	4.5%	39	1.8%
TOTAL	36,720	100.0%	2,127	100.0%

Source: South Holland 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	5,712	15.6%	253	11.9%
One	16,635	45.3%	963	45.3%
Two	11,070	30.1%	745	35.0%
Three or more	3,303	9.0%	166	7.8%
TOTAL	36,720	100.0%	2,127	100.0%

Source: South Holland 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	6,437	17.5%	335	15.7%
2 or more pensioners	5,957	16.2%	385	18.1%
Single non-pensioner	4,063	11.1%	171	8.0%
Other households	20,263	55.2%	1,236	58.1%
TOTAL	36,720	100.0%	2,127	100.0%

Source: South Holland 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	10,500	28.6%	506	23.8%
Two	15,125	41.2%	994	46.7%
Three	5,170	14.1%	270	12.7%
Four	4,125	11.2%	275	12.9%
Five	1,269	3.5%	58	2.7%
Six or more	532	1.4%	24	1.1%
TOTAL	36,720	100.0%	2,127	100.0%

Source: South Holland 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	13,945	38.0%	696	32.7%
B	7,836	21.3%	439	20.6%
C	9,183	25.0%	634	29.8%
D	3,721	10.1%	240	11.3%
E to H	2,035	5.5%	118	5.5%
TOTAL	36,720	100.0%	2,127	100.0%

Source: South Holland 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 South Holland data

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

A3.3 The table shows that, as might be expected, the demand from potential households is principally for smaller one and two bedroom dwellings. The table also shows that 22.4% of potential households are likely to require affordable accommodation. Some 40.4% of potential households are likely to become owner-occupiers and 37.2% are likely to move into private rented accommodation. The data suggest that potential households moving to owner-occupation are likely to require a larger home than potential 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	18	250	60	0	328
Private rented	171	127	4	0	302
Intermediate	31	0	0	0	31
Social rented	11	136	3	0	151
TOTAL	231	513	67	0	811

Source: South Holland 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 District 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 64.1% of the demand from in-migrant households is for larger three and four bedroom homes. The table also indicates that almost two-thirds (65.4%) of in-migrant households are likely to move to an owner-occupied property. In addition, 19.9% of in-migrant households require a private rented home. The remaining 14.7% 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	0	160	640	228	1,028
Private rented	76	151	76	11	313
Intermediate	0	0	0	0	0
Social rented	41	137	54	0	232
TOTAL	117	448	769	239	1,572

Source: South Holland 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 what tenure and size of accommodation households would like or expect to move to in the future (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 three bedroom home. With regard to the tenure requirement, the data suggest that the private rented sector is not a common tenure of choice for established households already living in the District. 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	83	157	568	445	1,252
Private rented	78	112	96	0	286
Intermediate	0	33	3	0	36
Social rented	17	65	191	33	305
TOTAL	177	367	857	478	1,879

Source: South Holland 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	100	567	1,267	673	2,607
Private rented	325	389	176	11	900
Intermediate	31	33	3	0	67
Social rented	69	338	248	33	688
TOTAL	525	1,327	1,694	716	4,262

Source: South Holland 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 indicate that just 6.2% of dwellings likely to become available in South Holland as a result of household dissolution are within the private rented sector. In comparison, 61.1% of dwellings are within the owner-occupied sector and 32.7% will be within the social rented sector. This reflects the accommodation profile of older people in the District. The table also indicates that the properties becoming available in the owner-occupied sector are likely to be two or three 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	3	121	106	35	265
Private rented	2	16	9	0	27
Intermediate	0	0	0	0	0
Social rented	24	90	28	0	142
TOTAL	29	227	143	35	434

Source: South Holland 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 District do so. 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 72.9% of dwellings likely to become available each year as a result of out-migration are owner-occupied properties. Over two thirds 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	0	286	369	306	960
Private rented	71	23	93	0	187
Intermediate	0	0	11	0	11
Social rented	18	85	58	0	160
TOTAL	88	394	530	306	1,317

