

Housing Needs Survey: Bassingham parish

May 2021

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1. Introduction

A Housing Needs Survey was distributed in April 2021 with the aim of collecting local housing needs information within and relating to Bassingham village.

The survey form was based on a standard document used by Rural Housing Enablers across England and a copy was hand-delivered to every home in the village. Additional forms were available upon request and respondents were given the option to complete the survey online if they preferred. A copy of the cover letter and survey form can be seen at Appendix A to this report.

Part A of the survey asked general questions about housing need and family members who may have moved away from the parish due to a lack of affordable housing. This section also asked about support for a small development of affordable homes for local people and respondents were invited to provide comments.

Households who considered themselves to have a housing need, and who wish to live in the parish, were requested to complete both Part A and Part B of the survey. Part B asked for details of the household, current housing and preferred housing, the reason for need and local connection, together with financial details. Respondents were assured that any information they disclosed would be treated in strict confidence.

The survey pack included a Freepost envelope so forms could be securely returned direct to Community Lincs.

The parish council undertook some marketing around the housing needs survey (copy of poster attached as Appendix B).

2. Results

Approximately 650 survey forms were distributed and 125 surveys, either partly or fully completed, were returned to Community Lincs. Of this 125, 106 were hard copy surveys and 19 were completed online. This equates to a response rate of 19% which is considered to be reasonable for a survey of this type as people generally respond for one of three reasons:

1. To express a housing need,
2. To offer support to the idea of a small housing scheme to meet local needs, or
3. To state opposition to the idea of a housing scheme.

For the purposes of this report the term “respondent” refers to an individual survey form.

Q1: Data Protection

Respondents were advised “By ticking this box you are confirming that you have read the Privacy Notice: http://www.lincsymca.co.uk/wp-content/uploads/2018/05/Privacy-Statement_250518.pdf that will inform you about how and why we hold your data and that you have noted our data protection statement and are happy to proceed with the survey.”

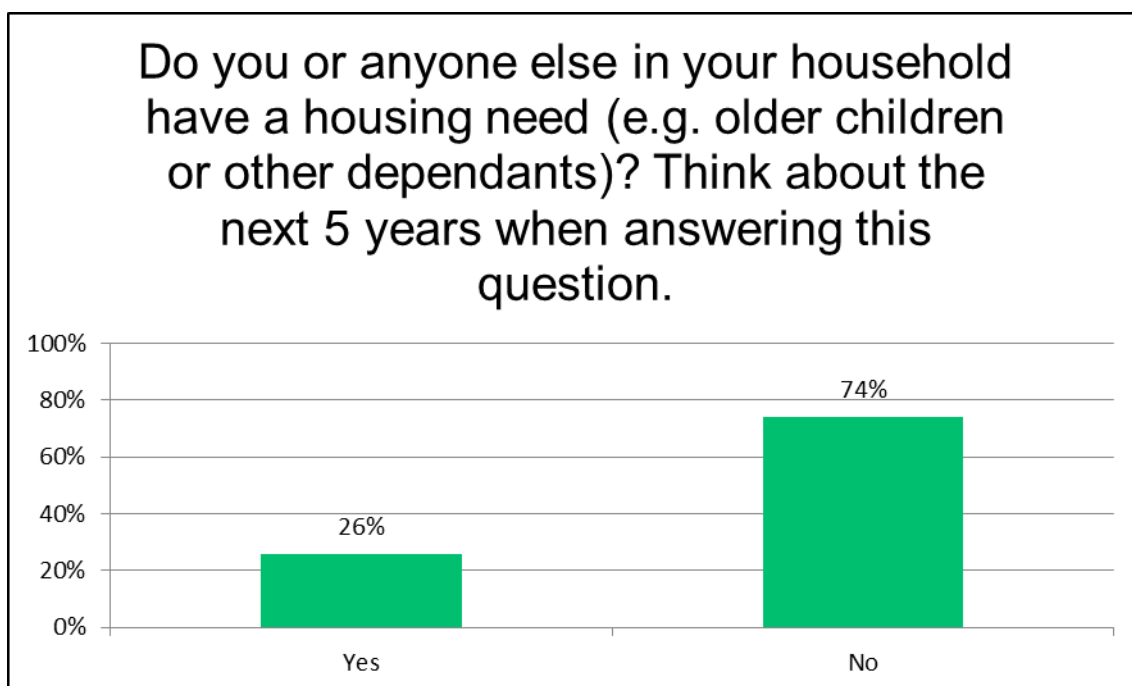
Of the 125 responses, 121 ticked this box and 4 skipped this question.

Part A: General

Q2: Housing need

Respondents were asked “Do you or anyone else in your household have a housing need (e.g. older children or other dependants)?” Respondents were advised to think about the next 5 years when answering this question.

Of the 125 survey responses, 1 respondent chose not to answer this question.



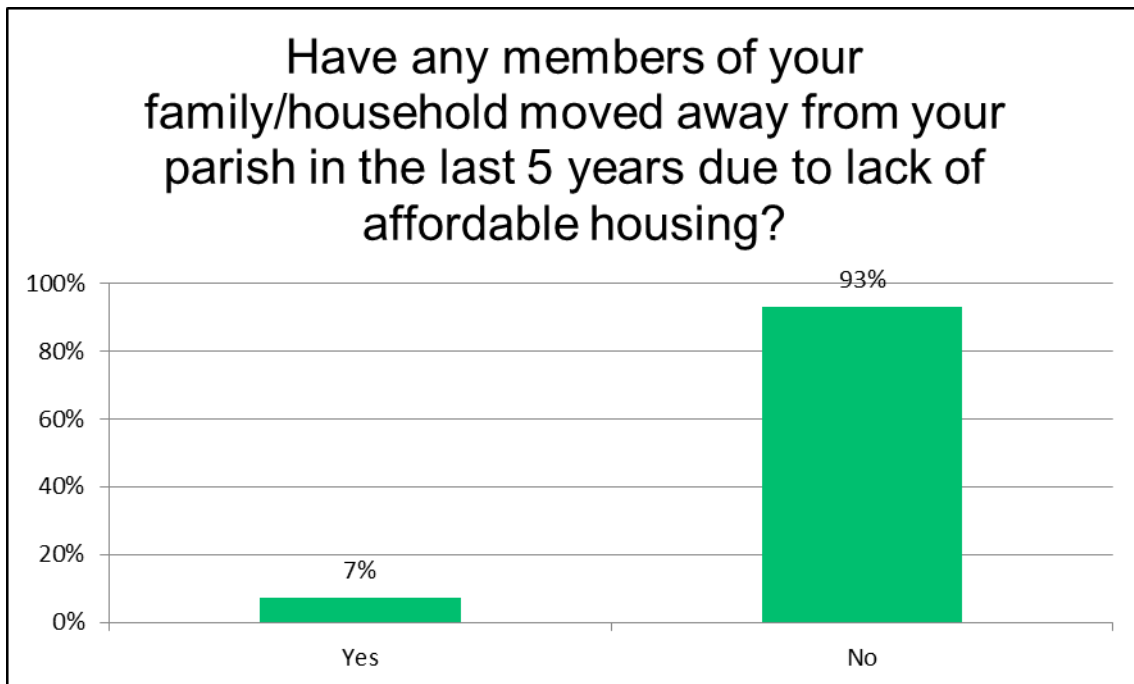
As can be seen above 74% of respondents (92 responses) indicated that they do not have a housing need whilst 26% (32 respondents) indicated that they do. However, it should be noted that of these 32 “yes” responses:

- 9 respondents provided no information at Part B, however
- 5 respondents who answered “no” partly or fully completed Part B

Q3: Moving away from the parish

Respondents were asked “Have any members of your family/household moved away from your parish in the last 5 years due to lack of affordable housing?”

One respondent chose not to answer this question. Of those that did provide an answer 115 (93%) indicated “no” and 9 (7%) indicated “yes”.



Q4: How many may return

Respondents were asked to indicate “How many may return if affordable housing was available.”

There were 67 responses recorded though the vast majority of these were either “N/A” or “none”. However, 4 respondents indicated that 1 may return, 2 indicated that 2 may return, 1 indicated that 1 or 2 may return, and 1 respondent indicated that 5 may return.

