



*SUPPLEMENTARY PLANNING GUIDANCE*



**PLANNING OBLIGATIONS &  
THE PROVISION OF AFFORDABLE HOMES**

FEBRUARY 2005

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## Summary of the Guidance

This Guidance sets out the scale of contribution that the Council will seek from Developers to provide an element Affordable Housing on sites where Policy H6 of the East Lindsey Local Plan 1999 applies.

As a general rule the Council will seek a contribution towards the provision of social rented or shared ownership forms of affordable housing from developers on all sites of more than 1.0 hectare or for more than 25 units of housing in the Towns, and Main Villages identified in Policy H1 of the East Lindsey Local Plan 1995.

The Council will normally seek contribution in the form of serviced land, of sufficient area to provide the number of homes as a percentage of the total as set out in Table 1; and to acquire the land at nil value. (See Section 8)

Developers will be asked to provide between 10% & 30% of the total number of houses to be built on the site for affordable homes. The level of contribution sought will be established using the table below. (This is discussed more fully in Section 6)

**Table 1**

<b>NUMBER ON REGISTER</b>  (Applies where Number on Register is greater than 10)	<b>RATIO</b> Households in 'Need' to the Housing Stock (Applies where Number on Register is greater than 10)	<b>PERCENTAGE</b>  Percentage of affordable homes to be provided on site as a percentage of the total number
100 or more		30%
50 <> 99		25%
20 <> 49		20%
10 <> 19		15%
Less than 10	Greater than 0.25	10%

Where the number of households on the Register is 10 or more the percentage sought through developer contribution will be calculated using the **Number on Register & Percentage** Columns in the Table.

Where the number of households on the Register is less than 10 the developer will be required to contribute 10%

The Housing Register data used in these calculations is updated quarterly/monthly and is set out in Appendix D.

This revision to the current guidance will be used pending the adoption of the replacement Local Plan and the replacement of the guidance currently contained in Circular 6/98 and PPG 3: Housing.

## INTRODUCTION

- 1.1. This Guidance has been produced to provide developers with a clear statement of the Council's approach to implementing its policy towards the provision of affordable housing, as part of new, private sector developments as set out in Policy H6. It is the Council's policy that, in order to alleviate the high levels of demand for affordable homes, all new developments within the towns and main villages (as defined by Policy H1 of the East Lindsey Local Plan 1999) should provide an element of affordable housing in accord with the objectives set out in Government advice.
- 1.2. The 'affordable' homes provided through these Agreements will contribute to the stock of housing managed by Registered Social Landlords to provide for the particular needs of the local housing market.
- 1.3. Specifically the guidance sets out in detail the Council's approach to the provision of affordable homes through the implementation of Policy H6 (Low Cost Housing) and the requirements of Circular 6/98 (Planning and Affordable Housing) and PPG3 Housing, using the Housing Waiting List to determine levels of need.
- 1.4. It is intended to enable developers to follow the different stages in that process and set out the circumstances when, and what levels of contribution will be expected from developers. It will be applied to both allocated and 'windfall' sites.
- 1.5. The guidance takes account of the broad range of issues affecting the local housing market
  - overall housing need and the increasing demand for social housing,
  - the initial low take-up of Local Plan allocated housing sites, and
  - the need to strike a balance to achieve realistic levels of provision.

It reflects the Council's Housing Strategy and uses evidence from the Housing Waiting List to indicate the type of provision that will be sought in different locations.
- 1.6. It also outlines the steps, such as the need for Section 106 Agreements that the Council will take to ensure that provision on suitable sites is forthcoming.
- 1.7. This guidance will be revised as part of the preparation of the East Lindsey Local Plan 2001 – 2021 to take account of the proposed changes to PPG3 (Housing) which enable Council's to set appropriate thresholds for requesting developer contributions.
- 1.8 The Housing Waiting List is updated monthly and, along with the data contained in all Tables contained in the guidance, should only be taken as a guide. The currency of the information should be checked as part of pre-application discussions.**