Source: South Holland 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 potential 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	281	595	231	1,107
Private rented	108	285	151	44	587
Intermediate	0	0	0	0	0
Social rented	28	81	77	0	185
TOTAL	136	646	823	275	1,879

Source: South Holland 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	3	687	1,070	572	2,332
Private rented	181	324	253	44	800
Intermediate	0	0	11	0	11
Social rented	69	256	162	0	487
TOTAL	253	1,267	1,495	616	3,630

Source: South Holland housing needs and demand survey 2007 – household survey data

Appendix A4 Accessibility to key facilities

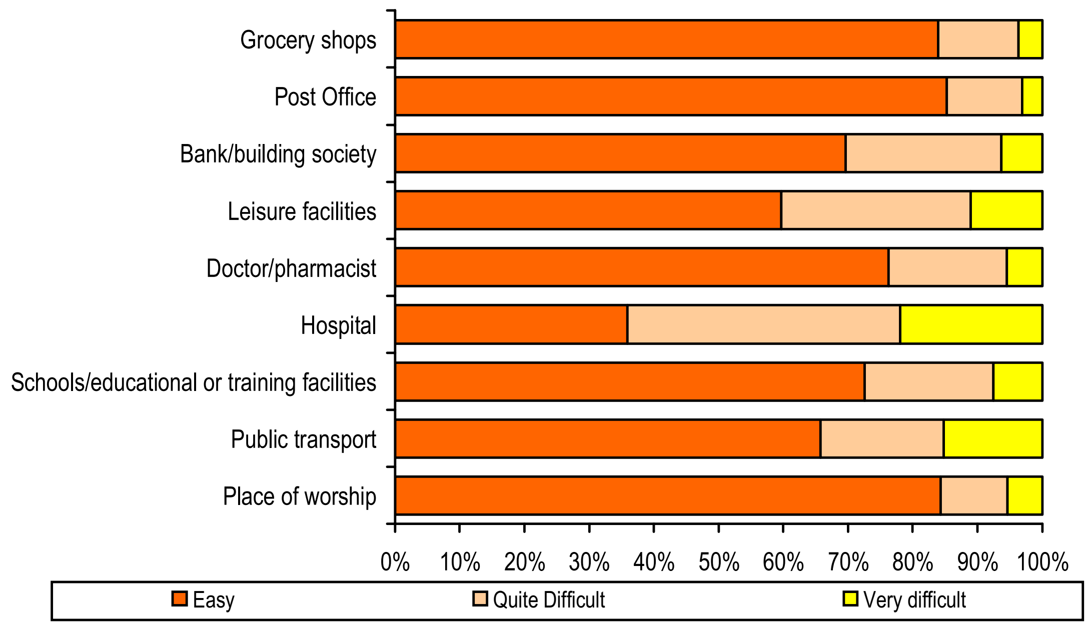
Introduction

A4.1 The 2006 South Holland stock condition survey indicated that 95% of private households are quite satisfied with where they live. This survey considered in more detail the accessibility of key facilities for households in the District. 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 indicate that the majority of responses were positive. Households were most likely to state a difficulty accessing a hospital, followed by leisure facilities.