How many may return	No. of responses
1	4
1-2	1
2	2
5	1
Total number of responses	8

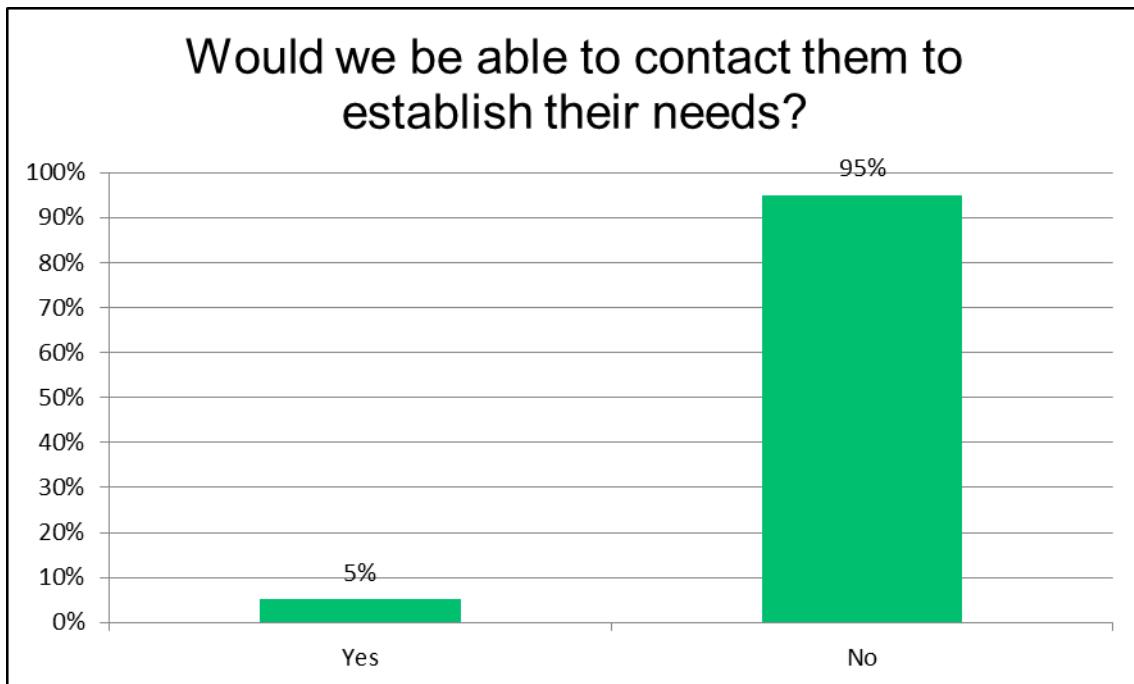
One comment was also provided, as below:

- They are looking to return yet do not require affordable housing

Q5: Contacting those who may return

Respondents were asked “Would we be able to contact them to establish their needs?”

There were 59 responses, with 3 (5%) indicating yes and 56 (95%) indicating no.



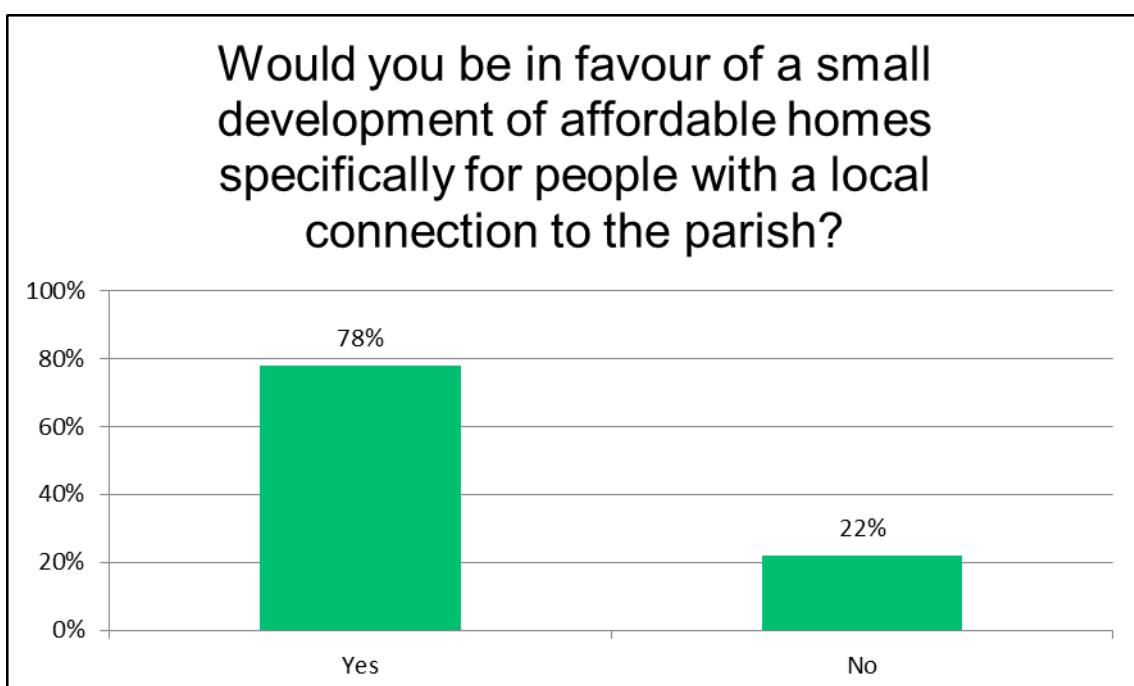
Q6: Contact details

Only 1 respondent provided contact information (which is confidential and not reproduced herein).

Q7: In favour of a small development

Respondents were asked if they would be “in favour of a small development of affordable homes specifically for people with a local connection to the parish?”

Three respondents skipped this question, but of the 122 responses 95 (78%) responded “yes” and 27 (22%) responded “no”.



As part of this question respondents were able to provide comments, which are reproduced at Appendix C to this report.

The remaining survey questions were only to be completed “if you have a housing need and wish to continue living / return to live in the parish.”

Part B: Specific Affordable Housing Requirements

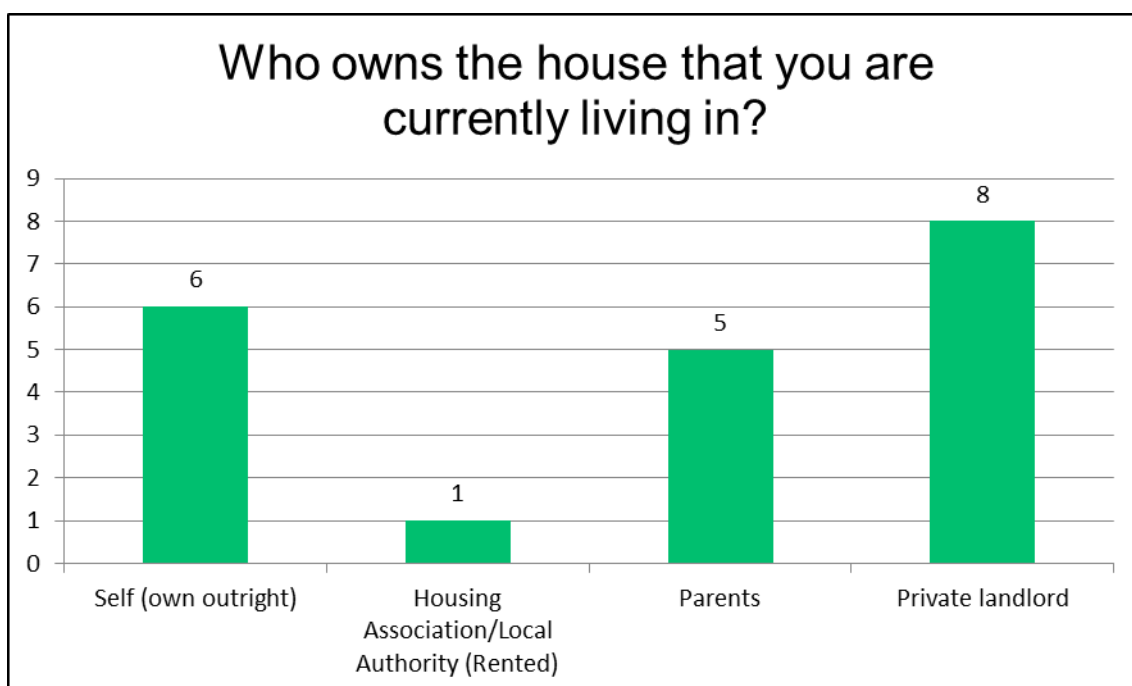
Twenty-nine respondents either partly or fully completed Part B. However, of these 29:

- 2 responses were discounted as the respondents appear to already be adequately housed (for example, a family comprising one adult & one child currently living in a 3 bed house looking for a 4 bed house)
- 1 response was discounted as it was a duplicate submission
- 6 responses were discounted as insufficient information was provided

This section therefore considers the information provided by 20 respondents who provided sufficient information for analysis to be undertaken.

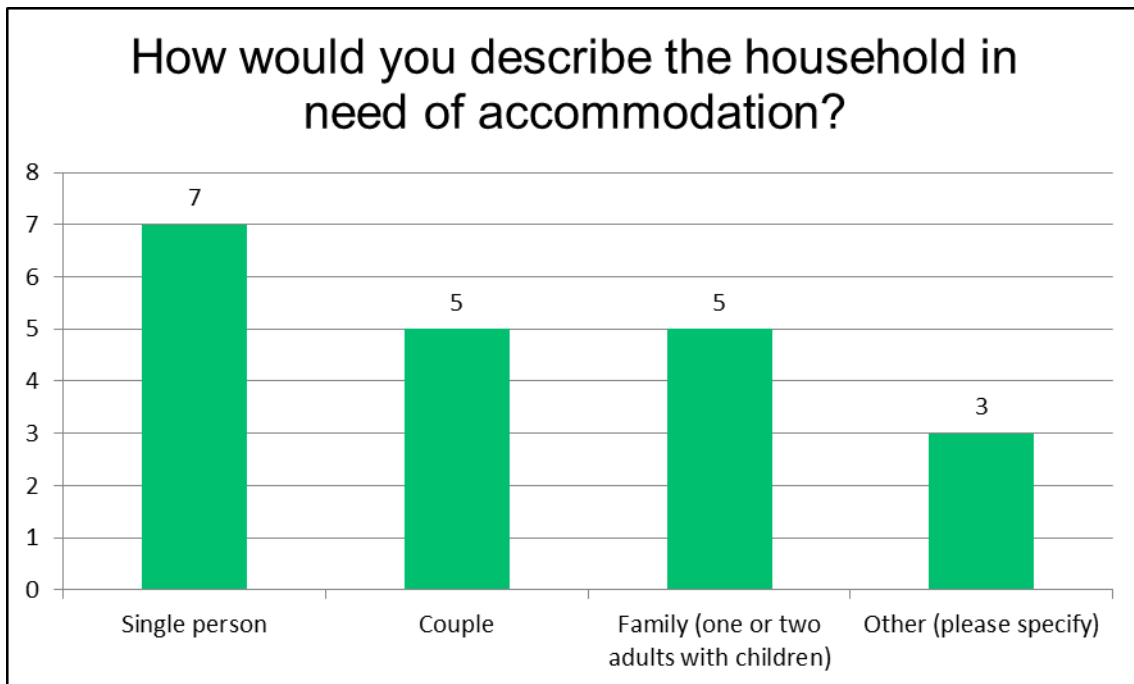
Q8: Ownership of current dwelling

Respondents were asked to indicate “Who owns the house that you are currently living in?” and all respondents answered this question as can be seen below.