## 2.0 SUMMARY OF CURRENT POLICY

- 2.1 **Circular 6/98** (Section 10) sets out the circumstances when Councils should negotiate with developers for a proportion of affordable housing on open market housing sites. The typical selection process follows a sequence of tests to determine -
- settlements with a population of greater than 3000
  - sites with an area of more than 1 hectare or for 25 or more dwellings
  - identifying what, if any, level of need exists;
- 2.2 In settlements **in rural areas** with populations of 3000 or fewer the Circular encourages Councils to adopt appropriate thresholds, which are based on assessments, which include local needs and the available supply of housing.
- 2.3 PPG3 (Housing) **builds** on this framework and the need to establish appropriate thresholds for rural areas through the Local Plan process and is currently being reviewed to incorporate Circular 6/98
- 2.4 **The Local Plan**, Adopted in September 1999, seeks to combine these two elements into **Policy H6 (Low Cost Homes)** which states that:-  
'Provision will be made, as follows, for housing which meets the needs of those who do not have the means to afford open market housing:-
- 'In settlements where the Council has identified and quantified a current social or low-cost housing need, planning permission will only be given for housing development which has satisfactorily taken account of the identified housing need. In addition, in the towns, where practicable, on sites of 1hectare or more or, where 25 or more dwellings are proposed, development will be required to contribute towards meeting the identified local housing need.'
- 2.5 The Local Plan therefore anticipates employing the basic thresholds in the larger centres. It does not set out any special circumstances or justification for a reduction in the 1.0 hectare/25 units, site size threshold. And, whilst it confirms the Councils' intention to seek provision in settlements where need is established, the justification for, and the settlements to which it will apply is not clearly stated.
- 2.6 If that approach is to be consistent with the Plan's objective of promoting sustainable development, and satisfying the requirement of the Circular (Section 10) that the 'proximity of local services and facilities and access to public transport,' exist those settlements need to be clearly defined.
- 2.7 **Policy A3** of the Plan, **Local Areas & Settlement Hierarchy**, sets out the role and characteristics of different settlements by such a reference to the typical level of services available in the settlement. Both the Towns and Main Villages meet the Circular criterion relating to local services and facilities. It is therefore considered appropriate to apply Policy H6, requiring an element of affordable home provision to those settlements. They are listed at Appendix A.

- 2.8 The Council will assess current level of need from the Housing Register. That document has been recognised as the most realistic and up to date mechanism for identifying needs locally by an independent study. (University of Birmingham Oct. 1999)

## **3.0 BACKGROUND - OVERALL NEED**

- 3.1 The expected number of new houses for the district between 1991 and 2011, as required by the Lincolnshire Structure Plan is 13700. The Local Plan allocates adequate land to meet anticipated need between 1991 and 2001, and currently sufficient capacity remains to provide for 5 years beyond that time.
- 3.2 The need for affordable housing has traditionally been met in the main by local authorities as developers and landlords and, whilst that role has changed dramatically in recent years to one of an enabler the Council still retains the overall responsibility for ensuring that need is met. Currently social housing comprises just 10% of total stock in the district, compared with a national average of 20%.
- 3.3 The Housing Register for East Lindsey (summarised at Appendix C in terms of applicants first choice only) currently has over 4000 households registered as being in need and is growing by roughly 300 households per year.
- 3.4 Past surveys of housing needs in individual settlements have demonstrated a need for affordable housing in a number of locations, and the district-wide study of Housing Needs in East Lindsey in 1999 confirmed it to be a widespread problem. The rural nature of the district and the numerous small settlements also led that Study to conclude that regular, detailed needs assessment, to provide current local data for each of the settlements, would be unrealistic. It supported the view that the Housing Register is the most appropriate measure for identifying the districts' needs.
- 3.5 In the absence of detailed local studies, the Housing Register will therefore remain the key mechanism for recording the need for affordable provision. The data it contains also provides the Council with the necessary, up to date, information for determining the level and type of need on a parish by parish basis. This will, of necessity, underpin the assessment of how provision in different settlements, and on different sites, should be distributed.
- 3.6 The Council is committed to funding 200 affordable units over the period 2004 – 2008. There will be additional provision made by Registered Social Landlords of some 320 units nevertheless, the increasing rate of demand means that need, as expressed by the Housing Register, will continue to grow without further resources.