Figure A4.1 Accessibility of key facilities

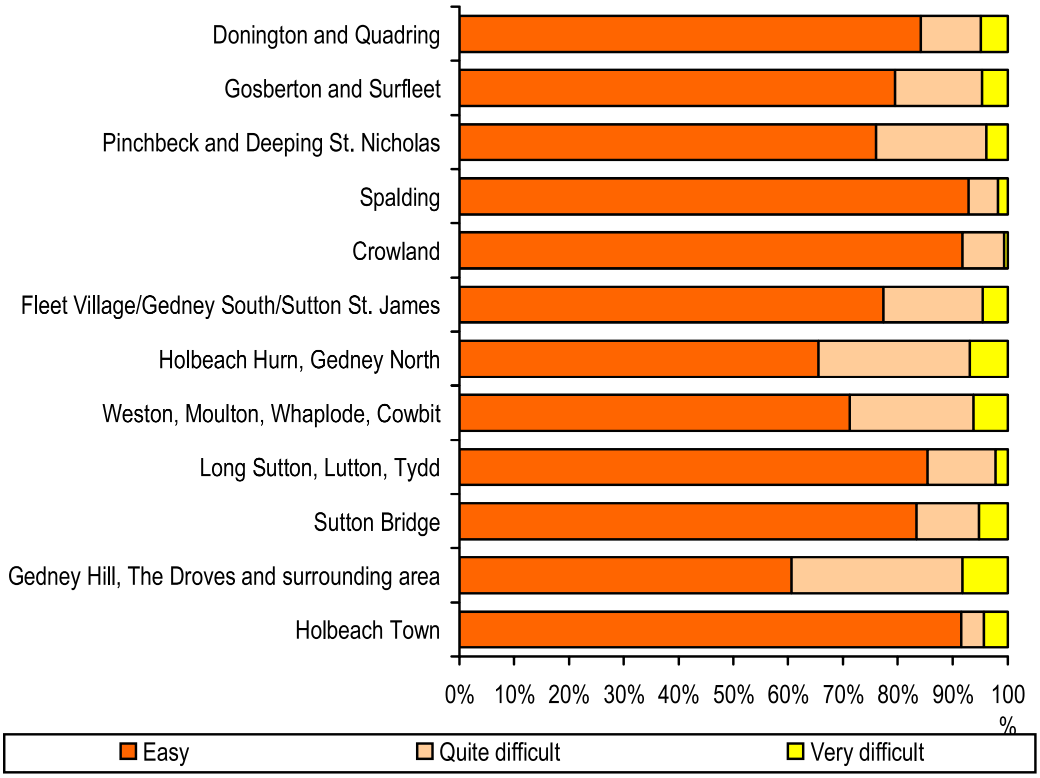


Source: South Holland housing needs and demand survey 2007 – household survey data

Geographical variations

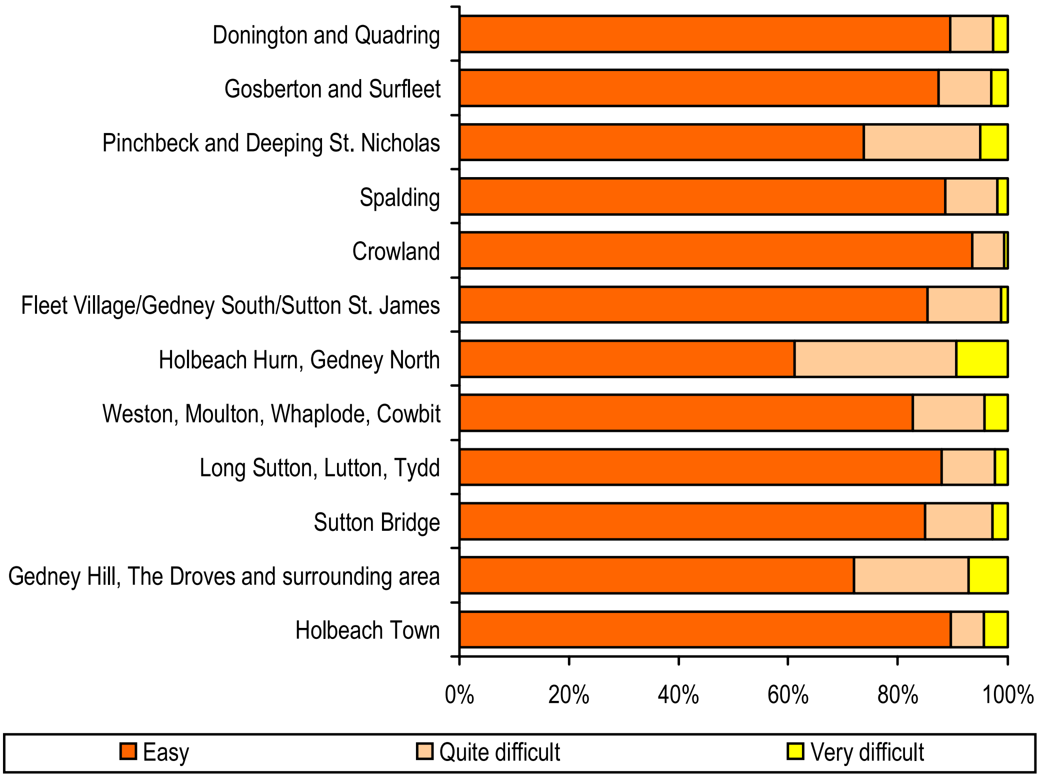
A4.3 The following figures show how the accessibility rating for each facility measured varies by sub-area.