Q9: Description of household in need

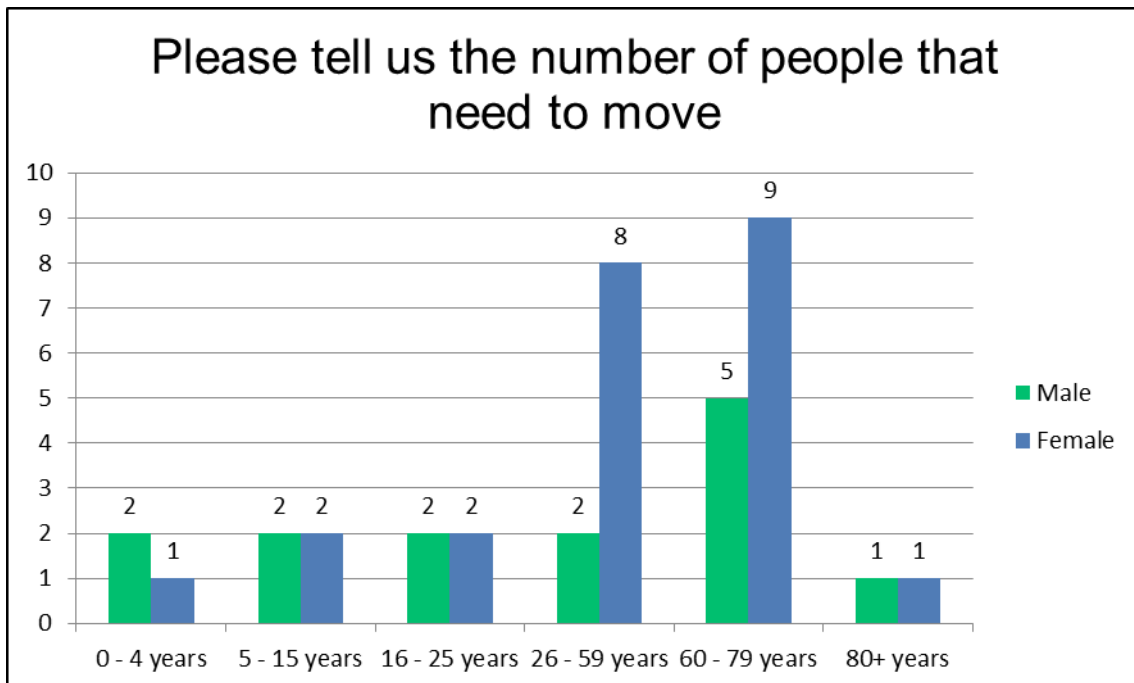
Respondents were presented with four options and asked to indicate how they would “describe the household in need of accommodation”. As can be seen below, “single person” was the largest group (7 responses).



The 3 respondents who ticked “other” are all 2 person households.

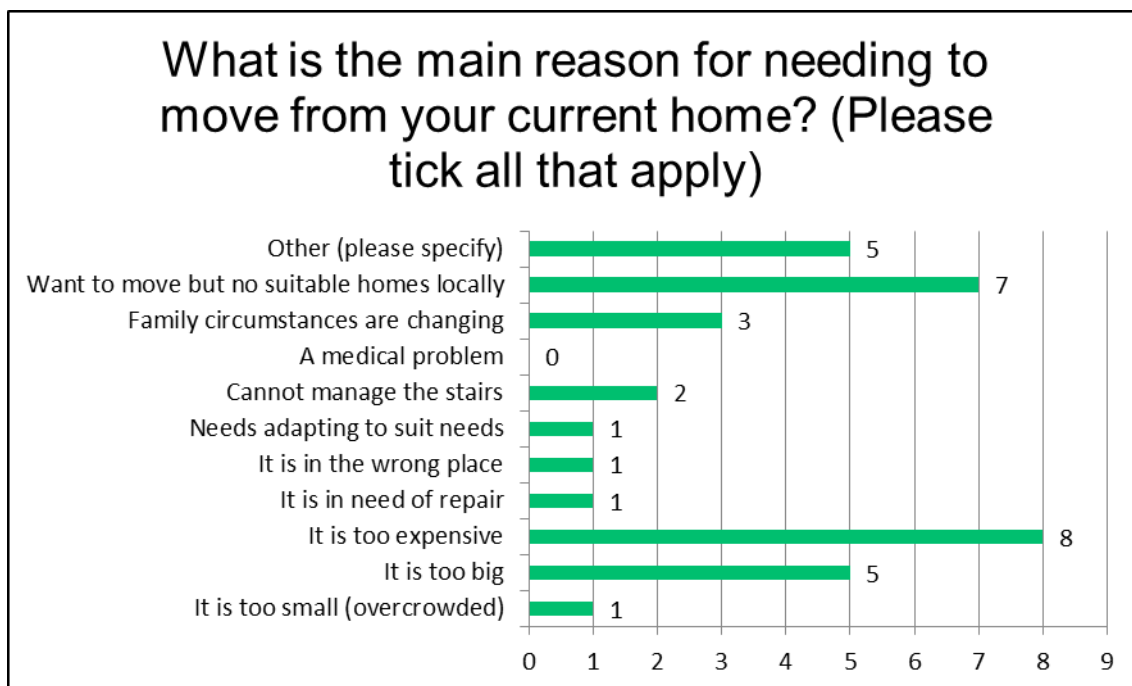
Q10: Number of people who need to move

Only 1 respondent didn't provide information when asked to indicate “the number of people who need to move.”



Q11: Reasons for needing to move

Respondents were asked to indicate the main reason for needing to move, but were also invited to tick all reasons that apply.



As can be seen above, the main reasons are that the current home is too expensive (8 responses) and that the household wants to move but there are no suitable homes available locally (7 responses).

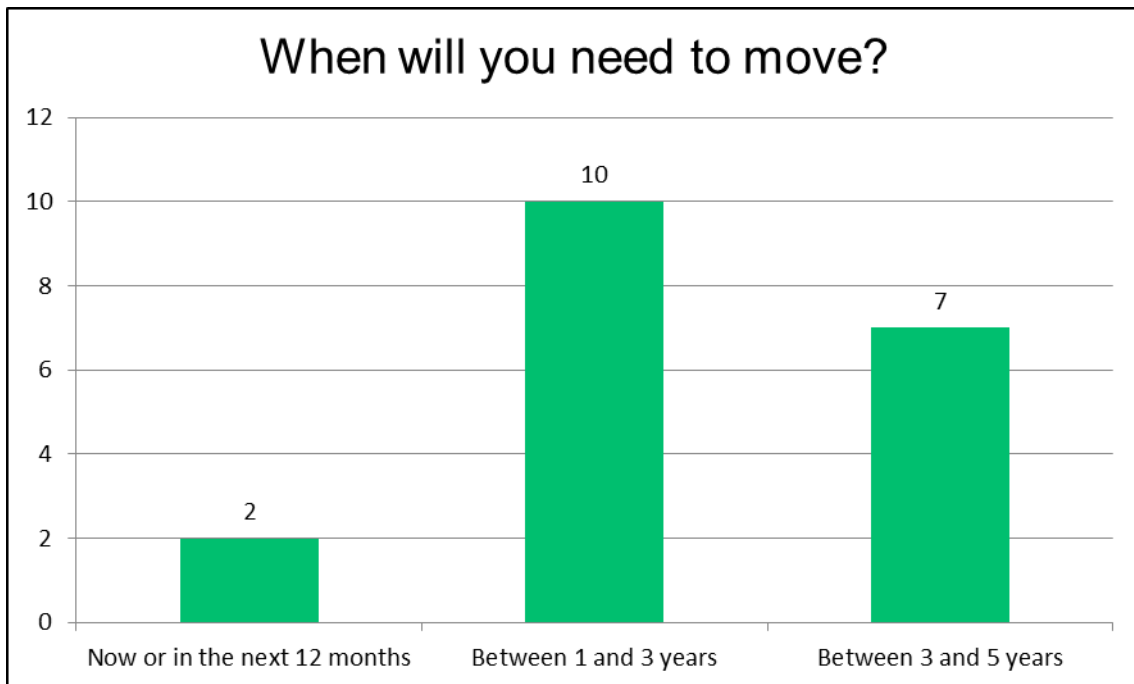
The 5 respondents who ticked “other” provided further information, as below:

- when 1 of us dies this property will be to expensive for 1 person to live
- We will have a housing need in a few years time [possible identifying remark removed]
- Have applied for 3 properties for over 55 yrs in past years & had no offer yet lived here over 10 yrs now
- Wanting to have our own house but being a single parent unable to find anything affordable in the village to buy.
- Get a start on property ladder

Q12: When will you need to move

Respondents were asked to indicate, from three choices, when they will need to move and there were 19 responses to this question.