## **4.0 THE ROLE OF THE PRIVATE SECTOR IN PROVIDING AFFORDABLE HOMES**

- 4.1 The inability of the public sector to provide the number of affordable homes needed led the government, through PPG3 and Circular 6/98, to identify a role for private sector developments to make a contribution. There are however limitations on the ability of the private sector to contribute at a significant level in the district.
- 4.2 Some of the local circumstances which contribute to these limitations are :-
- Only a few settlements have populations in excess of 3000, and/or the range of services and facilities needed to be recognised as a 'community' – these are listed at Appendix B.
  - low building rates (overall, between 1991 and 1999, the average house-building rate in the district was 540 p.a.)
  - High in-migration, particularly of older age groups
  - low incomes
- 4.3 Also, the bulk of new development in the district, approximately 60%, occurs in the towns and main villages. It utilises a variety of sizes and type of site, and in particular it involves a large number of small sites or single house plots, which are too small to yield any affordable housing.
- 4.4 **As an example**, using the likely best case scenario. If it is assumed that of the 60% of houses are built in the key settlements (producing 325 dwellings per annum), and 20% of those are affordable homes, this would generate about 65 houses per annum. This might rise to 80 units if the potential for higher densities and brownfield site development are taken into consideration. In theory, therefore, a levy of 20% on private sector developments might produce 400 or so houses over 5 years.
- 4.5 In tandem with the Council's housing programme which aims to provide a further 200 houses during the period 2005 to 2008 this might mean that about 130 affordable units per annum will be added to the available stock (based on a best case scenario). But, it will fail to keep pace with the current year on year increase on the Housing Register, calculated at 300 households per year, and would make no impact at all on the core demand of 3600 (section 3.3).
- 4.6 This illustration uses a calculation based on a number of assumptions. In reality the likelihood is that the number of affordable homes delivered will be considerably less even with the higher level of contribution proposed in the Guidance.
- 4.7 The process of site selection and the means of determining level of need are explained more fully below.

## 5.0 SITE SELECTION

- 5.1 The Council will use the following sequence of checks to assess whether a site will be required to make provision for affordable homes: -
- Is the settlements identified in Policy H1 of the Adopted East Lindsey Local Plan 1995
  - Is the site area more than 1.0 hectare or is the proposal for 25 or more dwellings
  - What level of need is identified in the Housing Register.
- 5.2 **Size. Sites for 25 houses or areas in excess of 1.00 hectare** will be required to make provision for affordable housing. (This standard will also apply where the cumulative area of the site amounts to more than 1 hectare.) Where appropriate, planning permissions that are submitted for renewal will also be assessed against these criteria. Appendix B lists the sites in the key settlements (identified as the towns main villages) allocated in the Local Plan
- 5.3 Should the **eligibility or suitability** of sites to accommodate affordable housing be questioned by a landowner or prospective developer, the Council may agree, **where important planning considerations exist**, that it is not appropriate or viable to locate affordable housing on a particular site. Such considerations may relate for example to amenity, design, density or heritage issues which require the developer to make some form of contribution beyond what might be reasonable within the scope of a planning permission. Alternatively it may be that a site located 1.5 km or more from the nearest primary school is considered unsuitable for housing young families because of the problems of access that result. However such concerns can only be addressed as they occur, on a site by site basis and cannot be set out as a set of specific tests.
- 5.4 In those circumstances where it is accepted that a site is unsuited to providing an element of affordable housing, the applicant will be required to make provision by alternative means. This could be by provision of either an alternative suitable site to accommodate the affordable housing, or a commuted sum to enable the equivalent number of affordable homes to be provided elsewhere in the town or main village. The Council will use the standard Total Cost Indicators produced by the Housing Corporation to determine the amount of monies involved (see 7.11).
- 5.5 **Need.** The level of need used in Table 1 will be established from the Housing Register. It will use both the total number of applicants and the demand: supply **ratio**, to refine the amount of provision that will be sought. This is set out in more detail in the following section.
- 5.6 The summary of the Register records the number of applicants for each settlement by:-
- by their first choice of location,
  - whether family or elderly provision and,
  - the number of bedrooms (**the type**)

Changes in the number of applicants, and the stock of houses is updated continuously. The overall currency of the information is maintained by an annual update, which requires each applicant to confirm their continuing need and any changes in their circumstances.