Figure A4.2 Geographical variation in accessibility of grocery shops



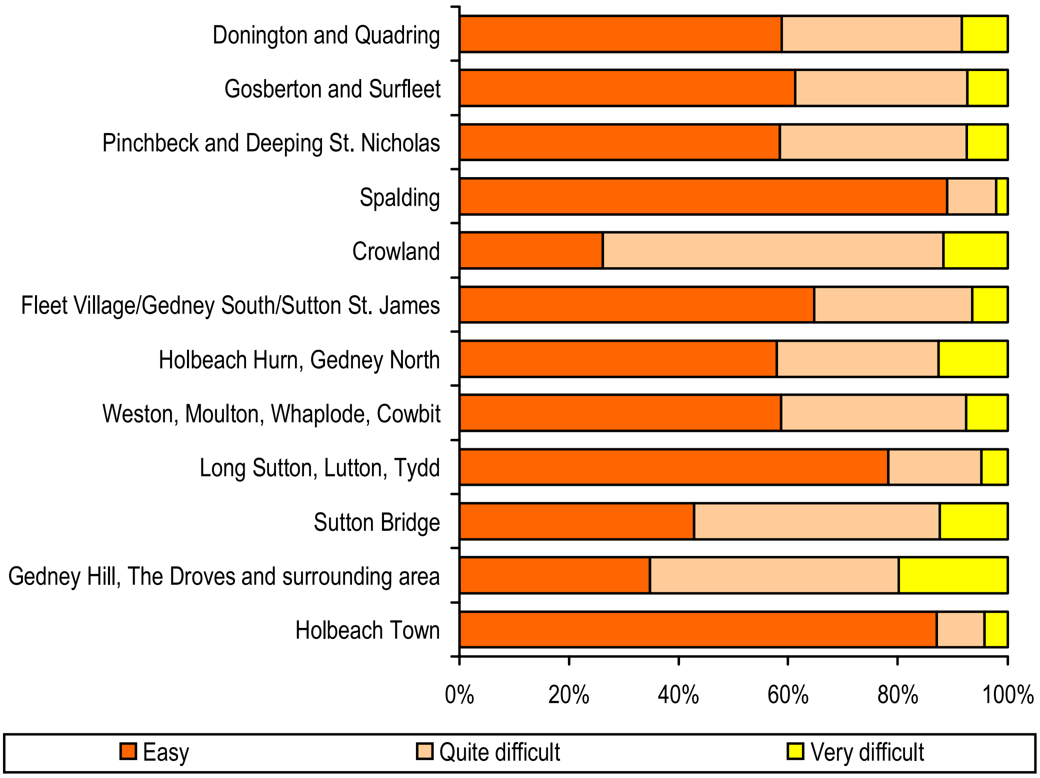
Source: South Holland housing needs and demand survey 2007 – household survey data