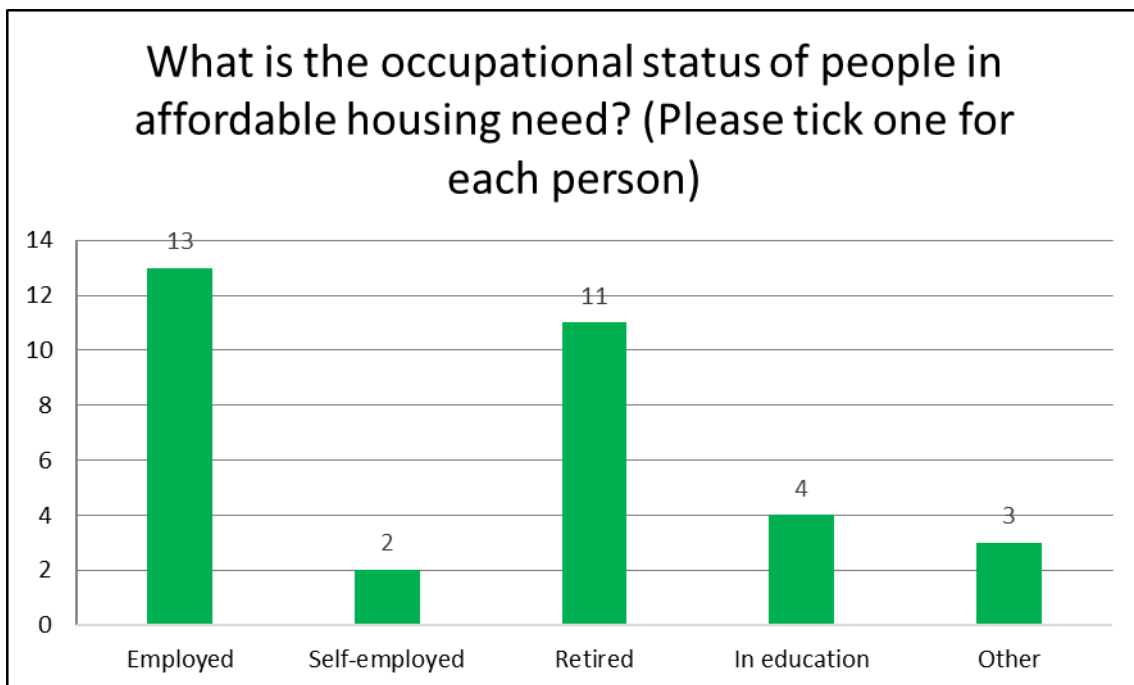
As can be seen from the chart below, the largest group anticipate that they will need to move between 1 and 3 years.



Q13: Occupational status

From a given list respondents were asked to indicate the “occupational status of people in affordable housing need” and were asked to “tick one for each person”.

The 3 respondents who ticked “other” provided no further information.



Q14: Connection to the parish

Respondents were asked to indicate whether they live, work, used to live or have immediate family in the parish, and were further asked how long each of these connections to the parish have been in place.

Respondents were advised “If members of the household have lived in the parish for different time periods, please state the longest.”

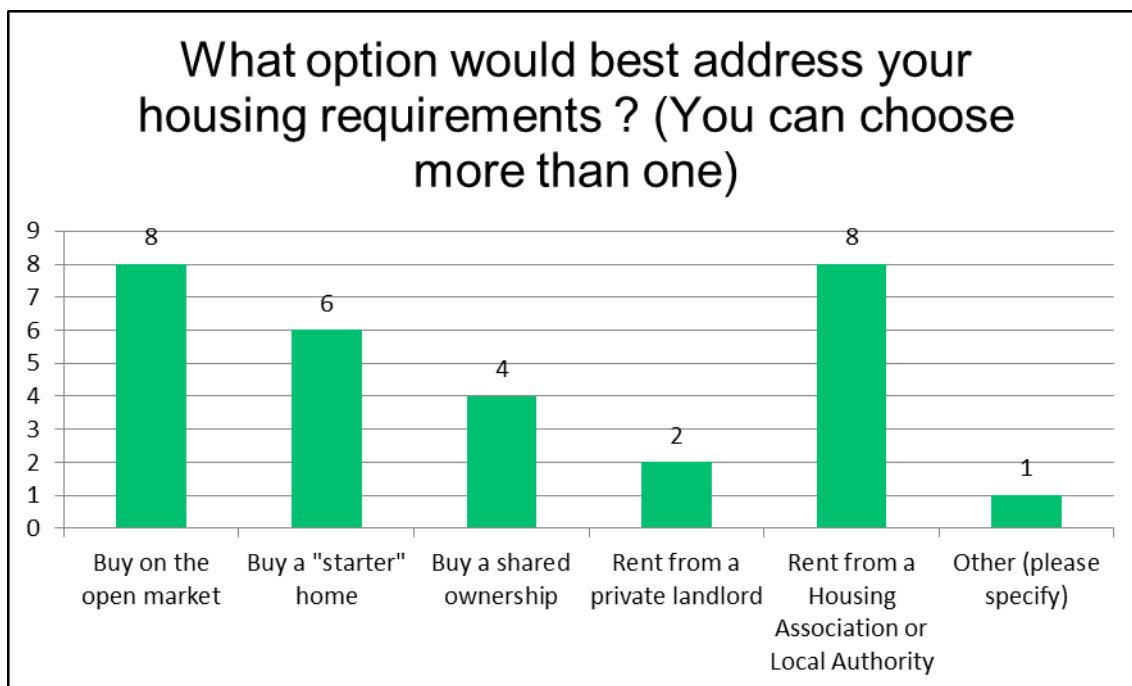
All respondents answered this question. No-one indicated that they had previously lived in the parish and no-one indicated that they had a connection to the parish of less than 12 months.

What is your connection to the parish?					
	Less than 12 months	1 - 3 years	3 - 5 years	5 - 10 years	More than 10 years
I / We live in the parish	0	0	1	4	15
I / We work in the parish	0	1	1	0	2
I / We have immediate family in the parish	0	0	0	1	7
I / We used to live in the parish	0	0	0	0	0

Q15: Housing requirements

Respondents were asked “What option would best address your housing requirements?” and were able to choose more than one option.

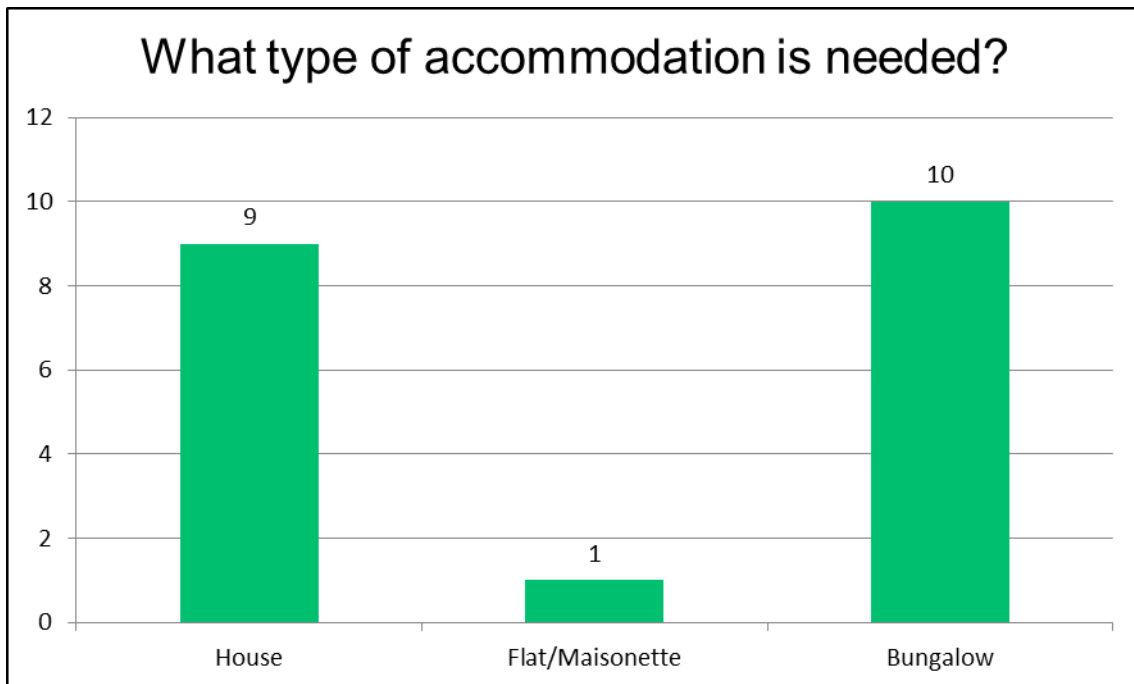
This question was answered by all respondents, 7 of whom ticked multiple options.



The respondent who ticked “other” added the comment “downsizing”.