- 5.7 Where there are in excess of 10 households on the list the **number** (of people on the list) will be used in preference to the ratio (see Table 1)
- 5.8 The **ratio** will only be used where the number on the register is less than 10. It will be calculated as the proportion of applicants on the Housing Register, against the existing stock of Registered Social Landlord homes. If, for example there are 15 households requiring a 3-bedroom property in a town and there are 10 properties of that type then the ratio will be 1.5 : 1. A ratio is calculated for each house type and for each settlement.
- 5.9 **When a planning application is received the Council will use the latest data to establish local need.**
- 5.10 The Council will use its' knowledge of the mechanics of the housing process including recognition of the fact that the number of applicants on the Register cannot be taken as absolute in interpreting current demand. For example in some cases the Register reflects an anticipated future rather than a current need, but more importantly, from a stock management perspective, the dynamics of the process, in terms of the continuous turnover of tenants through the system, also needs to be accommodated.
- 5.11 This approach is intended to provide the flexibility for the Council to request, in circumstances where there is evidence of significant housing need that some provision is made and is intended to overcome the difficulty of relying solely on a simple calculation such as the ratio to ensure that actual demand and supply are realistically balanced.
- 5.12 The type and number of households in need on the Register will be used to identify where provision and the type of housing that will be expected on individual sites to meet the current needs of the settlement. In accordance with Circular 6/98, Appendix B gives an indicative number of houses it is anticipated will be expected on the allocated (but undeveloped) sites in the Local Plan assuming that the type of provision would be appropriate to the location.
- 5.13 The calculation of the expected level of provision is set out in the following section.

## 6.0 LEVEL OF PROVISION

- 6.1 The list of allocated sites expected to provide an element of affordable housing, and the number and percentage of houses expected on each is shown in Appendix B. The percentage of housing expected on those sites AND OTHER SITES which come forward will be calculated using the table below.
- 6.2 The Table shows how the **number on the register**, (column 1) will be used as the basis for calculating the percentage of houses developers will be expected to provide. The **ratio** (Column 2) will only be applied in smaller settlements where there are fewer than 10 persons on the Register.
- 6.3 The **percentage requirement** (column 3) sets out the level at which sites will be expected to contribute as the number rises and will vary between 10 and 30% based on that figure.

**TABLE 1 Demand : Stock Ratio and Number Calculator for % Housing Requirement**

<b>NUMBER ON REGISTER</b>  (Applies where Number on Register is greater than 10)	<b>RATIO</b> Households in 'Need' to the Housing Stock (Applies where Number on Register is greater than 10)	<b>PERCENTAGE</b>  Percentage of affordable homes to be provided on site as a percentage of the total number
100 or more		30%
50 <> 99		25%
20 <> 49		20%
10 <> 19		15%
>10	Greater than 0.25	10%

- 6.4 The Table sets out different levels of expected provision rather than a fixed figure. This is to provide the flexibility to respond to varying levels of need and ensure the reasonableness of the Councils' requirement. The maximum level of 30% is justified, in the opinion of the Council, by the high levels of need currently being experienced in some parts of the District. (See paragraph 3.3)
- 6.5 Appendix C also shows the ratio for each property types whether family or other accommodation and the number of bedrooms requested, and the overall ratio for each key settlement. This ratio and the site location / accessibility will also be used to determine the most appropriate type of provision for particular sites. Where the Table shows multiple ratio values greater than 0.5 in a settlement the housing requirement will be distributed proportionally and/or determined by planning considerations as appropriate.

- 6.6 The Council will also take into account approved new social housing development not yet built, but where grant confirmation has been received, and the expected provision from other allocated sites
- 6.7 Appendix C is updated every month and the level of provision being sought will be determined by the ratio of demand : current provision at the point when the planning application is validated. Developers are therefore reminded to discuss their proposals with Planning Officers prior to submitting their applications.