Figure A4.3 Geographical variation in accessibility of Post Office



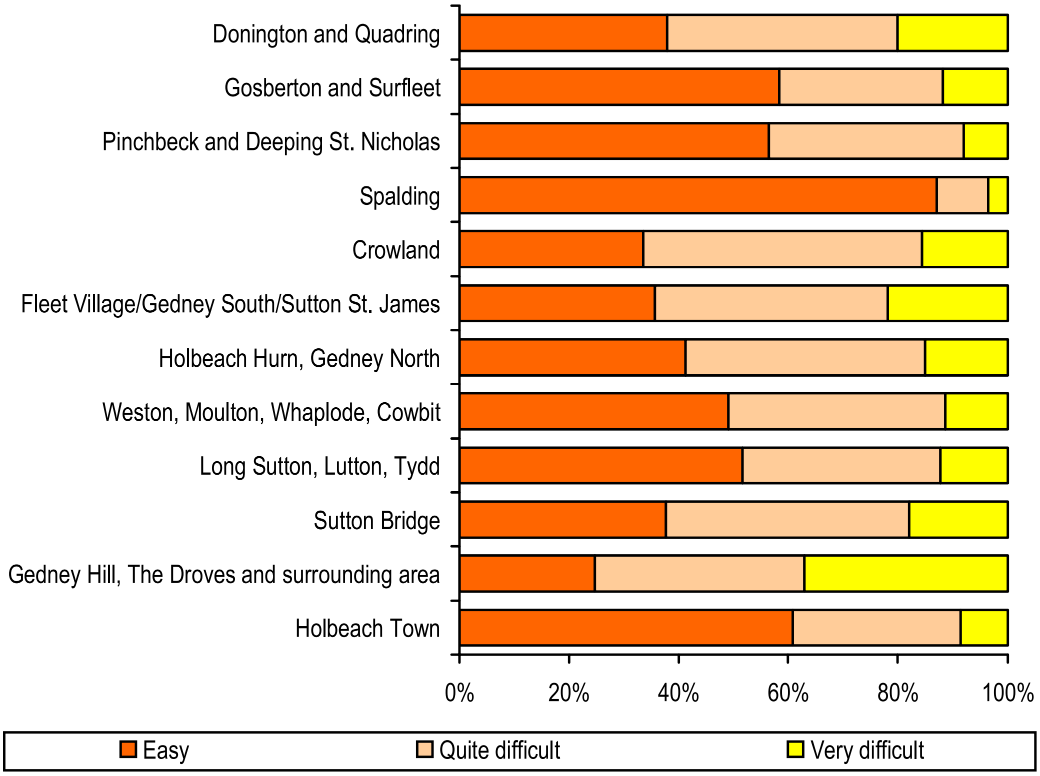
Source: South Holland housing needs and demand survey 2007 – household survey data

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



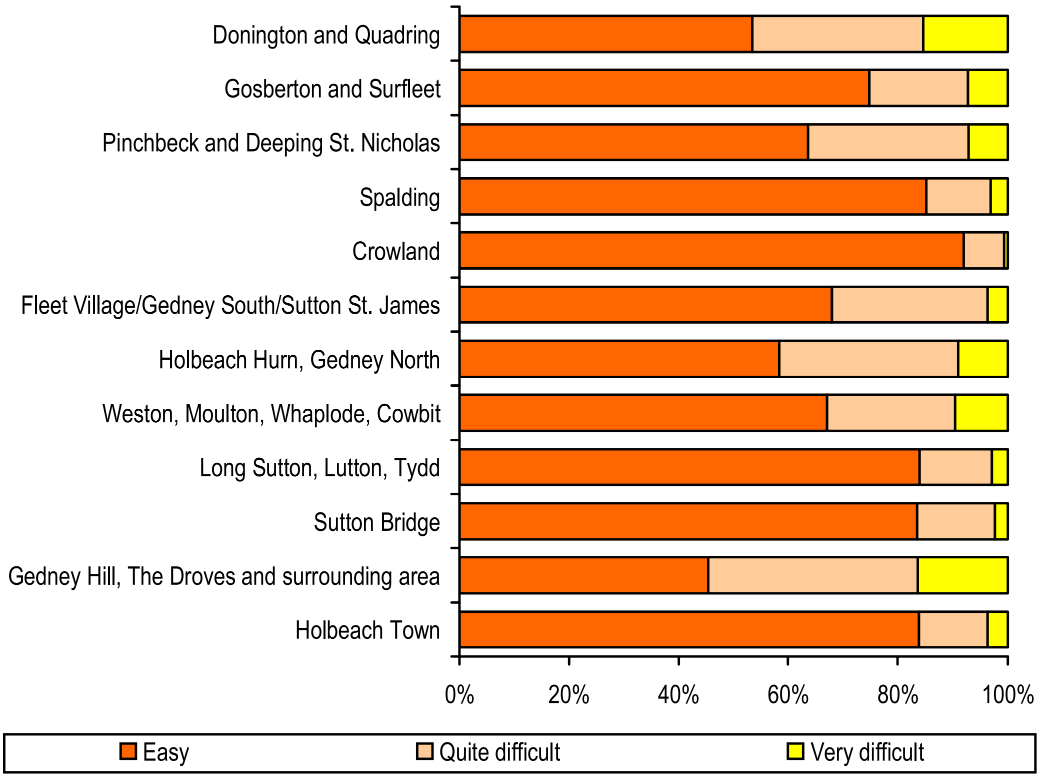
Source: South Holland housing needs and demand survey 2007 – household survey data