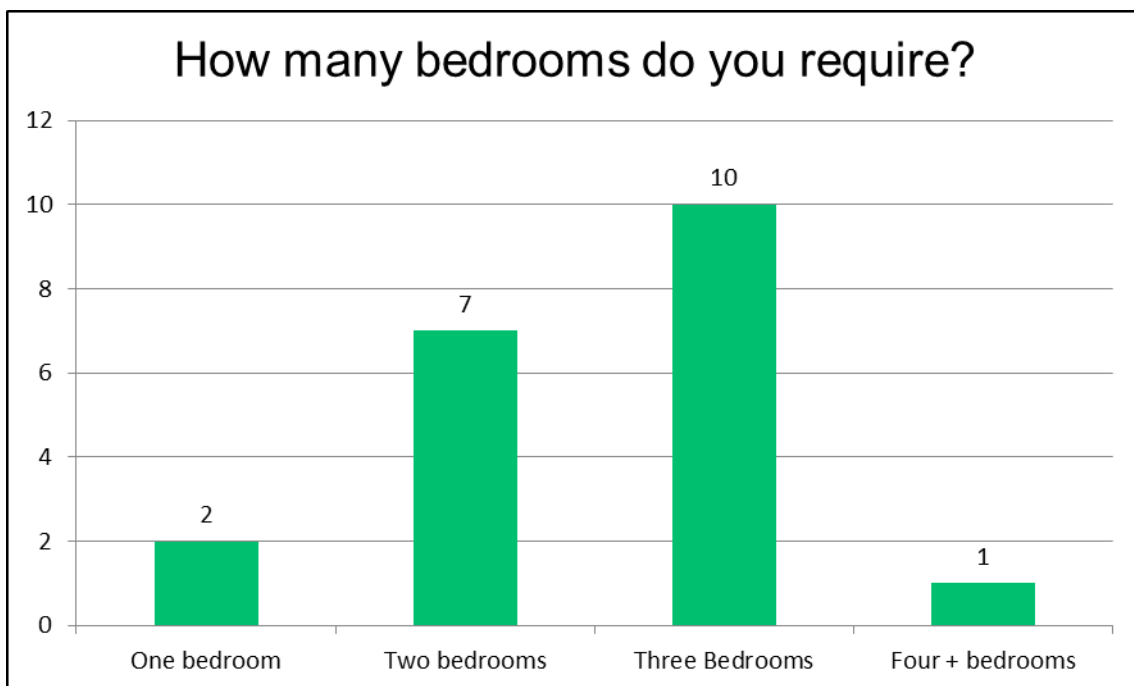
Q16: Type of accommodation needed

Respondents were asked “What type of accommodation is needed?”, and of the 20 responses 10 households would prefer a bungalow.



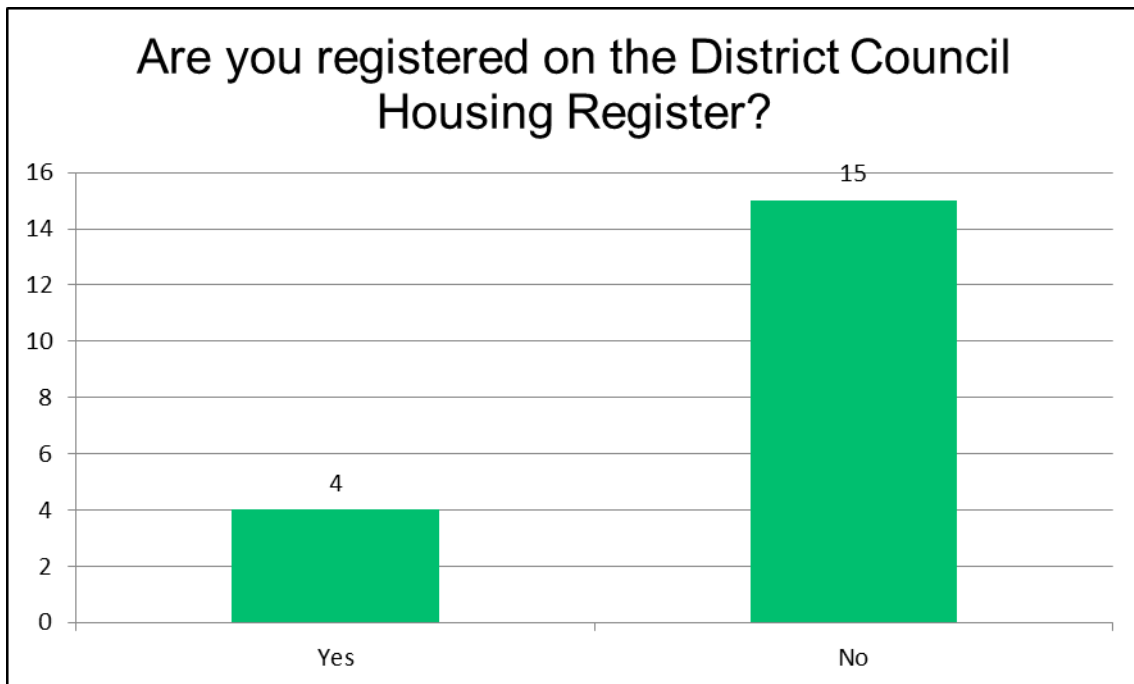
Q17: How many bedrooms

Respondents were asked “How many bedrooms do you require?” All respondents answered this question and the largest group (10 responses, 50%) indicated that they require three bedrooms.



Q18: District Council housing register

Respondents were asked to indicate if they are “registered on the District Council Housing Register.” Nineteen respondents answered this question, with 4 indicating that they are registered.



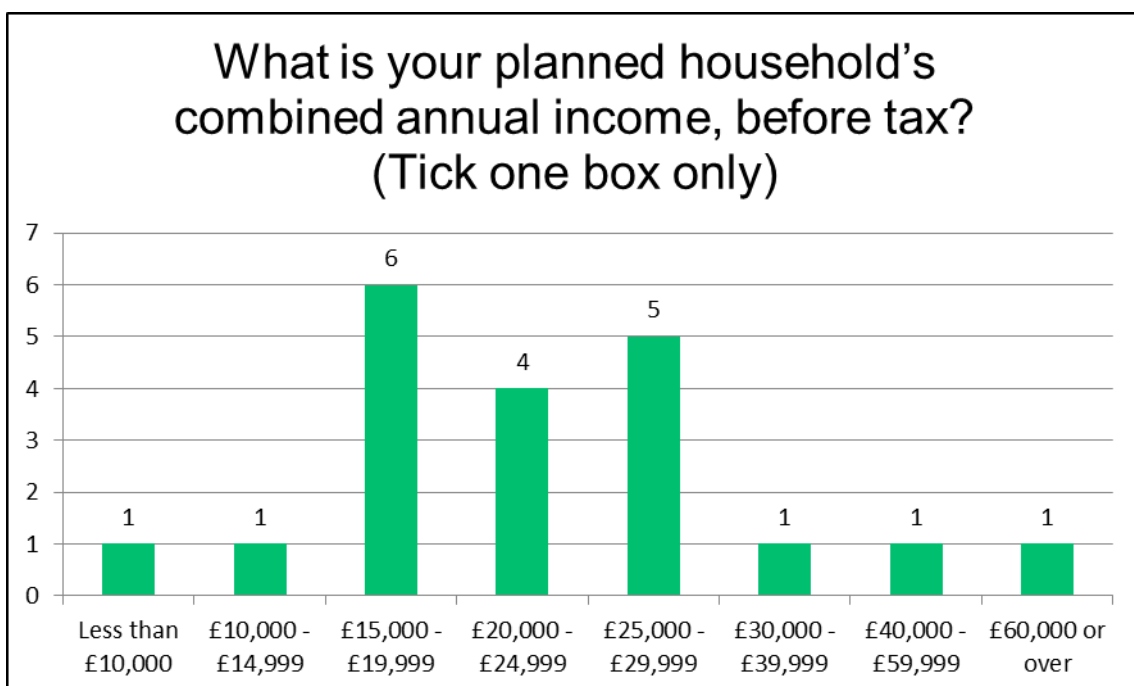
Q19: Shared Ownership / Low Cost Home Ownership

Respondents were asked whether they had “been approved for Shared Ownership or any other Low Cost Home Ownership scheme by the Help to Buy Agent?”

Nineteen respondents answered this question, with all answering “no”.

Q20: Household income

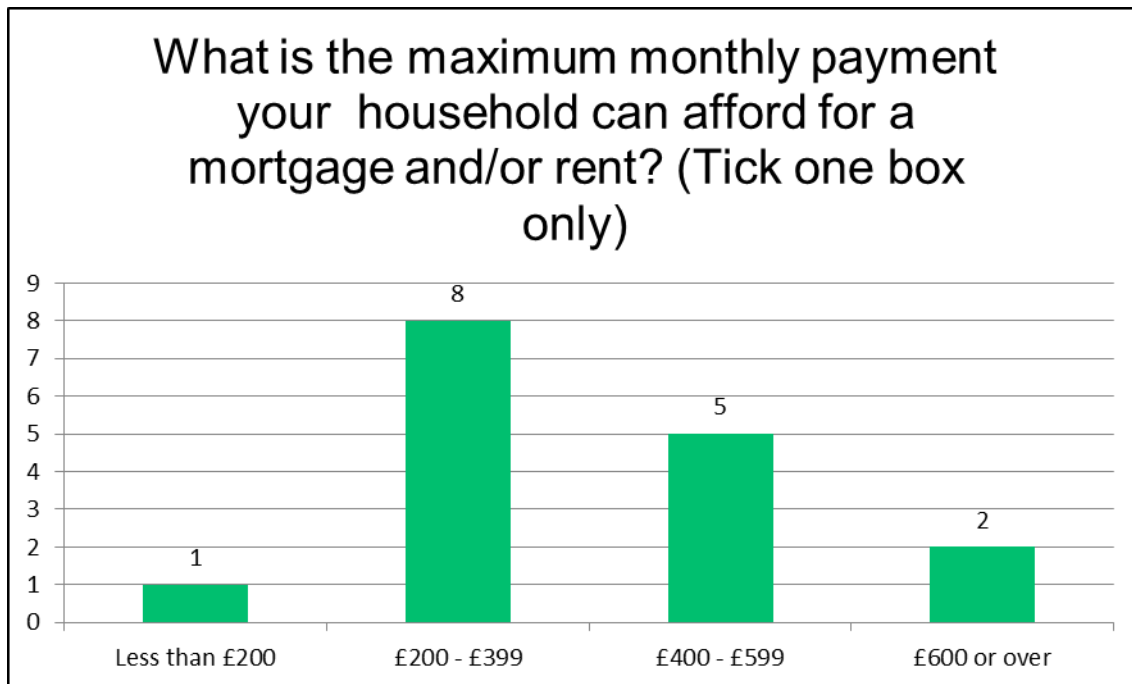
Respondents were asked to indicate the “household’s combined annual income, before tax” by choosing from a list of income ranges. Respondents were asked to only tick one box, and all respondents answered this question.