## 7.0 TYPE OF PROVISION

- 7.1. The 1999 District Housing Needs Study, carried out by Birmingham University, concludes that the current and anticipated (medium term) need in the district is primarily for social rented housing. This conclusion reflects the underlying socio-economic conditions; typically low income and pockets of high deprivation affecting the area. The Study also infers that some forms of affordable housing, (low cost market, low cost discounted, and shared equity) as defined in national guidance, would not significantly reduce housing need in East Lindsey to any major extent.
- 7.2. That Study has been revisited (January 2003) when the issue of Housing Change was investigated in more detail. It concluded that ' unless there is a sustained rise in incomes generated through local employment, these changes (high house prices driven by external demand, and low incomes)..., the need for both social rented housing and other types of affordable housing will become apparent in the future. Also that 'shared ownership and affordable home ownership schemes should be considered against this background'.
- 7.3. Therefore, although the Council's preference will therefore be to seek social rented housing on sites identified through the process outlined in this guidance it consider each case on its merits and will use the delivery mechanism most suited to optimising the number and type of houses that are needed to suit particular circumstances
- 7.4. In this context **social rented** housing is taken to include accommodation provided by Registered Social Landlords only. This would commonly be Housing Associations and other bodies regulated by the Housing Corporation such as social landlords, trusts, or management companies and able to meet the District Council's S106 obligation requirements relating to availability in "perpetuity".

## **8.0 SECTION 106 PLANNING OBLIGATIONS**

- 8.1 It is the District Council's current practice to seek the provision of affordable housing as part of a proposed development, through the mechanism of Planning Obligations under S106 of the Planning and Compensation Act 1991. It is the normal approach to require an agreement with the landowner/developer to secure an area of serviced land (or plots) for affordable housing, prior to the grant of planning permission on the site.
- 8.2 This approach is adopted to avoid creating uncertainty, generating mistrust or allowing misuse of this special provision. Should the circumstances concerning a particular site or proposal change there is a right to appeal to the District Council to modify or discharge a Planning Obligation five years after entering into the Planning Obligation.
- 8.3 In cases where an element of affordable housing is appropriate, but for other reasons it is agreed to be preferable that a financial or other contribution should be made, a similar planning agreement will be sought. To ensure that local need is met, that contribution will be used to make provision for homes on another site elsewhere in the settlement. Financial contributions will become due when work commences on the site to which the agreement relates.
- 8.4 **The District Council's first preference will be to identify an area of land or plots for affordable housing as part of housing site proposals.** This land, or any financial contribution agreed, as an alternative, will be held available for at least the defined period.
- 8.5 Where a S.106 Agreement has been entered into, but a Registered Social Landlord has been unable to develop or make a firm commitment to developing the affordable housing by the end of the defined period of the Agreement, the requirement to make land available, or a financial contribution, will lapse. The land or financial contribution would normally be returnable to the person or body who deposited it. (Provision or firm commitment will usually be taken, as being by virtue of a contractual obligation having been entered into which requires the housing to be built by an agreed date).
- 8.6 **Defined Period.** The defined period over which land, or financial contributions will be held as valid, and secured through Obligation agreements, will run concurrent with the planning permission.
- 8.7 **Level of Subsidy** It is the District Council's usual and preferred approach to ensure that land is made available for affordable housing to the housing provider at nil consideration, to facilitate the provision of affordable housing, as part of development. The aim of Planning Obligation Agreements, is to safeguard land and monetary contributions for the 'defined period', and also to ensure all services are taken to the boundary of the affordable housing site, where appropriate. However, in the former case the land will only be conveyed to the affordable housing provider either: -