Figure A4.5 Geographical variation in accessibility of leisure facilities



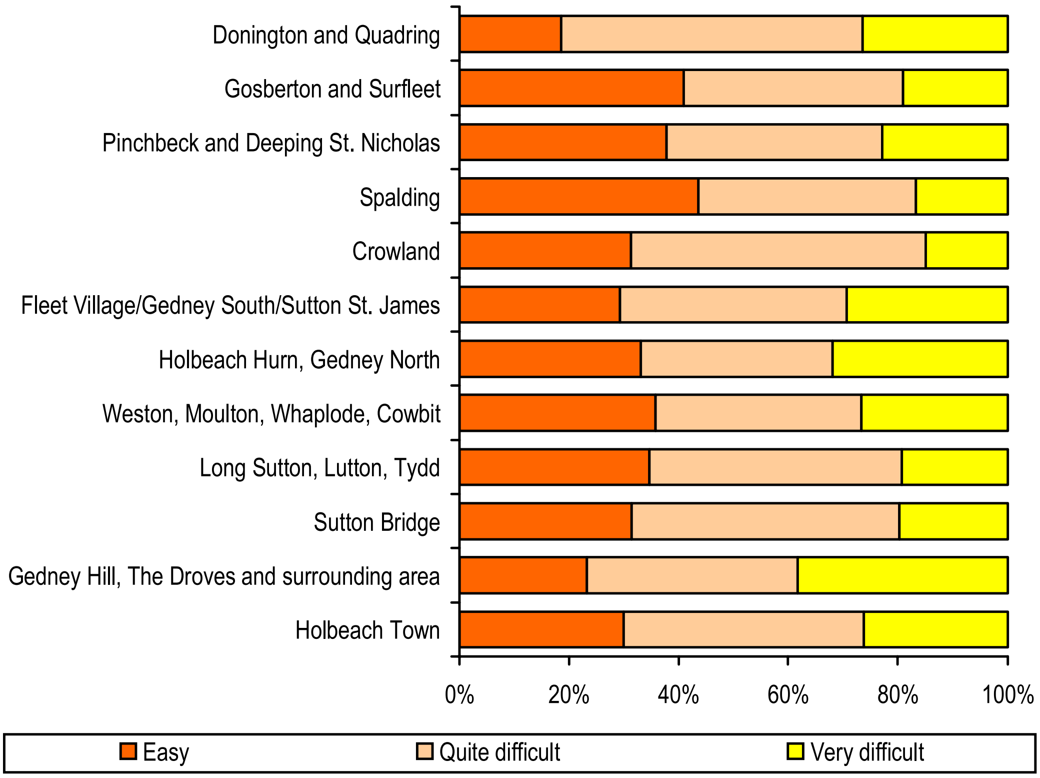
Source: South Holland housing needs and demand survey 2007 – household survey data