As can be seen the majority of households expect a combined annual income between £15,000 and £29,999.

Q21: Maximum monthly payment for mortgage/rent

Respondents were asked to indicate the “maximum monthly payment your household can afford for a mortgage and/or rent.”

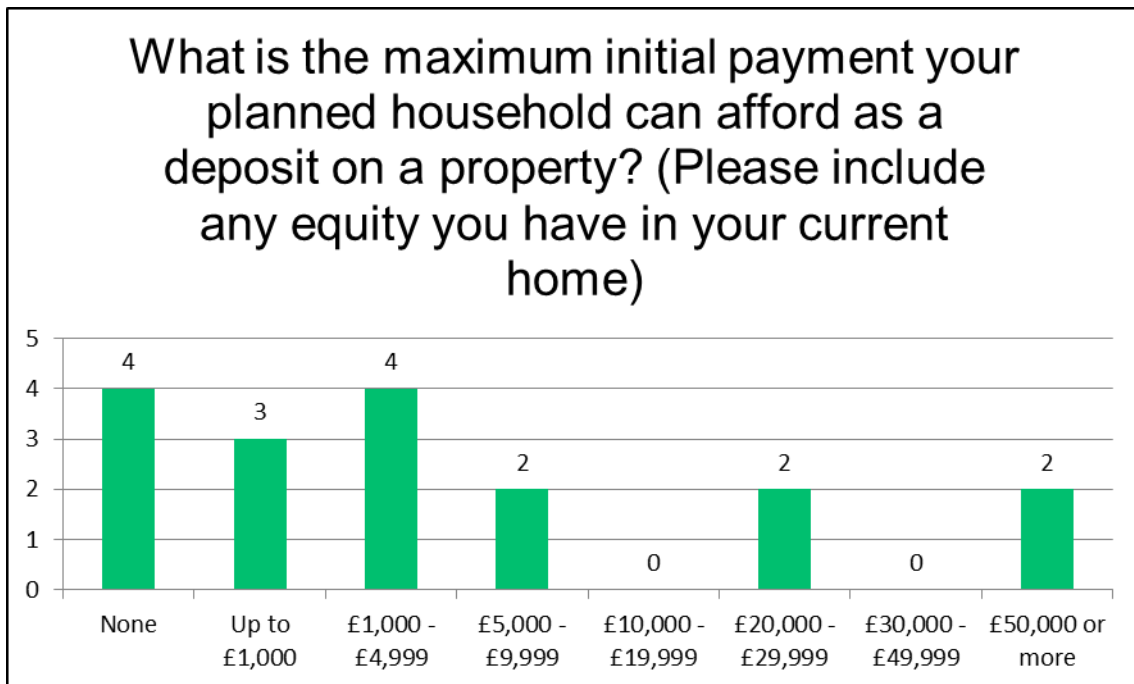


Of the 16 responses, 8 (50%) could afford £200-£399 per month and 5 (31%) could afford £400-£599 per month.

Q22: Property deposit

Respondents were asked to choose from a list to indicate the maximum initial payment the planned household can afford as a deposit on a property.

Of the 17 responses, 4 could not raise a deposit. One of the households who indicated that they had no deposit had specified at Q15 that they wanted to purchase a home.



The information provided in response to Q20, Q21 and Q22 about finance aids the analysis of need.

Where a respondent indicates a preference for shared ownership their ability to enter into such an arrangement is assessed using the information provided. The mortgage and deposit that the respondent could raise is compared against a comparable owner occupied property in the local area, as demonstrated through the research shown in Appendix D to this report. If it appears that the respondent could not enter into a shared ownership arrangement (perhaps where they have no deposit) they are re-classified as being in need of rented accommodation.

Similarly, where a respondent indicates a preference for a market home their ability to enter into a mortgage is assessed including the ability to raise a deposit. Having assessed whether the respondent could reasonably acquire a suitable mortgage if they could not do so they are re-classified as being in need of either a shared ownership property (with a suitable deposit) or rented property (without a suitable deposit).

Q23: Contact information

Respondents were able to provide their contact details giving Community Lincs permission “to contact me, should further information in relation to my housing need be required”. Respondents were assured that “This information will not be shared with any third party.”

The information provided in response to this question is confidential and not reproduced herein.

3. Conclusion

This survey identifies an overall need for the following homes for households with a defined local connection to the parish.

Housing association / local authority rent:

- 1 x 1 bed flat/maisonette*
- 4 x 1 bed bungalow
- 2 x 2 bed bungalow
- 1 x 3 bed bungalow
- 2 x 2 bed house
- 1 x 3 bed house

Shared ownership:

- 1 x 2 bed house @ 35%
- 1 x 2 bed house @ 40%
- 1 x 3 bed house @ 50%

Owner occupier:

- 1 x 2 bed house
- 4 x 3 bed bungalow
- 1 x 3 bed house

With regard to anticipated timing of the need, this breaks down to:

Now or in the next 12 months:

- 1 x 2 bed house, owner occupier
- 1 x 3 bed house, 50% shared ownership

Between 1 and 3 years:

- 3 bed house, owner occupier
- 1 bed flat/maisonette*, housing association/local authority rent
- 4 x 1 bed bungalow, housing association/local authority rent
- 1 x 2 bed house, 35% shared ownership
- 1 x 2 bed house, 40% shared ownership

Between 3 and 5 years:

- 1 x 1 bed bungalow, housing association/local authority rent
- 2 x 2 bed bungalow, housing association/local authority rent
- 1 x 2 bed house, housing association/local authority rent
- 3 x 3 bed bungalow, owner occupier

No time frame indicated:

- 1 x 3 bed house, housing association/local authority rent

Further information can be seen at Appendix E.

*It should be noted that many planning authorities are not keen on 1 bed flat/maisonettes in rural locations so it would not be unreasonable to provide a 1 bed house to cater for the identified need instead.

Appendix A – Survey letter & form



Bassingham Affordable Housing Needs Survey April 2021

Dear Resident

A lack of suitable housing is an issue for many households and can sometimes lead to local people moving away. To assess whether or not this is a problem locally, Community Lincs (part of Lincolnshire YMCA) has been commissioned to undertake a Housing Needs Survey of the Parish.

Do you want to downsize, are you currently living at home with parents and want your own home, do you need a bungalow in preference to a house? The aim is to understand the current housing need within the Parish, with a particular reference to affordable housing.

What is affordable housing? Affordable housing is for people whose needs cannot be met on the open market. It is usually provided by a housing association or local authority; it can include homes for rent or shared ownership.

Why is affordable housing important? In many rural areas, people on low incomes are being priced out of the local housing market. In these cases, providing affordable homes can help to ensure that local people can remain in their community, whatever their age or circumstances.

Why is it important to complete this survey? By completing the Housing Needs Survey, you will enable us to find out:

- if the housing needs of local people are already being met;
- if there is a need for new homes over the next few years;
- if so, the type of accommodation which is required.

This is an opportunity for the community to comment on what housing need there is and for those with a housing need to state what their requirements are.

Completed surveys can be returned in the FREEPOST envelope provided.
Alternatively, you can complete a survey online at:
<https://www.surveymonkey.co.uk/r/Bassingham>

Please return completed survey forms by
Friday 30th April 2021

Please get in touch if you have any queries, want more copies of the survey or require a copy in large print:

Telephone 01529 302466 or email officecommunitylincs@lincsymca.co.uk

FREQUENTLY ASKED QUESTIONS

What is Community Lincs? Community Lincs is an independent charity who has recently merged with Lincolnshire YMCA. We have been serving rural communities in Lincolnshire since 1927 and been helping communities to tackle affordable housing needs since 1991.

Who will know about the response you make? In accordance with the Data Protection Act 2018, we have a legal duty to protect any personal information we collect from you. The survey report will outline overall housing need, and will not contain any personal details about individuals or families.

- We will only use personal information for the purposes of the survey
- We will only hold your information for as long as is necessary to fulfil that purpose
- We will not pass on your information to any other party
- We will respect your confidentiality

Examples of people in housing need:

- Someone who is homeless or threatened with homelessness
- Living in accommodation that is too small or too big
- Living in accommodation that is unsuitable due to a medical need
- Accommodation that is in severe disrepair or unsanitary
- Someone who is unable to afford to live in their current accommodation
- Having a lack of deposit to buy, so unable to obtain a mortgage

What will happen after the survey? The survey results will only be used to produce a report on the needs for housing in the parish of Bassingham.