- at the time contracts are signed to implement the provision of the homes,
  - or at such earlier time as may be agreed by the parties to the Obligation Agreement.
- 8.8 In the majority of cases the District Council anticipates that the provision of affordable housing will involve a Registered Social Landlord. This logically follows on from the findings of the 1999 District Housing Needs Study that social rented housing is by far the most important tenure type able to meet the identified housing need in East Lindsey.
- 8.9 In the District Council's view the involvement of a Registered Social Landlord will achieve effective control over future occupancy of affordable housing. However, it is the District Council's normal approach, that whatever body is responsible for providing and/or managing the affordable housing, such arrangements related to the affordable housing should be subject to a Planning Obligation. Such an agreement will ensure that the affordable housing should only be used for that purpose in perpetuity. Such accommodation will be provided in the locality where the need has been identified and where the land is available.
- 8.10 In cases where no transfer of land is involved and it is agreed that a financial contribution shall be made towards the provision of affordable housing on an alternative site in the settlement, planning obligations will be sought that either: -
- 1) allow the contribution, in the form of a bond, towards the costs of providing affordable housing to be made before or on the signing of contracts to provide the affordable housing element; or
  - 2) ensure that any sum(s) paid by the developer to the District Council for the purposes of a contribution towards the costs of affordable housing on a different site in the settlement, will be repaid to the developer at the end of the 'defined period' i.e. on expiry of the planning permission (unless it shall have been previously agreed otherwise) if such sums have not been used for that purpose or unless an alternative date has been agreed.
- 8.11 In calculating the financial contribution the Council will make an assessment of the cost of providing suitable serviced plots on another location. A calculation will take into account the following: -
- 1) An Assessment of the internal floor area required.** This will be determined based on the minimum floor area requirement for social housing in East Lindsey contained within the Housing Partnership agreement (a joint partnership document agreed with and signed by all major providers of Social Housing in East Lindsey)
  - 2) Calculation of the cost of acquiring land.** In determining off site contributions the Council will instruct its internal Estates and Valuation section to assess the cost of providing fully serviced plots off site.



**EXAMPLE (BASED ON 2000-2001 COSTS)**

**Property type required = 1 bed 2 person bungalow**  
**Minimum space standard (in square metres) = 45 m<sup>2</sup>**

**TCI Base table for a property of 45 square metres = £46,300**

**Acquisition of land multiplier = 0.4**  
**£46,300 x 0.4 = £18,520**

**The commuted sum for this unit type at 2000/2001 figures = £18,520 per property.**

- 8.12 The level of contribution sought in these cases will be based on the principle of what it would cost to acquire sufficient serviced land to site the element of affordable housing in the location where the eligible development is to take place. In this way the link with the District Council's preferred approach; that is, making available of land, at nil consideration, as part of the development process is maintained.

## **APPENDIX A**

Key Settlements defined Policy A3 of the East Lindsey Local Plan 1999

<b>Towns</b>
Alford, Coningsby / Tattershall, Horncastle, Louth, Mablethorpe / Sutton, Skegness, Spilsby.
<b>Main Villages</b>
Binbrook, Burgh le Marsh, Chapel St. Leonards, Grimoldby / Manby, Holton le Clay, Ingoldmells, Legbourne, Mareham le Fen, North Somercotes, North Thoresby, Sibsey, Stickney, Tetford, Tetney, Wainfleet All Saints, Woodhall Spa, Wragby.

**SUMMARY LIST OF HOUSEHOLDS ON HOUSING REGISTER FOR USE WITH TABLE A**

	<b>Number on List</b>	<b>Existing Housing Stock</b>	<b>Proposed Percentage</b>
<b>Key Settlements</b>			
SKEGNESS	1747	1373	<b>30%</b>
LOUTH	657	1202	
MABLETHORPE	517	425	
HORNCastle	200	419	
CHapel ST LEONARDS	170	76	
SUTTON ON SEA	150	125	
SPILSBY	139	218	
ALFORD	138	240	
INGOLDMELLS	105	105	
100 +			
BURGH LE MARSH	99	90	<b>25%</b>
CONINGSBY	84	119	
WOODHALL SPA	65	100	
TATTERSHALL	65	83	
50 to 99			
WAINFLEET ALL SAINTS	32	134	<b>20%</b>
SIBSEY	40	62	
HOLTON LE CLAY	43	46	
TRUSTHORPE	30	14	
WRAGBY	36	89	
GRIMOLDBY	20	46	
20 to 49			
BINBROOK	19	54	<b>15%</b>
NTH SOMERCOTES	19	49	
NORTH THORESBy	19	38	
MAREHAM LE FEN	14	66	
TETNEY	13	54	
STICKNEY	10	23	
10 to 19			
TETFORD	9	26	<b>10%</b>
LEGBOURNE	7	25	

Table last updated 22.12.04

## APPENDIX C

**Affordable Housing** Housing of an adequate standard that is cheaper than that which is generally available in the local housing market. This can comprise a combination of subsidised rented housing, subsidised low cost home ownership including shared ownership, and in some market situations cheap housing for sale.