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



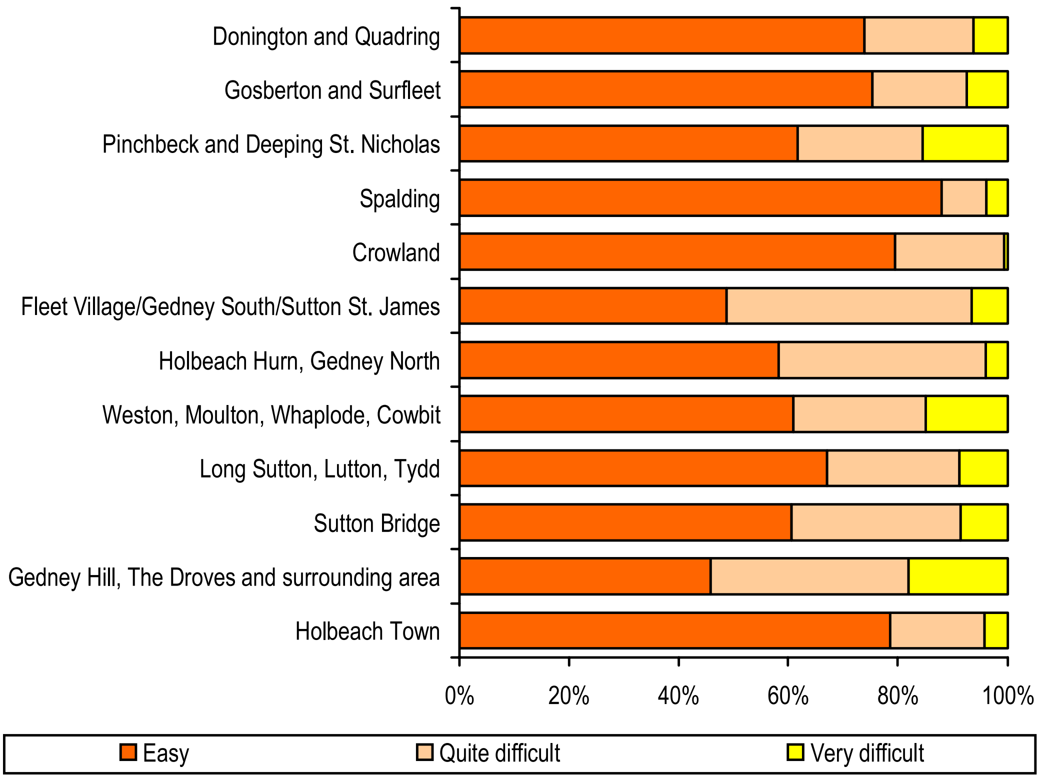
Source: South Holland housing needs and demand survey 2007 – household survey data

Figure A4.7 Geographical variation in accessibility of hospital



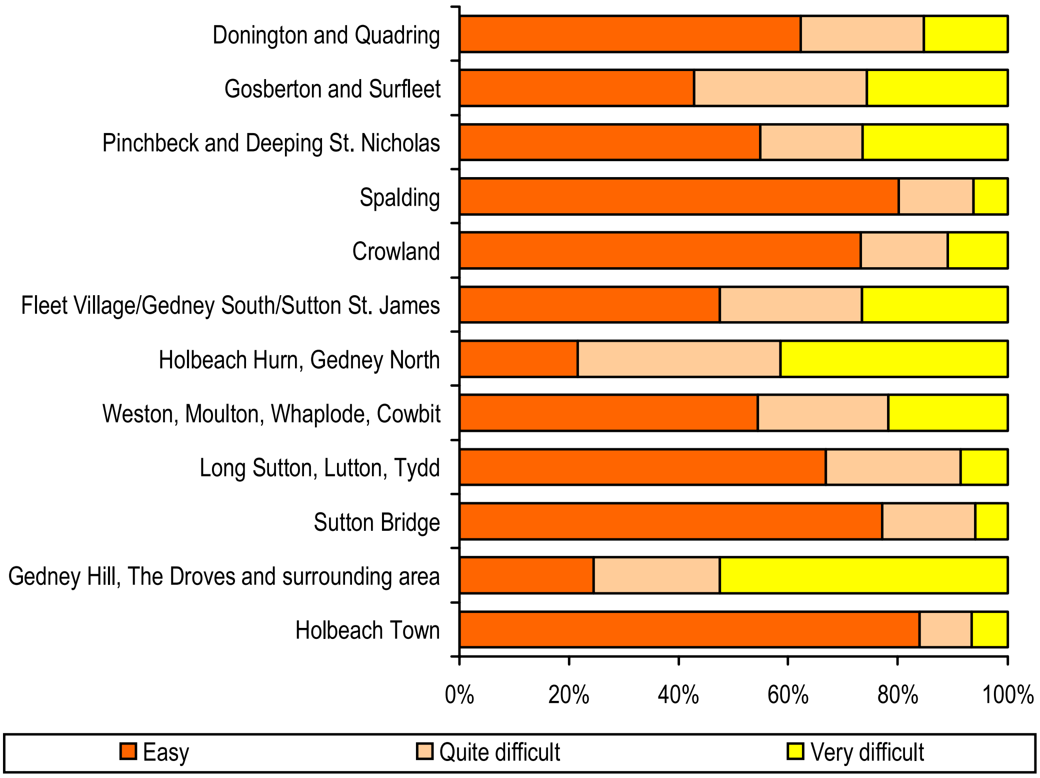
Source: South Holland housing needs and demand survey 2007 – household survey data