How will new properties built to meet local needs remain affordable and available for local people? A legal agreement ensures that the accommodation will remain affordable and available for local people in perpetuity. This agreement will be linked to any planning permission and will be between the developer of the site and North Kesteven District Council. A clause will be included in the legal agreement that ensures the housing is for people with a Local Connection to the village.

Why is it important to get young people more involved? By gathering young people's views, and meeting their needs, the community is more likely to be sustainable into the future.

Bassingham Affordable Housing Needs Survey April 2021

Please take a few minutes to complete this Housing Needs Survey to help us understand the current housing issues in Bassingham. This is an opportunity for everyone in the community to comment on what housing need there is and particularly for those with a current need to state what their requirements are.

The survey is for everyone, whether or not you are looking for alternative housing. People who are not in need of alternative housing are requested to complete part A only.

People who are looking for alternative housing within the next five years and wish to remain in the parish are requested to complete all parts of the form.

Closing Date: Friday 30th April

Data Protection - General Data Protection Regulation 2018 (GDPR)

The information that we gather from this survey will be used to inform the development of a Housing Needs Assessment for the above named community.

In accordance with the GDPR Act, we have a legal duty to protect and retain any personal data collected from you:

- We will only use personal information for the purposes of the study.
- We will only hold your information for as long as is necessary to fulfil that purpose.
- We are obliged to respect your confidentiality.
- Information will be aggregated in the analysis and final report.

Individual details will not be divulged to any other parties without your prior consent.

Q1. If you require a hard copy of our Privacy Notice, please contact us. on: **01529 302466** or email: **officecommunitylincs@lincsymca.co.uk**

By ticking this box you are confirming that you have read the Privacy Notice: http://www.lincsymca.co.uk/wp-content/uploads/2018/05/Privacy-Statement_250518.pdf that will inform you about how and why we hold your data and that you have noted our data protection statement and are happy to proceed with the survey.

Part A: General

Q2. Do you or anyone else in your household have a housing need (e.g. older children or other dependants)? Think about the next 5 years when answering this question.

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
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Q3. Have any members of your family/household moved away from your parish in the last 5 years due to lack of affordable housing?

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
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Q4. How many may return if affordable housing was available?

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Q5. Would we be able to contact them to establish their needs?

Yes		No	
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Q6. Please provide their contact details

Name	
Address	
Address 2	
City/Town	
County	
Postcode	
Email Address	
Telephone Number	

Q7. Would you be in favour of a small development of affordable homes specifically for people with a local connection to the parish?

Yes		No		Comment

The remaining questions in this survey should only be completed if you have a housing need and wish to continue living / return to live in the parish.

If you do not have a housing need simply return this survey in the free post envelope provided to Community Lincs. Thank you for your time.

Part B: Specific Affordable Housing Requirements

Q8. Who owns the house that you are living in?

Self (with mortgage)	
Self (own outright)	
Housing Association/Local Authority (Rented)	
Shared ownership	
Parents	
Private landlord	
Employer (tied to a job)	
Other (please specify)	

Q9. How would you describe the household in need of accommodation?

Single Person	
Couple	
Family (one or two adults with children)	
Other (please specify)	

Q10. Please tell us the number of people that need to move.

Age	Male	Female
0 - 4 years		
5 - 15 years		
16 - 25 years		
26 - 59 years		
60 - 79 years		
80+ years		

Q11. What is the main reason for needing to move from your current home? (Please tick all that apply)

It is too small (overcrowded)	
It is too big	
It is too expensive	
It is in need of repair	
It is in the wrong place	
Needs adapting to suit needs	
Cannot manage the stairs	
A medical problem	
Family circumstances are changing	
Want to move but there are no suitable homes available locally	
Other (please specify)	

Q12. When will you need to move?

Now or in the next 12 months		Between 1 and 3 years		Between 3 and 5 years	
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Q13. What is the occupational status of people in affordable housing need? (Please tick one for each person)

	Employed	Self-Employed	Retired	In Education	Carer	Unemployed	Other
Person 1							
Person 2							
Person 3							
Person 4							
Person 5							
Other (please specify)							

Q14. Which of the following apply? If members of the household have lived in the parish for different time periods, please state the longest.

	For how many years?
I / We live in the parish	
I / We work in the parish	
I / We have immediate family in the parish	
I / We used to live in the parish	

Q15. What option would best address your housing requirements? (You can choose more than one)

Buy on the open market		But a 'starter' home	
Buy a shared ownership		Rent from a private landlord	
Rent from a Housing Association or Local Authority			
Other (please specify)			

Q16. What type of accommodation is needed?

House		Flat/Maisonette		Bungalow	
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Q17. How many bedrooms do you require?

One bedroom		Two bedrooms	
Three Bedrooms		Four + bedrooms	

Q18. Are you registered on the District Council Housing Register?

Yes		No	
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This survey **does not** register you on the Council Housing Register. If you are in need of affordable housing it is important to contact your District Council Housing Team for an application form.

Q19. Have you been approved for Shared Ownership or any other Low Cost Home Ownership scheme by the Help to Buy Agent?

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
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When designing affordable housing schemes it is helpful to understand what people can afford. It is therefore important that you complete the following questions. This information is confidential and will not be published in any public report.

Q20. What is your planned household's combined annual income, before tax? (Tick one box only)

Less than £10,000	<input type="checkbox"/>	£25,000-£29,999	<input type="checkbox"/>
£10,000-£14,999	<input type="checkbox"/>	£30,000-£39,999	<input type="checkbox"/>
£15,000-£19,999	<input type="checkbox"/>	£40,000-£59,999	<input type="checkbox"/>
£20,000-£24,999	<input type="checkbox"/>	£60,000 or over	<input type="checkbox"/>

Q21. What is the maximum monthly payment your household can afford for a mortgage and/or rent? (Tick one box only)

Less than £200	<input type="checkbox"/>	£400-£599	<input type="checkbox"/>
£200-£399	<input type="checkbox"/>	£600 or over	<input type="checkbox"/>

Q22. What is the maximum initial payment your planned household can afford as a deposit on a property? (Please include any equity you have in your current home)

None	<input type="checkbox"/>	£10,000-£19,999	<input type="checkbox"/>
Up to £1,000	<input type="checkbox"/>	£20,000-£29,999	<input type="checkbox"/>
£1,000-£4,999	<input type="checkbox"/>	£30,000-£49,999	<input type="checkbox"/>
£5,000-£9,999	<input type="checkbox"/>	£50,000 or more	<input type="checkbox"/>

Q23. In providing my contact details I am giving permission for Community Lincs to contact me, should further information in relation to my housing need be required. This information will not be shared with any third party.

My contact details are as follows:

Name	<input type="text"/>
Address	<input type="text"/>
Address 2	<input type="text"/>
City/Town	<input type="text"/>
County	<input type="text"/>
Postcode	<input type="text"/>
Email Address	<input type="text"/>
Telephone Number	<input type="text"/>

Thank you for completing this survey. Your responses are very much appreciated and will be aggregated in the analysis and final report.

Housing Needs Survey in the Parish of Bassingham

Is there anyone in your village who is unable to find an affordable home?

Do you know someone who has had to move away to find affordable accommodation?

Is there a lack of suitable accommodation for young people or the elderly?



**THIS IS YOUR CHANCE
TO HAVE YOUR SAY
ABOUT YOUR NEEDS**

**A housing needs survey
will shortly be posted
through your letterbox.
Please take the opportunity
to comment on housing
needs in Bassingham.**



If you have any questions or need any more information please contact Community Lincs on:
01529 302466

**community
Lincs**

PART OF YMCA LINCOLNSHIRE

Appendix C – Comments

At Q7 respondents were invited to provide comments, which are reproduced verbatim below.

- Other housing available in surrounding villages
- If there is robustly evidenced and in terms of scale the development is in line with the central Lincolnshire local plan policy for housing development in Bassingham + in a suitable location
- We need to keep our children in the village, so their families can grow up here + help keep the community local
- More like those on Vaseys Close Plus more council properties / bungalows, for us later in life
- Would like development of private 2 bed starter homes + garage +garden
- The village is well balanced
- So long as they are local, young and want to live here. Not moved here by the council from God knows where like partly happened last time
- if no affordable home with small children no school we do not need people who come here to die
- Some affordable bungalows would be good too
- A mixed demographic provides the strongest community. Local people often young, should not be forced to move away due to lack of affordable housing
- There are far too many large houses in the village
- Great idea
- we need to have families in the village with children to keep our school going
- Only if in accordance with the local plan requirements
- If proper consideration is given to accessing GP surgery + village school. Both are relatively small
- Yes in conjunction with more affordable homes for in comers and older people considering downsizing but staying in Bassingham
- We need to be able to offer affordable housing for a younger generation to keep them in Basingham
- Although in reality what is considered affordable is really affordable
- Already had daughter + 3 grandchildren move away due to no property available for single parent
- Within the Village
- Often a tactic exploited by greedy developers to get planning permission. Is it required in a village with poor public transport links?
- The village does not have the infrastructure e.g. sewerage, roads etc.
- The number of young residents is noticeably reducing
- Neighbourhood plan specifies any new houses should be kept to infill land rather than new development. Also consider capacity issues of schools, doctors, public transport, etc.
- We need to grow the village. This is an opportunity
- Would be nice to think people in the village have children they could afford to live here too
- This has happened and people with no local connection have moved in so not sure if we need more housing
- Only small homes 3 bed max, too many large homes stopping people moving/staying in village

- There is a need for more bungalows for older residents and starter homes for young adults
- If proven to be only for people connected to the parish. Only small number and affordable
- However, this must be in accordance with the NKDC formally adopted neighbourhood plan & the permitted development remaining available, as the village is very close to its capacity maximum
- I would like to stay local as this is where i grew up. I work locally and i have family in the village
- To allow families to remain in the village
- Stop being socialists. People have worked hard for decades to be able to afford a nice house in a village like this. Theres plenty of affordable housing nearby already
- I would like to see more rental affordable houses
- 1: very small development only - max 10 homes (pref 5) 2: very strict criteria on length of time of connection to village 3: only to be sold to people on a waiting list 4: genuine couples only 5: for Bassingham families only
- I don't think any development should be for specific people for instance locals, aged or disabled
- Only if from Bassingham parish or have family here..
- To enable people on low income to stay in the parish
- What mileage radius do you call local ? The houses should be for Bassingham people only
- There are too many large expensive houses in the village. To keep the community going in the future we need affordable house s
- Any additional housing, over and above that agreed in the Bassingham local plan and the NKDC Central Plan potentially opens the floodgates to unsustainable development.
- There is affordable housing in and around Bassingham

Appendix D – Property search

Results of local property search May 2021 (excluding listed properties, properties with land, outbuildings and similar).