**Social Housing** Housing of an adequate standard which is provided to rent (or on a shared ownership basis) at below market cost for households in need by LAs or RSLs operating on a basis of accepted and regulated standards of good practice in relation to physical conditions, management, allocation, equal opportunities, and accountability to tenants and other stakeholders.

**Discount Market** Housing that is sold for less than market value to reflect the difference between average (local) income and house price; such that the price does not exceed 3 times the annual income.

**Shared Ownership** Housing provided through shared equity with a Registered Landlord partially funding the purchase along with the tenant as joint 'mortgagees'

**Low cost for Sale** Houses built and sold on the open market as part of the mix of housing types, to meet the needs of lower income groups

**Serviced Land** Land which has the benefit of direct access to the highway to enable connections to the principal utilities; water, gas, electricity, telecommunications at the boundary of the plot

**Local** The Local Plan defines 'local' as relating to the parish or one sharing a common boundary with the identified parish. This definition will be used to maintain consistency.

SUMMARY OF HOUSING REGISTER 1.6.04

First Choice 1.06.04	FAMILY ACCOMMODATION												TOTAL APPS LIST	ALL STOCK
	1 BEDROOM			2 BEDROOM			3 BEDROOM			4+ BEDROOM				
	LIST	STOCK	RATIO	LIST	STOCK	RATIO	LIST	STOCK	RATIO	LIST	STOCK	RATIO		
LOUTH	109	30	3.63	142	268	0.53	89	442	0.2	15	28	0.54	582	1250
HOLTON LE CLAY	1	0	1	7	5	1.4	2	18	0.11	1	0	1	30	66
TETNEY	3	0	3	4	2	2	0	12	0	0	1	0	13	54
NORTH THORESBY	1	0	1	4	5	0.8	6	19	0.32	0	0	0	22	49
GRIMOLDBY	2	0	2	8	2	4	6	19	0.32	1	0	1	20	46
NORTH														
SOMERCOTES	2	0	2	4	7	0.57	4	13	0.31	0	0	0	19	49
BINBROOK	2	0	2	5	3	2	4	16	0.25	0	0	0	19	54
LEGBOURNE	0	0	0	1	0	1	1	1	1	0	0	0	7	25
HORNCASTLE	26	18	1.44	71	113	0.6	36	105	0.3	0	2	0	217	419
WOODHALL SPA	9	0	9	11	10	1.1	10	24	0.4	0	0	0	61	97
TATTERSHALL	6	1	6	14	14	1	13	30	0.4	2	1	2	46	95
CONINGSBY	8	1	8	16	13	1.2	21	33	0.6	0	0	0	73	98
MAREHAM LE FEN	0	0	0	5	2	2.5	4	32	0.1	0	4		14	66
WRAGBY	1	2	0.5	4	4	1	11	40	0.3	0	0	0	26	93
TETFORD	1	1	1	1	0	1	1	14	0.1	0	1	0	9	26
ALFORD	12	4	3	27	41	0.66	29	94	0.31	5	3	1.67	112	243
MABLETHORPE	54	1	54	106	91	1.16	80	98	0.82	8	13	0.62	449	458
TRUSTHORPE	2	0	2	9	5	1.8	5	0	5	0	0	0	28	43
SUTTON ON SEA	8	0	8	16	8	2	16	40	0.4	1	6	0.17	134	126
SKEGNESS	225	43	5.23	371	297	1.25	273	381	0.72	29	54	0.54	1440	1340
CHAPEL ST														
LEONARDS	11	0	11	40	6	6.67	33	25	1.32	3	0	3	170	74
INGOLDMELLS	15	4	3.75	29	44	0.66	24	19	1.26	0	0	0	110	117
BURGH LE MARSH	5	0	5	11	16	0.69	16	12	1.33	0	0	0	59	87
WAINFLEET	1	1	1	14	44	0.32	11	110	0.1	1	2	0.5	44	254
SPILSBY	12	0	12	32	66	0.48	33	57	0.58	0	0	0	105	234
SIBSEY	3	0	3	8	6	1.33	6	16	0.38	0	1	0	33	67
STICKNEY	2	0	2	6	0	6	1	16	0.06	0	0	0	10	23