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



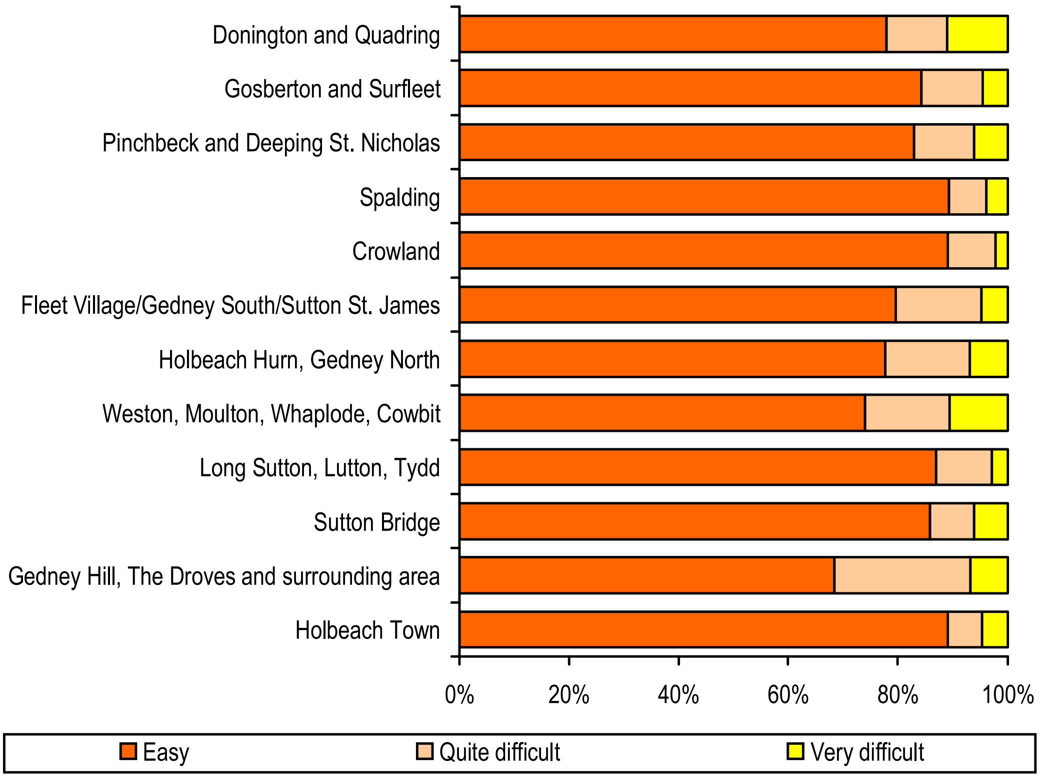
Source: South Holland housing needs and demand survey 2007 – household survey data

Figure A4.9 Geographical variation in accessibility of public transport



Source: South Holland housing needs and demand survey 2007 – household survey data

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



Source: South Holland housing needs and demand survey 2007 – household survey data

Appendix A5 Survey Questionnaire