Properties for sale

Selling agent	Location	No. of beds	Type	Price £
Newton Fallowell	Lincoln Road	5	detached house	600,000
Fine & Country	Lime Grove	6	detached house	595,000
Savills	Water Lane	5	detached house	550,000
Kinetic Estate Agents	Lincoln Road	5	detached house	525,000
Kinetic Estate Agents	High Street	4	detached house	475,000
Newton Fallowell	High Street	4	detached house	475,000
Newton Fallowell	High Street	4	detached house	475,000
Taylor Walsh	Manor Paddocks	5	detached house	425,000
Starkey & Brown	Newark Road	3	detached house	410,000
Bairstow Eves	Lincoln Road	4	detached house	400,000
Kinetic Estate Agents	High Street	4	detached house	310,000
Bairstow Eves	Carlton Road	3	detached house	275,000
Newton Fallowell	Eastfield	3	detached bungalow	250,000
Newton Fallowell	Eastfield	3	detached bungalow	250,000
Martin & Co	Manor Paddocks	3	semi-detached house	245,000
Bairstow Eves	Bakers Lane	3	semi-detached house	200,000
Bairstow Eves	Bakers Lane	3	semi-detached house	185,000
Open House Estate Agents	Eastgate	3	terraced house	185,000
Strike	Ash Tree Way	2	semi-detached house	185,000
Bairstow Eves	Ash Tree Way	2	semi-detached house	170,000
Purplebricks	High Street	2	terraced house	165,000
Purplebricks	Hawthorn Way	2	semi-detached bungalow	145,000

Average house prices for sale

Size/type	£ price
2 bed terraced house	165,000
2 bed semi-detached bungalow	145,000
2 bed semi-detached house	177,500
3 bed terraced house	185,000
3 bed semi-detached house	210,000
3 bed detached house	342,500
3 bed detached bungalow	250,000
4 bed detached house	427,000

5 bed detached house	525,000
6 bed detached house	595,000

Properties sold within the last 12 months

Date of sale	Location	No. of beds	Type	Price £
Feb-21	Hawthorn Way	2	semi-detached house	133,000
Dec-20	Lincoln Road	4	detached house	550,000
Dec-20	Lincoln Road		detached house	355,000
Nov-20	Brocklebank Close	3	semi-detached bungalow	195,000
Nov-20	Brocklebank Close	3	detached house	230,000
Nov-02	Carlton Road	3	semi-detached house	185,000
Oct-20	Lincoln Road	4	detached house	375,000
Oct-20	Linga Lane	3	semi-detached house	270,000
Oct-20	High Street	4	detached house	450,000
Sep-20	Water Lane	4	detached house	393,000
Sep-20	Water Lane	4	detached house	400,000
Sep-20	Badgers Oak	5	detached house	440,000
Aug-20	Water Lane	4	detached house	283,000
Aug-20	Eastgate	3	detached bungalow	392,000
Jul-20	Ash Tree Way	2	terraced house	167,000
Jun-20	Croft Lane	4	detached house	305,000
Jun-20	Middlegate	3	detached bungalow	250,000

Average house prices sold

Size/type	£ price
2 bed terraced house	167,000
2 bed semi-detached house	133,000
3 bed semi-detached house	227,500
3 bed detached house	230,000
3 bed detached bungalow	321,000
3 bed semi-detached bungalow	195,000
4 bed detached house	393,714
5 bed detached house	440,000

According to www.rightmove.co.uk, properties in Bassingham had an overall average selling price of £316,059 over the last year and the majority of sales in Bassingham during the last year were detached properties, selling for an average price of £379,364. Semi-detached properties sold for an average of £195,750, with terraced properties fetching £208,500. Overall, sold prices in Bassingham over the last year were 28% up on the previous year and 8% up on the 2018 peak of £293,488.

Information from RightMove.co.uk, Zoopla.co.uk, and OnTheMarket.com.

Appendix E – Breakdown of identified need

Ref: 01 - two single adults

When will you need to move: Between 3 and 5 years

Rent from a Housing Association or Local Authority

Registered on the district council housing register

Accommodation preferred: 2 bed bungalow

Identified need: 2 bed bungalow, housing association or local authority rent

Ref: 02 – single person

When will you need to move: Between 3 and 5 years

Rent from a private landlord, rent from a Housing Association or Local Authority

Accommodation preferred: 3 bed bungalow

Identified need: 1 bed bungalow, housing association or local authority rent

Ref: 03 – family (one or two adults with children)

When will you need to move: Between 3 and 5 years

Buy a shared ownership

Accommodation preferred: 3 bed bungalow

Identified need: 2 bed house, housing association or local authority rent

Ref: 04 – couple

When will you need to move: Between 1 and 3 years

Buy on the open market

Accommodation preferred: 3 bed house

Identified need: 3 bed house, owner occupier

Ref: 05 – single person

When will you need to move: Between 1 and 3 years

Rent from a Housing Association or Local Authority

Accommodation preferred: 2 bed house

Identified need: 1 bed flat/maisonette, housing association or local authority rent

Ref: 06 – single person

When will you need to move: Between 3 and 5 years

Buy on the open market

Accommodation preferred: 3 bed bungalow

Identified need: 3 bed bungalow, owner occupier

Ref: 07 – single person

When will you need to move: Between 1 and 3 years

Rent from a Housing Association or Local Authority

Accommodation preferred: 2 bed bungalow

Identified need: 1 bed bungalow, housing association or local authority rent

Ref: 08 – couple

When will you need to move: Between 1 and 3 years

Rent from a Housing Association or Local Authority

Registered on the district council housing register

Accommodation preferred: 1 bed bungalow

Identified need: 1 bed bungalow, housing association or local authority rent

Ref: 09 – couple

When will you need to move: Between 1 and 3 years

Rent from a Housing Association or Local Authority

Accommodation preferred: 2 bed house

Identified need: 1 bed bungalow, housing association or local authority rent

Ref: 10 – couple

When will you need to move: Between 1 and 3 years

Buy on the open market

Accommodation preferred: 3 bed bungalow

Identified need: 3 bed bungalow, owner occupier

Ref: 11 – family (one or two adults with children)

When will you need to move: Between 1 and 3 years

Rent from a private landlord, rent from a Housing Association or Local Authority

On the district council housing register

Accommodation preferred: 2 bed house

Identified need: 2 bed house, housing association or local authority rent

Ref: 12 – single person

When will you need to move: Between 1 and 3 years

Buy a “starter” home

Accommodation preferred: 2 bed house

Identified need: 2 bed house, shared ownership at 35%

Ref: 13 – two single adults

When will you need to move: Between 3 and 5 years

Buy on the open market, buy a “starter” home

Accommodation preferred: 2 bed bungalow

Identified need: 2 bed bungalow, owner occupier

Ref: 14 – single person

When will you need to move: Now or in the next 12 months

Buy on the open market

Accommodation preferred: 2 bed house

Identified need: 2 bed house, owner occupier

Ref: 15 – couple

When will you need to move: Between 3 and 5 years

Buy on the open market

Accommodation preferred: 3 bed bungalow

Identified need: 3 bed bungalow, owner occupier

Ref: 16 – family (one or two adults with children)

Buy a “starter” home, buy a shared ownership

Accommodation preferred: 3 bed house

Identified need: 3 bed house, housing association or local authority rent

Ref: 17 – two single adults

When will you need to move: Between 3 and 5 years

Buy on the open market

Accommodation preferred: 3 bed bungalow

Identified need: 2 bed bungalow, housing association or local authority rent

Ref: 18 – single person

When will you need to move: Between 1 and 3 years

Buy a “starter” home, buy a shared ownership

Accommodation preferred: 1 bed flat/maisonette

Identified need: 2 bed house, shared ownership at 40%

Ref: 19 – family (one or two adults with children)

When will you need to move: Between 1 and 3 years

Buy a “starter” home, rent from a Housing Association or Local Authority

On the district council housing register

Accommodation preferred: 3 bed house

Identified need: 3 bed bungalow, housing association or local authority rent

Ref: 20 – family (one or two adults with children)

When will you need to move: Now or in the next 12 months

Buy on the open market, buy a “starter” home, buy a shared ownership

Accommodation preferred: 4+ bed house

Identified need: 3 bed house, shared ownership at 50%