SUMMARY OF HOUSING REGISTER 1.6.04 This page will be updated with the latest stock ratio demand tables,

	ELDERLY/DISABLED						SHELTERED								
	1 BEDROOM		2 BEDROOM		3 BEDROOM		1 BEDROOM		2 BEDROOM		3 BEDROOM				
	LIST	STOCK	RATIO	LIST	STOCK	RATIO	LIST	STOCK	RATIO	LIST	STOCK	RATIO			
LOUTH	56	100	0.56	77	210	0.37	7	23	0.3	48	142	0.34	39	7	5.57
HOLTON LE CLAY	3	14	0.21	2	11	0.18	0	0	0	3	14	0.21	11	4	2.75
TETNEY	0	7	0	2	14	0.14	0	1	0	2	1	2	2	16	0.13
NORTH THORESBY	5	0	5	5	14	0.36	0	0	0	1	11	0.09	0	0	0
GRIMOLDBY	0	0	0	2	4	0.5	0	0	0	1	19	0.05	0	2	0
NORTH SOMERCOTES	2	0	2	3	29	0.1	1	0	1	2	0	2	1	0	1
BINBROOK	1	8	0.13	3	23	0.13	1	4	0.25	1	0	1	2	0	2
LEGBOURNE	2	4	0.5	0	3	0	0	0	0	0	0	0	3	17	0.18
HORNCASTLE	16	31	0.5	26	90	0.3	1	10	0.1	19	46	0.4	22	4	5.5
WOODHALL SPA	3	2	1.5	12	15	0.8	1	0	1	8	38	0.2	7	8	0.9
TATTERSHALL	3	12	0.3	4	37	0.1	0	0	0	2	0	2	2	0	2
CONINGSBY	1	9	0.1	10	30	0.3	0	0	0	4	12	0.3	13	0	13
MAREHAM LE FEN	0	0	0	2	10	0.2	1	0	1	2	9	0.2	0	9	0
WRAGBY	1	4	0.3	6	14	0.4	0	0	0	1	9	0.1	2	20	0.1
TETFORD	1	2	0.5	4	8	0.5	0	0	0	0	0	0	1	0	1
ALFORD	5	13	0.38	17	73	0.23	0	2	0	6	13	0.46	11	0	11
MABLETHORPE	32	39	0.82	72	193	0.37	11	0	11	36	23	1.57	50	0	50
TRUSTHORPE	4	0	4	4	10	0.4	0	0	0	2	28	0.07	2	0	2
SUTTON ON SEA	15	18	0.83	20	19	1.05	5	0	5	26	33	0.79	27	2	13.5
SKEGNESS	122	122	1	181	309	0.59	24	2	12	102	119	0.86	113	13	8.69
CHAPEL ST LEONARDS	16	0	16	30	22	1.36	2	1	2	14	6	2.33	21	14	1.5
INGOLDMELLS/ADD LETHORPE	11	1	11	14	31	0.45	2	0	2	5	12	0.42	10	6	1.67
BURGH LE MARSH	7	0	7	13	39	0.33	0	0	0	3	12	0.25	4	8	0.5
WAINFLEET*	2	0	2	7	48	0.15	0	0	0	4	48	0.08	4	1	4
SPILSBY	5	3	1.67	9	95	0.09	0	0	0	10	12	0.83	4	1	4
SIBSEY	3	0	3	8	19	0.42	0	0	0	3	12	0.25	2	13	0.15
STICKNEY	0	0	0	0	7	0	0	0	0	0	0	0	1	0	1

The data contained in this table for Wainfleet will be revised to refer to Wainfleet All Saints only.